

## Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, November 28, 2023



Agenda as presented:

VOTE:

**1. Review of minutes from previous Commission meeting (October 24, 2023):**

IN FAVOR

**Motion to Approve**

**2. 2023-08-SUP: Requesting a Special Use Permit for 5.63 acres of R-2 for the proposed use of an events venue**

IN FAVOR

Applicant wishes to expand the use of the property to host different events, activities and crafts onsite

No school impacts anticipated

**Motion to Approve**

**3. 2023-23-Z: Request to rezone 60.094 acres from A-1 to R-2 with intent to build a 74-unit single-family residential development**

IN FAVOR

Rezoning of current A-1 (Agricultural District) to R-2 (Suburban Residential District) would allow for up to 74 single-family housing units to be constructed

Reduction to 64 units was proposed by applicant during meeting

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

**Motion to Deny**

**4. 2023-32-Z: Request to rezone 1.25 acres from A-1 to R-2 for proposed construction of a single-family detached residential lot**

IN FAVOR

Rezoning request would allow one (1) single-family home on family property

Minimal school impacts anticipated (1 residential house equates to ~.635 student yield)

**Motion to Approve**

**5. 2023-33-Z: Request to rezone 21.29 acres from B-1 and R-2 to I-1 for proposed semi-truck and trailer parking**

IN FAVOR

**6. 2023-09-SUP: Requesting a Special Use Permit for 21.29 acres in concurrence with application 2023-33-Z for development of a semi-truck and trailer parking facility**

IN FAVOR

Nether application meet the minimum required 25 employees zoning applied for

**Motion to Deny**

## Paulding County School District Zoning Impact Statement



**Application:** 2023-23-Z  
**Review Date:** November 28, 2023  
**Location:** Land Lots 956, 1006, 1025 & 1026; District 19; Section 3 of Paulding County, GA  
 Property is south of the intersection of Buchanan Highway and Billy Bullock Rd. POST 2  
**Proposed # of Lots:** 74  
**Acreage:** 60.094  
**Applicant:** Elite Engineering/Walter Hudson  
**Requested Rezoning:** A-1 (Agricultural District) to R-2 (Suburban Residential District)\*\*  
**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, 64 proposed lots	UNION	SCOGGINS	SOUTH PAULDING
Additional Students	20	10	11
Capacity (%)	108%	86%	104%
Rezoning to R-1, 74 proposed lots	UNION	SCOGGINS	SOUTH PAULDING
Additional Students	23	11	12.58
Capacity (%)	108%	86%	104%

**Rationale:** Rezoning A-1 to R-2 would result in an increase of student population across all grade levels. Two of which are currently over their capacity levels

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

\*\*see PCBOC UDO (Unified Development Ordinance) page 66-67 & 60-61 for differences between R-2 and A-1 development requirements