

Tracking Residential Developments in PCSD

Paulding County School District



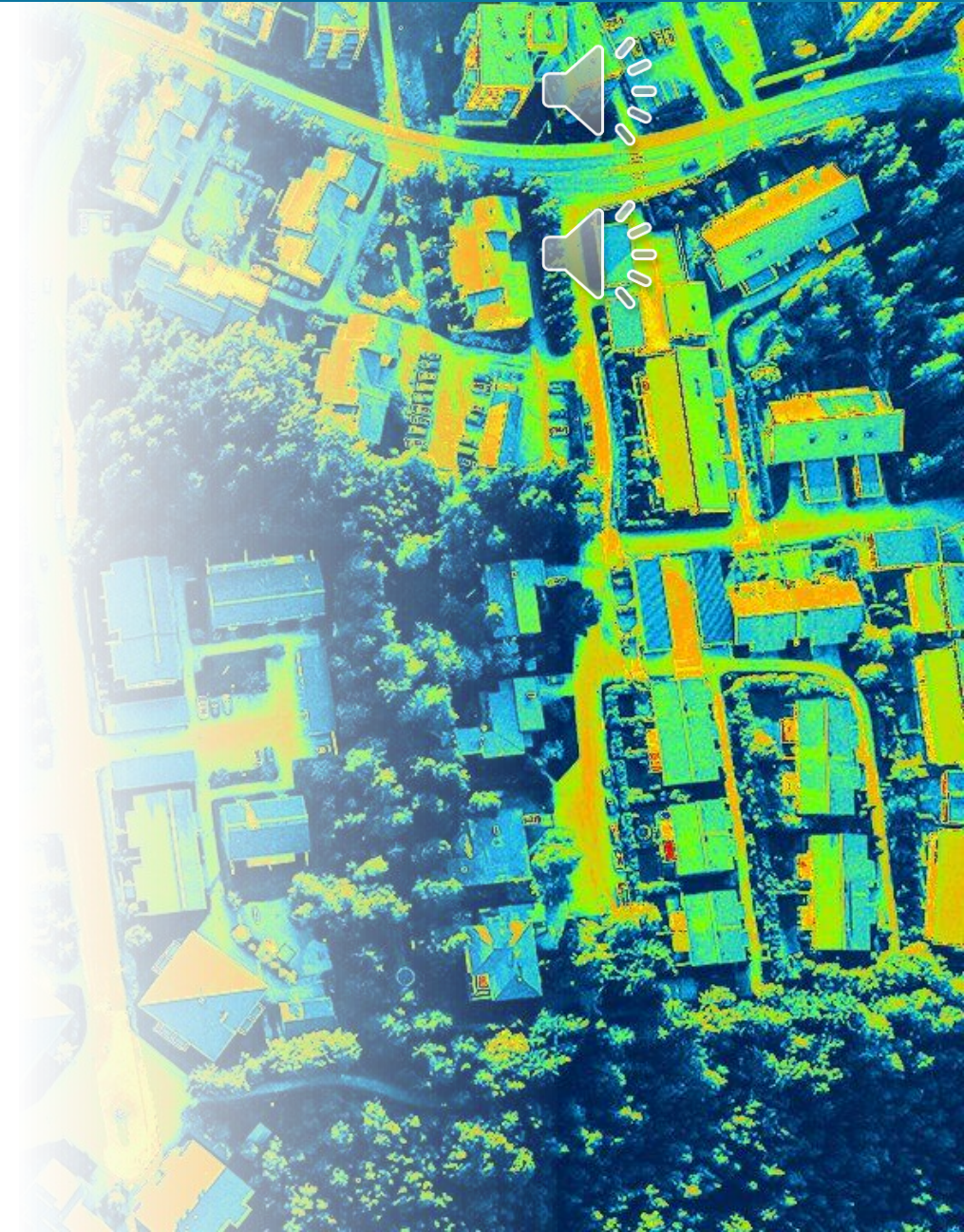
An Overview of the Process

Each year, we set about gathering data on all the residential development sites within the Paulding County School District.

The data we gather includes where the development will be located, what type of housing units the site will have, how many total units will be built at the site, how many units do they expect to build this year, and the expected completion date for the entire development.

Once this data is collected, we provide this information to our demographer, MGT, who will then incorporate the data into our annual student demographic forecast.

Now that we've covered the process from 'start' to 'finish', let's take a few moments to go back and look at how we track residential developments in the school district.



Communicate with Local Governments



Paulding County



City of Dallas



City of Hiram

One of the key steps in gathering information about current and planned residential developments within the school district is having an open line of communication with our local governments. Throughout the planning and zoning process, developers must provide updated information to each of the governing bodies with jurisdiction over the development site.

Much of the key information we need to know about a development site can be gathered from the information developers submit and update data to the various commissions and boards that must approve residential developments. Each of those bodies, in turn, graciously shares that information with the school district to aid in our planning for the future.

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Communicate with Developers

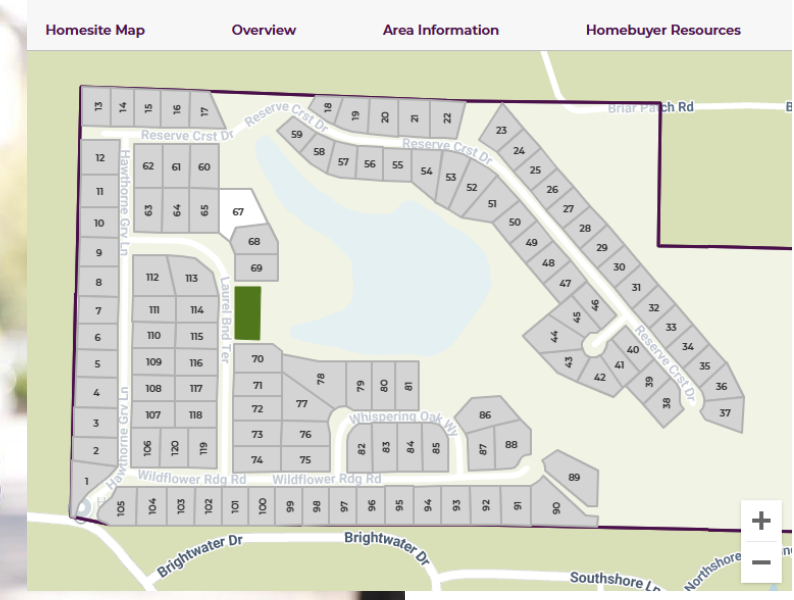
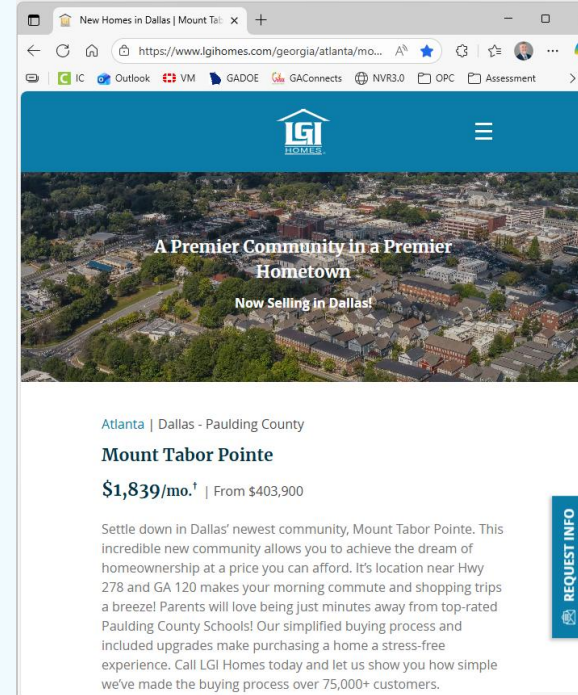
Make Phone Calls

Speak to the Builder, Developer, or Agent

Review Websites

Review information posted by developer, including:

- Contact information
- Photos of the development
- Development map
- Number of units that have been sold
- Number of undeveloped lots



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Conduct Site Visits

Drive to the development sites.
Go for visual confirmation.

Assess the activity level.
Any activity? How much? Anything changed since last visit?

Count the housing units “on the ground”.
Useful for estimating the rate of construction.

Talk to on-site agents.
A great source of information regarding the development.

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Work with MGT

Incorporate information into the forecast.

