

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, June 24, 2025

Agenda as presented:

VOTE:



1. Review of minutes from previous Commission meeting (May 27, 2025)

IN FAVOR

Motion to Approve

2. 2025-10-Z: Request to rezone 1 acre from B-2 to R-1 for the proposed future development of a single-family residence

IN FAVOR

Applicant requesting to rezone 1 acre from B-1 (General Business District) to R-1 (Rural Residential District) to build a single-family home

PCBOC STAFF recommendation: Approval

Minimal to no school capacity impacts anticipated if approved.

Motion to Approve

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

IN FAVOR

Applicant requesting a to rezone 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. Concerns were raised for a possible larger future development if total property were rezoned to R-2 where other zonings (R-1 or ER) could be better suited. Tabling the application to allow the applicant time to determine the route of best zoning was discussed.

PCBOC STAFF recommendation: Approval

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

Motion to Table

4. 2025-03-Z (CoH): 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

OPPOSED

***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 Table

5. 2025-08-Z (CoH): Request to rezone approximately 63.79 acres from R-2 and B-2 to the city of Hiram's adopted MUD for the proposed development of 279 attached and detached single-family residential units as well as approximately 5.31 acres of non-residential spaces

IN FAVOR

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

Applicant requesting to rezone 63.79 acres within the city of Hiram from R-2 (Suburban Residential District) and B-2 (Highway Business District) to the Mixed Use District for the development of up to 279 attached and detached single-family residential units. Applicant's original proposal included 313 townhomes and single-family residential units. PCBOC Staff indicated the applicant reduced the total unit count to 279 single-family residential units. The 279 proposed residential units includes 175 detached single-family lots with 104 attached (townhomes) single-family units as well as approximately 5.31 acres of non-residential space. Of the 19 properties associated with this proposed rezoning and development, five are within the City of Hiram, while 14 are in unincorporated Paulding County pending annexation into Hiram

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

PCBOC STAFF recommendation: Approval

Motion to Deny

Paulding County School District Zoning Impact Statement



Application: 2025-03-Z
Review Date: June 24, 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%

Paulding County School District Zoning Impact Statement



Application: 2025-08-Z
Review Date: June 24, 2025
Location: Land Lots 609, 615, 616, 681, 682, 683; District 2: Section 3 of Paulding County, GA
 Property is located in the areas of Rosedale Dr, Seaboard Ave and Hiram Douglasville Hwy
Proposed # of Lots: 279
Acreage: 63.79
Applicant: Traton, 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, 279 proposed lots	HIRAM	P.B. RITCH	HIRAM
Additional Students	70	37	45
Capacity (%)	99%	81%	84%

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%