

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, June 25, 2024

Agenda as presented:

VOTE:



1. Review of minutes from previous Commission meeting (May 28, 2024)

ABSENT

Motion to Approve

2. 2024-22-Z: Request to rezone 17 acres from R-2 to A-1

ABSENT

3. 2024-08-SUP: Requesting a Special Use Permit concurrent with application 2024-22-Z for the intended purposes of a small market farm with livestock

ABSENT

Request to rezone 17 acres from R-2 (Suburban Residential District) to A-1 (Agricultural District) for the purpose of operating a small market farm with livestock to include rescue potbelly pigs. Rezoning coincides with Special Use Permit 2024-08-SUP

No school impacts anticipated

Motion to Approve 2024-22-Z

Motion to Approve 2024-08-SUP

4. 2024-09-SUP: Request for a Special Use Permit on a 2.63 acre property zoned B-2 for a proposed gasoline station with convenience store

ABSENT

Applicant requesting the Special Use Permit on 2.63 acres of current zoned B-2 (Highway Business District) property for a proposed gasoline station with convenience store along with seeking a variance to encroach with the required 40 ft. undisturbed buffer for access purposes

No school impacts anticipated

Motion to Approve

5. 2024-02-SPSA (Site Plan/Stipulation Amendment): Request to amend previous stipulation #13 from prior rezoning case 2005-51-Z

ABSENT

Applicant requesting to remove the 13th stipulation from rezoning case 2005-51-Z which required the construction of a left turn lane from Ridge Rd. onto Ray Lee Road

No school impacts anticipated

Motion to Deny

6. 2024-10-SUP: Request for a Special Use Permit on a 1.43 acres zoned B-2 for a proposed gasoline station with convenience store

ABSENT

Applicant requesting Special Use Permit to operate a gasoline station with convenience store as indicated with rezoning application 2023-20-Z

No school impacts anticipated

Motion to Approve

7. 2024-23-Z: Request to rezone 439.86 acres from R-2 to ER for the proposed development of approximately 118 single-family residential homes

ABSENT

Applicant requesting to rezone R-2 (Suburban Residential District) to ER (Estate Residential District) to develop 118 residential homes with a minimum home size of 2,400SF compared to the minimum 1,100SF required in the R-2 zoning. Minimum lot size would be 3 acres with a proposed home sale price point around \$600,000.

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: 2024-23-Z
Review Date: June 25, 2024
Location: Land Lots 149,150,211,222,223,224,280,281,295,296,297,298,353,354; District 3; Section 3 of Paulding Co., Ga located north of the intersection of Clayroot Rd and Narrowway Church Rd.
Proposed # of Lots: 118
Acreage: 439.86
Applicant: North Paulding Development Partners LLC
Requested Rezoning: R-2 (Suburban Residential District) to ER (Estate Residential District)
Impacted Schools: Elem: Burnt Hickory
 Middle: McClure
 High: North Paulding

CURRENT*	Burnt Hickory	McClure	NPHS
Current Capacity	925	1125	2100
FTE (Full Time Enrollment)	1045	1499	3052
Over (-Under) Capacity	120	374	952
Capacity (%)	113%	133%	145%

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

PCSD Planning and Zoning Commission member was not able to be in attendance for the June 25, 2024 meeting. However, an informational statement was submitted to the Planning and Zoning Chairman to be presented in their absence at the meeting.

The statement shared has been included below:

2024-23-Z: Request to rezone 439.86 acres from R-2 to ER

118 proposed lots with a minimum 3-acre lot size would have an estimated yield of ~75 total students across K-12. This breaks down to the following estimated student total per affected school:

Burnt Hickory ES - 37

McClure MS - 18

North Paulding HS - 20

At our current operation all three schools are well above their capacity levels with Burnt Hickory at 113%, McClure at 133%, and North Paulding at 145%. We do have three capacity mitigation projects that have either already been completed or will be completed soon to elevate these overburdened schools. We recently completed a 20-classroom addition for Burnt Hickory, Crossroads MS will open this coming school year in August to bring some relief to McClure, and we are currently under construction of a 40-classroom addition for North Paulding. These mitigation projects will provide relief for our current capacity levels; however, additional residential projects that are not already accounted for in our projections will only add to future capacity concerns in the future. With that said, this particular application creates a situation that the district must choose to reevaluate our thought process. With the property in question already being zoned R-2, the rezoning request to ER would in reality create a smaller student yield than if it were developed as an R-2. Of course, I do not know what the actual number of units could be created as an R-2, but based on the ER rezone of 118 units with 3-acre minimums, and the basis of one unit on a half-acre lot within an R-2, we could easily see a 6 to 1 increase in the total number of units created. Playing conservative at 5 to 1, we could see a unit total of up to 590(+) or a yield of ~374 additional students. That breaks down to the following:

Burnt Hickory ES - 186

McClure - 88

North Paulding HS - 100

Given the circumstances, the district would rather see a lower possible student yield over a larger one.