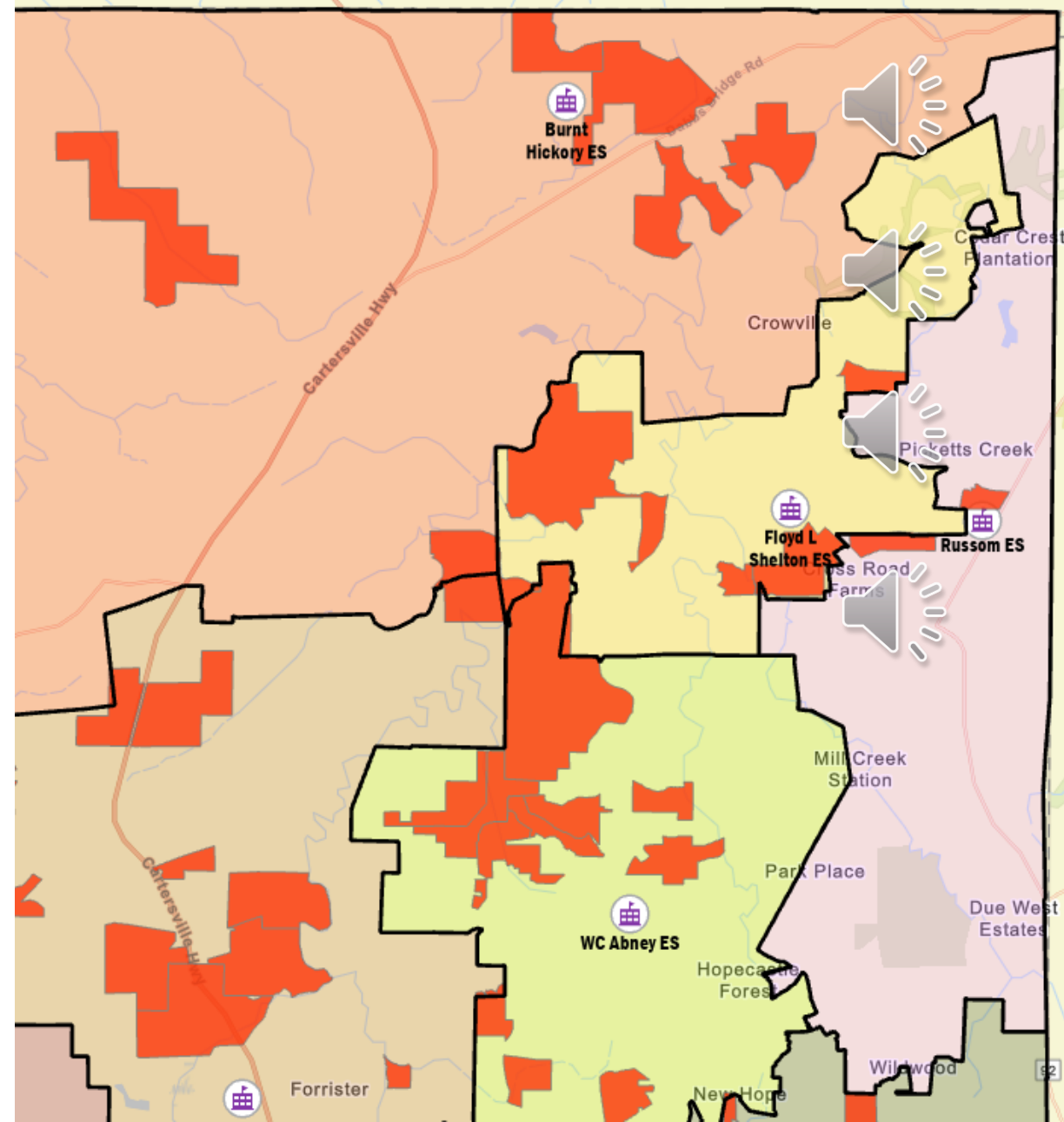
MGT adds the number and types of housing units to be constructed into the forecast matrix. This data helps determine how many additional students will be generated from new construction over the ten years studied in the forecast.

