



Board of Zoning Appeals

Monday, September 16, 2024

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Consideration to approved the Minutes from the May 13th, 2024 meeting

RECOGNITION OF VISITORS

2. None.

REPORTS

3. None.

OLD BUSINESS

4. None.

NEW BUSINESS

5. Variance Application V-2024-07 Hancock Kitchen Designs, LLC to permit for three wall signs, where as only one wall sign is permitted in the Corridor Overlay District. The site is located at 251 W Memorial Drive with Parcel Number 116.34.090.0000, in Land Lot(s) 276 in the 2nd District, Section 3 of Paulding County. The property is currently used as an indoor entertainment use and would convert into a food hall.
6. Variance Application V-2024-08 Paulding County Hospital Authority for four variances for minimum lot size, minimum lot frontage, and minimum lot width. The site is located at 600 W Memorial Drive with Parcel Number 135.3.1.075.0000, in Land Lot(s) 299 in the 2nd District, Section 3 of Paulding County. The property is currently used as a medical complex and a nursing center. The applicant is proposing to subdivide the property.

ADJOURNMENT



Board of Zoning Appeals - Public Hearing

Monday, May 13, 2024

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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MINUTES

CALL TO ORDER

MINUTES APPROVAL

Motion to approve the Minutes from the November 30th, 2021 meeting.

Motion made by Cole, Seconded by Cason.
Voting Yea: Cole, Cason, Wood

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

1. Election of New Officers

Motion to approve Brad Wood as Zoning Appeals Chairman.

Motion made by Cason, Seconded by Cole.
Voting Yea: Cason, Cole, Wood.

Motion to approve Jeff Cole as Zoning Appeals Vice Chairman.

Motion made by Wood, Seconded by Cason.

Voting Yea: Wood, Cason, Cole

Motion to approve Mike Cason as Zoning Appeals Secretary.

Motion made by Wood, Seconded by Cole.

Voting Yea: Cole, Wood, Cason

2. Variance Application V-2024-02

Variance Application V-2024-02 Benson Funeral Home, have applied for a sign variance located at 309 Hardee St, Dallas, GA with Parcel Number 137.2.3.017.0000.

Jamie Benson spoke in favor of application V-2024-02. No one spoke in opposition.

Motion to approve V-2024-02.

Motion made by Cason, Seconded by Cole.

Voting Yea: Cason, Cole, Wood

ADJOURNMENT

Motion to set next meeting date to June 19th, 2024 at 5:00 PM.

Motion made by Cason, Seconded by Cole.

Voting Yea: Cason, Cole, Wood

Motion to adjourn.

Motion approved by Cole, Seconded by Cason.

Voting Yea: Cole, Cason, Wood

Date

Secretary



Community Development Department
 320 East Foster Avenue, Dallas, Georgia 30132
 Phone: (770) 443-8110 Ext. 1409 - Email: rjohnson@dallas-ga.gov

September 10, 2024

Planning Report

Applicant: Hancock Kitchen Designs, LLC

Location: 251 West Memorial Drive, Dallas, GA 30132

Zone: C-2 Commercial (Corridor Overlay Zone)

Variance Request: To allow three wall signs where only one is permitted.

Background:

Hancock Kitchen Designs, LLC is located within the C-2 Commercial zoning district, which is also subject to the Corridor Overlay Zone's regulations. The property owner is requesting a variance to install three wall signs on the building façade, exceeding the one sign permitted by the current ordinance. The applicant applied for, and was granted, Certificate of Appropriateness approval by the Historic Preservation Commission on August 27th, 2024.

Per Dallas zoning ordinance (Chapter 44, Article 11):

- Section 44-582 permits only **one wall sign** per building or tenant space in the C-2 district.
- The Corridor Overlay Zone imposes additional design and aesthetic requirements along significant corridors.

Variance Justification:

In the applicant's letter, the following reasons are cited for requesting the variance:

- **Construction of New Façade Tower:** The business is constructing a new tower projection from the facade at the front of the building to provide access to the basement and improve visibility. The tower offers prominent spots for signs on all three sides that face the road.
- **Visibility from All Directions:** Due to the building's location, the applicant wishes to ensure visibility from all directions for approaching traffic. The signs would allow motorists traveling in various directions to see the restaurant clearly.
- **Business Investment:** The restaurant represents a significant financial investment for the applicant's family. Ensuring maximum visibility is crucial to attracting customers and ensuring the businesses remain viable.
- **Precedent:** The current business, Downtown Axe, has prior variance approval for three signs. Based on this, the applicant proceeded to order signs, expecting similar approval.

Staff Analysis:

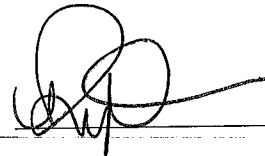
The request was evaluated considering the following:

- **Zoning Intent:** The ordinance's intent to limit signage is aimed at reducing visual clutter. However, the applicant's proposed signs are strategically placed and tied to new construction that enhances the building's presence.
- **Precedent:** While the applicant referenced another business with multiple signs, each variance must be evaluated on its own merits. The Corridor Overlay standards, however, provide flexibility to allow signage that aligns with higher design standards.
- **Impact on the Surrounding Area:** If designed appropriately, the additional signs are unlikely to negatively impact the surrounding area, especially if they follow the aesthetic guidelines of the Corridor Overlay Zone.

Recommendations:

Staff recommends **approval with conditions** for the variance request, with the following considerations:

- Signs must meet the design and aesthetic standards of the Corridor Overlay Zone.
- The sign shall meet all requirements of the Historic Preservation Commission's Certificate of Appropriateness approval dated August 27th, 2024.
- The applicant must submit a finalized signage plan that integrates the three signs harmoniously into the building's overall architecture and the surrounding area.



Ronald Johnson, AICP
Community Development Director

CITY OF DALLAS, GEORGIA
APPLICATION FOR VARIANCE
BOARD OF APPEALS

NAME OF PROPERTY OWNER:

Hancock Kitchen Designs LLC.

ADDRESS OF PROPERTY OWNER:

255 W. Memorial Dr. Dallas GA. 30132

LOCATION OF PROPERTY:

251 W. Memorial Dr. Dallas GA. 30132

COUNTY TAX MAP NUMBER:

116.3.4.090.0000

INTENDED USE OF PROPERTY:

Restaurant / Bar

ZONING DISTRICT AND SETBACKS:

C2

CHECKLIST
(SUBMIT WITH APPLICATION AND FEE)

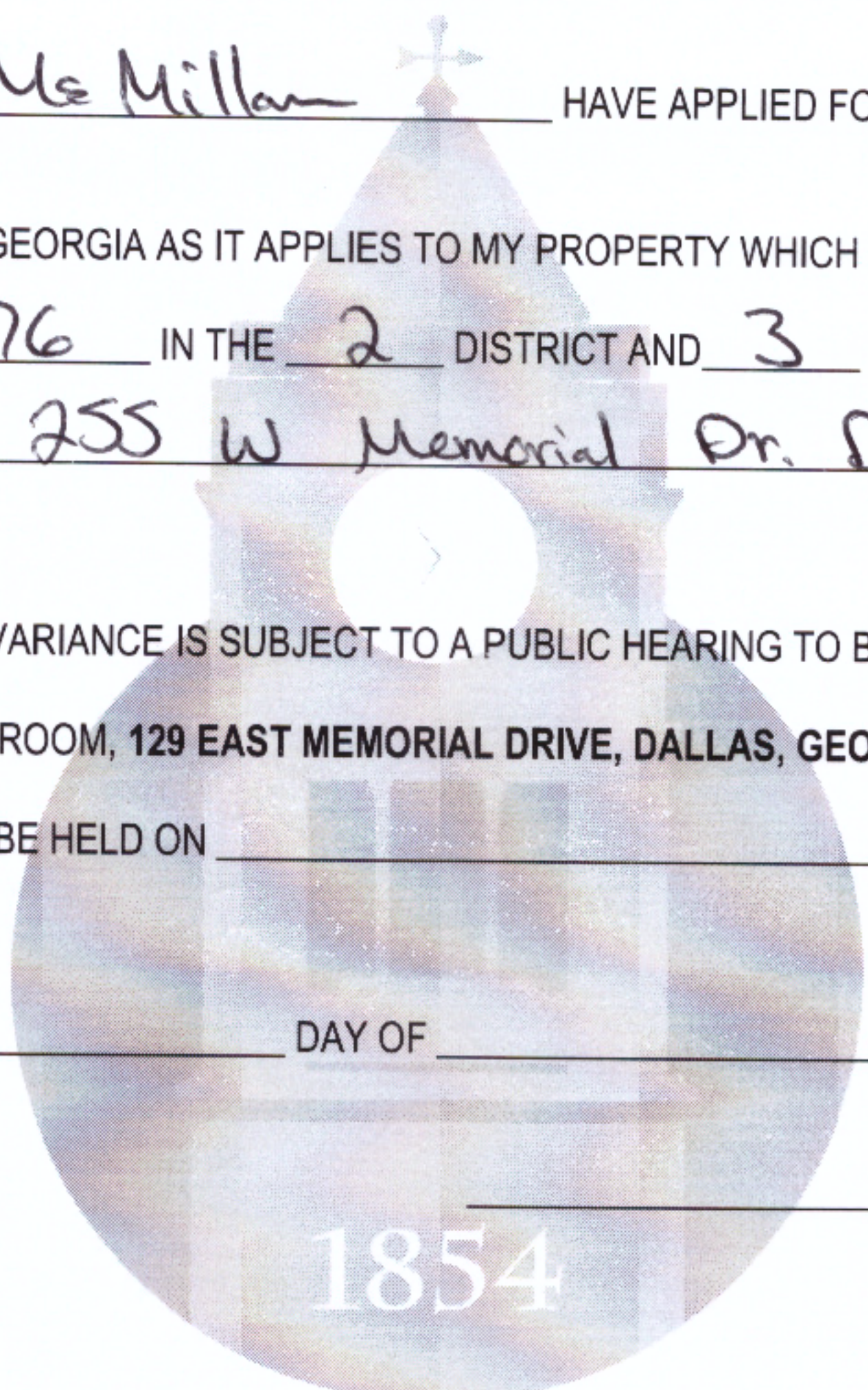
- ☐ LEGAL DESCRIPTION OF PROPERTY (COPY OF DEED)
- ☐ PLAT SHOWING DIMENSIONS, ACREAGE AND LOCATION OF TRACT(S) PREPARED TO SCALE (6 COPIES)
- ☐ EXACT DESCRIPTION OF VARIANCE(S) APPLIED FOR:

Requesting to have 3 signs. Plans attached

7/26/2024
DATE

[Signature]
SIGNATURE OF OWNER OR AGENT

LEGAL NOTICE

I, Joshua McMillan  HAVE APPLIED FOR A VARIANCE(S) TO
(OWNER OR AGENT)

THE CITY OF DALLAS, GEORGIA AS IT APPLIES TO MY PROPERTY WHICH IS WITHIN A PORTION
OF LAND LOT(S) 276 IN THE 2 DISTRICT AND 3 SECTION OF PAULDING
COUNTY, LOCATED AT 255 W Memorial Dr. Dallas GA 30132

SAID REQUEST FOR A VARIANCE IS SUBJECT TO A PUBLIC HEARING TO BE HELD AT THE
DALLAS CITY COUNCIL ROOM, **129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.** SAID
PUBLIC HEARING WILL BE HELD ON _____.

REQUESTED THIS _____ DAY OF _____.

SIGNATURE

FOR OFFICE USE:

LEGAL AD NOTICE WILL RUN WEEK OF _____ AND WEEK OF _____

SENT TO PAPER FOR PUBLICATION _____

COMMENTS:

DISPOSITION

A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR A VARIANCE REQUESTED BY

AT THE CITY OF DALLAS COUNCIL ROOM.

SAID HEARING WAS HELD ON _____.

THE BOARD OF APPEALS OF THE CITY OF DALLAS, GA. HAVE INDICATED BY A VOTE OF

_____ TO _____ THAT THE ABOVE APPLICATION BE:

☐ APPROVED

☐ DISAPPROVED

1854
PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND / OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE PUBLIC RECORD.

THE CITY OF
DALLAS
GEORGIA

DATE

SECRETARY TO THE BOARD OF APPEALS



P: (770) 383-8808 F: (770) 383-8882
3175 Highway 411 NE, White, GA 30184
customerservice@signsmoreinc.com www.signsmoreinc.com

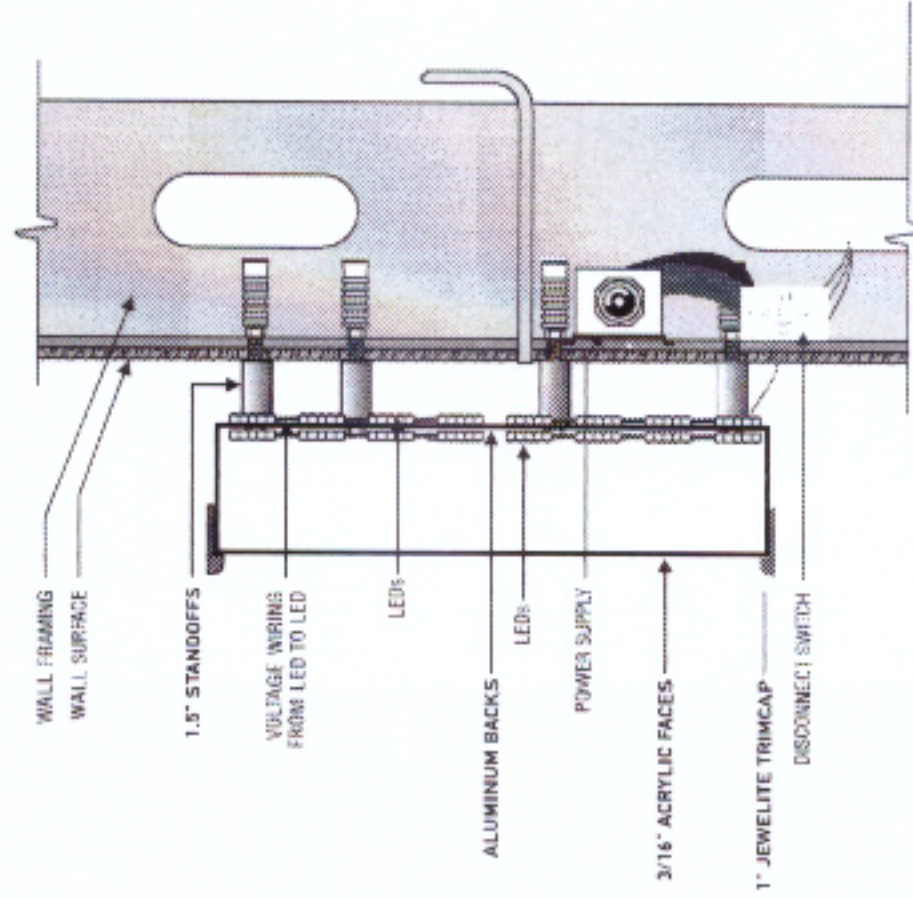
PROOF

DATE: 7/10/2024
CLIENT: DOWNTOWN EATS
LOCATION: 251 W MEMORIAL DR
DALLAS, GA 30132

ESTIMATE/ORDER#: 24 104605
DESCRIPTION: FRONT LIT & HALO
LIGHTED CHANNEL LETTERS

SINGLE/DOUBLE SIDED: SS
SIZE: 62.56" x 60.55"
QTY: 3
COLOR(S): DIGITAL BLACK
FRONTAGE: NOTED ON ELEVATION
SQ FT OF SIGN: 26.31 SQ FT
HEIGHT TO BOTTOM OF SIGN: 11.90 FT
DESIGNER: MT

