



July 30, 2024

Mr. Ronald Johnson, AICP
City of Dallas
Community Development Director
129 East Memorial Drive
Dallas, GA 30132

RE: 600 West Memorial Drive – Lot Subdivision and Variance Request

Ron,

On behalf of our Client, Wellstar Health Systems, Kimley-Horn is providing this letter as a request to subdivide an existing parcel in the City of Dallas into two parcels, which will then be non-confirming lots based on the existing building configuration on site. This letter therefore requests variances to accommodate these lots due to that condition.

The subject parcel is located at 600 W Memorial Drive in the City of Dallas, Georgia, is identified as Tax Parcel ID 137.1.4.007.000, and is approximately 7.16 acres. Kimley-Horn understands that the City of Dallas is working through a zoning ordinance update, but the site is currently zoned R-2 and is owned by the Paulding County Hospital Authority. It is noted that based on the authority ownership, the site is currently generally exempt from zoning conditions but the parcel to be sold and controlled by another entity in the future will not be. However, the current uses on both parcels will better align with the proposed zoning category, which is OMI. Kimley-Horn has drafted this variance request based on the current zoning per a conversation with the City of Dallas. Kimley-Horn also notes that the site is assumed to be located within the SR 6 Business Corridor Overlay District, though there are no site requirements associated with that which are impacted by the lot split request.

Within the R-2 zoning, the following requirements are noted that will not be met once the parcel is subdivided:

- Minimum front setback from primary/other streets (Required 35 ft/30ft): The proposed lot split is creating a parcel without dedicated access on a public street, but access easements are also proposed in order to continue having the same vehicular accessibility as provided currently.
- Minimum distance from side lot lines (Required 10ft): Proposed lot lines are located on building faces due to the proximity of the existing buildings to one another.
- Minimum distance from rear lot lines (Required 20ft): Proposed lot lines are located on building faces due to the proximity of the existing buildings to one another.
- Minimum lot width (Required 65ft): Portions of the existing lot and the proposed lot are currently out of compliance with the minimum lot width required per this zoning, so a variance is being requested to allow for this condition.

The following table has been prepared to define the requests per parcel, and a map has been included indicating the location where the relief is being requested.

Table 1: Zoning Requirements and Variances Requested

Zoning Requirements and Variances	Tract 1A	Tract 1B
Front Setback Required from Primary Streets	35 feet	--
Front Setback from Primary Streets Variance Requested	25 feet	--
Front Setback Required from Other Streets	--	30 feet
Front Setback from Other Streets Variance Requested	--	0 feet
Minimum Lot Width Required	65 feet	65 feet
Minimum Lot Width Variance Requested	25 feet	25 feet
Side Lot Distance Required	--	10 feet
Side Lot Distance Variance Requested	--	0 foot
Rear Lot Distance Required	20 feet	20 feet
Rear Lot Distance Variance Requested	0 feet	0 foot

Each parcel will retain a portion of existing parking on their parcel, but easements are also being proposed to allow the sharing of parking between the parcels once subdivided. Access easements are also being granted so that all loading and trash/dumpster areas can continue to be accessed and served as they are today.

This request is being made as there are currently two different operators functioning on the same site. The buildings to be located on Tract 1A are currently owned and operated by WellStar, and the facility to be located on Tract 1B is controlled by Outcome Nursing. Upon subdivision, each entity will control their own parcel and not control excess land, which is desired by both providers. Functionally, the site will remain the same as it does today with different ownership and a parcel line between the existing buildings. The variances are being requested due to the existing site conditions and building proximity.

Thank you for your consideration, and please contact me at (404)-900-7017 or kate.triplett@kimley-horn.com should you have any questions.

Sincerely,



Kate Triplett, PE
Vice President