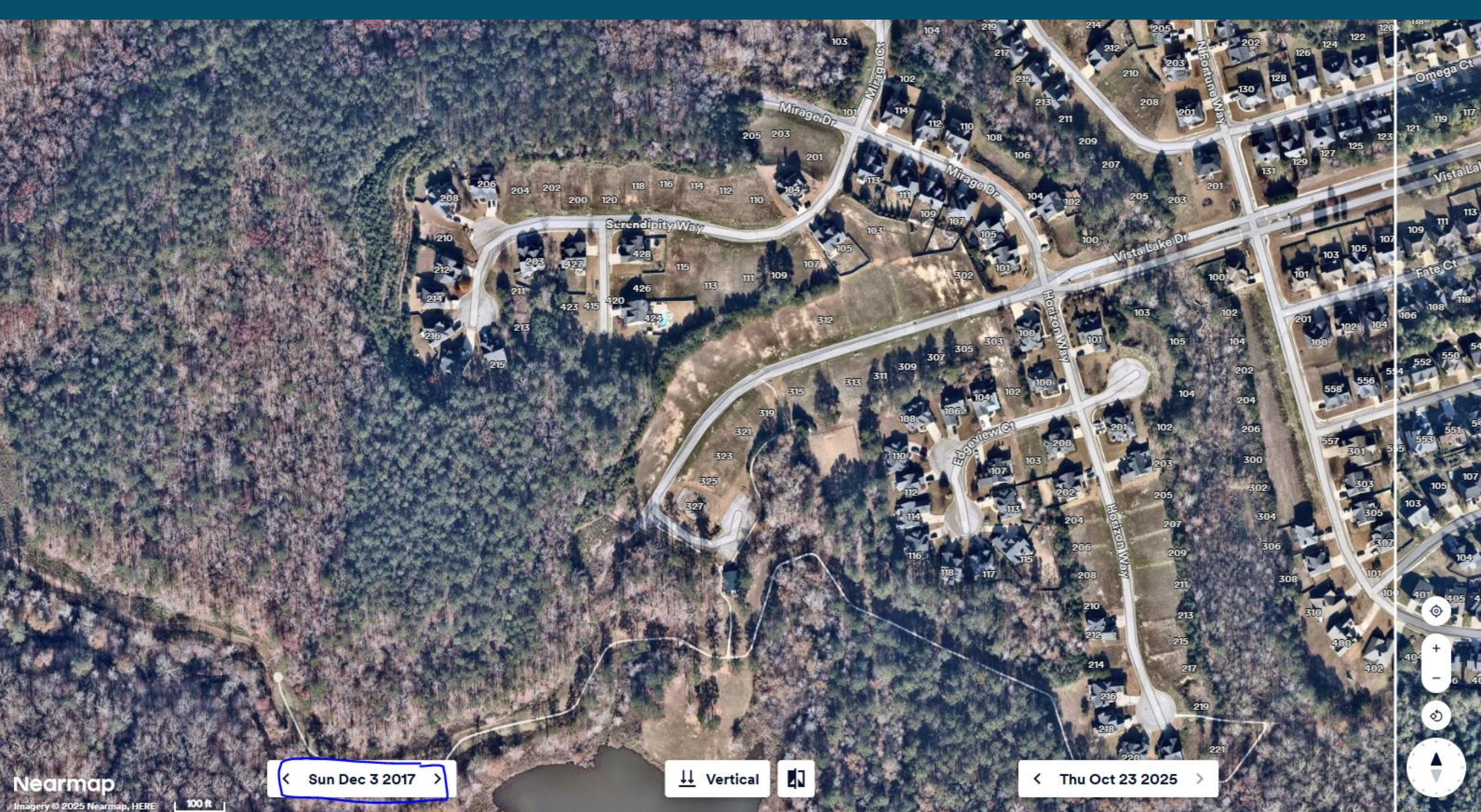
Assist with forecasting build rates.

MGT assists us with breaking down the expected rate of construction for each development. The total number of units is divided into annual construction targets, which, in turn, helps estimate the number of new students expected.

Nearmap for identification and confirmation.

Nearmap is a service that contains historical and current satellite photos. MGT uses this tool to identify construction sites. By viewing known developments over a span of time, these images assist in gauging the progress of construction.





