

## Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, April 22, 2025

Agenda as presented:

### 1. Review of minutes from previous Commission meeting (March 25, 2025)

#### Motion to Approve

### 2. 2025-07-Z: Request to rezone 6.104 acres from R-2 to I-1 for the intended commercial use of heavy equipment rental(s)

Applicant requesting to rezone 6.104 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial District) for the intended commercial use of heavy equipment rentals. Application was submitted for heavy equipment rental, but applicant does not currently have plans to use for rental services. Commercial use will be more aligned with heavy equipment repairs. County Staff indicated proposed intended use was not considered in conformity with the policies and intent of the 2022 Comprehensive Plan and associated Future Development Map. Staff also indicated rezoning would not permit a use that is suitable in the view of the use and development of adjacent properties, rezoning may have an adverse effect on the usability of adjacent properties, rezoning may result in a use that would cause an excessive or burdensome use of existing streets, and the rezoning is not supported by new and changing conditions affecting uses and developments along Bill Carruth Parkway

PCBOC STAFF recommendation: Denial

**No school capacity impacts anticipated**

#### Motion to Deny



VOTE:

IN FAVOR

IN FAVOR

**3. 2025-04-SUP: Request for Special Use Permit on 51.24 acres of R-2 for the seasonal event operation of a containment haunted house amusement themed attraction**

**IN FAVOR**

Applicant requesting a Special Use Permit for the operation of a family friendly, seasonal containment Halloween haunted house on 51.24 acres. Plan calls for the utilization of 26 container units that are pre-built for amusement purposes including lighting effects. Applicant will consult and adhere to all local AHJs (Authorities Having Jurisdiction) for compliance of all required state/local laws and applicable codes

PCBOC STAFF recommendation: Approval

**No school capacity impacts anticipated**

**Motion to Approve**

**4. Zoning Ordinance Text Amendment: Public Hearing: The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Chapter 110 "Definitions", Section 110-40 "General Definitions", Title 2: Zoning, Chapter 210 "Base Districts", Section 210-60 "MPR Master Planned Residential District" and Section 210-100 "R-55 Active Adult Residential District", Chapter 220 "Overlay Districts", Section 220-20 "Corridor Overlay District", Chapter 240 "Standards Applying to All Districts", Section 240-10 "Dimensional Standards of Zoning Districts", Chapter 260 "Off-Street Parking Standards", Section 260-20 "Required Spaces", Chapter 280 "Planning Commission", Section 280-140 "Traffic Memo Report Contents" and Appendix, Section 3.0 "List of Amendments" of the Unified Development Ordinance for Paulding County, Georgia**

**IN FAVOR**

Summary of Key Changes Listed Separately

PCBOC STAFF recommendation: Approval

**Motion to Approve**