

Paulding County School District Zoning Impact and Voting Statement



Commission meeting: Tuesday, May 27, 2025

Agenda as presented:

VOTE:

1. Review of minutes from previous Commission meeting (April 22, 2025)

ABSENT

Motion to Approve

2. 2025-09-Z: Request to rezone 28.05 acres from R-2 and A-1 to R-1 for the proposed development of a 21-lot rural residential subdivision

ABSENT

Applicant requesting to rezone 28.05 acres from R-2 (Suburban Residential District) and A-1 (Agricultural District) to R-1 (Rural Residential District) for the proposed development of a 21-lot rural residential subdivision. Of the 28.05 acres, the current R-2 portion equals approximately 1 acre with the remainder being A-1. The original proposal of 21-lots was reduced to an estimated 11-13 due to the nature of the soil testing on the parcel. The newly updated lot count will have lots larger than 1 acre with some being up to 2 acres.

PCBOC STAFF recommendation: Approval

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

Motion to Approve

3. 2025-02-LUP: Request for Land Use Permit on 27.34 acres of R-2 for the proposed use of an Archery Range/Events space

ABSENT

Applicant requesting a Land Use Permit on 27.34 acres of R-2 (Suburban Residential District) for the proposed use of an Archery Range and Archery Events space. Applicant states only 3 of the 27 acres will be utilized and understand that a Land Use Permit must be renewed every 2 years to remain active. Applicant plans to work with the local Paulding 4-H Club to help teach children (and older adults) who wish to learn archery in a safe environment

PCBOC STAFF recommendation: Approval

No school capacity impacts anticipated

Motion to Approve

4. Zoning Ordinance Text Amendment: Public Hearing: The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Chapter 110 "Definitions", Section 110-40 "General Definitions", Title 2: Zoning, Chapter 210 "Base Districts", Chapter 230 "Supplemental Use Standards", Chapter 240 Standards Applying to All Districts, Chapter 260 "Off-Street Parking Standards", Section 260-20 "Required Spaces", Chapter 280 "Planning Commission", Appendix, Section 3.0 "List of Amendments" of the Unified Development Ordinance for Paulding County, Georgia

ABSENT

Summary of Key Changes Listed Separately

PCBOC STAFF recommendation: Approval

Motion to Approve

Paulding County School District Zoning Impact Statement



Application: 2025-09-Z
Review Date: May 27, 2025
Location: Land Lots 1103 & 1104; District 19; Section 3 of Paulding County, GA
 Property is located on Hwy 101 diagonally across and Southeast of Union ES
Proposed # of Lots: 11
Acreage: 28.05
Applicant: Russell Tibbitts
Requested Rezoning: R-2 (Suburban Residential District) and A-1 (Agricultural District) to R-1 (Rural Residential District)**
Impacted Schools: Elem: Union
 Middle: Scoggins
 High: South Paulding

CURRENT*	UNION	SCOGGINS	SPHS
Current Capacity	450	900	1850
FTE (Full Time Enrollment)	346	809	1881
Over (-Under) Capacity	-104	-91	31
Capacity (%)	77%	90%	102%
Rezoning to R-1, 11 proposed lots	UNION	SCOGGINS	SPHS
Additional Students	3	2	2
Capacity (%)	78%	90%	102%

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

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

**see PCBOC UDO (Unified Development Ordinance) pages 62-63, 66-67 & 68-69 for A-1, R-1 & R-2 development requirements