

APPLICATION NO.	PLANNING COMMISSION DATE		
24TYR-CA0001	N/A		

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
N/A	Phillip R. Seay	0726051	C-2	N/A	Commercial Corridor	North: C-2 South: C-2 East: C-2 West: LUR	N/A	3.01 ac
SUMMARY & HISTORY The applicant Kamlesh Patel & MAP Equities has submitted an application for a certificate of appropriateness for parcel 0726-051 to construct a hotel. Upon staff's review of the proposed landscape plan, site plan, and architectural renderings, the submission appears to meet the SR-74 Overlay standards. Staff would like to note that the approval of the proposed Certificate of Appropriateness only pertains to architectural and site elements as they pertain to Quality Growth Overlay district. Approval of a specific hotel brand or the internal operations and floorplan of hotel is not a component of this approval. Approval of such items will be part of the site plan and construction plan approval process. Hotel will need to comply with all other ordinance conditions at such time. If approval is considered, staff recommends burnt red/brown brick and earth tone colors for the building to match the surrounding architecture.						as	01%	RIAGE OAKS DR
COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY The property lies within the Community Gateway character area which encourages commercial development consistent with the Town's C-1, C-2, CMU, and O-I zoning classifications to maintain a high standard of architecture, landscaping, and sign controls that also accommodate pedestrian and traffic circulation throughout the developments.								
ORDINANCE COMPAT	TABILITY							A let
of Appropriateness require also meets the minimum red **NOTE** Certificate of A	ments. The architectural ren quirements for a Certificate ppropriateness (CA) complic	derings meet the of Appropriatene ance does not serv	minimum standard ss as outlined in s ve as approval for	s outlined for the Quality G ection 109-84 of the land de non-architectural or interno	I operations ordinance			
		-	-		any associated with the hotel.		And All	

