

**FORSYTH COUNTY SCHOOLS**  
**Zoning Impact Statement**

**ZA# 3960** (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** November 14, 2019
- **Location:** Atlanta Highway at Glover Dive
- **#Units:** 88 units
- **Acreage:** 118.6 ac.
- **Applicant/ Developer:** McDonald Development Co.
  
- **Address:** 3715 Northside Parkway, Bldg. 200, Suite 700  
Atlanta, Georgia 30327

<b>CURRENT</b>	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
SCHOOL	Shiloh Point	Piney Grove	Denmark
CAPACITY	1,175	1,025	2,500
ENROLLMENT	1,339	991	2,018
OVER/ -UNDER CAPACITY (%)	+164 (114%)	-34 (96.7%)	-482 (80.7%)
<b>NEW DEVELOPMENT</b>			
# of NEW UNITS	88		
ADDITIONAL STUDENTS	30	17	20
<b>PREVIOUS ZONINGS</b>			
# of APPLICATIONS (7-yr.)	6		
ESTIMATED STUDENTS	218	231	524
<b>TOTAL IMPACT</b>			
STUDENTS	1,587	1,239	2,562
OVER/ -UNDER CAPACITY (%)	+412 (135.1%)	+214 (120.9%)	+62 (102.5%)
<b>NEXT SCHOOL OPENING</b>			
FUNDING APPROVED	YES	YES	YES

Enrollment per 3<sup>rd</sup> Month Attendance, 2019

**FORSYTH COUNTY SCHOOLS**  
**Zoning Impact Statement**

**ZA# 3958** (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** November 14, 2019
- **Location:** Matt Highway at Gravitt Road
- **#Units:** 238 units
- **Acreage:** 84.5 ac.
- **Applicant/ Developer:** Roberts Properties, Inc.  
Ethan Underwood
- **Address:** 375 Northridge Road, Suite 330  
Atlanta, Georgia 30350

<b>CURRENT</b>	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
SCHOOL	Coal Mountain	North Forsyth	North Forsyth
CAPACITY	775	1,025	2,400
ENROLLMENT	836	1,251	2,578
OVER/ -UNDER CAPACITY (%)	+61 (107.9%)	+226 (122%)	+178 (107.4%)
<b>NEW DEVELOPMENT</b>			
# of NEW UNITS	238		
ADDITIONAL STUDENTS	59	31	38
<b>PREVIOUS ZONINGS</b>			
# of APPLICATIONS (7-yr.)	3		
ESTIMATED STUDENTS	32	170	261
<b>TOTAL IMPACT</b>			
STUDENTS	927	1,452	2,877
OVER/ -UNDER CAPACITY (%)	+152 (119.6%)	+427 (141.7%)	+477 (119.9%)
<b>NEXT SCHOOL OPENING</b>			
FUNDING APPROVED	POOLES MILL	HENDRICKS	East Forsyth
	YES	YES	YES

Enrollment per 3<sup>rd</sup> Month Attendance, 2019

**FORSYTH COUNTY SCHOOLS**  
**Zoning Impact Statement**

**ZA# 2019422** (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** November 11, 2019
- **Location:** Canton Highway at Pine Lake Drive
- **#Units:** 47 units
- **Acreage:** 7.9 acres
- **Applicant/ Developer:** Core Development Group  
William Hansard
- **Address:** 212 Dahlonga Street, Suite 200  
Cumming, Ga. 30040

<b>CURRENT</b>	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
SCHOOL	Cumming	Otwell	Forsyth Central
CAPACITY	1,100	1,050	2,375
ENROLLMENT	957	1,475	2,537
OVER/ -UNDER CAPACITY (%)	-143 (87%)	+425 (140.5%)	+162 (106.8%)
<b>NEW DEVELOPMENT</b>			
# of NEW UNITS	47		
ADDITIONAL STUDENTS	10	6	8
<b>PREVIOUS ZONINGS</b>			
# of APPLICATIONS (7-yr.)	5		
ESTIMATED STUDENTS	305	351	641
<b>TOTAL IMPACT</b>			
STUDENTS	1,272	1,832	3,186
OVER/ -UNDER CAPACITY (%)	+172 (115.6%)	+782 (174.5%)	+811 (134.1%)
<b>NEXT SCHOOL OPENING</b>			
FUNDING APPROVED	POOLES MILL	M.S. #11	East Forsyth
	YES	YES	YES

Enrollment per 3<sup>rd</sup> Month Attendance, 2019

**FORSYTH COUNTY SCHOOLS**  
**Zoning Impact Statement**

**ZA# 2019423** (or CUP#, HOP#, Sketch Plat#)

- **Review Date:** November 11, 2019
- **Location:** Buford Dam @ Sanders Road
- **#Units:** 343 units
- **Acreage:** 80.28 acres
- **Applicant/ Developer:** Ashton Atlanta Residential LLC
  
- **Address:** 3820 Mansell Road, Suite 300  
Alpharetta, Ga. 30022

<b>CURRENT</b>	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
SCHOOL	Mashburn	Lakeside	Forsyth Central
CAPACITY	700	1,000	2,375
ENROLLMENT	710	1,233	2,537
OVER/ -UNDER CAPACITY (%)	+10 (101.4%)	+233 (123.3%)	+162 (106.8%)
<b>NEW DEVELOPMENT</b>			
# of NEW UNITS	343		
ADDITIONAL STUDENTS	73	43	57
<b>PREVIOUS ZONINGS</b>			
# of APPLICATIONS (7-yr.)	7		
ESTIMATED STUDENTS	293	258	649
<b>TOTAL IMPACT</b>			
STUDENTS	1,076	1,543	3,243
OVER/ -UNDER CAPACITY (%)	+376 (153.7%)	+543 (154.3%)	+868 (136.5%)
<b>NEXT SCHOOL OPENING</b>	POOLES MILL	M.S. #11	East Forsyth
FUNDING APPROVED	YES	YES	YES

Enrollment per 3<sup>rd</sup> Month Attendance, 2019