

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, March 24, 2026



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

VOTE:

1. 2025-19-Z: Request to rezone 15.07 acres from R-2 & PRD to R-3 for the proposed development of 18 single-family detached homes

IN FAVOR

Applicant requesting to rezone 15.07 acres from R-2 (Suburban Residential District) & PRD (Planned Residential Development District) to R-3 (Sewered Residential District) for the proposed development of 18 single-family detached homes. Applicant also seeking a variance to reduce the front setback from 30ft to 20ft for all lots and a buffer reduction from 50ft to 0ft
School capacity impacts anticipated if approved. See Zoning Impact Statement for more details
PCBOE STAFF recommendation: Approval

Motion to Deny

2. 2025-25-Z: Request to rezone 43 acres from A-1 to R-1 for the proposed development of 28 single-family homes

IN FAVOR

Applicant requesting to rezone 43 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for a proposed 26 lot single-family detached development.
Applicant also seeking variance requests to reduce minimum lot width of 100' at the public road for proposed lots 9,10,11,15,16,17, but the 100' lot width would remain at the building line and reduction of the number of yard trees (3 to 1)
Application was returned by BOC to Planning and Zoning. Original application was reviewed on November 18, 2025 with a recommendation to BOC of denial
School capacity impacts anticipated if approved. See Zoning Impact Statement for more details
PCBOC STAFF recommendation: Approval

Motion to Deny

Paulding County School District Zoning Impact Statement



Application: 2025-25-Z
Review Date: March 24, 2026
Location: Land Lots 1231 & 1290; District 2; Section 3 of Paulding County, GA
 363 Nebo Rd, Dallas, Ga 30157
Proposed # of Lots: 26
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)	836	508	2048
Over (-Under) Capacity	-89	-92	273
Capacity (%)	90%	85%	115%
Rezone A-1 to R-1, 28 proposed lots	NEBO ES	SOUTH PAULDING MS	PAULDING COUNTY HS
Additional Students	7	4	5
Capacity (%)	91%	86%	116%

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 2025 FTE reports

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

Paulding County School District Zoning Impact Statement



Application: 2025-19-Z
Review Date: March 24, 2026
Location: Land Lots 524 and 557; District 3; Section 3 of Paulding County, Ga
 North end of Mt. Ashe Ln. and North of Riverwalk Manor Dr.
Proposed # of Lots: 18
Acreage: 15.07
Applicant: Artisan Built Communities
Requested Rezoning: R-3 (Sewered Residential District)
Impacted Schools: Elem: Shelton
 Middle: Crossroads
 High: North

CURRENT*	SHELTON ES	CROSSROADS MS	NORTH HS
Current Capacity	1200	1050	2875
FTE (Full Time Enrollment)	1306	910	3022
Over (-Under) Capacity	106	-140	147
Capacity (%)	109%	87%	105%
Rezone to R-3, 18 lots	SHELTON ES	CROSSROADS MS	NORTH HS
Additional Students	6	3	3
Capacity (%)	109%	87%	105%

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 2025 FTE reports

**see PCBOC UDO (Unified Development Ordinance) pages 71-73 for R-3 development requirements