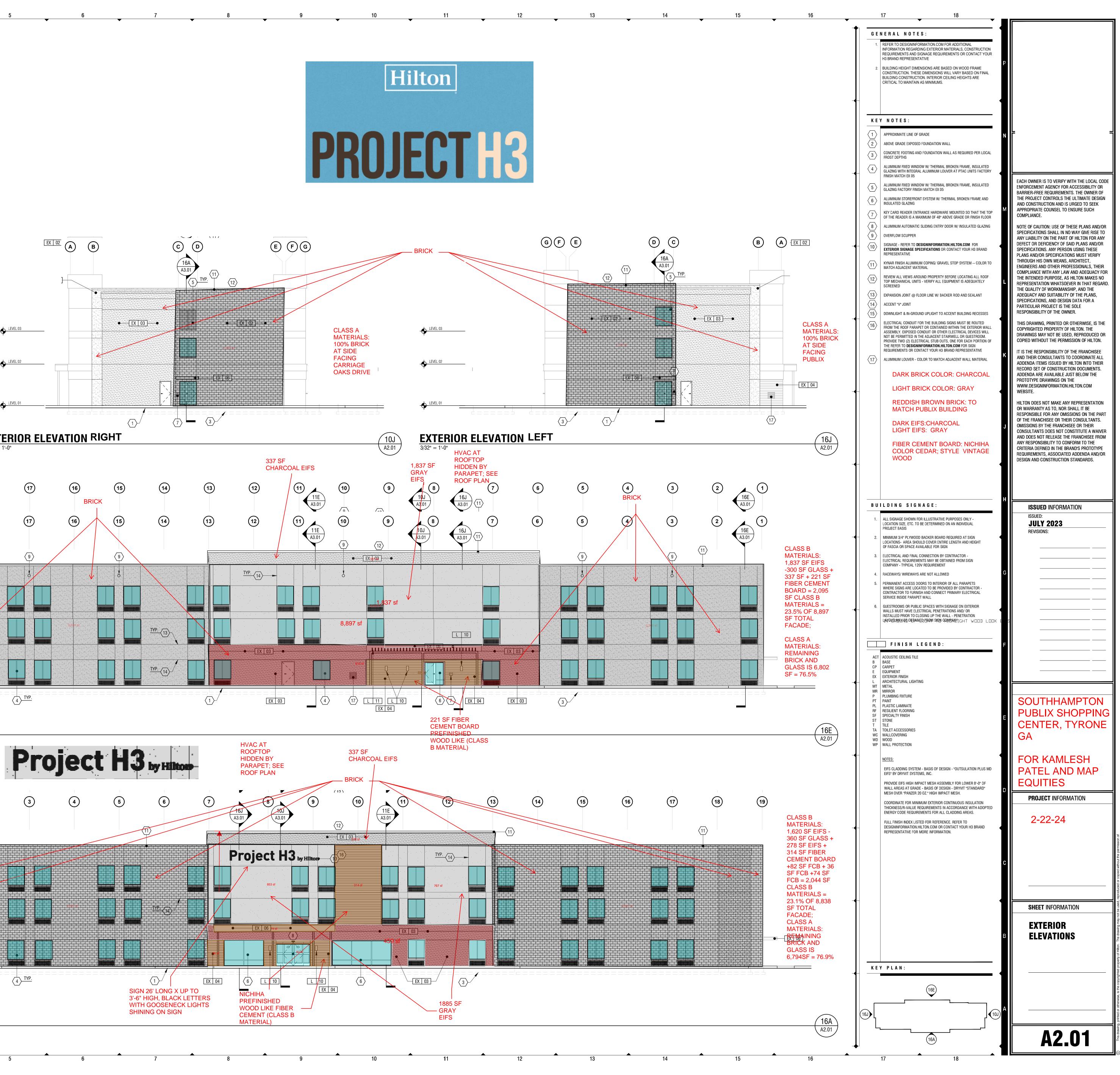
OWN COUNCIL DATE

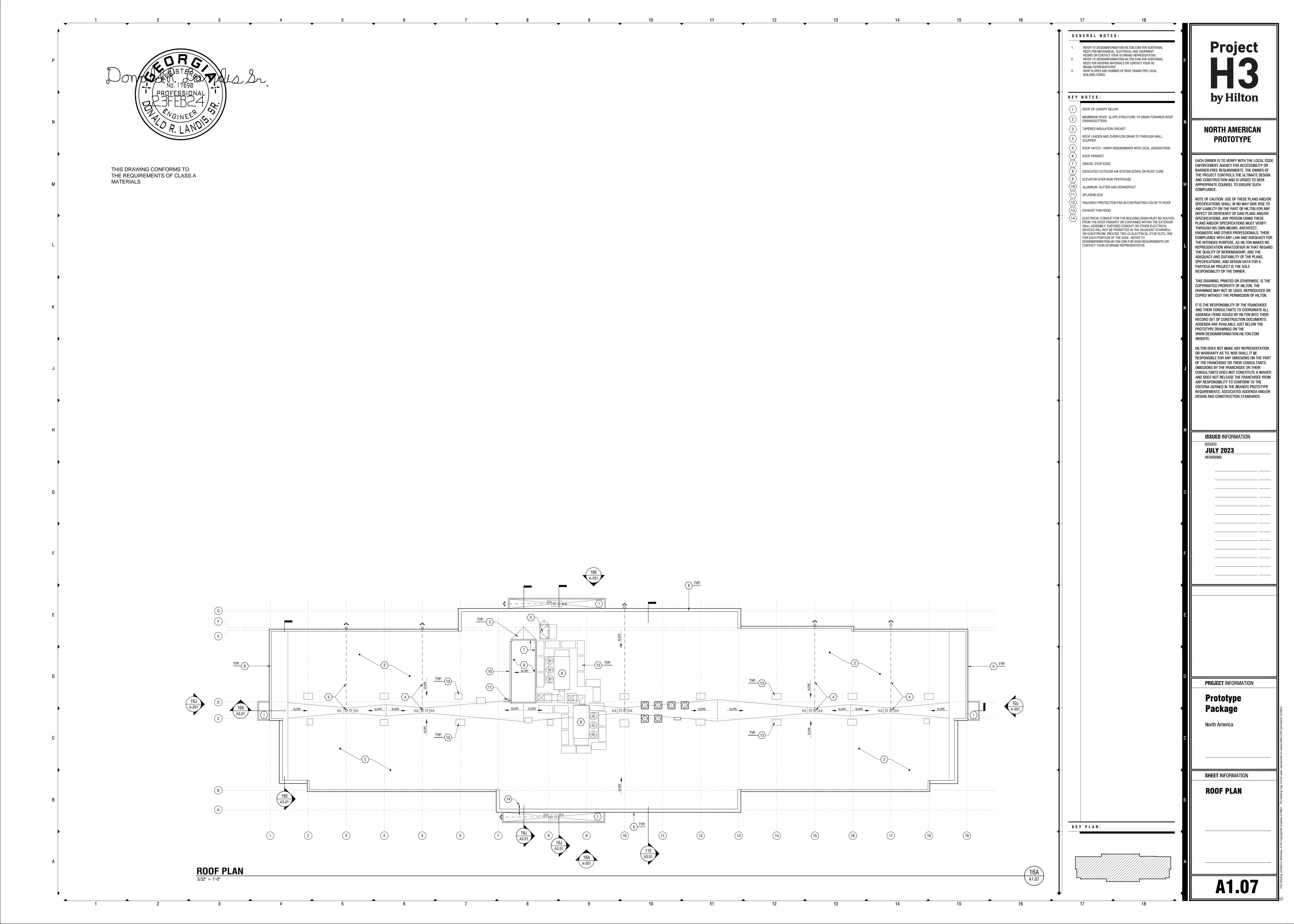
03/21/2024

STAFF REPORT **CERTIFICATE OF APPROPRIATENESS**

THIS PLAN CONFORMS TO THE REQUIREMENTS FOR CLASS A MATERIALS EX 02 A / LEVEL 03 LEVEL 02 **EXTERIOR ELEVATION RIGHT** 3/32" = 1'-0" 18 (19) (17) (19) (18) (17) 9 LEVEL 03 LEVEL 02 4 <u>TYP.</u> EXTERIOR ELEVATION REAR 1 (16E A3.01 2 3 (16E) A3.01 LEVEL 03 - LEVEL 02 EX 06 - LEVEL 01 _____ 4 <u>TYP.</u> EXTERIOR ELEVATION FRONT 3/32" = 1'-0"

Hiltor





SOUTHHAMPTON HOTEL