FRONT LIT (HALO) CHANNEL LETTERS

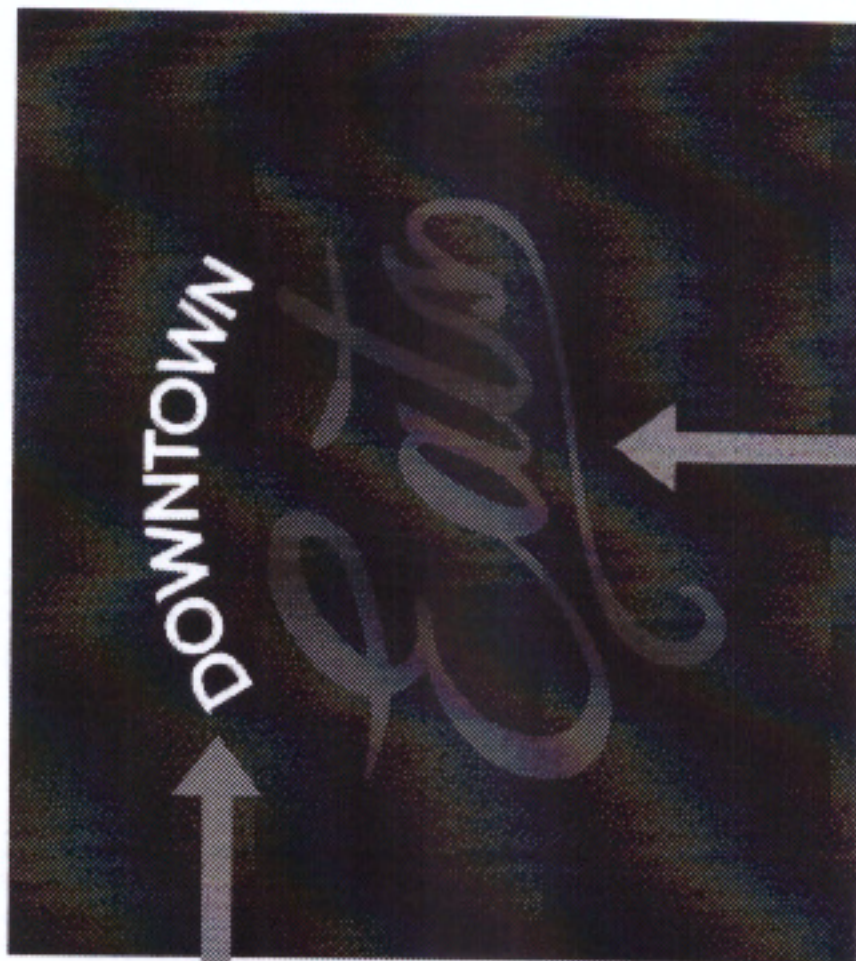


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Night View

*Day/Night vinyl with white LEDs



*Halo lighted *Changeable Color LEDs

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X

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4-RGB



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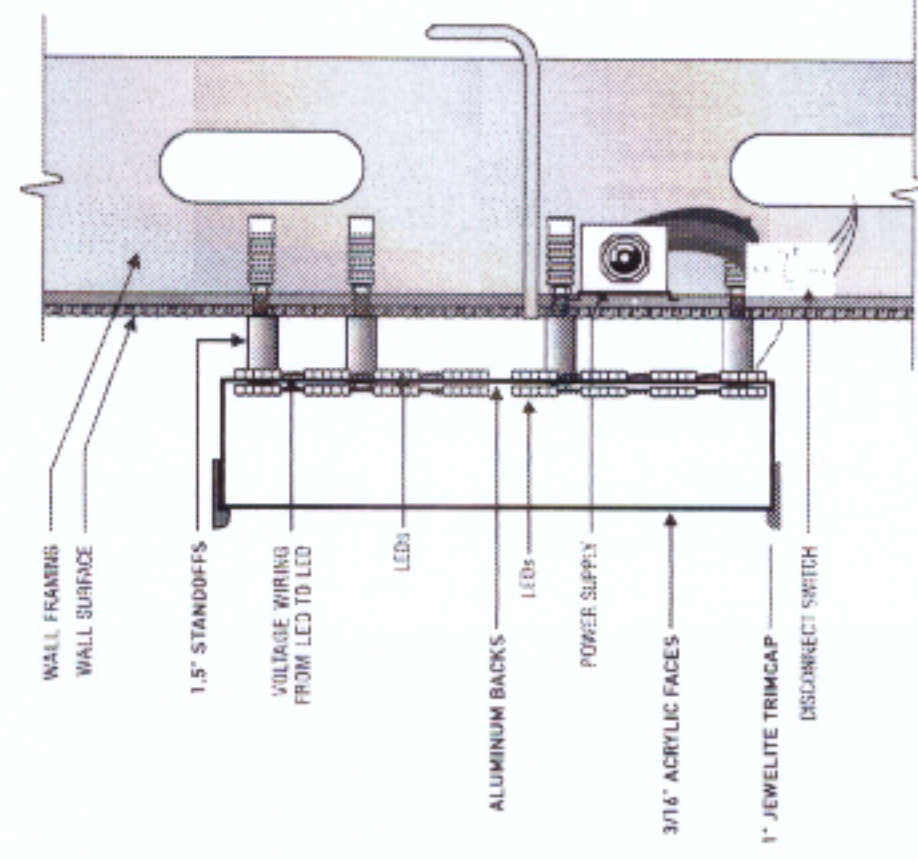
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SIZE: 62.56" x 60.55"
QTY: 3
COLOR(S): DIGITAL BLACK
FRONTAGE: 84.4 FT
SQ FT OF SIGN: 26.31 SQ FT
HEIGHT TO BOTTOM OF SIGN: 11.90 FT
DESIGNER: MT

FRONT LIT (HALO) CHANNEL LETTERS



FRONTAGE 84.4 ft

DOWNTOWN

Eats

142.75 in

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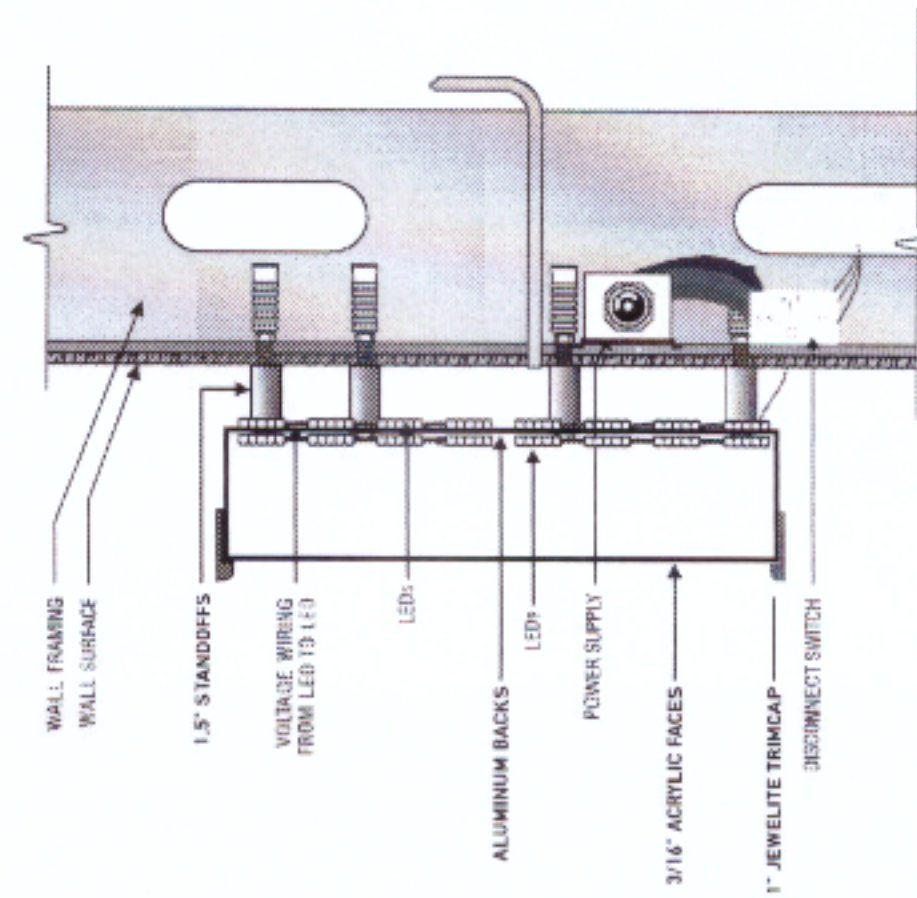
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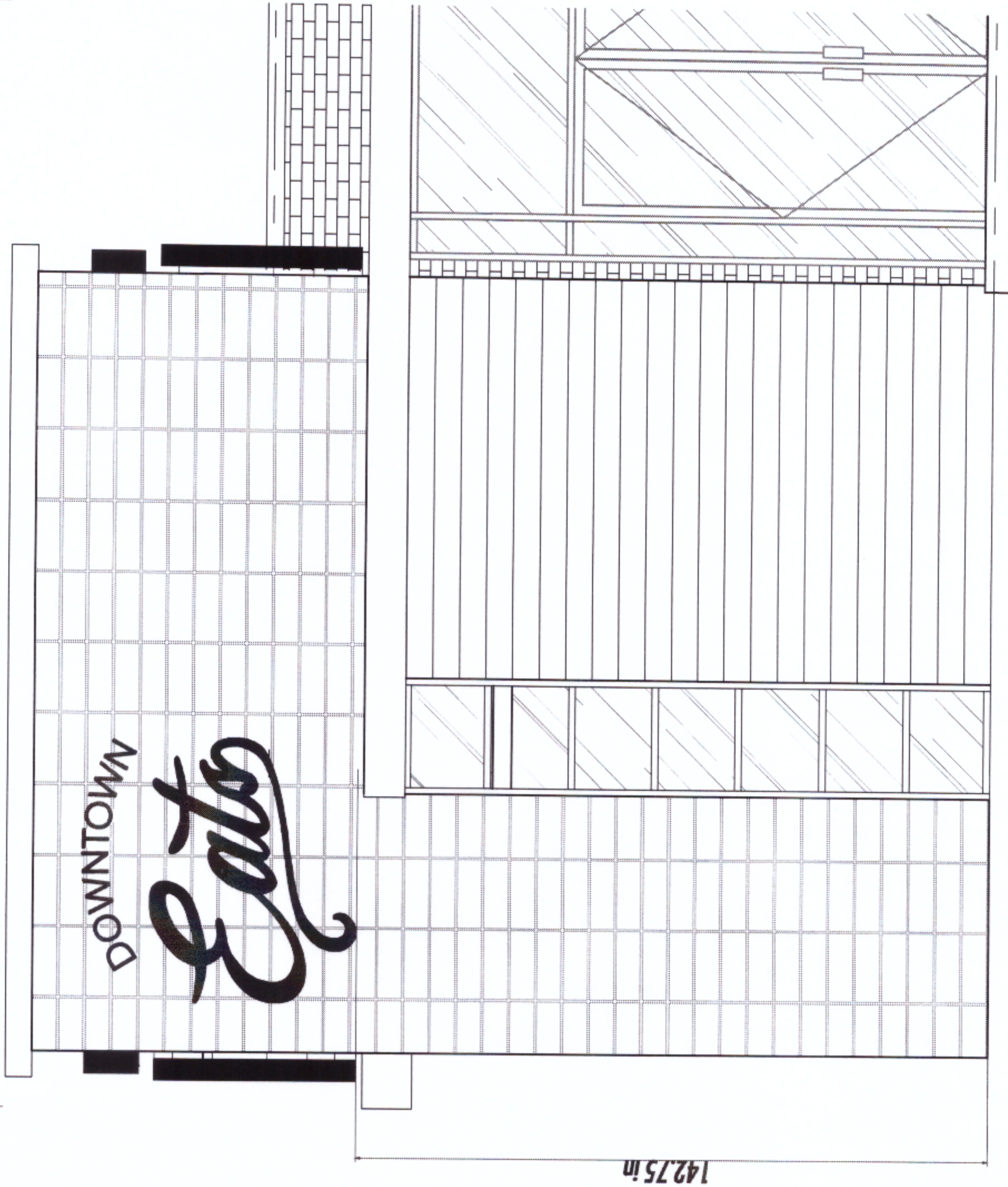
FRONT LIT (HALO) CHANNEL LETTERS



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FRONTAGE 84.4 ft



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X

CLIENT APPROVAL

2-RGB



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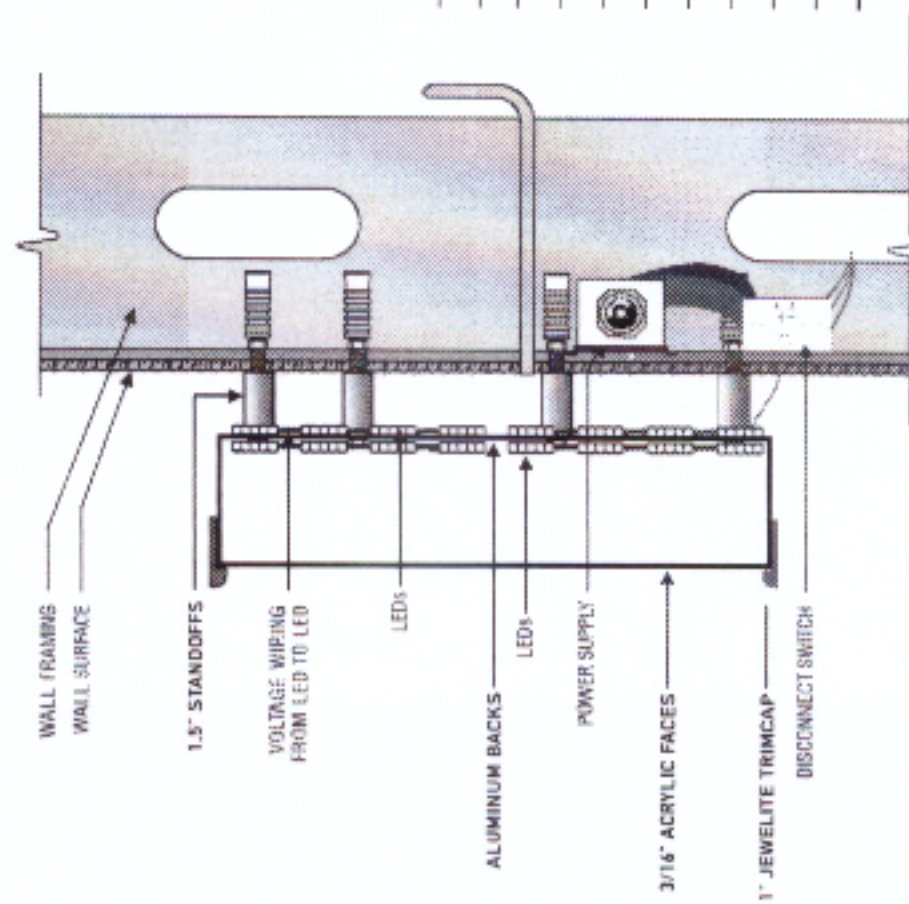
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DALLAS, GA 30132

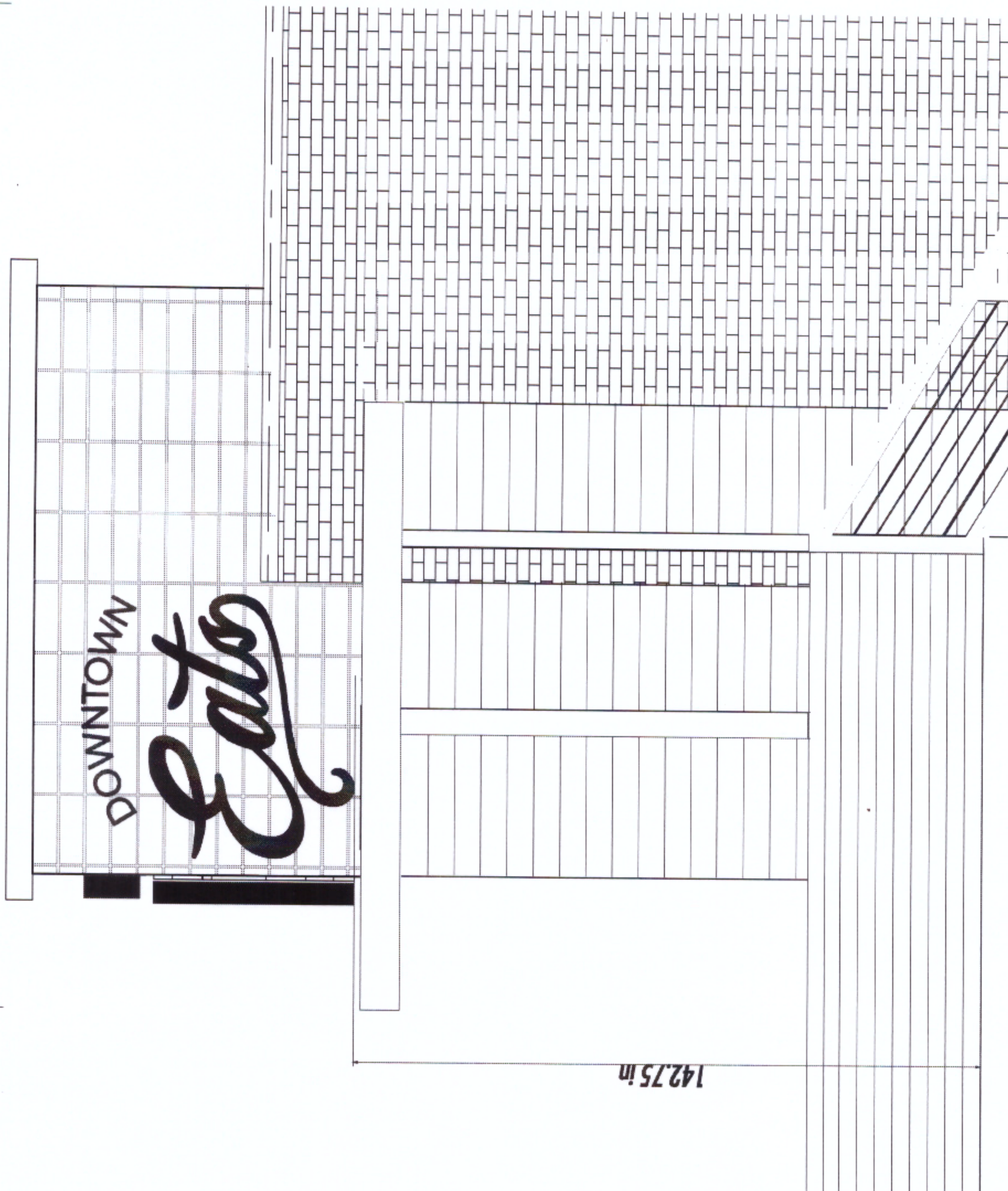
ESTIMATE/ORDER#: 24 104605
DESCRIPTION: FRONT LIT & HALO
LIGHTED CHANNEL LETTERS

SINGLE/DOUBLE SIDED:	SS
SIZE:	62.56" x 60.55"
QTY:	3
COLOR(S):	DIGITAL BLACK
FRONTAGE:	54.1 FT
SQ FT OF SIGN:	26.31 SQ FT
HEIGHT TO BOTTOM OF SIGN:	11.90 FT
DESIGNER:	MT

FRONT LIT (HALO) CHANNEL LETTERS



FRONTAGE 54.1 ft



142.75 in

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X

CLIENT APPROVAL

3-RGB

Item 5.



CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458
CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30157
770 - 443 - 2200

HANCOCK KITCHEN DESIGNS LLC
MINOR DIVISION SURVEY FOR

PROJECT NO. - 19-073 PLOT FILE - 19-073A.DWG
DATE - 10/03/19
REVISED - 02/23/21
DATE OF FIELD WORK - 02/17/21

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

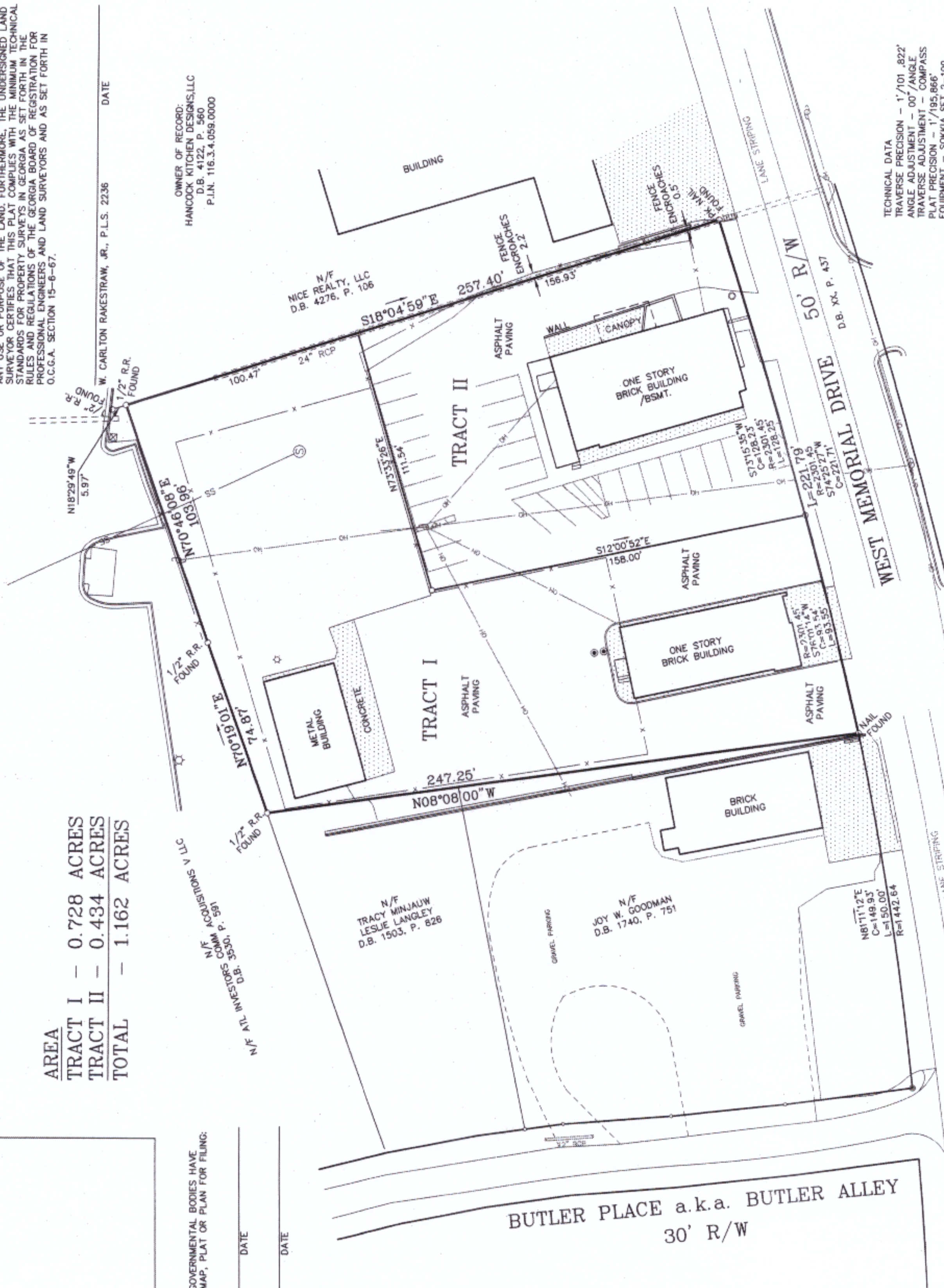
LOCATED IN
LAND LOT 276, 2ND DISTRICT, 3RD SECTION,
PAULDING COUNTY, CITY OF DALLAS, GEORGIA

AREA	
TRACT I -	0.728 ACRES
TRACT II -	0.434 ACRES
TOTAL	- 1.162 ACRES

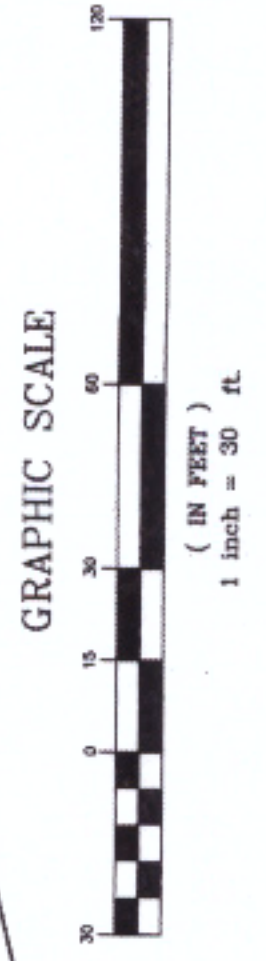
THE FOLLOWING GOVERNMENTAL BODIES HAVE
APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME	DATE
NAME	DATE

OWNER OF RECORD:
HANCOCK KITCHEN DESIGNS, LLC
D.B. 4122, P. 560
P.I.N. 116.3.4.059.0000



TECHNICAL DATA
TRAVERSE PRECISION - 1''/101,822'
ANGLE ADJUSTMENT - 00''/ANGLE
PLAT PRECISION - 1''/195,866'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2'' RE. ROD SET
R.R. - REINFORCING ROD
SIGN -
DROP INLET - B
WATER METER - O
RCP - REINFORCED CONCRETE PIPE
SANITARY CLEAN OUT - S
SANITARY MANHOLE - S
SANITARY SEWER - S
OVERHEAD UTILITIES -
UTILITY POLE - CO



BUTLER PLACE a.k.a. BUTLER ALLEY
30' R/W





CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30157
770 - 443 - 2200
CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

HANCOCK KITCHEN DESIGNS LLC
MINOR DIVISION SURVEY FOR

PROJECT NO. - 19-073 PLOT FILE - 19-073A.DWG
REMOVED - 02/23/21
DATE - 10/03/19
DATE OF FIELD WORK - 02/17/21

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LOCATED IN
LAND LOT 276, 2ND DISTRICT, 3RD SECTION,
PAULDING COUNTY, CITY OF DALLAS, GEORGIA

AREA
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TOTAL - 1.162 ACRES

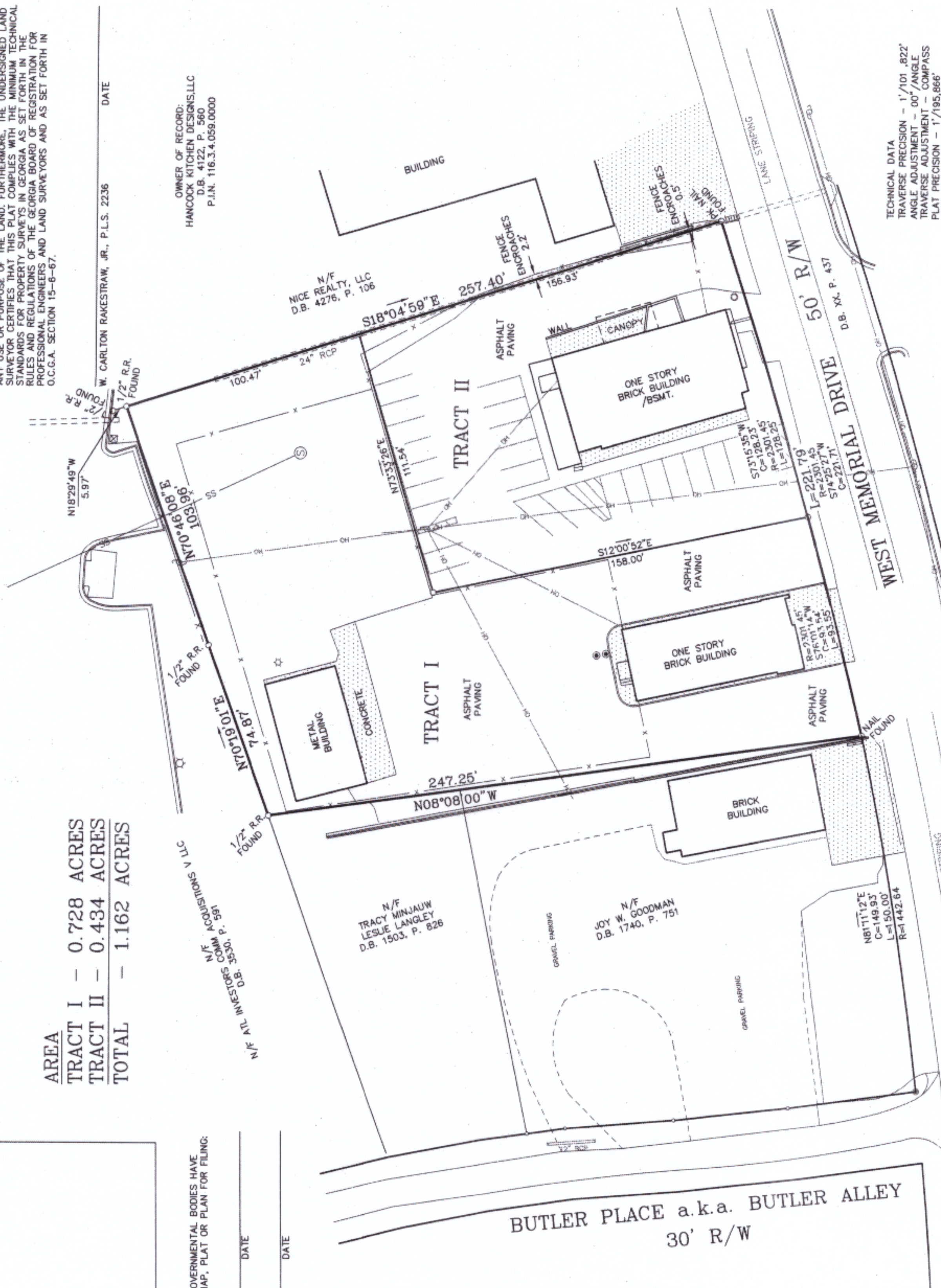
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D.B. 4122, P. 560
P.I.N. 116.3.4.059.0000

DATE

W. CARLTON RAKESTRAW, JR., P.L.S. 2236



TECHNICAL DATA
TRAVERSE PRECISION - 1"/101, .822'
ANGLE ADJUSTMENT - 00"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1"/195,866'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
SIGN -
DROP INLET - B
WATER METER - O
RCP - REINFORCED CONCRETE PIPE
SANITARY CLEAN OUT - S
SANITARY MANHOLE - S
SANITARY SEWER - S
OVERHEAD UTILITIES -
UTILITY POLE - T

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BUTLER PLACE a.k.a. BUTLER ALLEY
30' R/W



[illegible]



CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458
CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30157
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HANCOCK KITCHEN DESIGNS LLC

MINOR DIVISION SURVEY FOR

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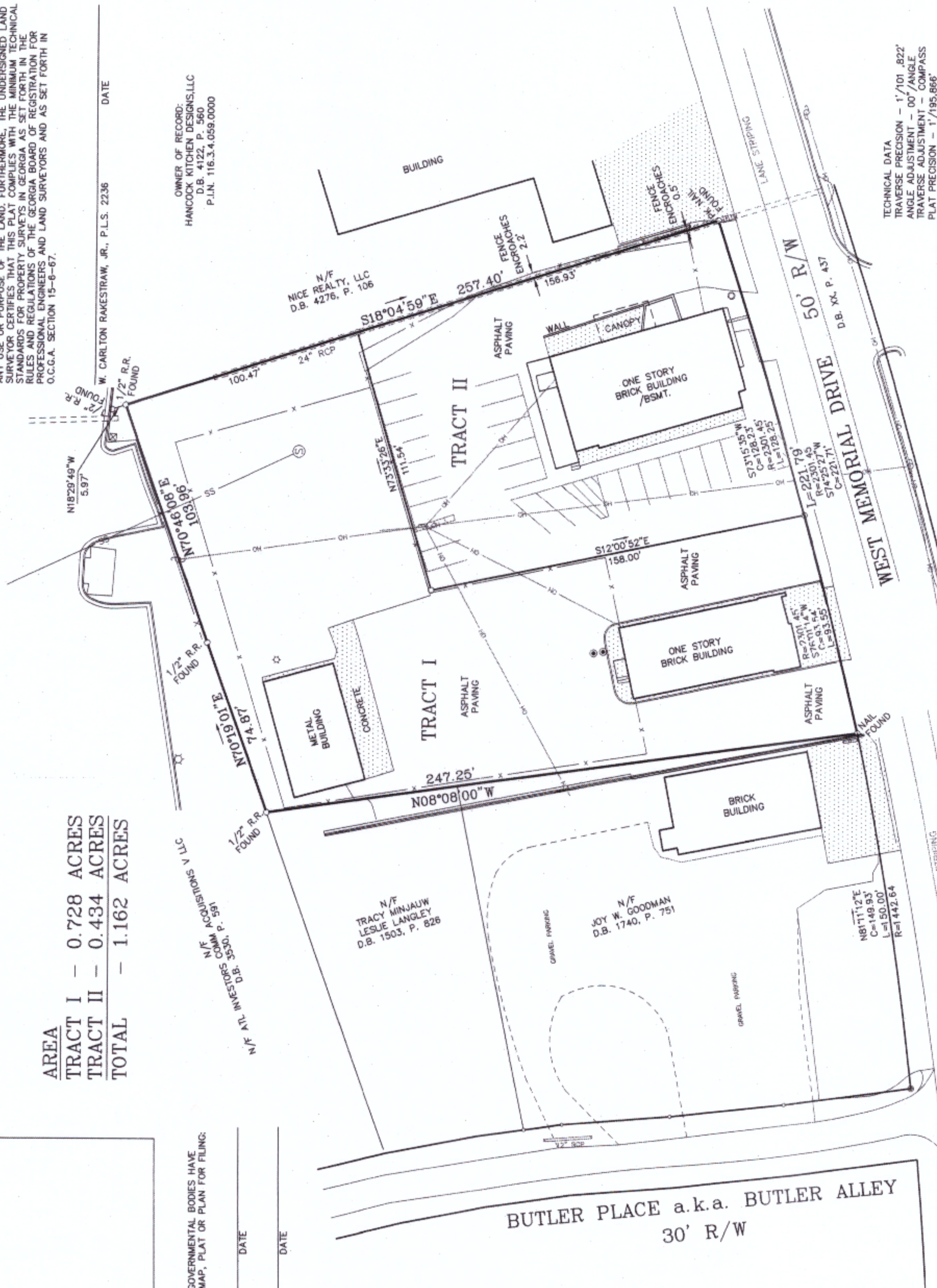
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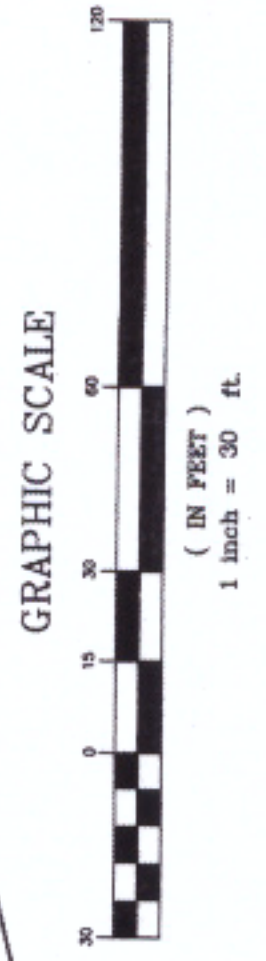
THE FOLLOWING GOVERNMENTAL BODIES HAVE
APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME DATE
NAME DATE

