

FORSYTH COUNTY SCHOOLS
Zoning Impact Statement

ZA# 2018-321 (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** July 22, 2019 updated (11/8/18)
- **Location:** Pilgrim Mill and Dahlonega Street
- **#Units:** 639
- **Acreage:** 151.6 acres
- **Applicant/ Developer:** Pilgrim Mill Family LLP
Lennar Georgia Inc.
- **Address:** 1000 Holcomb Woods Pkwy, Bldg 400, Suite 450
Roswell, GA. 30076

CURRENT	ELEMENTARY	MIDDLE	HIGH
SCHOOL	Cumming	Otwell	Forsyth Central
CAPACITY	1100	1050	2375
ENROLLMENT	984	1339	2519
OVER/ -UNDER CAPACITY (%)	-116 (89.5%)	+289 (127.5%)	+144 (106%)
NEW DEVELOPMENT			
# of NEW UNITS	639		
ADDITIONAL STUDENTS	135	80	107
PREVIOUS ZONINGS			
# of APPLICATIONS (7-yr.)	3		
ESTIMATED STUDENTS	170	269	398
TOTAL IMPACT			
STUDENTS	1,289	1688	3024
OVER/ -UNDER CAPACITY (%)	+189 (117.2%)	+638 (160.8%)	+649 (127.3%)
NEXT SCHOOL OPENING	POOLES MILL M.S.	HENDRICKS M.S.	EAST FORSYTH H.S.
FUNDING APPROVED	YES	YES	YES

Enrollment per 2nd Month Attendance, 2018

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ZA# 3817 (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** July 22,2019 (original September 19, 2016, rev #3 June 2018, rev #4 December 2018)
- **Location:** Peachtree Pkwy at Caney Road
- **#Units:** 408 units (original 282 units)
- **Acreage:** 76.1 acres
- **Applicant/ Developer:** Fuqua Acquisitions II, LLC
Attn: Jeff Fuqua
- **Address:** 3575 Piedmont Road, N.E. Suite 800
Atlanta, Ga. 30305

CURRENT			
SCHOOL	Big Creek	Piney Grove	Denmark
CAPACITY	900	1,025	2,500
ENROLLMENT	756	1,018	1,889*
OVER (-UNDER) CAPACITY	-144 (84.0%)	-7(99.3%)	-611 (75.6 %)
# of NEW UNITS	325		
ADDITIONAL STUDENTS	110	63	74
# APPLICATIONS	4		
ESTIMATED STUDENTS	32	155	449
STUDENTS	898	1,236	2,412
% of CAPACITY	-2 (99.7%)	+211 (120.6%)	-88 (96.5%)
FUNDING APPROVED	YES	YES	Yes

Enrollment 4th Month 2018 – 2019.

*DHS = 2019- 2020 for grades 9th – 12th .

View Forsyth County School 7- Year Plan at www.forsyth.k12.ga.us/admin/facilities/FCSSPlanningMap85x11.pdf

Land donations for schools are highly encouraged. Naming opportunities and recognition are available.

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ZA# 3951 (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** July 22, 2019
- **Location:** Majors Road @ Post Road (Polo Fields)
- **#Units:** 131 units
- **Acreage:** 39.2 acres
- **Applicant/ Developer:** Lennar Georgia, Inc.

- **Address:** 700 N.W. 107th Avenue, Suite 400
Miami, Florida 33172

CURRENT	ELEMENTARY	MIDDLE	HIGH
SCHOOL	Vickery Creek	Vickery Creek	West Forsyth ²
CAPACITY	1,025	1,025	2100
ENROLLMENT	1,281	1,213	2,442
OVER/ -UNDER CAPACITY (%)	+256 (125%)	+188 (118.3%)	+342 (116.3%)
NEW DEVELOPMENT			
# of NEW UNITS	131		
ADDITIONAL STUDENTS	36	18	21
PREVIOUS ZONINGS			
# of APPLICATIONS (7-yr.)	11		
ESTIMATED STUDENTS	210	129	857
TOTAL IMPACT			
STUDENTS	1,527	1,360	3,320
OVER/ -UNDER CAPACITY (%)	+502 (149%)	+335 (132.7%)	+1,220 (158.1%)
NEXT SCHOOL OPENING	POOLES MILL- 2020	HENDRICKS- 2021	East Forsyth- 2021
FUNDING APPROVED	YES	YES	YES

Enrollment per 2019 Enrollment Projection.

²W.F.H.S. 20- Classroom Addition opens August 2020 for capacity of 2,475 students.