LINE OF SIGHT STUDY FROM HWY 74' AND FROM SOUTHHAMPTON RESIDENITAL SUBDIVISION

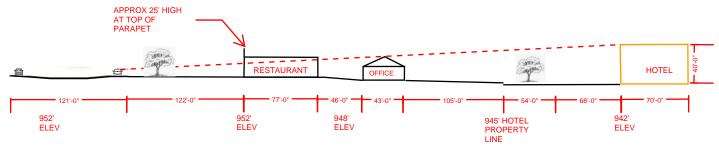
PARCEL 0726 051

MAP EQUITIES & KAMLESH PATEL

2-21-24

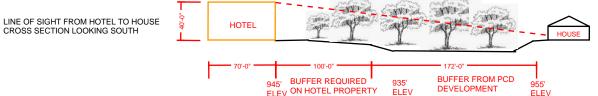


LINE OF SIGHT FROM HWY 74' KEY PLAN



LINE OF SIGHT FROM HWY 74' TO HOTEL CROSS SECTION LOOKING SOUTH

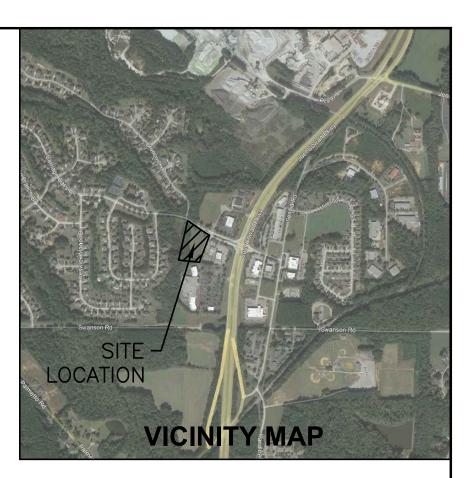








Layout Tab Name: Layout1 Last Saved By:Hadley, 12/20/2023 2:17:14 PM G:\DE\Clients\Hilton\Tyrone, GA\Hilton Tyrone CP4.dwg Plotted By:Hadley, Dennis Plotted:December 20, 2023, 7:09:0



