

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, March 28, 2023



Agenda as presented:

VOTE:

1. Review of minutes from previous Commission meeting (Feb 28, 2023):

IN FAVOR

Motion to Approve

2. 2023-01-SUP: Item Tabled from the February 28, 2023 meeting

OPPOSED

Application Tabled to address additional Commission concerns and to allow further opportunity for Staff Review. Updated stipulations appeared to address previous concerns
Applicant wanting to relocate an 85 employee business to Paulding County from Bartow

Motion to Deny

3. 2023-04-Z: Request to rezone current B-1 property to B-2 for the purpose of demolishing existing gas station and constructing new larger convenience store

IN FAVOR

Property currently operating as a gas station. New station would provide possible additional revenue sources along with improved site layout

Motion to Approve

4. 2023-05-Z: Request to rezone 118.15 acres from R-2 to R-1 to develop a 78-lot residential subdivision

IN FAVOR

Rezoning property from current R-2 to R-1 will increase residential lot size and reduce total number of developable lots that could be created otherwise.

See additional provided impact information for more details

Motion to Approve

Paulding County School District Zoning Impact Statement



Application: 2023-05-Z
Review Date: March 28, 2023
Location: Land Lots 1069, 1070, 1102, & 1139 of the 19th District and 3rd Section of Paulding County, GA
 Property is situated along Mulberry Rock Rd between Buchannan Hwy and Harmony Rd
Proposed # of Lots: 78
Acreage: 118.148
Applicant: Harmony Pastures LLC
Requested Rezoning: R-2 (Suburban Residential) to R-1 (Rural Residential)**
Impacted Schools: Elem: Union
 Middle: Scoggins
 High: South Paulding

CURRENT*	UNION	SCOGGINS	SOUTH PAULDING
Current Capacity	450	900	1850
FTE (Full Time Enrollment)	465	760	1911
Over (-Under) Capacity	15	-140	61
Capacity (%)	103%	84%	103%
Rezoning to R-1, 78 proposed lots	UNION	SCOGGINS	SOUTH PAULDING
Additional Students	25	12	13
Capacity (%)	109%	86%	104%
Current R-2 zoning, ~130-156 lots	UNION	SCOGGINS	SOUTH PAULDING
Additional Students	41-49	19-23	22-27
Capacity (%)	112%-114%	87%	104%-105%

Rationale: Rezoning to R-1 would reflect a decrease in possible impacts across all grade levels compared to leaving current zoning in place

* current capacity, FTE, and capacity (%) based on DOE FTE counts as of annual Oct 2022 FTE reports

**see PCBOC UDO (Unified Development Ordinance) page 64-67 for differences between R-2 and R-1 development requirements