OWNER OF RECORD:
HANCOCK KITCHEN DESIGNS, LLC
D.B. 4122, P. 560
P.I.N. 116.3.4.059.0000



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ANGLE ADJUSTMENT - 00''/ANGLE
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SANITARY MANHOLE - S
SANITARY SEWER - SS
OVERHEAD UTILITIES - OH
UTILITY POLE - CO



BUTLER PLACE a.k.a. BUTLER ALLEY
30' R/W

S:\PROJECTS\CURRENT AND PENDING\19-073\DWG\19-073A.dwg 2/23/2021 2:28:19 PM L:\CADD\GEORGE\19-073A.dwg



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HAWK PARKWAY, DALLAS, GEORGIA 30157
770 - 443 - 2200
CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

HANCOCK KITCHEN DESIGNS LLC
MINOR DIVISION SURVEY FOR

PROJECT NO. - 19-073 PLOT FILE - 19-073A.DWG
DATE OF FIELD WORK - 02/17/21
DATE OF FIELD WORK - 02/17/21
REVISION - 02/23/21
DATE - 10/03/19

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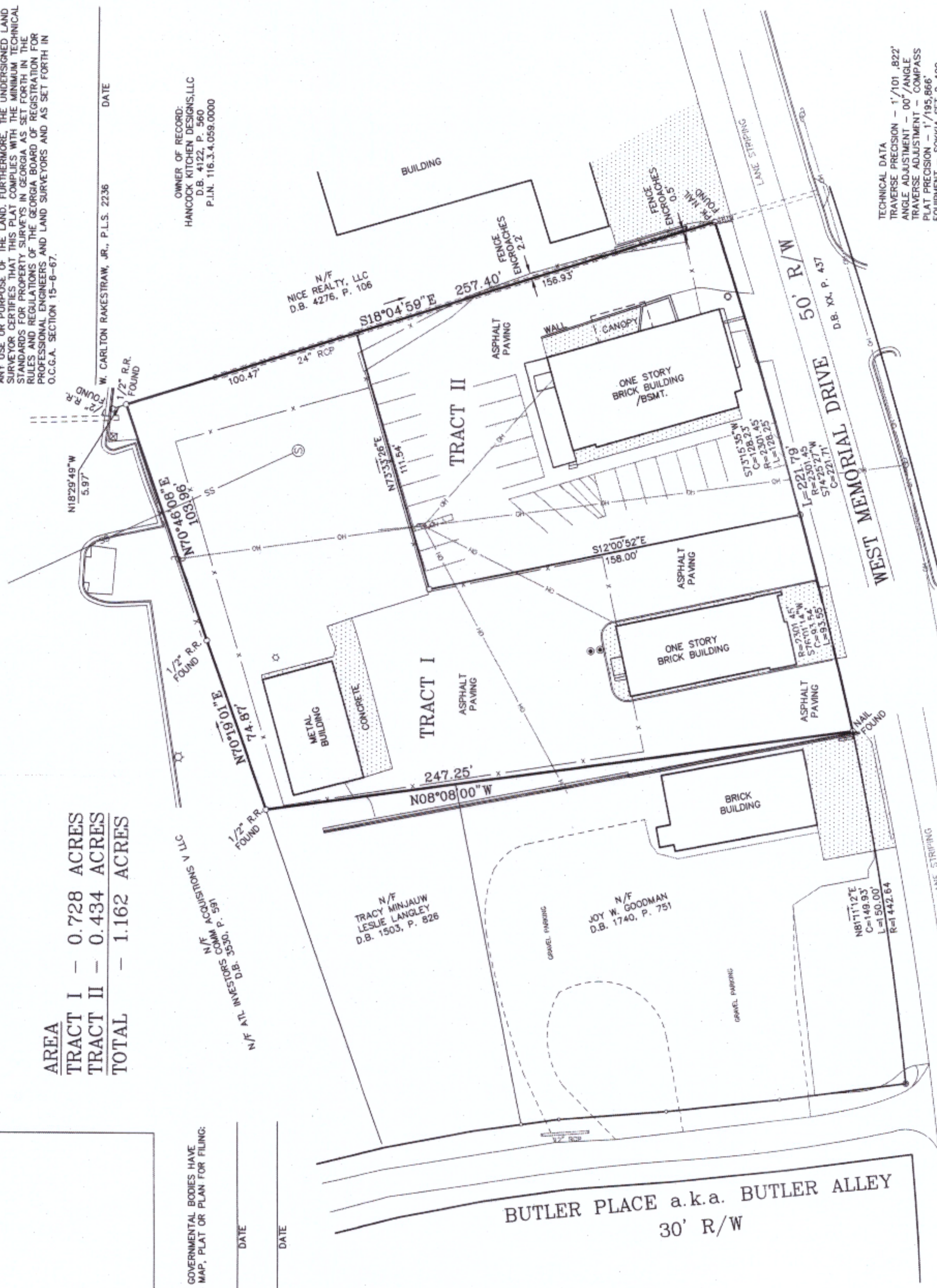
LOCATED IN
LAND LOT 276, 2ND DISTRICT, 3RD SECTION,
PAULDING COUNTY, CITY OF DALLAS, GEORGIA

AREA
TRACT I - 0.728 ACRES
TRACT II - 0.434 ACRES
TOTAL - 1.162 ACRES

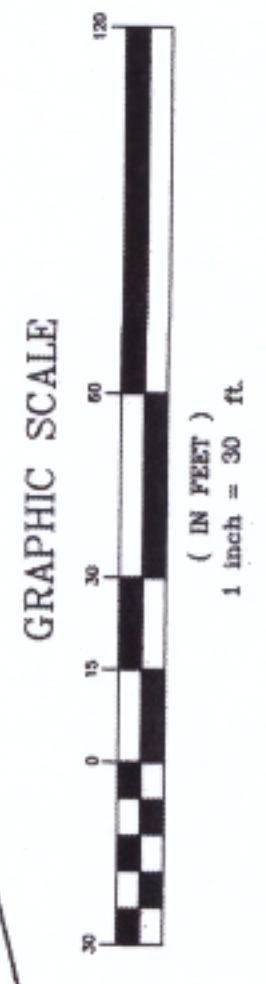
THE FOLLOWING GOVERNMENTAL BODIES HAVE
APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME DATE
NAME DATE

OWNER OF RECORD:
HANCOCK KITCHEN DESIGNS, LLC
D.B. 4122, P. 560
P.I.N. 116.34.059.0000



TECHNICAL DATA
TRAVERSE PRECISION - 1/101,822"
ANGLE ADJUSTMENT - 00"/ANGLE
PLAT PRECISION - 1/195,866"
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
SIGN -
DROP INLET - B
WATER METER - O
RCP - REINFORCED CONCRETE PIPE
SANITARY CLEAN OUT - S
SANITARY MANHOLE - S
SANITARY SEWER -
OVERHEAD UTILITIES -
UTILITY POLE - O



BUTLER PLACE a.k.a. BUTLER ALLEY
30' R/W



S:\PROFES\CURRENT\2021\19-073\19-073A.DWG 2/23/2021 2:28:17 PM NCS-DESIGN-PC



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30157
770 - 443 - 2200
CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

HANCOCK KITCHEN DESIGNS LLC
MINOR DIVISION SURVEY FOR

PROJECT NO. - 19-073 PLOT FILE - 19-073A.DWG
REVISD - 02/23/21
DATE - 10/03/19
DATE OF FIELD WORK - 02/17/21

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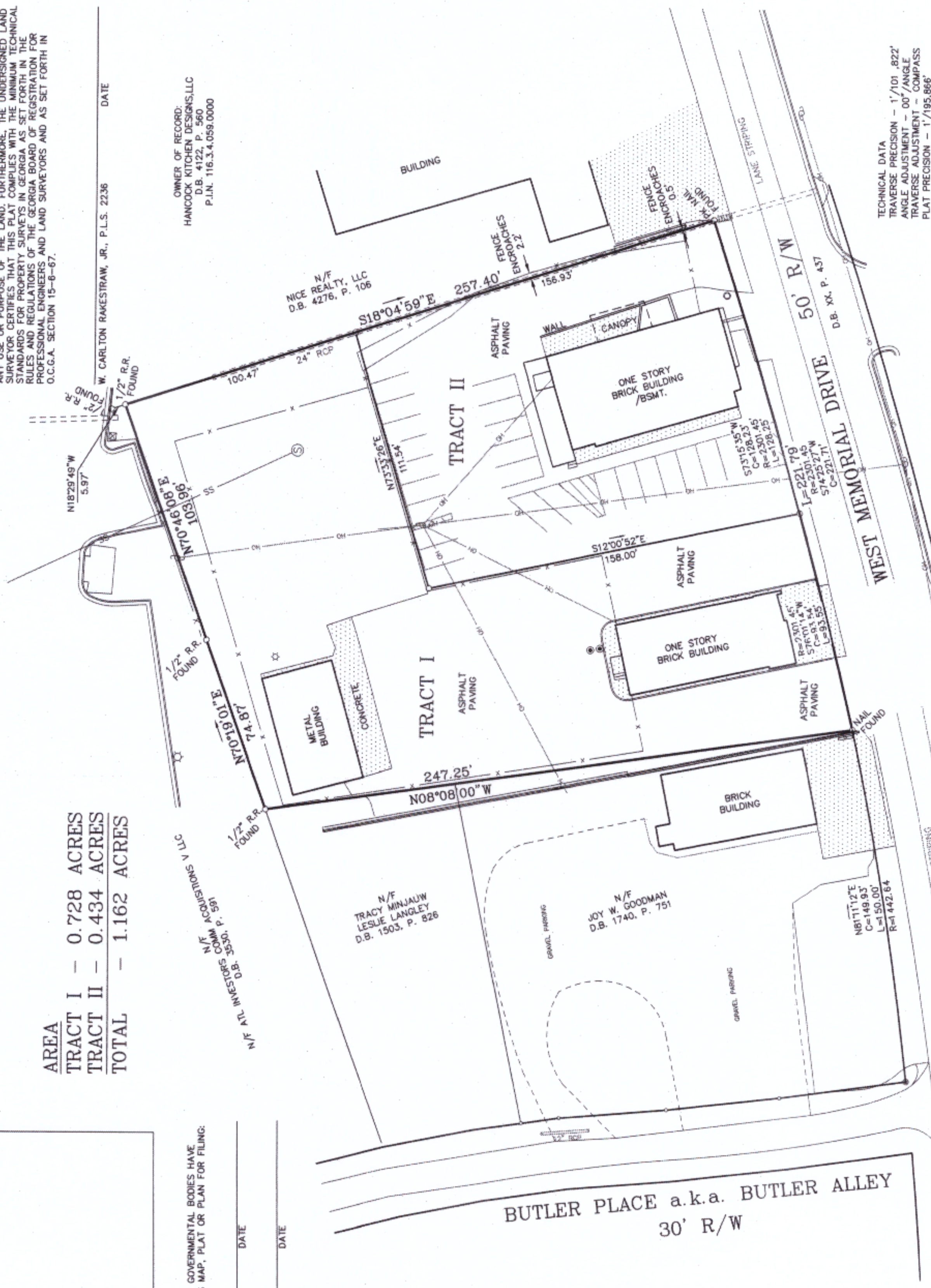
LOCATED IN
LAND LOT 276, 2ND DISTRICT, 3RD SECTION,
PAULDING COUNTY, CITY OF DALLAS, GEORGIA

AREA	
TRACT I	- 0.728 ACRES
TRACT II	- 0.434 ACRES
TOTAL	- 1.162 ACRES

THE FOLLOWING GOVERNMENTAL BODIES HAVE
APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME	DATE
NAME	DATE

OWNER OF RECORD:
HANCOCK KITCHEN DESIGNS, LLC
D.B. 4122, P. 560
P.L.N. 116.3.4.059.0000



TECHNICAL DATA
TRAVERSE PRECISION - 1/101,822'
ANGLE ADJUSTMENT - 00'/ANGLE
PLAT PRECISION - 1/195,866'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE ROD SET
R.R. - REINFORCING ROD
SIGN -
DROP INLET -
WATER METER -
RCP - REINFORCED CONCRETE PIPE
SANITARY CLEAN OUT -
SANITARY MANHOLE -
SANITARY SEWER -
OVERHEAD UTILITIES -
UTILITY POLE -



BUTLER PLACE a.k.a. BUTLER ALLEY
30' R/W





CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30137
770 - 443 - 2200

HANCOCK KITCHEN DESIGNS LLC

MINOR DIVISION SURVEY FOR

PROJECT NO. - 19-073 PLOT FILE - 19-073A.DWG
REMOVED - 02/23/21
DATE - 10/03/19
DATE OF FIELD WORK - 02/17/21

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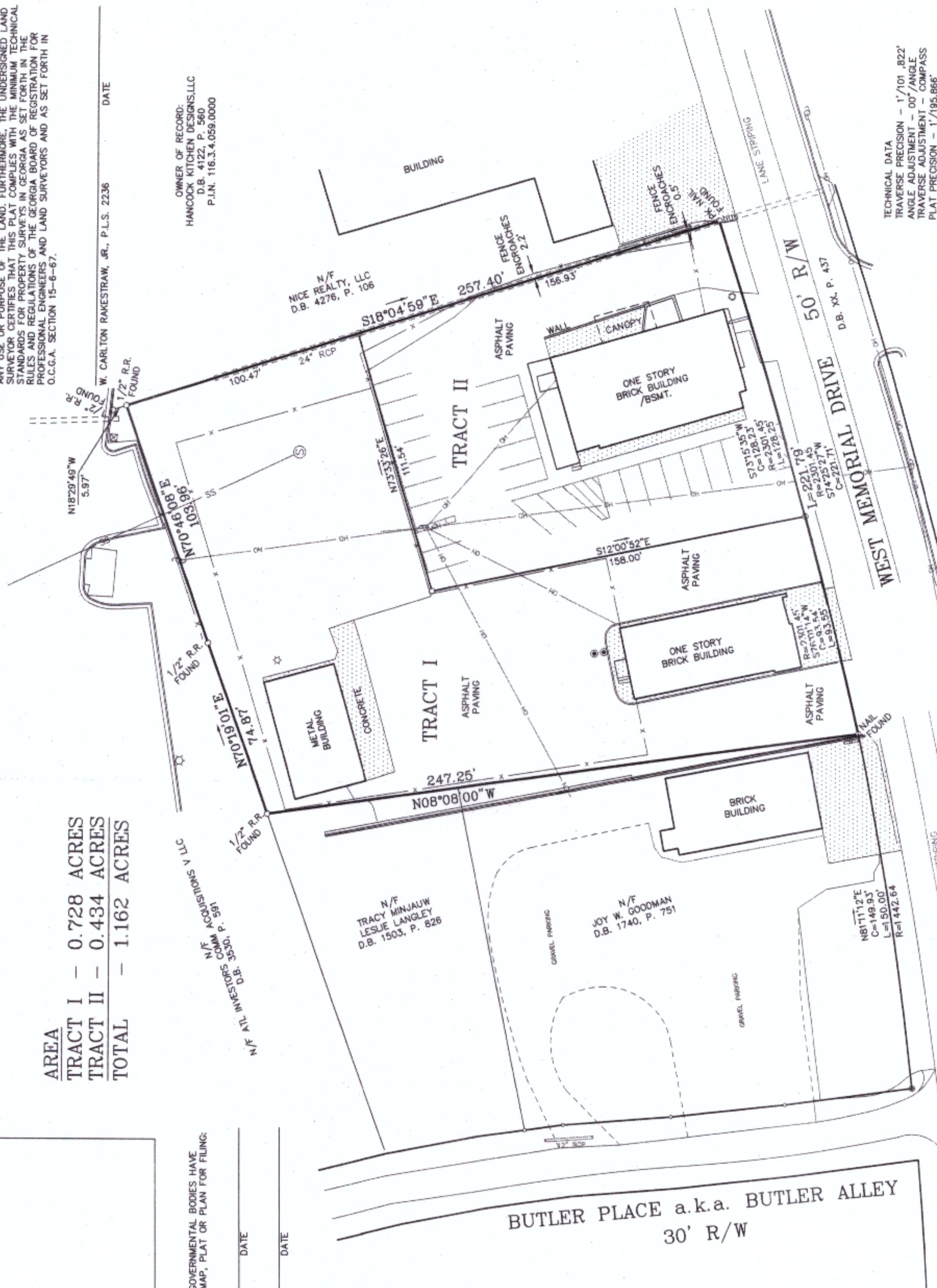
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AREA	
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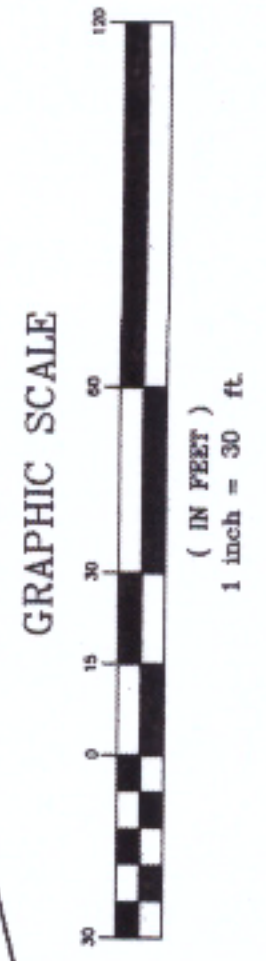
THE FOLLOWING GOVERNMENTAL BODIES HAVE
APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME	DATE
NAME	DATE