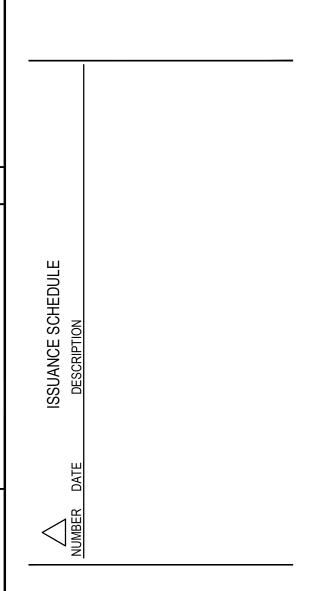


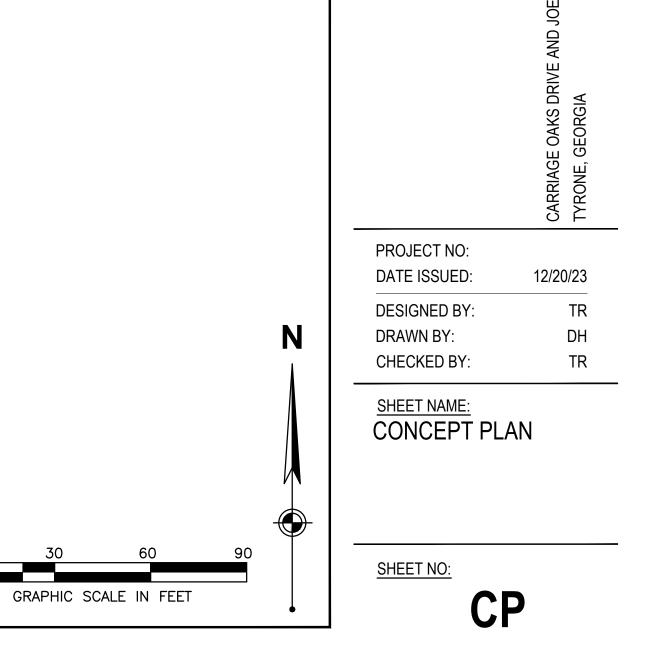
NOTES

PROPERTY LINES ARE APPROXIMATE. THIS CONCEPT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.

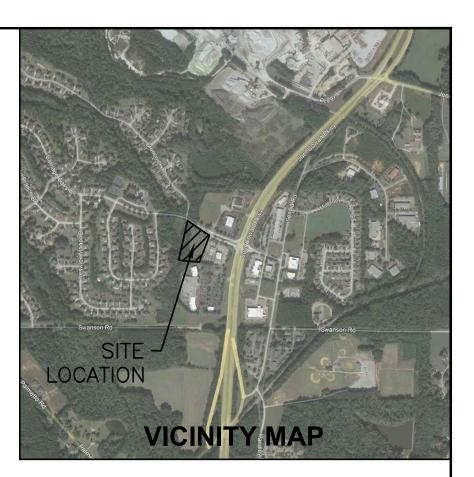
THIS SITE CONTAINS NO FLOOD PLAIN PER FEMA FIRM #13113C0077E. THIS SITE CONTAINS WETLANDS PER NATIONAL WETLANDS INVENTORY.

SITE DATA				
LOT DATA				
PROPOSED SITE AREA	3.02±	ACRES		
CURRENT ZONING	C-2	HIGHWAY COMMERCIAL DISTRICT		
PARKING DATA:				
PARKING SPACE REQUIRED DIMENSIONS	9X18	FT.		
DRIVE AISLE WIDTH REQUIRED	24	FT.		
PARKING SPACES REQUIRED	83	1 SPACE PER GUESTROOM		
PARKING SPACES PROVIDED	86			
ACCESSIBLE SPACES REQUIRED	4			
ACCESSIBLE SPACES PROVIDED	5			











