

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, January 28, 2025



Agenda as presented:

VOTE:

1. Nomination of Commission Chairman for 2025

IN FAVOR

Jody Palmer nominated as Chairman

Motion to Approve

2. Nomination of Commission Vice-Chairman for 2025

IN FAVOR

Roger Leggett nominated for Vice-Chairman

Motion to Approve

3. Review of minutes from previous Commission meeting (November 19, 2024)

IN FAVOR

Motion to Approve

4. 2025-01-SPSA (Site Plan Stipulation Amendment): Request to revise previous approved site plan and stipulations of application 2020-13-Z to allow for the development of approximately 17.3 acres of R-55

Applicant requesting a Site Plan Amendment for prior zoning case 2020-13-Z for proposed development of R-55 (Active Adult Residential District) with 51 single-family detached homes. Applicant is requesting to either remove or modify nine previous stipulations that were all listed as voluntary under the original rezoning request. The voluntary stipulations address minimum dwelling size, home architectural designs, home prices, pavilion size, and utilities (streetlights, gas and electricity). The 17.3 acres would be phase 2 of the Cedarcrest Village development that already contains attached single-family residential units. Within the request, a new site plan was submitted that also shows a reduction of proposed lots from the original 76 down to 51

PCBOC STAFF recommendation: Approval

No school impacts anticipated as development is R-55

Motion to Approve

5. 2025-01-Z (CoH): Request to rezone 30.56 acres of R-2 to R-55 for development of approximately 120-residential single-family and townhomes with a variance request to reduce the side and front setbacks established for the R-55 district **OPPOSED**

Applicant requesting to rezone 30.56 acres from R-2 (Suburban Residential District) to R-55 (Active Adult Residential District) within the City of Hiram to develop a proposed 115 lot active adult subdivision. The applicant plans for 85 detached single-family residences and 30 townhomes. Applicant also requests a variance to reduce the required side setback from 8 ft. to 5 ft. and the required front setback from 20 ft. to 15 ft. The requested zoning to R-55 would not be considered in compliance with the 2022 Comprehensive Plan and associated City of Hiram Future Development Map as the site is anticipated to develop as commercial, and therefore, BOC Staff recommend denial. However, due to the layout of the site, limits on accessibility points for any potential commercial development, and that the property is currently zoned R-2 which would allow for it to be developed into residential homes in its current zoning, rezoning to R-55 would offer no impacts to the school district

PCBOC STAFF recommendation: Denial

No school impacts anticipated if allowed to rezone to R-55, but impacts could be expected if property remains R-2 and is developed

Motion to Deny

6. 2025-02-Z: Request to rezone 1.747 acres from R-2 to B-2 for a proposed self-storage facility **IN FAVOR**

7. 2025-01-SUP: Request for a Special Use Permit for 1.747 acres concurrent with application 2025-02-Z IN FAVOR for a proposed self-storage facility

Applicant requesting to rezone 1.747 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) with subsequent Special Use Permit (2025-01-SUP) for the development of a proposed self-storage facility. This parcel will be joined to the adjacent property (5.933 acres) to the north for a proposed retail building along with the self-storage facility. The property to the north was rezoned to B-2 in December 2013 for a farm/garden store. In 2022 a Special Use Permit (2022-06-SUP) was approved for the retail building and self-storage facility

PCBOE STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve 2025-02-Z

Motion to Approve 2025-01-SUP