

FORSYTH COUNTY SCHOOLS
Zoning Impact Statement

ZA# 2021274, City of Cumming

Review Date: September 27, 2021

Location: 1270 and 1330 Bald Ridge Acres Dr

#Units: 440

Acreage: 54.223

Applicant/ Developer: Gateway to Lanier, LLC

Address: 540 Lake Center Parkway, Suite 201

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Cumming	Otwell	Forsyth Central
CURRENT CAPACITY	1,100	1,050	2,375
ENROLLMENT	907	1,132	2,357
OVER (-UNDER) CAPACITY	-193	82	-18
CAPACITY (%)	82%	108%	99%
NEW DEVELOPMENT			
# OF NEW UNITS	440		
ADDITIONAL STUDENTS	93	55	74
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, 1st Month Attendance Report

**FORSYTH COUNTY SCHOOLS
Zoning Impact Statement**

ZA# 2021275, City of Cumming

Review Date: September 27, 2021

Location: 1785 and 1735 Pilgrim Rd

#Units: 176

Acreage: 78.307

Applicant/ Developer: Southern General Development Corp.

Address: 6190 Campground Rd, Cumming, GA 30040

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Cumming	Otwell	Forsyth Central
CURRENT CAPACITY	1,100	1,050	2,375
ENROLLMENT	907	1,132	2,357
OVER (-UNDER) CAPACITY	-193	82	-18
CAPACITY (%)	82%	108%	99%
NEW DEVELOPMENT			
# OF NEW UNITS	176		
ADDITIONAL STUDENTS	37	22	29
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, 1st Month Attendance Report

FORSYTH COUNTY SCHOOLS
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ZA# 2021293 City of Cumming

Review Date: September 27, 2021

Location: Pilgrim Mill Rd and Dahlonega St

#Units: 824

Acreage: 152.911

Applicant/ Developer: The Providence Group of Georgia, LLC

Address: 1960 Satellite Blvd., Suite 4000, Duluth, GA 30097

Note: Institutional - Senior Living is not included

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Cumming	Otwell	Forsyth Central
CURRENT CAPACITY	1,100	1,050	2,375
ENROLLMENT	907	1,132	2,357
OVER (-UNDER) CAPACITY	-193	82	-18
CAPACITY (%)	82%	108%	99%
NEW DEVELOPMENT			
# OF NEW UNITS	824		
ADDITIONAL STUDENTS	175	104	138
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, 1st Month Attendance Report

FORSYTH COUNTY SCHOOLS
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CP#210020 (or CUP#, HOP#, Sketch Plat#)

Review Date: September 16, 2021

Location: Oak Grove Cir

#Units: 1

Acreage: 6.8

Applicant/ Developer: WePartner Group, LLC

Address: 7094 Peachtree Industrial Blvd, Ste 275, Norcross, GA 30071

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Silver City	North Forsyth	North Forsyth
CURRENT CAPACITY	1,150	1,050	2,425
ENROLLMENT	1,082	1,254	2,154
OVER (-UNDER) CAPACITY	-68	204	-271
CAPACITY (%)	94%	119%	89%
NEW DEVELOPMENT			
# OF NEW UNITS	1		
ADDITIONAL STUDENTS	0	0	0
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 2020 -2021, 1st Month

FORSYTH COUNTY SCHOOLS
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CP#210029 (or CUP#, HOP#, Sketch Plat#)

Review Date: September 16, 2021

Location: Bentwood Dr

#Units: 2

Acreage: 3.92

Applicant/ Developer: Mommies Properties, LLC / Vinay Bose

Address: 3075 Buford Hwy, Cumming GA 30041

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Haw Creek	Lakeside	South Forsyth
CURRENT CAPACITY	1,175	1,000	2,425
ENROLLMENT	948	1,386	2,358
OVER (-UNDER) CAPACITY	-227	386	-67
CAPACITY (%)	81%	139%	97%
NEW DEVELOPMENT			
# OF NEW UNITS	2		
ADDITIONAL STUDENTS	0	0	0
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 2020 -2021, 1st Month

FORSYTH COUNTY SCHOOLS
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CP #210009 (or CUP#, HOP#, Sketch Plat#)

Review Date: September 16, 2021

Location: Timber Lake Trl

#Units: 1

Acreage: .728

Applicant/ Developer: Steven B Garrison

Address: 1245 Timber Lake Trl, Cumming, GA 30041

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Mashburn	Lakeside	Forsyth Central
CURRENT CAPACITY	725	1,000	2,375
ENROLLMENT	800	1,386	2,357
OVER (-UNDER) CAPACITY	75	386	-18
CAPACITY (%)	110%	139%	99%
NEW DEVELOPMENT			
# OF NEW UNITS	1		
ADDITIONAL STUDENTS	0	0	0
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

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ZA# 4028 (or CUP#, HOP#, Sketch Plat#)

Review Date: September 16, 2021

Location: Sharon Rd

#Units: 43

Acreage: 24.24

Applicant/ Developer: Freeman Berrong Properties, LLC

Address: 2145, Creekstone Point Dr, Cumming, GA 30041

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Sharon	South Forsyth	South Forsyth
CURRENT CAPACITY	1,200	1,400	2,425
ENROLLMENT	909	1,447	2,358
OVER (-UNDER) CAPACITY	-291	47	-67
CAPACITY (%)	76%	103%	97%
NEW DEVELOPMENT			
# OF NEW UNITS	43		
ADDITIONAL STUDENTS	15	8	10
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 2020 -2021, 1st Month