

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, November 19, 2024

Agenda as presented:

1. Review of minutes from previous Commission meeting (October 22, 2024)

Motion to Approve

2. 2024-36-Z (CoH): Request to rezone 2.66 acres from B-2 to I-1 for the development of a two-story self storage facility accompanied by impervious drive, customer parking, RV/boat parks and a storm water detention facility

Applicant requesting to rezone 2.66 acres from B-2 (Highway Business District) to I-1 (Light Industrial District) for the development of a 49,910 +/- SF self-storage facility and outdoor storage parking. Applicant has previously presented the same application that resulted in denial from the Zoning Commission. As presented, the application is the same as was previously denied because the application does not comply with the 2022 Comprehensive Plan as the site is within the High Intensity Sewered Character Area which does not suggest industrial land uses
PCBOC STAFF recommendation: Denial

No school impacts anticipated

Motion to Deny

3. 2024-12-SUP: Request for a Special Use Permit on 9.03 acres within an A-1 District to operate two family businesses

Applicant requesting a SUP (Special Use Permit) for the operation of a mobile coffee trailer onsite and a paintball facility including an open field area. The property is currently zoned A-1 (Agricultural District)

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve

VOTE:

IN FAVOR

IN FAVOR

IN FAVOR



4. 2024-03-SPSA (Site Plan Stipulation Amendment): Request to amend the site plan within the MPR District for a more appropriate design, which aligns with geotechnical and environmental constraints as it relates to applications 2005-01-Z and 2021-03-Z

IN FAVOR

Applicant requesting a Site Plan Amendment for prior zoning cases 2005-01-Z PRD (Planned Residential Development and 2021-03-Z MPR (Master Planned Residential) for the site plans to be amended to combine the proposed developments and for a more appropriate design to align with geotechnical and environmental constraints. Prior zoning case 2005-03-Z rezoned 316.53 acres from R-2 (Suburban Residential) to PRD (Planned Residential District) for the development of up to 941 single-family residential lots. Prior zoning case 2021-03-Z rezoned 355.2 acres from R-2 (Suburban Residential) District to MPR (Master Planned Residential) District for development of up to 710 single-family lots. The amended site plan would provide up to 1,129 single-family residential lots compared to the total of up to 1,651 from the original zonings for an overall reduction of 522 lots. The overall density of the proposed development is 1.73 units per acre
PCBOC STAFF recommendation: Approval

Overall reduction in school impacts as the total lot count is reduced by 522 lots

Motion to Approve

5. Zoning Ordinance Text Amendment: Public Hearing: The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 2: Zoning of the United Development Ordinance for Paulding County, Georgia (Chapter 280. Planning Commission)

IN FAVOR

Recommended amendments included:

Changes related to Chapter 280: Section 280-10.02.D and E are removed from the section (Initiation of Amendments) and inserted in Section 280-40.02 (Public Hearing Requirements) and Section 280.80.02 (Decision by Board of Commissioners) to require attendance of the applicant and/or their representative at the Planning Commission and Board of Commissioners meetings. Section 280-20.03 revised to include requirement for Traffic Impact Analysis based on certain zoning requests. Addition of Section 280-130 to detail the requirements for a Traffic Impact Analysis

No school impacts anticipated

Motion to Approve