OWNER OF RECORD:
HANCOCK KITCHEN DESIGNS, LLC
D.B. 4122, P. 560
P.I.N. 116.3.4.059.0000



TECHNICAL DATA
TRAVERSE PRECISION - 1\"/>



BUTLER PLACE a.k.a. BUTLER ALLEY
30' R/W



To Whom It May Concern,

This letter is to ask for a variance to get 3 signs for Downtown Eats. We are building a tower out front to gain access to the basement and to help the building stand out. With this tower going up we will have a spot on all 3 sides that faces the road for a sign. This is so that you can see the restaurant no matter what direction you are going on the road. This restaurant is an enormous investment for my family, and we need to make sure that people know it's here and it stays busy. Downtown Axe had 3 signs on it, so I thought that this was okay, so I already ordered the signs for Downtown Eats. I'm hoping that this will be okay?

Sincerely

Joshua McMillan

Downtown Eats



P: (770) 383-8808 F: (770) 383-8882
3175 Highway 411 NE, White, GA 30184
customerservice@signsmoreinc.com www.signsmoreinc.com

PROOF

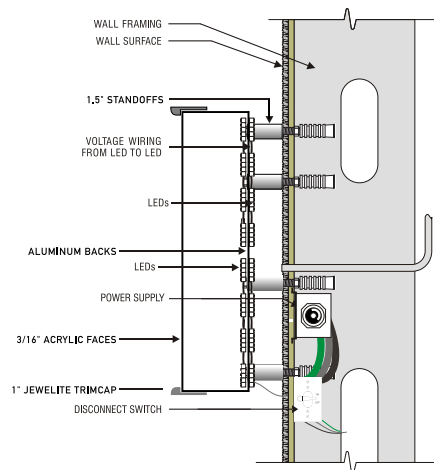
DATE: 7/10/2024
CLIENT: DOWNTOWN EATS
LOCATION: 251 W MEMORIAL DR
DALLAS, GA 30132

ESTIMATE/ORDER#: 24 104605
DESCRIPTION: FRONT LIT & HALO
LIGHTED CHANNEL LETTERS

SINGLE/DOUBLE SIDED: SS
SIZE: 62.56" x 60.55"
QTY: 3
COLOR(S):  DIGITAL
BLACK

FRONTAGE: 844 FT
SQ FT OF SIGN: 26.31 SQ FT
HEIGHT TO BOTTOM OF SIGN: 11.90 FT
DESIGNER: MT

FRONT LIT (HALO) CHANNEL LETTERS



FRONTAGE 84.4 ft

DOWNTOWN
Eats

142.75 in

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X

CLIENT APPROVAL

1-R



P: (770) 383-8808 F: (770) 383-8882
3175 Highway 411 NE, White, GA 30184
customerservice@signsmoreinc.com www.signsmoreinc.com

PROOF

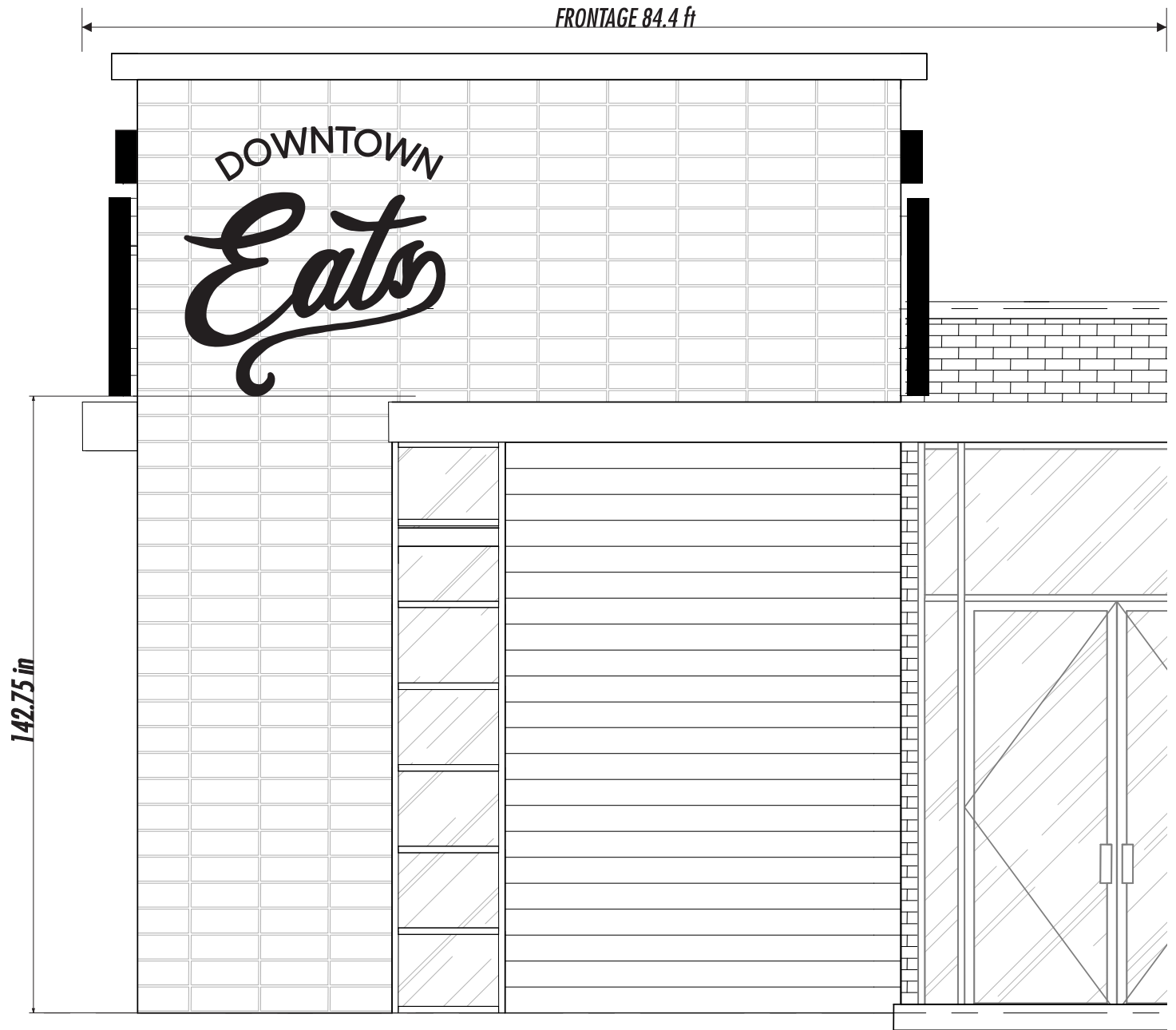
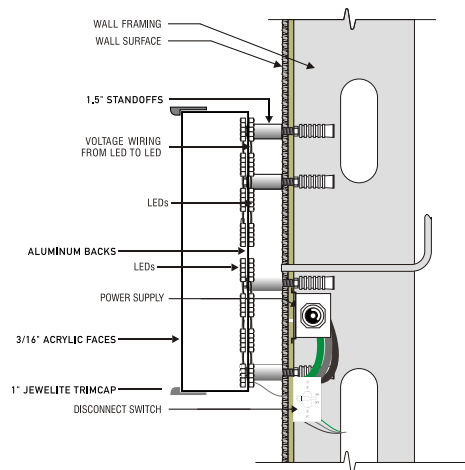
DATE: 7/10/2024
CLIENT: DOWNTOWN EATS
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FRONT LIT (HALO) CHANNEL LETTERS



Item 5.

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X

CLIENT APPROVAL

2-FL-03

PROOF

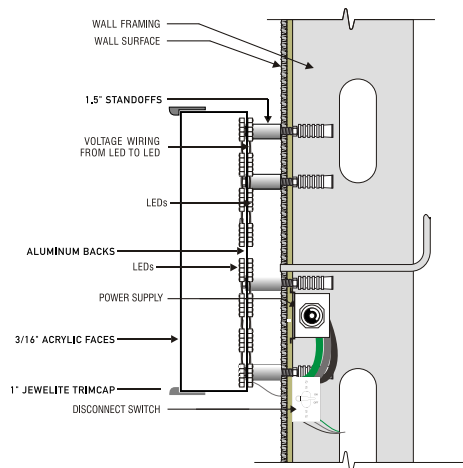
DATE: 7/10/2024
CLIENT: DOWNTOWN EATS
LOCATION: 251 W MEMORIAL DR
DALLAS, GA 30132

ESTIMATE/ORDER#: 24 104605
DESCRIPTION: FRONT LIT & HALO
LIGHTED CHANNEL LETTERS

SINGLE/DOUBLE SIDED: SS
SIZE: 62.56" x 60.55"
QTY: 3
COLOR(S):  DIGITAL
BLACK

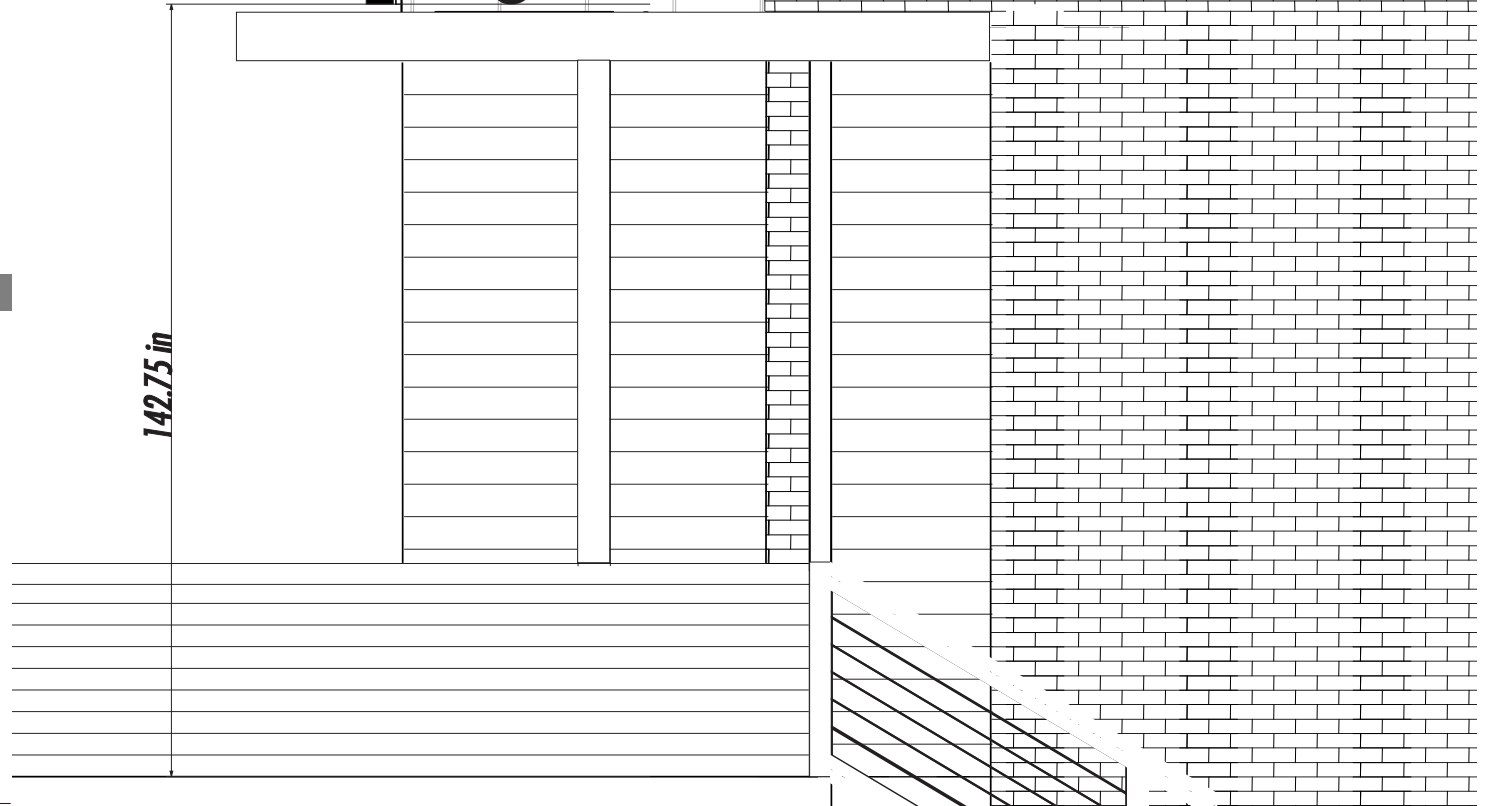
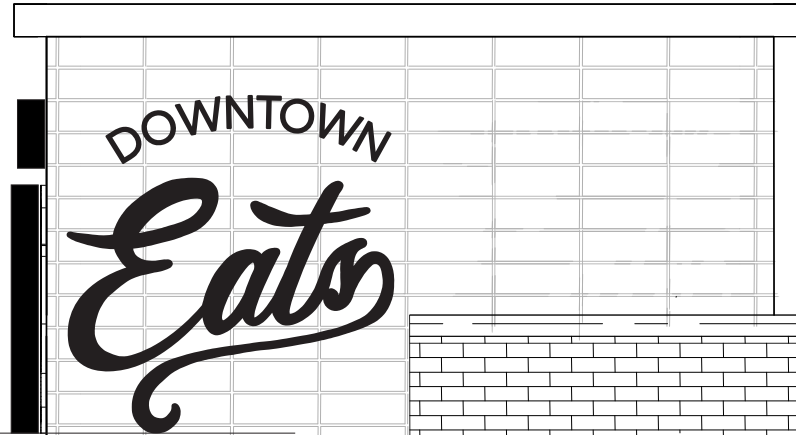
FRONTAGE: 54.1 FT
SQ FT OF SIGN: 26.31 SQ FT
HEIGHT TO BOTTOM OF SIGN: 11.90 FT
DESIGNER: MT