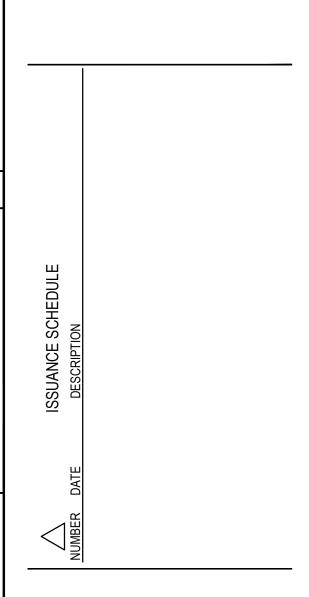
NOTES

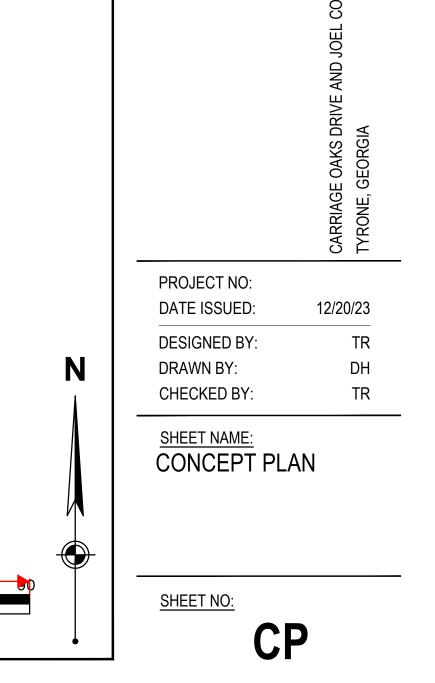
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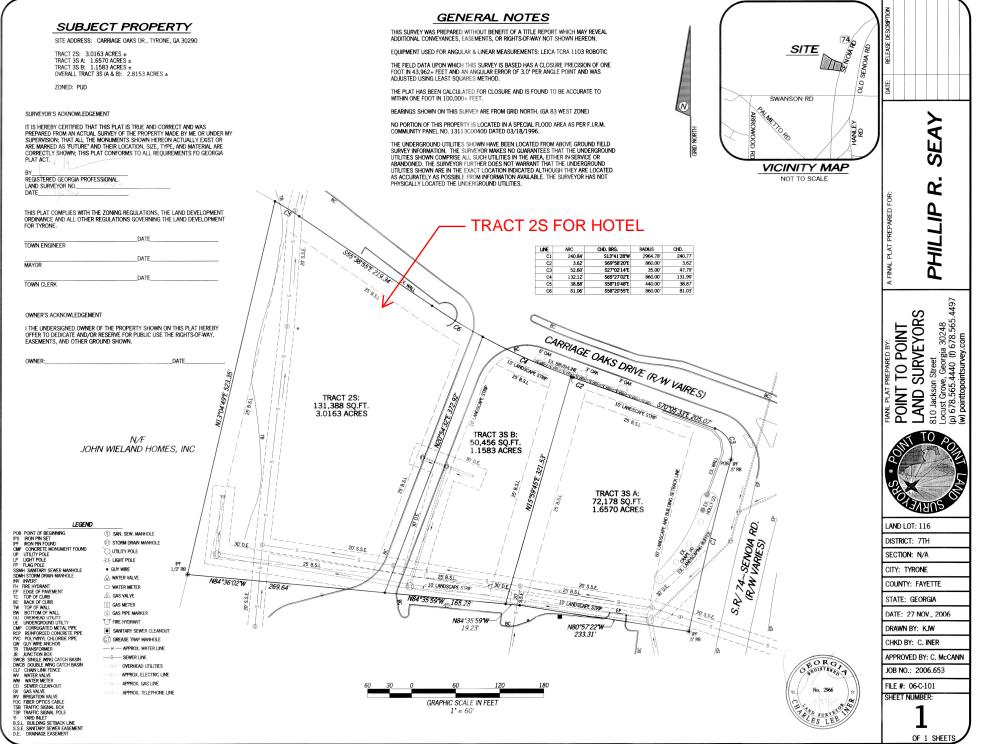
THIS SITE CONTAINS NO FLOOD PLAIN PER FEMA FIRM #13113C0077E. THIS SITE CONTAINS WETLANDS PER NATIONAL WETLANDS INVENTORY.

GRAPHIC SCALE IN FEET

SITE DATA				
LOT DATA				
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CURRENT ZONING	C-2	HIGHWAY COMMERCIAL DISTRICT		
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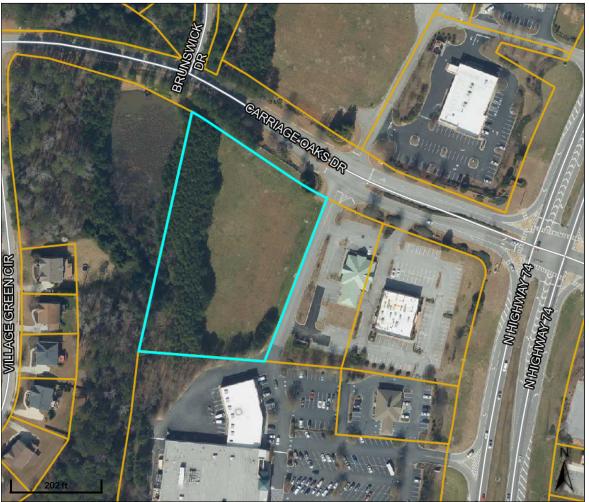








