

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, November 18, 2025

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

1. 2025-25-Z: Request to rezone 43 acres from A-1 to R-1 for the proposed development of 28 single-family homes

Applicant requesting to rezone 43 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for a proposed 28 lot single-family detached development.

Applicant also seeking several variance request including minimum lot width at the street, minimum lot width at the building line, reduction of the number of yard trees (3 to 1), signage and side setbacks. Variance requests would circumvent the requirements of the R-1 District
School capacity impacts anticipated if approved. See Zoning Impact Statement for more details

PCBOC STAFF recommendation: Denial

Motion to Deny



VOTE:

IN FAVOR

Paulding County School District Zoning Impact Statement



Application: 2025-25-Z
Review Date: November 18, 2025
Location: Land Lots 1231 & 1290; District 2; Section 3 of Paulding County, GA
 363 Nebo Rd, Dallas, Ga 30157
Proposed # of Lots: 28
Acreage: 43
Applicant: Nebo Road Properties, LLC
Requested Rezoning: R-1 (Rural Residential District)
Impacted Schools: Elem: Nebo
 Middle: South Paulding
 High: Paulding Co

CURRENT*	NEBO ES	SOUTH PAULDING MS	PAULDING COUNTY HS
Current Capacity	925	600	1775
FTE (Full Time Enrollment)	874	507	2099
Over (-Under) Capacity	-51	-93	324
Capacity (%)	94%	85%	118%
Rezone A-1 to R-1, 28 proposed lots	NEBO ES	SOUTH PAULDING MS	PAULDING COUNTY HS
Additional Students	8	5	5
Capacity (%)	95%	85%	119%

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