

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, September 24, 2024

Agenda as presented:

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

Motion to Approve

2. 2024-32-Z: Request to rezone 40.384 acres from R-2 to R-55 for development of 100 single-family homes

Applicant requesting rezoning of 40.384 acres from R-2 (Suburban Residential District) to R-55 (Active Adult Residential District) for the development of 100 single-family homes. Portion of property purchases from Paulding County School District with contingency that any development would be R-55 so no school impact would be encountered. In addition, sewer access will also be made available for PCSD to utilize at a future date for New Georgia Elementary campus.

PCBOC STAFF recommendation: Approval

No school impacts anticipated

PCSD Commission member was recused from application discussion and vote

Motion to Approve

3. 2024-04-SPSA: Request to remove rezoning stipulations #4 and #5 from application 2023-12-Z

Applicant requesting to remove stipulations #4 and #5 from prior zoning application 2023-12-Z regarding access/entrance distance requirements for a proposed convenience store with fuel pumps. Applicant and PDOT have agreed that the stipulations are no longer needed after further investigations

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve

VOTE:

IN FAVOR

RECUSED

IN FAVOR



4. 2024-01-TAA (CoH): Text amendment application to amend City of Hiram Unified Development Ordinance (UDO) to add a Mixed-Use Zoning District

IN FAVOR

Applicant requesting a text amendment to the City of Hiram Unified Development Ordinance to add a Mixed-Use District. The proposed Mixed-Use District permitted uses include residential, non-residential, and civic/institutional. The proposed text amendment if approved by City of Hiram will only apply to qualifying properties within the City Limits.

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve

5. 2024-05-SUP: Request for a Special Use Permit for a proposed events venue on 20.603 acres of R-2 zoned property

IN FAVOR

Applicant requesting a Special Use Permit for the intended use of property for an event venue to host various events

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve

6. 2024-26-Z: Request to rezone 6.25 acres from R-2 to A-1 for the intended purpose of a non-profit miniature farm rescue/sanctuary

IN FAVOR

Applicant requesting to rezone 6.25 acres from R-2 (Suburban Residential District) to A-1 (Agricultural Zoning District) for the intended purposes of a nonprofit miniature farm rescue/sanctuary. Applicant withdrew coinciding application for a SUP (Special Use Permit) and seeks compliance with the Paulding Comprehensive Plan

PCBOC STAFF recommendation: Approval

No school impacts anticipated

Motion to Approve