< Sun Dec 3 2017 >

Vertical

< Thu Oct 23 2025 >



Nearmap

Imagery © 2025 Nearmap, HERE

100 ft

< Sun Dec 3 2017 >

Vertical

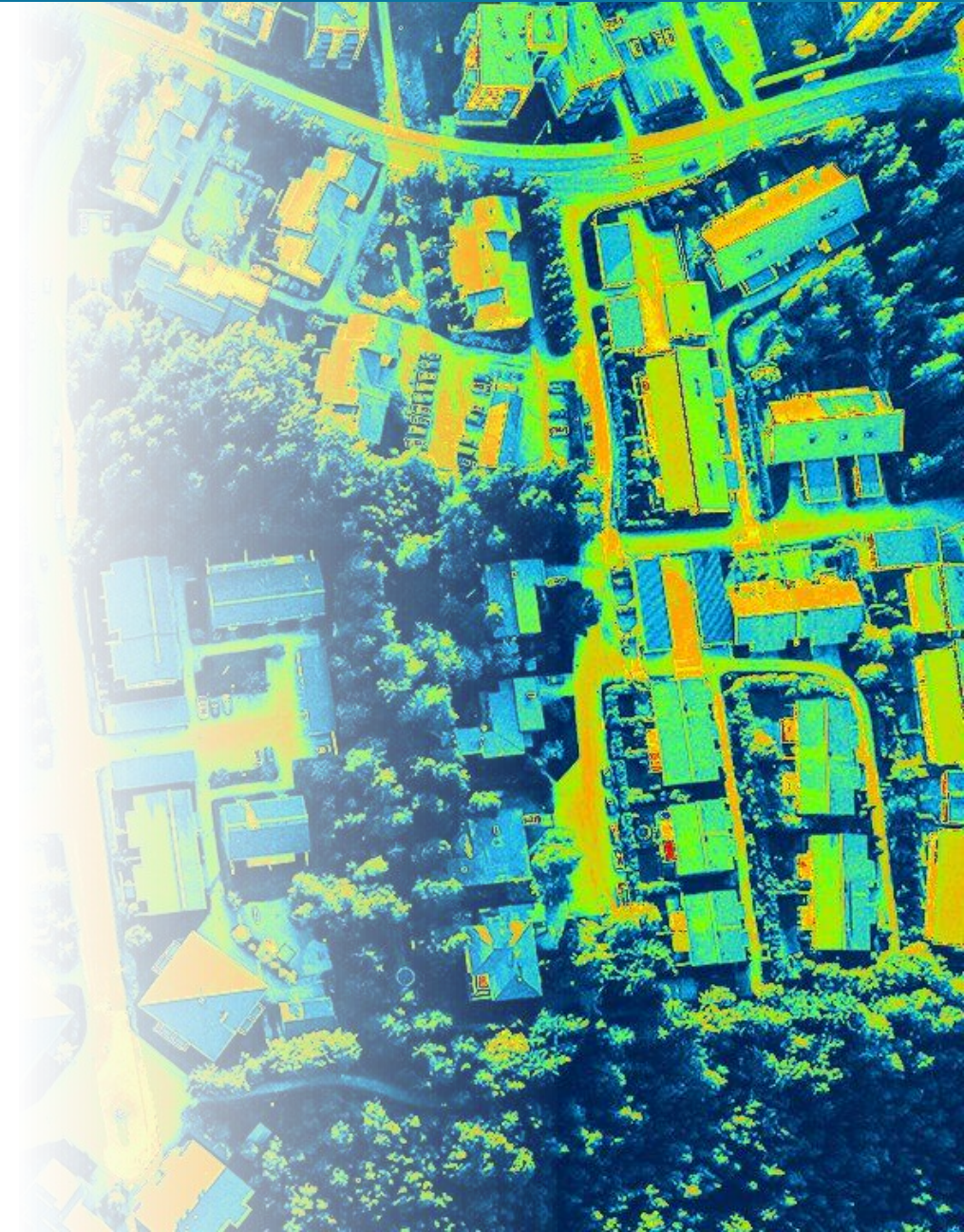


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From there...

Of course, it doesn't take long before the list that we've submitted to MGT for that year's forecast is out-of-date. Building continues throughout the year, and it's no surprise when we hear of a new development that might not have been on our radar.

As a result, we are continually updating our development list in anticipation of next year's forecast. From making phone calls to reviewing maps to conducting site visits, if there's a new development regarding a development, we're on the case finding out whatever information is available.



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Thank You!

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