

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

**ZA# 4192**

**Review Date: September 24, 2024**

**Location: Nichols Drive**

**#Units: 71**

**Acreage: 77.194**

**Applicant/ Developer: Grand Communities, LLC**

**Address: 3940 Olympic Blvd, Suite 400, Erlanger, KY 41048**

<b>CURRENT</b>	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
CURRENT SCHOOL	Settles Bridge	Riverwatch	Lambert
CURRENT CAPACITY	1,025	1,400	2,450
ENROLLMENT	721	1,444	3,242
OVER (-UNDER) CAPACITY	-304	44	792
CAPACITY (%)	70%	103%	132%
<b>NEW DEVELOPMENT</b>			
# OF NEW UNITS	71		
ADDITIONAL STUDENTS	24	14	16
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 2024 - 2025, 1st Month Attendance Report

Our Student Registration Department issues updated Monthly Attendance Reports throughout the school year and are posted each month on our website at the following link:

<https://www.forsyth.k12.ga.us/page/347>

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

**Sketch Plat# 240016**

**Review Date: September 16, 2024**

**Location: Waldrup Circle**

**#Units: 61**

**Acreage: 52.39**

**Applicant/ Developer: Ronnie A. Penson**

**Address: 8310 Browns Bridge Road, Gainesville, GA 30506**

CURRENT	ELEMENTARY	MIDDLE	HIGH
CURRENT SCHOOL	Chestatee	Little Mill	East Forsyth
CURRENT CAPACITY	1,175	1,025	2,125
ENROLLMENT	1,141	902	1,598
OVER (-UNDER) CAPACITY	-34	-123	-527
CAPACITY (%)	97%	88%	75%
<b>NEW DEVELOPMENT</b>			
# OF NEW UNITS	61		
ADDITIONAL STUDENTS	13	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 2024 - 2025, 1st Month Attendance Report

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