FRONT LIT (HALO) CHANNEL LETTERS



142.75 in

FRONTAGE 54.1 ft



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X

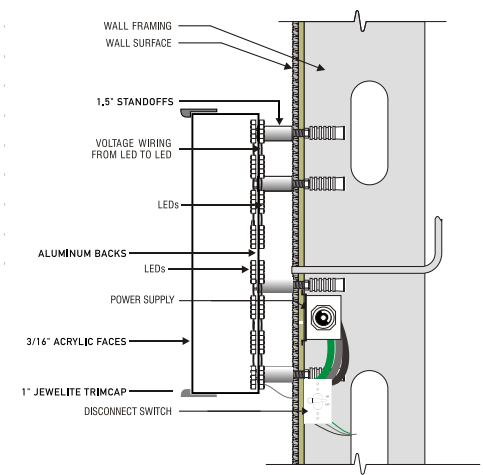
CLIENT APPROVAL

3-FL B 23

PROOF

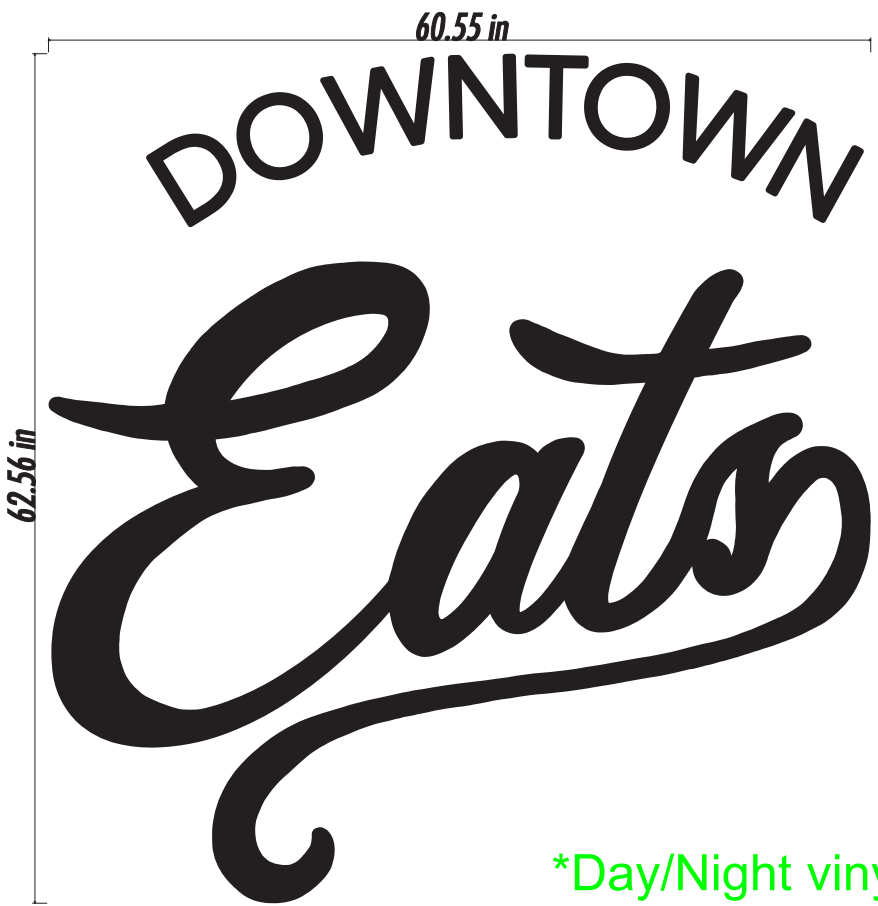
DATE:	7/10/2024
CLIENT:	DOWNTOWN EATS
LOCATION:	251 W MEMORIAL DR DALLAS, GA 30132
ESTIMATE/ORDER#:	24 104605
DESCRIPTION:	FRONT LIT & HALO LIGHTED CHANNEL LETTERS
SINGLE/DOUBLE SIDED:	SS
SIZE:	62.56" x 60.55"
QTY:	3
COLOR(S):	 DIGITAL  BLACK
FRONTAGE:	NOTED ON ELEVATION
SQ FT OF SIGN:	26.31 SQ FT
HEIGHT TO BOTTOM OF SIGN:	11.90 FT
DESIGNER:	MT

FRONT LIT (HALO) CHANNEL LETTERS



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*Day/Night vinyl with white LEDs

Night View



*Halo lighted *Changeable Color LEDs

NOTICE OF PUBLIC HEARING
BY THE ZONING BOARD OF APPEALS
OF THE CITY OF DALLAS

Public hearings will be conducted by the Zoning Board of Appeals on September 16th at 6:00PM, in the City Council Chambers, City Hall, 129 East Memorial Drive, Dallas, Georgia.

ANNEXATION AND REZONING:

V-2024-07

The City of Dallas Zoning Board of Appeals will hold public hearings to consider a variance approval for by Paulding County Hospital Authority for four variances for minimum lot size, minimum lot frontage, and minimum lot width. The site is located at 600 W Memorial Drive with Parcel Number: 135.3.1.075.0000, in Land Lot(s) 299 in the 2nd District, Section 3 of Paulding County. The property is located in Ward 1. The property consists of 7.16 acres. The property is currently used as a medical complex and a nursing center. The applicant is proposing to subdivide the property.

V-2024-08

The City of Dallas Zoning Board of Appeals will hold public hearings to consider a variance request by Hancock Kitchen Designs, LLC to permit for three walls signs, whereas only one wall sign is permitted in the Corridor Overlay Zone. The site is located at 251 W Memorial Drive with Parcel Number: 116.3.4.090.0000, in Land Lot(s) 276 in the 2nd District, Section 3 of Paulding County. The property is located in Ward 1. The property consists of 7.16 acres. The property is currently used as an indoor entertainment use and would convert to an indoor food hall.

The public is invited to attend the hearings for oral comments, or submit written comments on the subject to the City of Dallas, Attention: Dallas City Council, 129 East Memorial Drive, Dallas, Georgia 30132, prior to the public hearings. Opponents to the above actions are required to submit a disclosure report five days before the public hearings. For questions or concerns, call Community Development at 770.443.8110 x 1409.



Community Development Department
 320 East Foster Avenue, Dallas, Georgia 30132
 Phone: (770) 443-8110 Ext. 1409 - Email: rjohnson@dallas-ga.gov

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

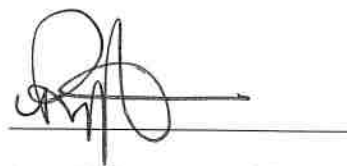
1. **Adjacent Properties:** The variances requested will not have a detrimental impact on neighboring properties. The current layout of the site will remain unchanged in terms of physical appearance and access.
2. **Traffic and Access:** The property will continue to use existing access points with no 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.

A handwritten signature in black ink, appearing to be 'RJ', is written over a horizontal line.

Ronald Johnson, AICP
Community Development Director

CITY OF DALLAS, GEORGIA

APPLICATION FOR VARIANCE

BOARD OF APPEALS

NAME OF PROPERTY OWNER:

Paulding County Hospital Authority

ADDRESS OF PROPERTY OWNER:

600 W Memorial Drive, Dallas GA 30132

LOCATION OF PROPERTY:

600 W Memorial Drive, Dallas, GA 30132

COUNTY TAX MAP NUMBER: 137.1.4.007.000

INTENDED USE OF PROPERTY: Medical

ZONING DISTRICT AND SETBACKS: R-2; Front setback 35/30 ft, Side setback 10ft, Rear setback 20ft

CHECKLIST (SUBMIT WITH APPLICATION AND FEE)

- ☒ LEGAL DESCRIPTION OF PROPERTY (COPY OF DEED)
- ☒ PLAT SHOWING DIMENSIONS, ACREAGE AND LOCATION OF TRACT(S) PREPARED TO SCALE (6 COPIES)
- ☒ EXACT DESCRIPTION OF VARIANCE(S) APPLIED FOR:

See attached letter for additional information on request below:

(1) Front setback to 25' along Primary Street and to 0' along other streets, (2) Minimum lot width to 25',

(3) Minimum side setback to 0', and (4) minimum rear setback to 0'

8/21/2024

DATE

Kate Triplett, agent for Wellstar
SIGNATURE OF OWNER OR AGENT

LEGAL NOTICE

I, Scot Brooks HAVE APPLIED FOR A VARIANCE(S) TO
(OWNER OR AGENT)

THE CITY OF DALLAS, GEORGIA AS IT APPLIES TO MY PROPERTY WHICH IS WITHIN A PORTION
OF LAND LOT(S) 299 IN THE 2 DISTRICT AND 3 SECTION OF PAULDING
COUNTY, LOCATED AT 600 W Memorial Drive in Dallas GA.

SAID REQUEST FOR A VARIANCE IS SUBJECT TO A PUBLIC HEARING TO BE HELD AT THE
DALLAS CITY COUNCIL ROOM, **129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA**. SAID
PUBLIC HEARING WILL BE HELD ON September 16, 2024.

REQUESTED THIS 19th DAY OF August.



SIGNATURE

FOR OFFICE USE:

LEGAL AD NOTICE WILL RUN WEEK OF _____ AND WEEK OF _____

SENT TO PAPER FOR PUBLICATION _____

COMMENTS:

DISPOSITION

A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR A VARIANCE REQUESTED BY

Wellstar Health System

AT THE CITY OF DALLAS COUNCIL ROOM.

SAID HEARING WAS HELD ON September 16, 2024

THE BOARD OF APPEALS OF THE CITY OF DALLAS, GA. HAVE INDICATED BY A VOTE OF

TO THAT THE ABOVE APPLICATION BE:

☐ APPROVED

☐ DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND / OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE PUBLIC RECORD.

1854
THE CITY OF
DALLAS
GEORGIA

DATE

SECRETARY TO THE BOARD OF APPEALS



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



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,

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Minimum Lot Width Variance Requested	25 feet	25 feet
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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.

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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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°00'00" E	37.98'
L2	N 01°36'33" W	6.98'
L3	N 31°19'38" E	7.81'
L4	N 54°17'50" E	34.78'
L5	N 43°00'44" E	13.10'
L6	S 37°46'01" E	36.10'
L7	S 43°57'20" E	26.14'
L8	S 40°09'30" E	7.30'
L9	N 53°23'08" E	9.93'
L10	S 37°17'40" E	15.13'
L11	S 37°55'33" E	5.36'
L12	N 52°04'27" E	24.45'
L13	N 39°36'30" W	5.28'
L14	N 52°34'16" E	30.17'
L15	N 51°15'01" E	30.08'
L16	N 39°39'33" W	8.47'
L17	N 53°32'44" E	27.10'
L18	S 37°59'48" E	9.04'
L19	S 37°44'27" E	25.98'
L20	S 52°18'05" W	27.00'
L21	S 34°08'21" W	7.59'

CURVE TABLE

CURVE	BEARING	ARC	RADIUS	CHORD
C1	S82°40'19"E	11.30'	10.37'	10.75'
C2	N22°35'55"E	11.94'	22.37'	11.80'
C3	S41°26'07"E	46.40'	315.20'	46.36'
C4	S07°32'11"E	63.71'	90.44'	62.40'
C5	S40°24'29"E	12.29'	8.72'	11.30'

SEE SHEET 3 OF 3 FOR CALLS AND DEFINITION OF PROPOSED EASEMENTS

AREA TABLE

PROPOSED TRACT 1A	190,647 SQ.FT. OR 4.3766 AC.
PROPOSED TRACT 1B	268,995 SQ.FT. OR 6.1753 AC.
TOTAL AREA	459,642 SQ.FT. OR 10.5519 AC.

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
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- SPOTLIGHT
- GAS METER (GM)
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- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NIF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PAGE	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	RAW	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

FLOOD ZONE LEGEND

ZONE "X"	0.2% ANNUAL CHANCE FLOOD HAZARD
ZONE "AE"	1% ANNUAL CHANCE FLOOD HAZARD

BUCHANAN STREET
(APPARENT VARIABLE R/W)

W. MEMORIAL DRIVE
(APPARENT VARIABLE R/W)

JUSTICE CENTER DRIVE
(PER DB. 3891 PG. 46)

LOT SPLIT PLAT
FOR
KIMLEY-HORN
(WELLSTAR HOSPITAL - DALLAS CAMPUS)
LAND LOT 299, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

SHEET NO.
2/3
DRAWING# TM 24-090

Date	Revision	No	By
2024-08-01	1	NG	NG
2024-08-01	2	NEC	NEC
2024-08-01	3	PBC	PBC
2024-08-01	4	PBC	PBC
2024-08-01	5	PBC	PBC
2024-08-01	6	PBC	PBC
2024-08-01	7	PBC	PBC
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2024-08-01	98	PBC	PBC
2024-08-01	99	PBC	PBC
2024-08-01	100	PBC	PBC

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PAULDING COUNTY, GEORGIA
PIN: 137.1.3.018.0000
DB. 4C PG. 267

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DB. 4C PG. 267

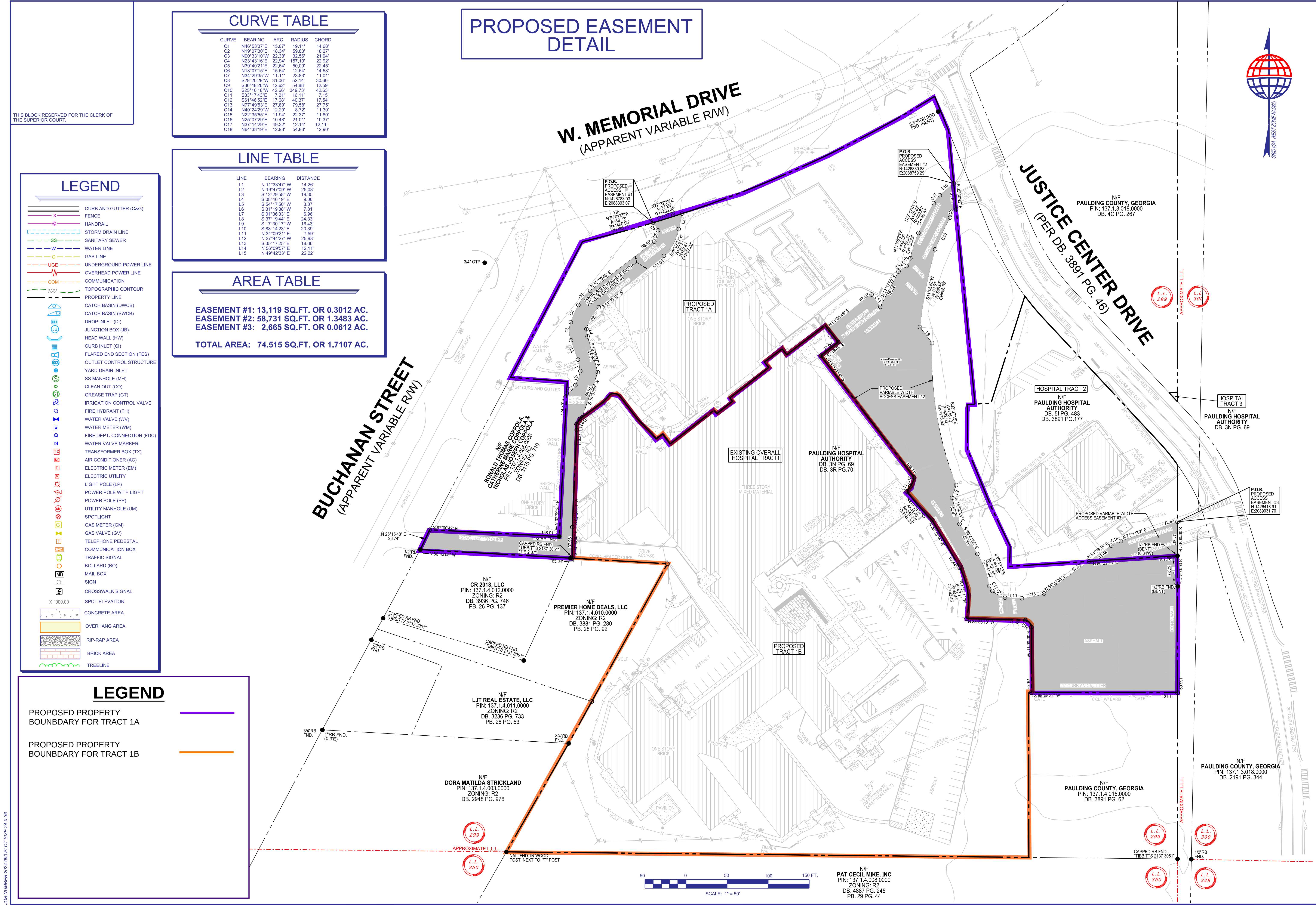
PAULDING COUNTY, GEORGIA
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DB. 4C PG. 267

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PIN: 137.1.3.018.0000
DB. 4C PG. 267

PAULDING COUNTY, GEORGIA
PIN: 137.1.3.018.0000
DB. 4C PG. 267

JOB NUMBER: 2024-090 PLOT SIZE: 24 X 36



CURVE TABLE

CURVE	BEARING	ARC	RADIUS	CHORD
C1	N46°33'37"E	15.07'	19.11'	14.68'
C2	N19°07'30"E	18.34'	69.83'	18.27'
C3	N00°33'10"W	22.38'	32.56'	21.94'
C4	N23°43'16"E	22.84'	157.19'	22.92'
C5	N59°40'21"E	22.54'	60.09'	22.45'
C6	N18°07'15"E	15.54'	12.64'	14.58'
C7	N34°29'35"W	11.11'	23.83'	11.01'
C8	S29°20'28"W	31.06'	52.14'	30.60'
C9	S36°45'26"W	12.62'	54.89'	12.59'
C10	S25°10'18"W	42.86'	349.73'	42.63'
C11	S33°17'43"E	7.21'	16.11'	7.15'
C12	S61°46'52"E	17.88'	40.37'	17.54'
C13	N77°48'53"E	27.89'	79.58'	27.75'
C14	N40°24'29"W	12.29'	8.72'	11.30'
C15	N22°35'55"E	11.34'	22.37'	11.80'
C16	N25°07'28"E	10.48'	21.01'	10.37'
C17	N37°14'29"E	49.32'	12.14'	12.11'
C18	N64°33'19"E	12.93'	54.83'	12.90'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N11°33'47"W	14.25'
L2	N19°47'59"W	25.03'
L3	S12°29'58"W	19.35'
L4	S08°46'19"E	9.00'
L5	S54°17'50"W	3.37'
L6	S31°19'38"W	7.81'
L7	S01°36'33"E	6.96'
L8	S37°19'44"E	24.33'
L9	S17°30'17"W	16.43'
L10	S88°14'23"E	20.39'
L11	N34°09'21"E	7.59'
L12	N37°44'27"W	25.98'
L13	S35°17'25"E	16.30'
L14	N56°09'57"E	12.11'
L15	N49°42'33"E	22.22'

AREA TABLE

EASEMENT #1: 13,119 SQ.FT. OR 0.3012 AC.
EASEMENT #2: 58,731 SQ.FT. OR 1.3483 AC.
EASEMENT #3: 2,665 SQ.FT. OR 0.0612 AC.
TOTAL AREA: 74,515 SQ.FT. OR 1.7107 AC.

