

Paulding County School District
Zoning Impact and Voting Statement

Commission meeting: Tuesday, April 23, 2024



Agenda as presented:

VOTE:

1. Review of minutes from previous Commission meeting (March 26, 2024)

IN FAVOR

Motion to Approve

2. 2024-12-Z: Request to rezone 41.992 acres from A-1 to R-2 for development of a 42-lot residential community

OPPOSED

Rezoning of current A-1 (Agricultural District) to R-2 (Suburban Residential District) would allow for up to 42 single family housing units to be constructed

School impacts are anticipated if approved. See additional provided impact information for more details

Motion to Approve

3. 2024-13-Z: Request to rezone 1.874 acres from O-I to R-2 for a proposed single-family residence

IN FAVOR

Rezoning request would allow one (1) single-family home on property

Minimal school impacts anticipated (1 residential house equates to ~.635 student yield)

Motion to Approve

4. 2024-14-Z: Request to rezone 39.8 acres from A-1 to ER to develop nine (9) single-family residential homes

OPPOSED

Rezoning of current A-1 (Agricultural District) to R-2 (Suburban Residential District) would allow for up to 9 2.5-acre single-family residential homes

School impacts are anticipated if approved. See additional provided impact information for more details

Motion to Approve

5. 2024-15-Z (CoH): Request to rezone 9.04 acres from R-2 and B-2 to B-2 with concurrent Special Exception Application: 2024-01-SE for the development of 36 independent senior living rental cottages

IN FAVOR

Rezoning for City of Hiram current R-2 and B-2 to B-2 to develop 36 senior rental cottages to operate with the existing Memory Care facility known as Manor Lake

No school impacts anticipated

Motion to Approve

Paulding County School District Zoning Impact Statement



Application: 2024-12-Z
Review Date: April 23, 2023
Location: Land Lots 324 & 383; District 1; Section 3 of Paulding County, GA
 Property is south of Ridge Road (proposed site address is 1404 Ridge Rd.)
Proposed # of Lots: 42
Acreage: 41.992
Applicant: Michael Garrett/Garrett Real Estate & Development LLC
Requested Rezoning: A-1 (Agricultural District) to R-2 (Suburban Residential District)**
Impacted Schools: Elem: Nebo
 Middle: Scoggins
 High: South Paulding

CURRENT*	NEBO	SCOGGINS	SPHS
Current Capacity	925	900	1850
FTE (Full Time Enrollment)	843	776	1905
Over (-Under) Capacity	-82	-124	55
Capacity (%)	91%	86%	103%
Rezoning to R-1, 42 proposed lots	NEBO	SCOGGINS	SPHS
Additional Students	13	6	7
Capacity (%)	93%	87%	103%

Rationale: Rezoning A-1 to R-2 would result in an increase of student population across all grade levels. One of which is currently over their capacity levels

* current capacity, FTE, and capacity (%) based on DOE FTE counts as of annual Oct 2023 FTE reports

**see PCBOC UDO (Unified Development Ordinance) pages 62-63 & 68-69 for differences between A-1 and R-2 development requirements

Paulding County School District Zoning Impact Statement



Application: 2024-14-Z
Review Date: April 23, 2023
Location: Land Lot 1141; District 2; Section 3 of Paulding County, GA
 Property is east side of Lindsey Lake Road, north of Pine Shadows Drive
Proposed # of Lots: 9
Acreage: 39.8
Applicant: Trinity Carpentry INC
Requested Rezoning: A-1 (Agricultural District) to ER (Estate Residential District)**
Impacted Schools: Elem: Nebo
 Middle: South Paulding
 High: Paulding County

CURRENT*	NEBO	SPMS	PCHS
Current Capacity	925	600	1775
FTE (Full Time Enrollment)	843	509	2116
Over (-Under) Capacity	-82	-91	341
Capacity (%)	91%	85%	119%
Rezoning to R-1, 42 proposed lots	NEBO	SPMS	PCHS
Additional Students	3	1	2
Capacity (%)	91%	85%	119%

Rationale: Rezoning A-1 to ER would result in an increase of student population across all grade levels. Even though minor impacts would result from an ER zoning, smaller residential developments combined with existing or pending others, would make larger overall impacts to the schools across all grade levels.

* current capacity, FTE, and capacity (%) based on DOE FTE counts as of annual Oct 2023 FTE reports

**see PCBOC UDO (Unified Development Ordinance) pages 62-65 for differences between A-1 and ER development requirements