

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, October 28, 2025

Applications presented represent only those that directly impact PCSD, not the full agenda:

1. 2025-20-Z: Request to rezone 13.609 acres from A-1 to R-1 for the proposed development of nine single-family homes

Applicant requesting to rezone 13.609 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for a proposed nine lot single-family detached development.

School capacity impacts anticipated if approved. See Zoning Impact Statement for more details

PCBOC STAFF recommendation: Approval

Motion to Approve

VOTE:

Abstain*



*Abstention due to filling in non-voting chairman role (votes only for tie-breaker purposes)

Paulding County School District Zoning Impact Statement



Application: 2025-20-Z
Review Date: October 28, 2025
Location: Land Lots 68 & 1275; District 1 & 2; Section 3 of Paulding County, GA
 Property is located East side of Austin Bridge Rd, South of Ridge Rd
Proposed # of Lots: 9
Acreage: 13.609
Applicant: Keystone Communities, LLC
Requested Rezoning: R-1 (Rural Residential District)
Impacted Schools: Elem: Dugan
 Middle: Austin
 High: South

CURRENT*	DUGAN ES	AUSTIN MS	SOUTH PAULDING HS
Current Capacity	875	875	1850
FTE (Full Time Enrollment)	647	782	1881
Over (-Under) Capacity	-228	-93	31
Capacity (%)	74%	89%	102%
Rezone A-1 to R-1, 9 proposed lots	DUGAN ES	AUSTIN MS	SOUTH PAULDING HS
Additional Students	3	1	2
Capacity (%)	74%	89%	102%

Rationale: Rezoning for this intended use would result in an increase of student population across all grade levels.

* current capacity, FTE, and capacity (%) based on DOE FTE counts as of annual Oct 2024 FTE reports

**see PCBOC UDO (Unified Development Ordinance) pages 63-64 & 67-68 for A-1 and R-1 development requirements