Fayette County, GA





Parcel ID 0726051 Sec/Twp/Rng Property Address CARRIAGE OAKS DR Alternate ID n/a C3 Class 3.01 Acreage

District **Brief Tax Description** 03 3.01 ACRES CARRIAGE OAKS DR (Note: Not to be used on legal documents) Owner Address SEAY PHILLIP R C/O PHILLIP R SEAY JR 145 THOMAS OVERBY DRIVE SHARPSBURG, GA 30277

Date created: 3/18/2024 Last Data Uploaded: 3/18/2024 5:52:25 AM



Letter of Intent Hwy 74 Overlay

Extended Stay Hotel

The site shall maintain a physically and aesthetically pleasing gateway into the Town of Tyrone, while keeping it in line with the surrounding environment to ensure visual continuity. The general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of structures in question and the relationship of such elements to similar features of structures in the surrounding area are all appropriate with Publix large building as a neighbor in the commercial complex. Our structure is within 800 feet of the State Route 74 right-of-way line or that is part of a common development within 800 feet of the State 74 right-of-way line shall. The exterior shall meet 70% Class A materials (Nichiha fiber cement (wood look), brick and glass).

Town of Tyrone

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Application requires authorization by ALL property owners of subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property Planting P Const To con France Hard and Hard and To the Construction of the Statest State

Phillip R. Seau	1, Jr., as Executor	of the Last Willo	ind Testament of	Phillip R. Seay, deceased
Please Print Names				

Property Tax identification Number(s) of Subject Property: 0726051

(I am) (We are) the sole owner(s) of the above -referenced property. Subject property is located in the Land Lot(s) ________ of the _______ District, and (if applicable to more than one land district) Land Lot(s) of the _______ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I)(We) hereby delegate authority to <u>Kamlesh Patel and Steven Gulas</u> act as (my) (our) Agent for this site plan. As Agent, they have the authority to agree to any and all conditions, which may be imposed by the Board.

(I)(We) certify that all of the information field with this application including written statements or showing made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further,
(I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation information or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information A A Way may be required by the Town of Tyrone to process this application.

Executor

Signature of Property Owner 1

Signature of Notary Public

Signature of Notary Public

145 Thomas Overby Dr., Sharpsburg Got 30277

Address

Date

Signature of Property Owner 2

Address

Date

Signature of Property Owner 3

Address

Date

Signature of Property Owner 4

Signature of Notary Public

Signature of Notary Public

Address

Date

Town of Tyrone | Planning & Zoning | 950 Senoia Road, Tyrone, GA 30290 Office: (770) 487-4038 | www.tyronega.gov Page 1 of 5

Form 10-9

GEORGIA STATE OFFICE TITLE BUILDIN ATLANTA 3. GEORGIA

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF

COUNTY OF

, in the year

July

the second second

THIS INDENTURE, Made the day of one thousand nine hundred eighty-three , between

JAKE F. BUTCHER

of the County of and State of Georgia, as party or parties of the PHILLIP R. SEAY first part, hereinafter called Grantor, and

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

TEN AND WITNESSETH that: Grantor, for and in consideration of the sum of ----- (-\$10.00--) DOLLARS NO/100 in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All those tracts or parcels of land lying and being in Fayette County, Georgia, and being more particularly described on Exhibit "A" $h \cap O \cap f \cap$ wattached hereto and incorporated herein.

 $\mathcal{U}_{O,1VV}$ This conveyance is made subject to those certain matters set forth on Exhibit "B" attached hereto and incorporated herein.

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A. T. Martin Mart

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Ferette County, Geomin Real Estate Transfer Tox Paid 800.001.16 7-1

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Clerk of Superior Court

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BOOK 283 PAGE 312

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of (Seal) Butcher tness e 🗅 (Seal) (Seal) 01 ANorary Public, Georgia, State at Large My Commission Expires Feb. 7, 1986 SEAL) W.a. to Contribus ا والشهد 200 vol petor 2.1月-3月第二 ಗಲಕ್ಷ ಜೀಯ ಪ್ರ e vi lanne Berebelle e el jar Jærebe like berrik Mjraurerj er: 1998 bereget var i like versjøne bere i se ster endere rygeret var 146.2245 63, 01 7. 莲门 ₩. Ł. . T. Les manuel . . 447,1798, 04 TOT I • u- ungunger M., and Recorded in Deed C er Clerk's Office, Superior Court ച് ATLANTA BRANCH OFFICE ATLANTA, GEORGIA nsurance Corpora TITLE BUILDING FROM 0 Record BEORGIA for Filed 6° C 31

