

Paulding County School District Zoning Impact and Voting Statement

Commission meeting: Tuesday, May 26, 2026

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

2026-07-Z: Request to rezone 10 acres from A-1 to R-1 for the proposed development of a 5 lot rural residential subdivision

Applicant requesting to rezone 10 acres from A-1 (Agricultural District) to R-1

(Rural Residential District) for the proposed development of 5 single-family residential lots

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

PCBOC STAFF recommendation: Approval

Motion to Approve

VOTE:

OPPOSED



Paulding County School District Zoning Impact Statement



Application: 2026-07-Z
Review Date: May 26, 2026
Location: Land Lot 567; District 19; Section 3 of Paulding County, GA
 West side of Woodrow Kay Rd., north of Proctor Rd [1174 Proctor Rd] **POST 2**
Proposed # of Lots: 5
Acreage: 10
Applicant: White Creek Builders
Requested Rezoning: R-1 (Rural Residential District)
Impacted Schools: Elem: Ragsdale
 Middle: Scoggins
 High: Paulding Co

CURRENT*	RAGSDALE	SCOGGINS	PAULDING COUNTY HS
Current Capacity	925	900	1775
FTE (Full Time Enrollment)	646	800	2048
Over (-Under) Capacity	-279	-100	273
Capacity (%)	70%	89%	115%
Rezone A-1 to R-1, 5 proposed lots	RAGSDALE	SCOGGINS	PAULDING COUNTY HS
Additional Students	1	1	1
Capacity (%)	70%	89%	115%

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