Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
August 17, 2023	F-2 (S)

Title

State-Required GADOE Site Approval Application for the Woodstock HS Classroom Addition Project

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of State-Required GADOE Site Approval Application for the Woodstock HS Classroom Addition Project

Summary Explanation and Background

In compliance with GA Department of Education regulations, the Cherokee County School District must apply for site approval prior to moving forward with further construction planning for the classroom additions at Woodstock High School. This application verifies the current infrastructure and site mitigations on that campus are adequate to support the construction of additional classrooms. In this regard, staff has compiled supporting documentation to accompany the application for submission to the State pending School Board approval.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

See Attachment

Source of Additional Information

Trey Moores	770.479.1871
Mitch Hamilton	770.479.1871

GEORGIA DEPARTMENT OF EDUCATION
EDUCATIONAL FACILITY SITE EVALUATION AND APPROVAL FORM

School System: Cherokee County School District	Name of Superintendent: Dr. Brian V. Hightower Person to Contact (Designee): Mitch Hamilton
Mailing Address: 200 Mountain Brook Ct Canton, GA 30115	Phone Number: 770.704.8429 Fax Number: 770.721.6308 Email: mitch.hamilton@cherokeek12.net

I. LOCATION OF PROPOSED SITE

Address of Proposed Site (if available) and/or legal description of the property: 2010 Towne Lake Hills South Drive, Woodstock GA 30189 Parcel Number: 15-1073-0001	
Acreage in proposed site: 104 +/- Acreage in 100-year flood plain: 13+/- Does this acreage meet the minimum requirements: Yes Please attach a rationale and request by the local School Board for requesting a variance to the minimum size requirements if the answer to the above question is "No".	Clear Title Obtainable: Yes This property will be owned by the school system.

II. PROPOSED EDUCATIONAL FACILITY TO BE LOCATED ON THIS SITE
(BASIC INFORMATION)

Name of Proposed Facility: Woodstock High School		
Proposed Grades: 9-12	Approximate Number of Students: 2,050	
Number of Instructional Units Proposed: 24	Is this the maximum size planned for this facility? Yes	Is this facility being designed for future expansion? No
Estimated date facility is to be completed and occupied. Date: January 2026 Comments:		If expanded, maximum number of instructions units proposed in the future: 122 Total IU's w/ proposed addition

III. UTILITIES AVAILABLE ON THE PROPOSED SITE

(If utilities are not currently available on the site, please indicate when utility providers anticipate delivery of utilities to the site).

Utility	Currently Available Yes	No	When Available Date	Other Relevant Factors			
Electricity	X			Voltage:	25KV	Phase:	3
Natural Gas	X			Line Size:	4"	Line Pressure:	60 PSI
Telephone	X						
Cable	X						
Water* **							
Public	X			Line Size:	8"	Line Pressure:	130 PSI
Private				Line Size:		Line Pressure:	
Sewage* **							
Public	X						
Private							

*Attach Flow Test Results

**If changes to the planned water or sewage systems indicated above are made, then the site must be resubmitted for approval and the current approval will be voided.

IV. MISCELLANEOUS SITE INFORMATION

(For each item, highlight the appropriate response. If Other is selected, please type appropriate response.)

Property Zoned	Residential	Industrial	Commercial	Other: Civil
Adjacent Development or Existing Community Design	Residential	Industrial	Commercial	Other: Office/Institutional
Traffic Conditions Around Site	Congested	Moderate	Light	Other:
Topography	Steep	Rolling	Gently Sloping	Flat
Grading for Building	Excessive	Moderate	Minimal	Comments:
Rock Excavation	Unlikely	Some not but Excessive	Excessive	Comments:
Area Available for Parking	Adequate Space	Limited Space	Inadequate Space	Comments:
Vehicular Access to Site	Excellent Potential	Development Restricted	Development Difficult	Comments:
Area Available for Athletic and Recreation Area Development	Adequate	Limited	Inadequate	Comments: Existing

V. SYSTEM REQUEST FOR SITE APPROVAL

After having considered the findings from all studies completed and evaluating the potential sites available for this facility, the Cherokee County Board of Education requested approval of the proposed site identified on this form by official board action on August 17, 2023. An initial investigation had been conducted, a Phase I Environmental Site Assessment has been conducted, and a Risk Hazard Analysis has been completed. Costs associated with the development of this site including grading, obtaining utilities, and road improvements have been evaluated.

CHEROKEE COUNTY SCHOOL DISTRICT

Kyla Cromer, School Board Chair	Date
Dr. Brian V. Hightower, Superintendent	Date

GEORGIA DEPARTMENT OF EDUCATION

Doug Suits, Facility Services Consultant	Date