EXHIBIT A

TRACT I

All that tract or parcel of land lying and being in Land Lots 116, 141, 142, 147 and 148 of the 7th District of Fayette County, Georgia and more particularly described as follows:

Beginning at a rock at the common corner of Land Lots 142, 141, 115 and 116, said District and County, and running thence South 0 degrees 33 minutes 27 seconds East 1223.54 feet to an iron pin; running thence South 89 degrees 49 minutes 34 seconds East 1397.12 feet to a fence corner on the northwestern right-of-way line of Highway 74 (80-foot right-of-way); running thence in a southwesterly direction along the northwestern right-of-way line of Highway 74, the following courses and distances: South 19 degrees 28 minutes 11 seconds West 52.75 feet to a point; South 16 degrees 32 minutes 57 seconds West 110.02 feet to a point; South 13 degrees 05 minutes 56 seconds West 110.56 feet to a point; South 10 degrees 33 minutes 22 seconds West 104.64 feet to a point and South 09 degrees 16 minutes 12 seconds West 1535.11 feet to the point of intersection of the northwestern right-of-way line of Highway 74 with the land lot line common to Land Lots 116 and 117, said District and County; running thence North 89 degrees 58 minutes 19 seconds West along said land lot line common to Land Lots 116 and 117 and along the land lot line common to Land Lots 141 and 140, said District and County 3758.77 feet to a fence corner and the common corner of Land Lots 140, 141, 148 and 149, said District and County; running thence North 0 degrees 17 minutes 38 seconds East along the land lot line common to said Land Lots 148 and 141 a distance of 1941.20 feet to a rock; running thence South 89 degrees 50 minutes 28 seconds West 1925.89 feet to an iron pin on the eastern side of Trickum Creek Road; continuing thence in a southwesterly direction 19.47 feet to the centerline of Trickum Creek Road; running thence North 0 degrees 20 minutes 17 seconds East along the centerline of Trickum Creek Road 1132.38 feet to a rock; running thence North 89 degrees 37 minutes 52 seconds West 752.98 feet to a rock; running thence North 0 degrees 39 minutes 12 seconds West 1734.81 feet to a stump and fence corner; running thence North 84 degrees 41 minutes 27 seconds East 1142.96 feet to a point in the centerline of Trickum Creek Road; running thence in a southwesterly and southeasterly direction along the centerline of Trickum Creek Road the following courses and distances: South 15 degrees 29 minutes 19 seconds West 219.97 feet to a point; South 17 degrees 36 minutes 50 seconds West 121.77 feet to a point; South 18 degrees 57 minutes 17 degrees West 131.05 feet to a point; South 10 degrees 31 minutes 01 seconds West 89.56 feet to a point; South 05 degrees 34 minutes 18 seconds East 40.02 feet to a point; South 13 degrees 47 minutes 35 seconds East 35.20 feet to a point; South 25 degrees 26 minutes 47 seconds Fast 80.02 feet to a point; South 43 degrees 10 minutes 19 seconds East 59.00 feet to a point; and South 46 degrees 37 minutes 18 seconds East 39.78 feet to a 48-inch oak located on the northeasterly side of Trickum Creek Road, and running thence North 89 degrees 32 minutes 47 seconds East 1564.73 feet to an iron pin on the land lot line common to said Land Lots 147 and 142; running thence North 0 degrees 48 minutes 58 seconds West along said land lot line 265.0 feet to an iron pin; running thence South 89 degrees 49 minutes 59 seconds East 281.03 feet to a point; running thence North 89 degrees 45 minutes 45 seconds East 1072.98 feet to an iron pin; running thence South 0 degrees 48 minutes 21 seconds East 1343.39 feet to a rock; running thence North 89 degrees 29 minutes 10 seconds East 1358.41 feet to a rock and the point of beginning; said metes and bounds, courses, and distances being taken from plat of survey entitled "Survey for Phillip R. Seay," by Wm. J. Gregg, Sr., Georgia Registered Land Surveyor No. 1438, dated November 3, 1982, and revised June 21, 1983; said tract containing, according to said survey, 419.416 acres; less and except from the above-described property is that portion thereof lying within the bounds of Trickum Creek Road and Swanson Road (Twin Lakes Road) as shown on said survey.

