

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, October 22, 2024

Agenda as presented:

1. Review of minutes from previous Commission meeting (September 24, 2024)

Motion to Approve

2. 2024-29-Z: Request to rezone 305.140 acres from R-2 to MPR for the development of 399 residential units; and, request for a Special Exception 2024-02-SE to allow 61 units of the 399 unit total to be attached residential units

Applicant requesting to rezone 305.140 acres from R-2 (Suburban Residential District) to MPR (Master Planned Residential District) for development of 399 residential units with concurrent Special Exception application 2024-02-SE to allow the development of 61 attached residential units (338 detached single family units and 61 attached single family units for 399 total units). Property currently zoned R-2 with sewer availability. MPR zoning has a density per acre being set at 2 units per acre compared to the previous PRD (Planned Residential District) of 3 units per acre. MPR also includes, but is not limited to, 20% of total area being dedicated to open space (10% for PRD), requirements of developing the district in pods with connected streets and sidewalks, minimum heated 1,800 SF dwellings (compared to 1,100 for current R-2), and centralized amenities. Applicant indicated the range of unit size would be minimum heated 2,000SF. Density if left at current R-2 zoning could yield density per acre of 1.5 to 1.6 units compared to projected 1.3 units per acre if rezoned to MPR. If developed at current zoning of R-2, a development would yield roughly the same amount of students (could be higher), smaller minimum home sizes, and possible lower home values

PCBOC STAFF recommendation: Approval

No school impacts anticipated as property is already zoned R-2 (Suburban Residential District)

Motion to Approve



VOTE:

IN FAVOR

IN FAVOR

3. 2024-33-Z: Request to rezone 12.2 acres from R-2 to B-2 for a commercial/office park with grocery and retail center

IN FAVOR

Applicant requesting to rezone 12.2 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) for a commercial / office park with grocery and retail center. Applicant has indicated three (3) parcels for the development

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve

4. 2024-34-Z (CoH): Request to rezone 1.82 acres from R-2 to B-2 for a used car dealership and auto repair shop

IN FAVOR

Applicant requesting to rezone 1.82 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) within the City of Hiram for the purposes of operating a used car dealership and auto repair shop

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve