

Cherokee County School District Rezoning Impact Report

Jurisdiction	Planning Commission Meeting Date	County Commission/City Council Meeting Date
City of Woodstock	9/5/2013	9/23/2013

Rezoning Case Number	Applicant Name	Acreage
Z#066-13	Res-GA TSI, LLC	15.56

Map and Parcel	Property Description
15N05 203,205A,206A 208,121B	Southeast corner of Eagle Drive and Putnam Ford Road

Current Zoning	Proposed Zoning	Number of Lots	Housing Type	Estimated Student Impact ⁽¹⁾
R-4	R-3C	46	Single Family Residential	33 Students

Elementary School	ES Enrollment	ES Capacity	% Capacity
Carmel ES	1226	1300	94.31%
Middle School	MS Enrollment	MS Capacity	% Capacity
Woodstock MS	1096	1125	97.42%
High School	HS Enrollment	HS Capacity	% Capacity
Woodstock HS	1851	2100	88.14%

All Enrollment and Capacities are based on the last published Cherokee County Inventory of School Housing (CCISH) Numbers

Additional Capacity Needed	Cost for Additional Capacity ⁽²⁾	Annual Cost for Students ⁽³⁾
2 Classroom(s)	\$45,000.00	\$235,983.00

(1) - All increases to student enrollment should be considered cumulative in nature. All recent cases will impact the affected Schools. The School District may have to transport the students of any given development to an alternate district due to over-enrollment.

(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

(3) - Annual Cost is calculated using the 2013 General Fund Operating Expenditure cost per pupil of \$7,151.00, and does not count for inflation.

It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible. In every such case, the district designates a minimum contribution expected to help provide adequate facilities for the school age children who will occupy the residences in the development.

Please recommend to all Residential Zoning applicants to contact Mitch Hamilton at 770-721-8429 to discuss mitigation of their subdivision prior to appearing before the Zoning Board. If the applicant cannot meet during that time period, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton prior to the City Council/County Commission Meeting.

The 2006 estimated cost for building an elementary school is 20 to 22 million dollars, middle school is 25 to 28 million, and the cost of building a high school is 50 to 55 million dollars.