

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, February 25, 2025

Agenda as presented:

1. Review of minutes from previous Commission meeting (January 28, 2025)

Motion to Approve

1. 2025-01-LUP (CoH): Request to renew existing Land Use Permit on 1.073 acres of LRO for property to remain a private dwelling for applicant and operator of permitted business

Applicant requesting to renew a Land Use Permit to occupy her place of business for residential dwelling purposes. The site is zoned LRO (Low Rise Office) and is 1.073 acres in size

PCBOC STAFF recommendation: Approval

No school capacity impacts anticipated

Motion to Approve

3. 2025-02-SUP: Request for a Special Use Permit on 1.12 acres of B-2 for the proposed use of a CBD store and smoke shop

Applicant requesting a Special Use Permit for proposed operation of a CBD (Cannabidiol) and smoke shop in an existing commercial building with a B-2 (Highway Business District). Located within the vicinity of the proposed location are two schools (East Paulding High & East Paulding Middle) along with a church (Westridge). Through their review, the governing authority of Paulding County noted concerns of criteria not being met on items 1 (one) and 11 (eleven) within the SUP consideration standards as followed: "1. Whether or not there will be significant adverse effect on the neighborhood or an area in which the proposed use will be located." and "11. Whether or not the public health, safety, welfare, or moral concerns of the surrounding area will be adversely affected." Facts concerning increased availability and accessibility of electronic smoking devices within the schools along with disciplinary consequence statistics were shared with the Planning Commission

PCBOC STAFF recommendation: Denial

No school capacity impacts anticipated

Motion to Deny



VOTE:

IN FAVOR

IN FAVOR

IN FAVOR

4. 2025-03-SUP: Request for a Special Use Permit on 3.36 acres of B-2 for the proposed development of a three-story Class-A climate controlled self-storage facility

IN FAVOR

Applicant requesting a Special Use Permit for a 3.36 acre property for the proposed development and construction of a three-story, Class A climate controlled self-storage facility. The site was zoned B-2 (Highway Business District) in March, 1989. The proposed facility would be approximately 111,012 SF of total storage space split between three levels. According to the applicant, a study was performed that confirmed the need for additional storage based on a 1.7 SF storage capacity for the resident load with the state average being 7.7 SF

PCBOC STAFF recommendation: Approval

No school capacity impacts anticipated

Motion to Approve