

## Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, August 26, 2025

Applications presented represent only those that directly impact PCSD, not the full agenda:

**1. 2025-14-Z: Request to rezone 47.56 acres from A-1 to R-1 for a proposed development of a 21 lot single-family detached residential development**

Applicant requesting to rezone 47.56 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for a proposed 21 lot single-family detached development.

**School capacity impacts anticipated if approved. See Zoning Impact Statement for more details**

PCBOC STAFF recommendation: Approval

**Motion to Approve**

VOTE:

**OPPOSED**



## Paulding County School District Zoning Impact Statement



**Application:** 2025-14-Z  
**Review Date:** August 26, 2025  
**Location:** Land Lot 1164; District 2; Section 3 of Paulding County, GA  
 Property is located West of intersection of Pine Shadows Dr & Nebo Rd  
**Proposed # of Lots:** 21  
**Acreage:** 47.56  
**Applicant:** Powder Creek Properties - Brent Paris  
**Requested Rezoning:** R-1 (Rural Residential District)  
**Impacted Schools:** Elem: Nebo  
 Middle: South  
 High: Paulding

CURRENT*	NEBO ES	SOUTH MS	PAULDING CO. HS
Current Capacity	925	600	1775
FTE (Full Time Enrollment)	874	507	2099
Over (-Under) Capacity	-51	-93	324
Capacity (%)	94%	85%	118%
Rezone A-1 to R-1, 21 proposed lots	NEBO ES	SOUTH MS	PAULDING CO. HS
Additional Students	7	3	4
Capacity (%)	95%	85%	118%

**Rationale:** Rezoning for this intended use would result in an increase of student population across all grade levels. The combination of this application with other active applications/construction projects will further increase capacity impacts

\* current capacity, FTE, and capacity (%) based on DOE FTE counts as of annual Oct 2024 FTE reports

\*\*see PCBOC UDO (Unified Development Ordinance) pages 63-64 & 67-68 for A-1 and R-1 development requirements