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
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- JUNCTION BOX (JB)
- HEAD WALL (HW)
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- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

LEGEND

PROPOSED PROPERTY BOUNDARY FOR TRACT 1A

PROPOSED PROPERTY BOUNDARY FOR TRACT 1B

Phone No. (770) 424-1027
www.TerraMark.com
C. O. A. # LSF000610

TerraMark Geospatial

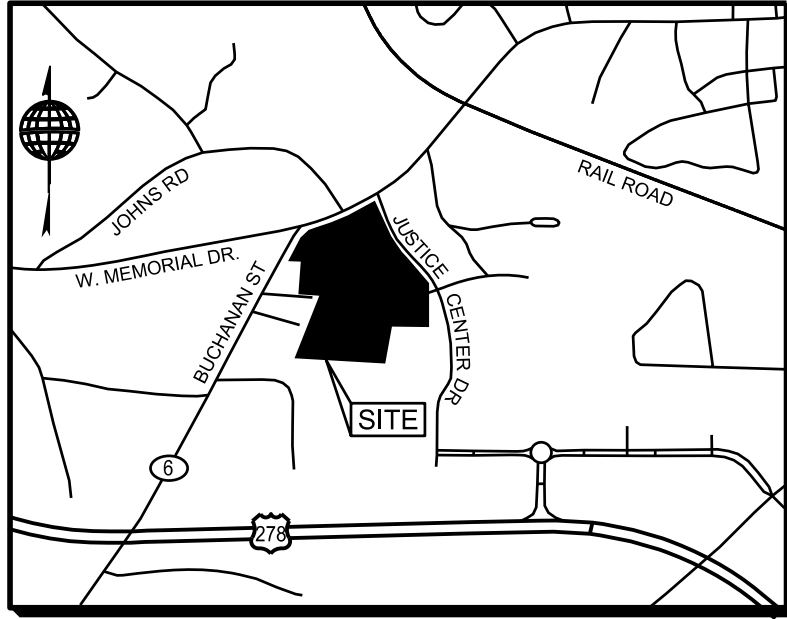
Project No.	No.	Revision	Date
2024-090	#1	NG	
	#2	NEC	
	#3	NEC	
	#4	NEC	
	#5	NEC	
	#6	NEC	
	#7	NEC	
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	#43	NEC	
	#44	NEC	
	#45	NEC	
	#46	NEC	
	#47	NEC	
	#48	NEC	
	#49	NEC	
	#50	NEC	

LOT SPLIT PLAT FOR KIMLEY-HORN (WELLSTAR HOSPITAL - DALLAS CAMPUS) LOCATED IN LAND LOT 299, 2ND DISTRICT, 3RD SECTION PAULDING COUNTY, GEORGIA

SHEET NO. 3/3
DRAWING# TM 24-090

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

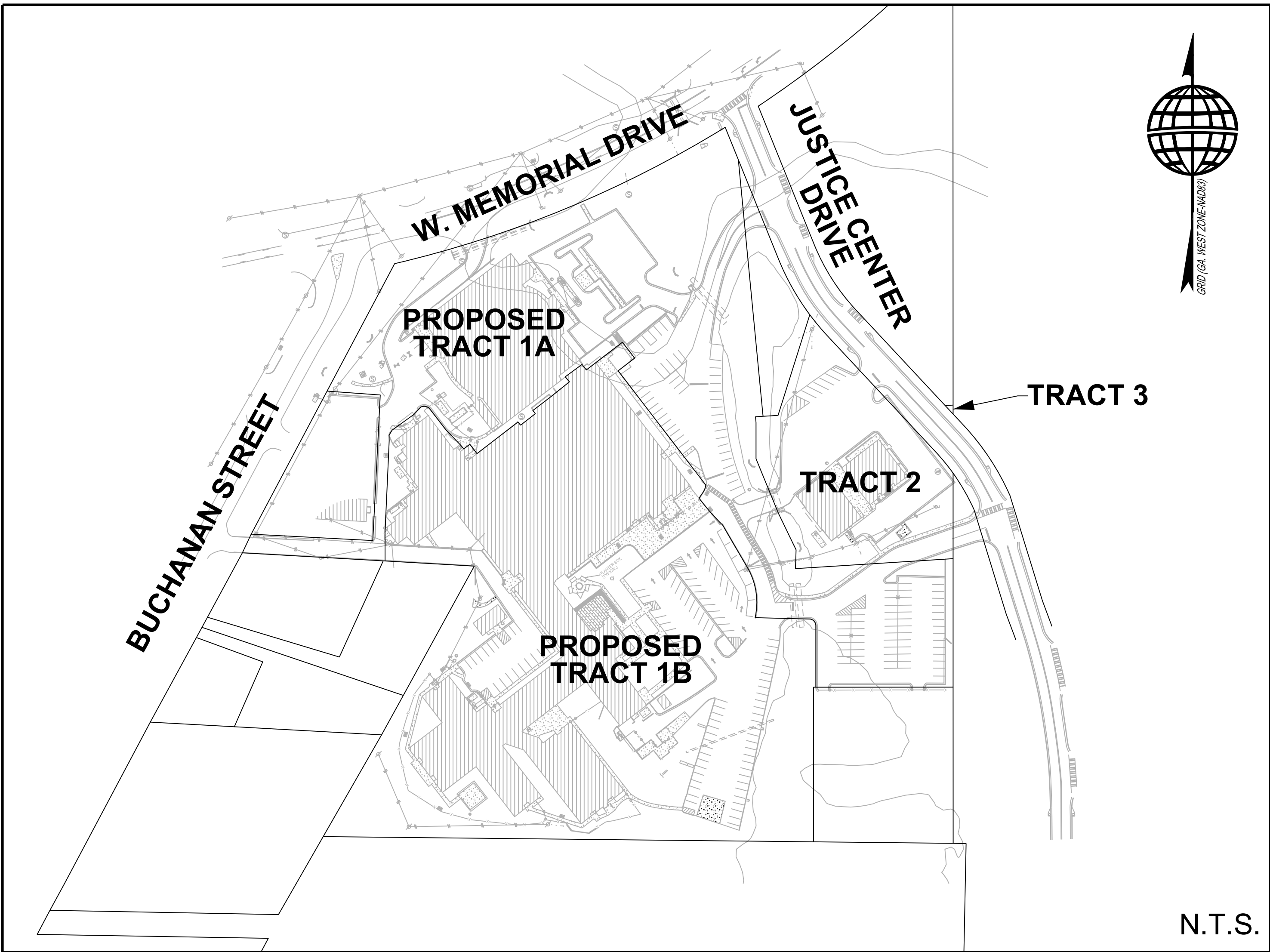
LOT SPLIT PLAT
FOR
KIMLEY-HORN
(WELLSTAR HOSPITAL - DALLAS CAMPUS)
LOCATED IN
LAND LOT 299, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33°55'10.38"N
LONG - 84°51'09.31"W

SITE OVERVIEW



SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
TRACT 1A HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 531,490 FEET.

TRACT 1B HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 717,782 FEET.

PROPOSED ACCESS EASEMENT #1 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 36,647 FEET.

PROPOSED ACCESS EASEMENT #2 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 153,851 FEET.

PROPOSED ACCESS EASEMENT #3 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 63,069 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 61,134 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON APRIL 17, 2024.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

SITE INFORMATION

HOSPITAL TRACT 1
CURRENT OWNER: PAULDING COUNTY HOSPITAL AUTHORITY
DB. 3N PG. 69 & DB. 3R PG.70

TAX PARCEL ID # 137.1.4.007.0000

ADDRESS: 600 W. MEMORIAL DRIVE

HOSPITAL TRACT 2
CURRENT OWNER: PAULDING COUNTY HOSPITAL AUTHORITY
DB. 5I PG. 483 & DB. 3891 PG.177

TAX PARCEL ID # 137.1.4.014.0000

ADDRESS: 504 W. MEMORIAL DRIVE

HOSPITAL TRACT 3
CURRENT OWNER: PAULDING COUNTY HOSPITAL AUTHORITY
DB. 3N PG. 69

TAX PARCEL ID # 137.1.4.007.0000

ADDRESS: 600 W. MEMORIAL DRIVE

ZONING: OMI
JURISDICTION: CITY OF DALLAS

SETBACKS:

FRONT - 35 FEET
SIDE - 30 FEET (PRINCIPAL), 10FEET/30 FEET (ACCESSORY)
REAR - 45 FEET (PRINCIPAL), 15FEET/45 FEET (ACCESSORY)

REFERENCE MATERIAL

- WARRANTY DEED FOR TRUSTEES OF PAULDING COUNTY HOSPITAL AUTHORITY AND THEIR SUCCESSORS
RECORDED IN DB. 3N PG. 69
AMONG THE LAND RECORDS OF PAULDING COUNTY, GEORGIA
- OTHER DOCUMENTS SHOWN HEREON

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF PAULDING COUNTY, GEORGIA (PANEL NUMBER 13223C0136D), DATED JUNE 7, 2019: A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF JUSTICE CENTER DRIVE, W. MEMORIAL DRIVE AND BUCHANAN STREET.

RECORDING CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PRELIMINARY
PENDING REVIEW AND COMMENT

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

Project No.	Survey Crew	Drawn By	Approved By	Date	Scale																																																																																															
2024-090				06/14/2024	1"=50'																																																																																															
No	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	#18	#19	#20	#21	#22	#23	#24	#25	#26	#27	#28	#29	#30	#31	#32	#33	#34	#35	#36	#37	#38	#39	#40	#41	#42	#43	#44	#45	#46	#47	#48	#49	#50	#51	#52	#53	#54	#55	#56	#57	#58	#59	#60	#61	#62	#63	#64	#65	#66	#67	#68	#69	#70	#71	#72	#73	#74	#75	#76	#77	#78	#79	#80	#81	#82	#83	#84	#85	#86	#87	#88	#89	#90	#91	#92	#93	#94	#95	#96	#97	#98	#99	#100
Revision						Date																																																																																														
S. SURVEY 2024						2024						090						DSN						B LOT						SLOT						DSN																																																																
PATH						1"=50'																																																																																														

LOT SPLIT PLAT
FOR
KIMLEY-HORN
(WELLSTAR HOSPITAL - DALLAS CAMPUS)
LOCATED IN
LAND LOT 299, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

SHEET NO.

1/3

DRAWING# TM 24-090

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'00" E	37.96'
L2	N 01°36'33" W	6.96'
L3	N 31°19'38" E	7.81'
L4	N 54°17'50" E	34.78'
L5	N 43°00'44" E	13.10'
L6	S 37°45'01" E	36.10'
L7	S 43°57'20" E	26.14'
L8	S 40°09'30" E	7.30'
L9	N 53°23'08" E	9.93'
L10	S 37°17'46" E	16.13'
L11	S 37°55'33" E	5.36'
L12	N 52°04'27" E	24.45'
L13	N 39°36'30" W	5.28'
L14	N 52°34'16" E	30.17'
L15	N 51°15'01" E	30.08'
L16	N 39°39'33" W	8.47'
L17	N 53°32'44" E	27.10'
L18	S 37°56'48" E	9.04'
L19	S 37°44'27" E	25.98'
L20	S 52°18'05" W	27.00'
L21	S 34°09'21" W	7.59'

CURVE TABLE

CURVE	BEARING	ARC	RADIUS	CHORD
C1	S82°40'19"E	11.30'	10.37'	10.75'
C2	N22°35'55"E	11.94'	22.37'	11.80'
C3	S41°26'07"E	46.40'	315.20'	46.36'
C4	S07°32'11"E	63.71'	90.44'	62.40'
C5	S40°24'29"E	12.29'	8.72'	11.30'

SEE SHEET 3 OF 3 FOR CALLS AND DEFINITION OF PROPOSED EASEMENTS

AREA TABLE

PROPOSED TRACT 1A	190,645 SQ.FT. OR 4.3766 AC.
PROPOSED TRACT 1B	268,997 SQ.FT. OR 6.1753 AC.
TOTAL AREA	459,642 SQ.FT. OR 10.5519 AC.

LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	PCC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

FLOOD ZONE LEGEND

	ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD
	ZONE "AE" 1% ANNUAL CHANCE FLOOD HAZARD

BUCHANAN STREET
(APPARENT VARIABLE R/W)

W. MEMORIAL DRIVE
(APPARENT VARIABLE R/W)

JUSTICE CENTER DRIVE
(PER DB. 3891 PG. 46)

Phone No. (770) 421-1827
www.TerraMark.com
C. O. A. # LSF000819



TerraMark Land Surveying, Inc.
1396 Balls Ferry Road
Marietta, Georgia 30066

Date	
Revision	
No.	
#1	
#2	
#3	
#4	
#5	
#6	
#7	
#8	
Project No.	2024-080
Survey Crew:	NG
Drawn By:	NEC
Approved By:	PBC
Date:	08/14/2024
Scale:	1"=50'

LOT SPLIT PLAT
FOR
KIMLEY-HORN
(WELLSTAR HOSPITAL - DALLAS CAMPUS)
LOCATED IN
LAND LOT 299, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

SHEET NO.

2/3

DRAWING# TM 24-080

CURVE	BEARING	ARC	RADIUS	CHORD
C1	N46°53'37"E	15.07	19.11'	14.68'
C2	N19°07'30"E	18.34	59.83'	18.27'
C3	N00°33'10"W	22.38	32.56'	21.94'
C4	N23°43'16"E	22.84	157.19'	22.92'
C5	N29°43'21"E	22.84	50.09'	22.45'
C6	N11°07'15"E	15.07	14.58'	14.58'
C7	N34°29'35"W	11.11'	23.83'	11.01'
C8	S29°20'28"W	31.06'	52.14'	30.60'
C9	S35°48'26"W	12.62'	54.88'	12.59'
C10	S26°10'18"E	42.66'	349.73'	42.63'
C11	S31°17'43"E	7.2'	16.6'	7.15'
C12	S61°46'46"E	17.68'	17.64'	17.64'
C13	N77°49'53"E	27.89'	79.58'	27.75'
C14	N40°24'29"W	12.29'	8.72'	11.30'
C15	N22°35'55"E	11.94'	22.37'	11.80'
C16	N50°37'29"E	10.48'	21.01'	10.30'
C17	N41°44'44"E	12.11'	12.11'	12.11'
C18	N64°33'19"E	12.93'	54.83'	12.93'

LINE	BEARING	DISTANCE
L1	N 11°33'47" W	14.26'
L2	N 19°47'09" W	25.03'
L3	S 12°29'58" W	19.35'
L4	S 08°46'19" E	9.00'
L5	S 54°17'50" W	3.37'
L6	S 31°19'38" W	7.81'
L7	S 01°36'33" E	6.96'
L8	S 17°34°44" E	24.33'
L9	S 17°30'17" W	14.43'
L10	S 88°14'23" E	20.39'
L11	N 34°09'21" E	7.59'
L12	N 37°44'27" W	25.98'
L13	S 35°17'25" E	18.30'
L14	N 56°09'57" E	12.11'
L15	N 49°42'33" E	22.22'

EASEMENT #1: 13,119 SQ.FT. OR 0.3012 AC.
EASEMENT #2: 58,731 SQ.FT. OR 1.3483 AC.
EASEMENT #3: 2,665 SQ.FT. OR 0.0612 AC.

