

## Paulding County School District Zoning Impact and Voting Statement



Commission meeting: Tuesday, March 26, 2024

Agenda as presented:

VOTE:

**1. Review of minutes from previous Commission meeting (February 27, 2024)**

**Motion to Approve**

IN FAVOR

**2. 2024-09-Z: Request to rezone 20.92 acres from R-2 to A-1 for intended use of Floriculture**

Applicant requesting to rezone for use of a Floriculture (a flower farm) to produce and cultivate flowers and produce

**No school impacts anticipated**

**Motion to Approve**

IN FAVOR

**3. 2024-10-Z: Request to rezone 7.35 acres from R-2 to I-1 to allow for a pre-cast concrete and cement facility to the existing rock quarry site on Mulberry Rock Rd.**

IN FAVOR

**4. 2024-04-SUP: Requesting a Special Use Permit concurrent with application 2024-10-Z to allow for a pre-cast concrete and cement facility to the existing quarry site**

IN FAVOR

Existing quarry site totals 323.45 acres. Application 2024-10-Z is a request to rezone 7.35 acres of existing quarry land from R-2 to I-1 to allow the quarry to construct and operate a pre-cast concrete and cement facility. Special Use Permit request to include 73 acres for operation of the pre-cast concrete and cement facility.

**No school impacts anticipated**

**Motion to Table 2024-10-Z**

**Motion to Table 2024-04-SUP**

Motion to table based on request of additional information (i.e., DOT traffic study, confirmation of hours of operation, and possible noise ordinance concerns)

**5. Zoning Ordinance Text Amendments: Public Hearing: The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Title 2: Zoning and the Appendix of the Unified Development Ordinance for Paulding County, Georgia**

IN FAVOR

Recommended amendments included:

Community Development Director Ann Lippman presented revisions to text in sections Administration, changes to Riding Stables in AB (Agricultural Business), changes to Section 230-30

Special Exception Uses, changes to Chapter 280, and changes related to Inactive PRD Zoning Districts

**School impacts anticipated with new revisions to Inactive PRD Zoning District**

**See additional provided impact information for more details**

**Motion to Approve**

## Paulding County School District Zoning Impact Statement



Despite the PRD zoning district being inactivated there are still a number of vacant parcels zoned PRD. Proposed changes in requirements for Building Design and additional Buffers are incorporated which will apply to the development and construction of properties zoned PRD. These proposed changes could affect the total number of lots built within a non-vested zoned PRD. Highlights of the changes are listed below:

- Building Design Changes include:**
- \* Brick/Stone shall constitute no less than 70% of materials used in design (house front and sides)
  - \* Side entry garage
  - \* Covered porch entry
  - \* Roof pitch greater than 8:12 and minimum overhang of 12 inches
  - \* Hip or gable roof lines
  - \* Front stoops and/or steps made of rock, brick, marble, or other approved material
- Buffer Requirements include:**
- \* A minimum 25-foot undisturbed or planted buffer provided along the perimeter of the subdivision development unless otherwise approved by Community Development Director for items such as required infrastructure, storm water management, and/or future street connectivity points
  - \* A 20 ft. wide, "no access" easement shall be required along the right of way of arterial and collector streets and shall provide for utilities, slopes, and drainage.

\*\*refer to PCBOC UDO (Unified Development Ordinance) pages 558-565, Section 1-20. PRD Planned Residential Development District for full description of the Inactive PRD zoning