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Il that tract or parcel of land lying and being in Land Lot 116 of the 7th District of Fayette County, Georgia and more particularly described as Collows:

To Find The True Point Of Beginning, Begin at the corner common to Land ots 116, 109, 117 and 108, said District and County, and run thence North 89 egrees 38 minutes 19 seconds West along the land lot line common to said Land ots 116 and 117 a distance of 924.81 feet to a scrap blads and the True Point of Beginning, and from the True Point of Beginning as thus established, unning thence North O degrees 32 minutes 25 seconds East 1236.85 feet to an tron pin; running thence North O degrees 16 minutes Ol seconds' East 640.30 veet to an iron pin; running thence North 89 degrees 43 minutes 50 seconds est 871.75 feet to an iron pin on the southeastern right-of-way line of Highway 74 (80-foot right-of-way); running thence southwesterly along the outheastern right-of-way line of Highway 74 the following courses and distances: South 19 degrees 28 minutes 11 seconds West 78.72 feet to a point; South 16 degrees 32 minutes 57 seconds West 105.57 feet to a point; Bouth 13 degrees 05 minutes 56 seconds West 106.38 feet to a point; South 10 degrees 33 minutes 22 seconds West 101.97 feet to a point, and South 09 degrees 16 minutes 12 seconds West 1521.20 feet to a point on the land lot line common to said Land Lots 116 and 117; running thence South 89 degrees 58 minutes 19 seconds East along said land lot line 1201.24 feet to a scrap blade and the Point of Beginning; said metes and bounds, courses and distances being taken from plat of survey entitled "Survey for Phillip R. Seay," by Wm._J. Gregg, Sr., Georgia Registered Land Surveyor No. 1438, dated November 3, 1982, revised June 21, 1983; said tract containing, according to said survey, 44.112 acres; LESS AND EXCEPT from the above-described property is that portion thereof lying within the bounds of the Atlantic Coast Line Railroad Right-of-Way crossing the southern part of said property as shown on said survey.

The above-described property is conveyed subject to the rights of others in and to the cemetary located on said property and as shown on said survey.

TRACT III

All that tract or parcel of land lying and being in Land Lot 108 of the 7th District of Fayette County, Georgia and more particularly described as follows:

Beginning at the corner common to Land Lots 116, 109, 117 and 108, said District and County and running thence North 89 degrees 33 minutes 49 seconds East along the land lot line common to said Land Lots 108 and 109 a distance of 1089.49 feet to a rock; running thence South 0 degrees 03 minutes 56 Beconds West 1002.0 feet to a point; running thence South 89 degrees 33 : minutes 48 seconds West 1089.0 feet to a point on the land lot line common to said Land Lots 108 and 117; running thence North 0 degrees 02 minutes 15 Beconds East along said land lot line 1002.0 feet to the corner common to said Land Lots 108, 109, 117 and 108 and the point of beginning; said metes and bounds, courses and distances being taken from plat of survey entitled "Survey for Phillip R. Seay," by Wm. J. Gregg, Sr., Georgia Registered Land Surveyor No. 1438, dated November 3, 1982, and revised June 21, 1983; said tract containing, according to said survey, 25.055 acres; less and except from the above-described property is that portion thereof lying within the bounds of Swanson Road (Twin Lakes Road) as shown on said survey.

EXHIBIT "B"

(Permitted Encumbrances)

- Taxes for the years 1983 and subsequent years, not yet due and payable.
- 2. Rights of others in and to the Palmer cemetary located in Land Lot 116 of the Premises, as shown in plat recorded in Plat Book 1, page 67, Fayette County, Georgia records.
- 3. Easements contained in that certain Right-of-Way Deed from Mrs. Y. Swanson to State Highway Department of Georgia, dated October 24, 1949 and recorded at Deed Book 33, page 337, aforesaid records.
 - Matters shown on that certain plat of survey, entitled "Survey for Phillip R. Seay," dated November 3, 1982, last revised June 21, 1983, prepared by Wm. J. Gregg, Sr., Georgia Registered Land Surveyor No. 1438.

BOOK 283 MALE 315

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