TOTAL AREA: 74,515 SQ.FT. OR 1.7107 AC.

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION

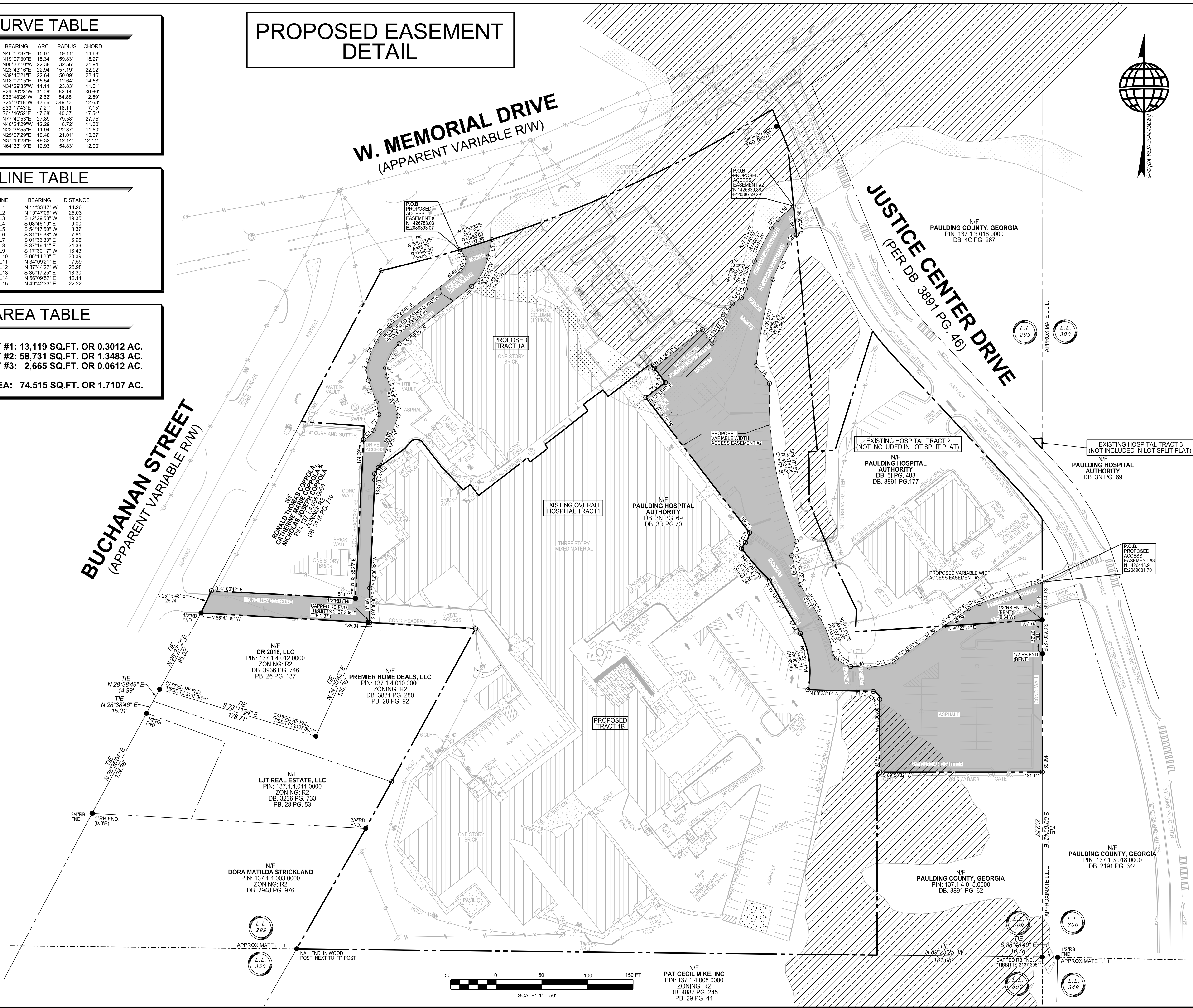
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AC	ARCH LENGTH	IPS	IRON PIN SET (CAPPED)
ACRE	ACRE	INF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTG	OPEN TOP PIPE
AB	BUILDING SETBACK LINE	OTF	FLAT BOTTOM
BW	BARBERIE	PAGE	PAGE
CH	CHORD LENGTH	PB	POINT OF BEGINNING
CH	CHAIN LINK FENCE	PCB	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMF	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CMF	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CMP	CRIMP TOP PIPE	REBAR	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE P
DB	DEED BOOK	STORM	STORM SEWER EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
IND	IRON	SSE	SANITARY SEWER EASEMENT
INF	IRON DENSITY POLYETHYLENE PIPE	SWP	WOOD PRIVACY FENCE
IPF	IRON FOUN POLY		

 ZONE "X"
 0.2% ANNUAL CHANCE
 FLOOD HAZARD

 ZONE "AE"
 1% ANNUAL CHANCE
 FLOOD HAZARD

W. MEMORIAL DRIVE



Phone No. (770) 421-1927

TerraMark Land Surveying, Inc.

Project No	No	Revision
2024-090	No	

**LOT SPLIT PLAT
FOR
KIMLEY-HORN
(WELLSTAR HOSPITAL - DALLAS CAMPUS)
LOCATED IN
LAND LOT 299, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA**

SHEET NO.
3/3
DRAWING# TM 24-09

PROPERTY DESCRIPTION

TRACT "1A" "Wellstar Paulding Hospital"

All that tract or parcel of land lying and being in Land Lot 299, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way line of West Memorial Drive (having an apparent variable width right-of-way and the westerly right-of-way line of Justice Center Drive having a 50' right-of-way); thence, leaving the aforesaid POINT OF BEGINNING and the aforesaid right-of-way line of West Memorial Drive and running with the said right-of-way line of Justice Center Drive

1. South 22° 01' 52" East, 45.33 feet; thence, leaving the aforesaid right-of-way line of Justice Center Drive
2. South 05° 30' 42" East, 334.34 feet; thence,
3. South 86° 22' 25" West, 9.81 feet to a point in the centerline of an unnamed creek; thence, running with the centerline of aforesaid unnamed creek
4. South 04° 58' 41" East, 7.63 feet; thence,
5. South 00° 02' 09" East, 46.88 feet; thence,
6. South 22° 19' 32" East, 76.89 feet; thence,
7. South 25° 47' 23" East, 52.20 feet; thence,
8. South 01° 48' 32" West, 24.39 feet; thence, leaving the centerline of the aforesaid unnamed creek
9. North 86° 22' 25" East, 204.84 feet to a point on the Land Lot Line common to Land Lots 299 & 300, aforesaid District, aforesaid Section, Paulding County, Georgia; thence, running with the aforesaid Land Lot Line common to Land Lots 299 & 300
10. South 00° 00' 42" East, 166.69 feet; thence, leaving the aforesaid Land Lot Line common to Land Lots 299 & 300
11. South 89° 58' 32" West, 178.06 feet; thence,
12. North 00° 00' 11" West, 79.79 feet; thence,
13. 12.29 feet along the arc of a curve deflecting to the left, having a radius of 8.72 feet and a chord bearing and distance of North 40° 24' 29" West, 11.30 feet; thence,
14. North 88° 33' 10" West, 71.43 feet; thence,
15. 63.71 feet along the arc of a curve deflecting to the left, having a radius of 90.44 feet and a chord bearing and distance of North 07° 32' 11" West, 62.40 feet; thence,
16. North 30° 13' 14" West, 67.44 feet; thence,
17. 46.40 feet along the arc of a curve deflecting to the right, having a radius of 315.20 feet and a chord bearing and distance of North 41° 26' 07" West, 46.36 feet; thence,
18. North 34° 09' 21" East, 7.59 feet; thence,
19. 11.94 feet along the arc of a curve deflecting to the left, having a radius of 22.37 feet and a chord bearing and distance of North 22° 35' 55" East, 11.80 feet; thence,
20. North 37° 29' 18" West, 186.71 feet; thence,
21. North 52° 18' 05" East, 27.00 feet; thence,
22. North 37° 44' 27" West, 25.98 feet; thence,
23. South 52° 29' 12" West, 58.95 feet; thence,
24. North 37° 59' 48" West, 9.04 feet; thence,
25. South 53° 32' 44" West, 27.10 feet; thence,

26. South 39° 39' 33" East, 8.47 feet; thence,
27. South 51° 15' 01" West, 30.08 feet; thence,
28. South 52° 34' 16" West, 30.17 feet; thence,
29. South 39° 36' 30" East, 5.28 feet; thence,
30. South 52° 04' 27" West, 24.45 feet; thence,
31. North 37° 55' 33" West, 5.36 feet; thence,
32. South 52° 23' 45" West, 67.26 feet; thence,
33. North 37° 17' 46" West, 15.13 feet; thence,
34. South 53° 23' 08" West, 9.93 feet; thence,
35. North 40° 09' 30" West, 7.30 feet; thence,
36. North 43° 57' 20" West, 26.14 feet; thence,
37. North 37° 46' 01" West, 36.10 feet; thence,
38. 11.30 feet along the arc of a curve deflecting to the left, having a radius of 10.37 feet and a chord bearing and distance of North 82° 40' 19" West, 10.75 feet; thence,
39. South 43° 00' 44" West, 13.10 feet; thence,
40. South 54° 17' 50" West, 34.78 feet; thence,
41. South 31° 19' 38" West, 7.81 feet; thence,
42. South 01° 36' 33" East, 6.96 feet; thence,
43. South 02° 36' 33" West, 118.37 feet; thence,
44. South 00° 00' 00" West, 37.96 feet; thence,
45. North 86° 43' 05" West, 185.33 feet to a 1/2-inch rebar found on the easterly right-of-way line of Buchanan Street (having an apparent variable width right-of-way); thence, running with the aforesaid right-of-way line of Buchanan Street
46. North 25° 15' 48" East, 26.74 feet; thence, leaving the aforesaid right-of-way line of Buchanan Street
47. South 87° 00' 42" East, 158.01 feet to a 1/2-inch rebar found; thence,
48. North 02° 55' 25" East, 189.00 feet; thence,
49. North 85° 50' 09" West, 69.26 feet to a point on the aforesaid right-of-way line of Buchanan Street; thence, running with the said right-of-way line of Buchanan Street
50. North 27° 56' 34" East, 187.15 feet to a point on the aforesaid right-of-way line of West Memorial Drive; thence, leaving the aforesaid right-of-way line of Buchanan Street and running with the said right-of-way line of West Memorial Drive
51. 465.78 feet along the arc of a curve deflecting to the left, having a radius of 1,450.00 feet and a chord bearing and distance of North 67° 35' 01" East, 463.78 feet to the POINT OF BEGINNING, containing 190,645 square feet or 4.3766 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT "1B" "Wellstar Paulding Hospital"

All that tract or parcel of land lying and being in Land Lot 299, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of West Memorial Drive (having an apparent variable width right-of-way and the easterly right-of-way line of Buchanan Street (having an apparent variable width right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and the aforesaid right-of-way line of West Memorial Drive and running with the said right-of-way line of Buchanan Street South 27° 56' 34" West, 187.15 feet; thence, South 27° 55' 44" West, 210.00 feet; thence, South 25° 15' 48" West, 26.74 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Buchanan Street South 86° 43' 05" East, 185.33 feet to a point and the TRUE POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established

1. North 00° 00' 00" East, 37.96 feet; thence,
2. North 02° 36' 33" East, 118.37 feet; thence,
3. North 01° 36' 33" West, 6.96 feet; thence,
4. North 31° 19' 38" East, 7.81 feet; thence,
5. North 54° 17' 50" East, 34.78 feet; thence,
6. North 43° 00' 44" East, 13.10 feet; thence,
7. 11.30 feet along the arc of a curve deflecting to the right, having a radius of 10.37 feet and a chord bearing and distance of South 82° 40' 19" East, 10.75 feet; thence,
8. South 37° 46' 01" East, 36.10 feet; thence,
9. South 43° 57' 20" East, 26.14 feet; thence,
10. South 40° 09' 30" East, 7.30 feet; thence,
11. North 53° 23' 08" East, 9.93 feet; thence,
12. South 37° 17' 46" East, 15.13 feet; thence,
13. North 52° 23' 45" East, 67.26 feet; thence,
14. South 37° 55' 33" East, 5.36 feet; thence,
15. North 52° 04' 27" East, 24.45 feet; thence,
16. North 39° 36' 30" West, 5.28 feet; thence,
17. North 52° 34' 16" East, 30.17 feet; thence,
18. North 51° 15' 01" East, 30.08 feet; thence,
19. North 39° 39' 33" West, 8.47 feet; thence,
20. North 53° 32' 44" East, 27.10 feet; thence,
21. South 37° 59' 48" East, 9.04 feet; thence,
22. North 52° 29' 12" East, 58.95 feet; thence,
23. South 37° 44' 27" East, 25.98 feet; thence,
24. South 52° 18' 05" West, 27.00 feet; thence,
25. South 37° 29' 18" East, 186.71 feet; thence,
26. 11.94 feet along the arc of a curve deflecting to the right, having a radius of 22.37 feet and a chord bearing and distance of South 22° 35' 55" West, 11.80 feet; thence,
27. South 34° 09' 21" West, 7.59 feet; thence,

28. 46.40 feet along the arc of a curve deflecting to the left, having a radius of 315.20 feet and a chord bearing and distance of South 41° 26' 07" East, 46.36 feet; thence,
29. South 30° 13' 14" East, 67.44 feet; thence,
30. 63.71 feet along the arc of a curve deflecting to the right, having a radius of 90.44 feet and a chord bearing and distance of South 07° 32' 11" East, 62.40 feet; thence,
31. South 88° 33' 10" East, 71.43 feet; thence,
32. 12.29 feet along the arc of a curve deflecting to the right, having a radius of 8.72 feet and a chord bearing and distance of South 40° 24' 29" East, 11.30 feet; thence,
33. South 00° 00' 11" East, 79.79 feet; thence,
34. South 89° 58' 32" West, 3.05 feet; thence,
35. South 00° 01' 28" East, 200.56 feet to a point on the Land Lot Line common to Land Lots 299 & 350 aforesaid District, aforesaid Section, Paulding County, Georgia; thence, running with the aforesaid Land Lot Line common to Land Lots 299 & 350
36. North 89° 23' 25" West, 636.03 feet to a nail found in a wood post; thence, leaving the aforesaid Land Lot Line common to Land Lots 299 & 350
37. North 29° 50' 00" East, 152.16 feet to a 3/4-inch rebar found; thence,
38. North 28° 54' 31" East, 58.40 feet; thence,
39. North 28° 44' 45" East, 191.32 feet; thence,
40. North 86° 43' 05" West, 115.92 feet to the POINT OF BEGINNING, containing 268,997 square feet or 6.1753 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

NOTICE OF PUBLIC HEARING
BY THE ZONING BOARD OF APPEALS
OF THE CITY OF DALLAS

Public hearings will be conducted by the Zoning Board of Appeals on September 16th at 6:00PM, in the City Council Chambers, City Hall, 129 East Memorial Drive, Dallas, Georgia.

ANNEXATION AND REZONING:

V-2024-07

The City of Dallas Zoning Board of Appeals will hold public hearings to consider a variance approval for by Paulding County Hospital Authority for four variances for minimum lot size, minimum lot frontage, and minimum lot width. The site is located at 600 W Memorial Drive with Parcel Number: 135.3.1.075.0000, in Land Lot(s) 299 in the 2nd District, Section 3 of Paulding County. The property is located in Ward 1. The property consists of 7.16 acres. The property is currently used as a medical complex and a nursing center. The applicant is proposing to subdivide the property.

V-2024-08

The City of Dallas Zoning Board of Appeals will hold public hearings to consider a variance request by Hancock Kitchen Designs, LLC to permit for three walls signs, whereas only one wall sign is permitted in the Corridor Overlay Zone. The site is located at 251 W Memorial Drive with Parcel Number: 116.3.4.090.0000, in Land Lot(s) 276 in the 2nd District, Section 3 of Paulding County. The property is located in Ward 1. The property consists of 7.16 acres. The property is currently used as an indoor entertainment use and would convert to an indoor food hall.

The public is invited to attend the hearings for oral comments, or submit written comments on the subject to the City of Dallas, Attention: Dallas City Council, 129 East Memorial Drive, Dallas, Georgia 30132, prior to the public hearings. Opponents to the above actions are required to submit a disclosure report five days before the public hearings. For questions or concerns, call Community Development at 770.443.8110 x 1409.