

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, May 28, 2024

Agenda as presented:



VOTE:

1. Review of minutes from previous Commission meeting (April 23, 2024)

IN FAVOR

Motion to Approve

2. 2024-10-Z: Request to rezone 7.35 acres from R-2 to I-1 to allow for a pre-cast facility

IN FAVOR

3. 2024-04-SUP: Requesting a Special Use Permit concurrent to prior rezoning application

IN FAVOR

2024-10-Z to allow for a pre-cast concrete and cement facility to the existing quarry site

7.35 acres already a part of the overall acreage owned by the quarry with rezoning to I-1 (Light Industrial District) being consistent with the remainder of the quarry site. Rezoning coincides with Special Use Permit 2024-04-SUP. Sufficient documentation was presented to satisfy reasonings for tabling the application in previous meeting (March 26, 2024)

No school impacts anticipated

Motion to Approve 2024-10-Z

Motion to Approve 2024-10-SUP

4. 2024-17-Z: Request to rezone 3.025 acres from R-2 to B-2 for the expansion of existing business to allow for additional parking and distribution needs

IN FAVOR

Applicant requesting the rezoning to B-2 (Highway Business District) to expand building with 10,000SF and 1,200SF additions. Property in request already owned by applicant and rezoning would be consistent with remainder of properties current use.

No school impacts anticipated

Motion to Approve

5. 2024-01-SPSA (Site Plan/Stipulation Amendment): Request to amend previous stipulation in application 2020-16-Z for delivery hours of 7am-7pm

IN FAVOR

Applicant requesting to change the previously approved 7am-7pm timeframe to 5am-11pm to align with other business locations applicant owns and/or operates. PCBOC Staff recommended modification of hours to 6am-10pm after revisiting their review of the application

No school impacts anticipated

Motion to Approve

6. 2024-18-Z: Request to rezone 3.753 acres from R-2 to B-1 (1.691 acres) and to B-2 (1.917 acres) for development and construction of a retail/office and climate-controlled self storage facility **IN FAVOR**

7. 2024-06-SUP: Requesting a Special Use Permit concurrent with application 2020-18-Z for B-2 (1.917 acre) portion to construction self-storage facility **IN FAVOR**

Applicant requesting to rezone R-2 (Suburban Residential District) to B-1 (General Business District) and B-2 (Highway Business District) for proposed construction of up to 18,000 SF retail/office space and a 76,000 SF climate-controlled on the rear of the site.

No school impacts anticipated

Motion to Approve 2024-18-Z

Motion to Approve 2024-06-SUP

8. 2024-19-Z (CoH): Request to rezone 14.27 acres from I-1 to I-2 as part of an annexation request into the City of Hiram for constructing a recycling facility **IN FAVOR**

9. 2024-07-SUP (CoH): Requesting a Special Use Permit concurrent with application 2024-19-Z to allow for use as a recycling center **IN FAVOR**

Applicant requesting to rezone I-1 (Light Industrial District) to I-2 (Heavy Industrial District) concurrent with an annexation request into the City of Hiram. Applicant plans consist of constructing a recycling facility that will process imported used concrete, asphalt, and other stones with a portable crusher along with constructing a 12,350SF office and maintenance building. Applicant proceeded with operations after experiencing issues obtaining appropriate permits through Paulding County and now seeks annexation into City of Hiram.

No School impacts anticipated

Motion to Deny 2024-19-Z

Motion to Deny 2024-07-SUP

10. 2024-20-Z: Request to rezone 39.106 acres from A-1 to R-1 for a proposed 10 lot residential development on a 12.87 portion of the property **OPPOSED**

Rezoning of current A-1 (Agricultural Zoning District) to R-1 (Rural Residential District) would allow for up to 10 single family residential homes. These 10 lots are proposed for development only on 12.87 acres of the 39.106 acre total. Rezoning is for entire 39.106 acres which could allow additional lot development outside the original 10 to be built at a later date.

School impacts are anticipated if approved. See additional provided impact information for more details

Motion to Approve

Paulding County School District Zoning Impact Statement



Application: 2024-20-Z
Review Date: May 28, 2023
Location: Land Lot 1147; District 3; Section 3 of Paulding County, Ga
 Property address is 484 Snote Jones Road.
Proposed # of Lots: 10 Current (if approved, more could be added)
Acreage: 39.106 (only 12.87 proposed for the 10 lots proposed)
Applicant: Calvin Lamar Jones
Requested Rezoning: A-1 (Agricultural District) to R-1 (Rural Residential District)
Impacted Schools: Elem: Northside
 Middle: Moses
 High: North Paulding

CURRENT*	NORTHSIDE	MOSES	NPHS
Current Capacity	700	1050	2100
FTE (Full Time Enrollment)	625	929	3052
Over (-Under) Capacity	-75	-121	952
Capacity (%)	89%	88%	145%
Rezoning to R-1, 10 proposed lots	NORTHSIDE	MOSES	NPHS
Additional Students	3	1	2
Capacity (%)	90%	88%	145%

Rationale: Rezoning A-1 to R-1 would result in an increase of student population across all grade levels, one of which is currently over their capacity levels. Even with low additional student counts, coupled with other current or future developments in this region will result in additional school impacts

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

**see PCBOC UDO (Unified Development Ordinance) page 62-63 & 66-67 for differences between A-1 and R-1 development requirements