



Community Development Department
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September 10, 2024

Planning Report

Planning Report for Variance Requests

Case Number: V-2024-07

Applicant: Wellstar Health System, represented by Kimley-Horn

Property Owner: Paulding County Hospital Authority

Location: 600 West Memorial Drive, Dallas, GA 30132

Parcel ID: 137.1.4.007.000

Zoning: R-2 Single-Family Residential, Corridor Overlay Zone

Hearing Date: September 16, 2024

Project Summary

The applicant, Wellstar Health System, represented by Kimley-Horn, has submitted a variance request for the property at 600 West Memorial Drive. The purpose of this request is to accommodate the subdivision of the existing 7.16-acre parcel into two smaller parcels, identified as Tract 1A and Tract 1B. The subdivision is necessary due to the presence of two operators on the site: Wellstar and Outcome Nursing. The site is currently zoned R-2, which presents non-conforming conditions after the subdivision, necessitating variances.

Requested Variances

1. **Front Setback (Primary Street) Reduction**

- **Zoning Requirement:** 35 feet
- **Variance Requested:** 25 feet for Tract 1A
- **Justification:** The existing configuration of the buildings on the site and the proposed subdivision necessitate this reduction to maintain existing functionality.

2. **Front Setback (Other Streets) Reduction**

- **Zoning Requirement:** 30 feet
- **Variance Requested:** 0 feet for Tract 1B

- **Justification:** The parcel created by the subdivision will have minimal frontage on public streets, necessitating a reduction to 0 feet along secondary streets.

3. Minimum Lot Width Reduction

- **Zoning Requirement:** 65 feet
- **Variance Requested:** 25 feet for both Tract 1A and Tract 1B
- **Justification:** The proposed lot widths do not meet the minimum required by R-2 zoning, but the existing site conditions and the need for separate ownership for Wellstar and Outcome Nursing support this variance.

4. Side and Rear Setback Reductions

- **Zoning Requirement (Side):** 10 feet
- **Variance Requested (Side):** 0 feet for Tract 1B
- **Zoning Requirement (Rear):** 20 feet
- **Variance Requested (Rear):** 0 feet for both Tract 1A and Tract 1B
- **Justification:** The buildings on the property are located in close proximity to each other, and the proposed property lines follow the existing building edges. These setbacks would be impractical given the current layout of the site.

Site Context and Conditions

The property is located in the Corridor Overlay Zone and is currently occupied by two separate healthcare providers. No changes to the use or overall layout of the property are proposed, and the variance requests arise purely from the need to subdivide the parcel. Easements are proposed to ensure continued shared access to parking, loading, and service areas.

The surrounding area is a mix of commercial and institutional uses, and the site is aligned with the SR 6 Business Corridor Overlay District's goals, though it technically remains zoned R-2. The future zoning of this area is expected to be OMI (Office, Medical, Institutional), which aligns with the current and intended future use of the property.

Impact Analysis


1. **Adjacent Properties:** The variances requested will not have a detrimental impact on neighboring properties. The current layout of the site will remain unchanged in terms of physical appearance and access.
2. **Traffic and Access:** The property will continue to use existing access points with no changes in traffic patterns. Easements will provide shared access to both parcels.
3. **Utilities and Services:** Utility services are already established, and there will be no changes to these as a result of the subdivision.

Recommendation

The Community Development Department recommends **approval** of the requested variances based on the following considerations:

- The variances are necessary to facilitate the subdivision of the property in a manner that respects the existing building configuration.
- No new construction is proposed, and the site will continue to function as it does currently.
- The variances will not adversely affect the surrounding properties or the public interest.

This recommendation is made with the condition that the applicant submits final easement documentation for parking, loading, and access to ensure continued operational compatibility between the two proposed parcels.



Ronald Johnson, AICP
Community Development Director

