

## Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, July 22, 2025

Agenda as presented:

### 1. Review of minutes from previous Commission meeting (June 24, 2025)

#### Motion to Approve

**2. 2025-03-Z (CoH): Forwarded from June 24th - Request to rezone approximately 50.32 acres from B-2 to the city of Hiram's adopted MUD for the proposed development of 319 single-family residential units as well as approximately 49,000 sq. ft of commercial and office space**

**\*This is a city of Hiram annexation project**

Applicant requesting to rezone 50.32 acres within the city of Hiram from B-2 (Highway Business District) to the Mixed Use District for the development of up to 319 attached and detached single-family residential units along with 49,000 sq. ft of commercial and office space. Applicant's original proposal included 372 townhomes and single-family residential units including 62,000 sq. ft of non-residential usage. PCBOC Staff indicated the applicant reduced the total unit count to 319 single-family residential units. The 319 proposed residential units includes 26 detached single-family lots with 293 attached (townhomes) single-family units as well as approximately 49,000 sq. ft of commercial and office space

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

PCBOC STAFF recommendation: Approval

#### Motion to Approve

**3. 2025-11-Z: Forwarded from June 24th - Request to rezone 29.73 acres from A-1 to R-2 for the proposed development of two single-family homes**

Applicant requesting to proceed with rezoning 29.73 acres from A-1 (Agricultural District) to R-2 (Suburban Residential District) for the proposed development of two single-family homes for family members. R-1 (Rural Residential District) was noted in the Letter of Intent, but R-2 was listed on the application.

PCBOC STAFF recommendation: Approval

**School capacity impacts could occur if total property rezoned and future development takes place**

#### Motion to Approve



VOTE:

IN FAVOR

OPPOSED

OPPOSED

**4. 2025-12-Z: Request to rezone 31.94 acres of B-2 to R-55 for the proposed development of an 81-lot residential senior community**

**IN FAVOR**

Applicant requesting to rezone 31.94 acres from B-2 (Highway Business District) to R-55 (Active Adult Residential District) for a proposed addition of approximately 81 age restricted single-family lots to the adjacent R-55 development that was approved in September 2024 (2024-32-Z). The additional 81 lots (non-rental) to the current R-55 development will create a total of approximately 202 lots

PCBOC STAFF recommendation: Approval

**Minimal to no school capacity impacts anticipated if approved**

**Motion to Approve**

## Paulding County School District Zoning Impact Statement



**Application:** 2025-03-Z  
**Review Date:** July 22, 2025  
**Location:** Land Lots 663, 664, 669, 670; District 19; Section 2 of Paulding County, GA  
 Property is located in the area of Wendy Bagwell Pkwy and Poplar Springs Rd.  
**Proposed # of Lots:** 319  
**Acreage:** 50.32  
**Applicant:** Blue River Development, LLC  
**Requested Rezoning:** MUD (Mixed Use District)\*\*  
**Impacted Schools:** Elem: Hiram  
 Middle: P.B. Ritch  
 High: Hiram

CURRENT*	HIRAM	P.B. RITCH	HIRAM
Current Capacity	875	900	1800
FTE (Full Time Enrollment)	797	690	1460
Over (-Under) Capacity	-78	-210	-340
Capacity (%)	91%	77%	81%
Rezone to MUD, 319 proposed lots	HIRAM	P.B. RITCH	HIRAM
Additional Students	54	29	36
Capacity (%)	97%	80%	83%

**Rationale:** Rezoning for this intended use would result in an increase of student population across all grade levels. The combination of applications 2025-03-Z and 2025-08-Z would create an increase in the ES level beyond 100% capacity

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

\*\*see City of Hiram Code of Ordinances, Appendix A - Zoning, Article VIII. - Zoning District Regulations, Section T. - Mixed-Use District

**Combination of applications 2025-03-Z and 2025-08-Z if approved would create a total increase across all grade levels as followed:**

School:	Add. Students	Current capacity:	Capacity if both applications approved:
Hiram ES	(+)124	91%	105%
P.B. Ritch	(+)66	77%	84%
Hiram HS	(+)81	81%	85%