

FORSYTH COUNTY SCHOOLS
Zoning Impact Statement

ZA# 4054 (or CUP#, HOP#, Sketch Plat#)

Review Date: February 18, 2022

Location: Holtzclaw Road / Pilgrim Mill Road / Freedom Parkway

#Units: 314

Acreage: 57.75

Applicant/ Developer: Cottages at Shady Shores, LLC

Address: 3155 North Point Park, Suite E 200, Alpharetta, GA 30005

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Chattahoochee	Little Mill	East Forsyth
CURRENT CAPACITY	900	1,025	2,125
ENROLLMENT	803	882	1,042
OVER (-UNDER) CAPACITY	-97	-143	-1,083
CAPACITY (%)	89%	86%	49%
NEW DEVELOPMENT			
# OF NEW UNITS	314		
ADDITIONAL STUDENTS	67	39	53
FUNDED RELIEF SCHOOL	NO	NO	NO
RELIEF SCHOOL NAME	N/A	N/A	N/A
ZONED SCHOOL AFTER RELIEF	N/A	N/A	N/A

* Enrollment for 2021 -2022, 5th Month

FORSYTH COUNTY SCHOOLS
Zoning Impact Statement

ZA# 4052 (or CUP#, HOP#, Sketch Plat#)

Review Date: February 18, 2022

Location: Keith Bridge Road (GA Hwy 306) / Freedom Parkway

#Units: 407

Acreage: 67.948

Applicant/ Developer: EAH Acquisitions, LLC

Address: 5775 Glenridge Dr, Building D, Suite 350, Atlanta, GA 30328

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Chattahoochee	Little Mill	East Forsyth
CURRENT CAPACITY	900	1,025	2,125
ENROLLMENT	803	882	1,042
OVER (-UNDER) CAPACITY	-97	-143	-1,083
CAPACITY (%)	89%	86%	49%
NEW DEVELOPMENT			
# OF NEW UNITS	407		
ADDITIONAL STUDENTS	86	51	68
FUNDED RELIEF SCHOOL	NO	NO	NO
RELIEF SCHOOL NAME	N/A	N/A	N/A
ZONED SCHOOL AFTER RELIEF	N/A	N/A	N/A

* Enrollment for 2021 -2022, 5th Month