Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
March 19, 2026	Action Item 2

Title

Resolution for Future Use of Current Cherokee High School

Requested Action

School Board Consideration of Superintendent's Recommendation for a Resolution for Future Use of Current Cherokee High School

Summary Explanation and Background

The attached recommendation reflects the Superintendent's proposed option for the current Cherokee High School campus. It is based on a feasibility study that evaluated nine themes using three criteria: impact on student learning; ability to address needs or reduce organizational risks; and financial sustainability. This analysis ensured that the recommendation was informed by data and grounded in academic, operational, and fiscal responsibility.

Financial Impact

N/A

Exhibits: (List) Enter URL below

Resolution Attached

Source of Additional Information Open URL

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DRAFT

RESOLUTION OF THE CHEROKEE COUNTY BOARD OF EDUCATION DECLARING CERTAIN REAL PROPERTY SURPLUS EFFECTIVE UPON OCCUPANCY OF NEW CHEROKEE HIGH SCHOOL, AUTHORIZING ITS SALE AND RECONSTITUTING CANTON ELEMENTARY SCHOOL.

WHEREAS, the Cherokee County Board of Education (the "Board") is vested with authority pursuant to O.C.G.A. § 20-2-520 and other applicable provisions of Georgia law to acquire, hold, and dispose of real property for school purposes; and

WHEREAS, at its meeting on December 14, 2017, the Board considered programmatic, operational, and fiscal factors affecting facility utilization within the Cherokee County School District and approved a plan under which the Cherokee High School campus would absorb the Canton Elementary School/STEM Academy ("CES") campus in order to increase the capacity of Cherokee High School and alleviate severe overcrowding at that facility, while temporarily dispersing the CES student population to Knox Elementary School and R.M. Moore Elementary School; and

WHEREAS, the Board has since determined that the Canton Elementary School/STEM Academy campus will be reconstituted and returned to educational use beginning with the 2028–2029 school year in order to serve the evolving student enrollment and programmatic needs of the School District and its students; and

WHEREAS, the Board has caused to be constructed a new high school facility intended to replace the existing Cherokee High School, with occupancy anticipated for the beginning of the 2026–2027 academic year in August of 2026; and

WHEREAS, upon issuance of a certificate of occupancy for the new high school facility and commencement of instructional operations therein, and upon the permanent relocation of instructional operations from the existing Cherokee High School facility to the newly constructed Cherokee High School facility, the real property currently comprising the Cherokee High School campus will cease to be used for instructional operations and will no longer be necessary or convenient for school purposes; and

WHEREAS, the Board has reviewed enrollment projections, facility utilization analyses, capital planning documents, and operational requirements and has determined that retention of the existing main campus will not be required for future instructional, administrative, extracurricular, or auxiliary school purposes; and

WHEREAS, the Board desires to make a clear record of its determination and to comply fully with O.C.G.A. § 20-2-520, O.C.G.A. § 20-2-260, and all other applicable provisions of Georgia law governing the disposition of school property;

NOW, THEREFORE, BE IT RESOLVED that effective upon the issuance of a certificate of occupancy for the new high school facility and the commencement of instructional operations

therein for the 2026–2027 academic year, and upon the permanent relocation of instructional operations from the existing Cherokee High School facility, the following described real property shall be and is hereby declared no longer necessary or convenient for school purposes within the meaning of O.C.G.A. § 20-2-520:

> The real property commonly known as the Cherokee High School campus located at 930 Marietta Highway, Canton, Georgia, 30114 consisting of approximately ___ acres and as more particularly described in Exhibit A attached hereto.

BE IT FURTHER RESOLVED that prior to offering the property for sale, the Superintendent shall cause a title examination to be conducted to confirm the absence of reversionary interests, deed restrictions, or other encumbrances that would prohibit or restrict the sale, and shall further review any applicable State Capital Outlay participation or other funding conditions under O.C.G.A. § 20-2-260 or related provisions that may impose limitations, repayment obligations, or approval requirements in connection with disposition of the property, including review of any applicable requirements under State Board of Education capital outlay rules and related provisions of Georgia law.

BE IT FURTHER RESOLVED that the Superintendent shall obtain at least one independent appraisal establishing the fair market value of the property prior to solicitation or acceptance of any offer to purchase, and shall undertake appropriate environmental due diligence, prior to execution of a binding purchase agreement.

BE IT FURTHER RESOLVED that the property shall be marketed and sold through a commercially reasonable method in a manner reasonably designed to obtain fair market value for the benefit of the Cherokee County School District, which may include competitive sealed bids, public auction, broker-assisted listing, or other lawful means, and that the Board expressly reserves the right to reject any and all offers and to withdraw the property from sale at any time prior to execution of a binding agreement.

BE IT FURTHER RESOLVED that no contract for sale shall become effective unless and until approved by formal action of the Board in an open meeting, and that upon such approval, the Board Chair and Superintendent are authorized to execute all deeds, contracts, affidavits, and other instruments necessary to consummate the transaction, subject to review and approval by legal counsel.

BE IT FURTHER RESOLVED that nothing in this Resolution shall obligate the Board to complete the sale of the property, and the Board expressly retains the continuing authority and discretion to determine whether the property should be retained for future school system purposes if circumstances, enrollment trends, or programmatic needs of the School District change prior to the consummation of any sale.

BE IT FURTHER RESOLVED that the net proceeds derived from the sale of the property, after payment of customary closing costs and transaction expenses, shall be deposited into the appropriate School District accounts and may be used, consistent with applicable law and duly adopted budgets, to retire or reduce outstanding debt obligations of the School District associated

with school facilities, to develop and support career and technical education programs, and to support other lawful educational programs and initiatives serving the School District's high schools.

This Resolution shall take effect immediately upon adoption, except that the declaration of surplus status shall become effective only upon the conditions stated herein.

ADOPTED this ___ day of _____, 2026, by the Cherokee County Board of Education.

CHEROKEE COUNTY BOARD OF EDUCATION/ CHEROKEE COUNTY SCHOOL SYSTEM:

By:_____
Janet Read Welch, Chair

SUPERINTENDENT:

By_____
Dr. Mary Elizabeth Davis

ATTEST:

_____
Secretary, Cherokee County Board of Education

Resolution for Future Use of Current Cherokee High School

Following a comprehensive districtwide engagement process, the Cherokee County School District Administration conducted an extensive effort to gather community feedback regarding future facility use, including the current Cherokee High School property and former Canton Elementary School. Thousands of perspectives were collected through stakeholder meetings, public forums, surveys, and online submissions, resulting in nine major themes that reflected the community's diverse priorities, concerns, and aspirations A feasibility study was subsequently conducted to analyze each of the nine themes using three criteria: positively impacts student learning and achievement, addresses an identified need or mitigates an organizational risk, and is financially acceptable and sustainable. This analysis provided a data informed foundation for determining which options were viable and responsible from an academic, operational, and fiscal standpoint.

Based on this comprehensive review, the Superintendent presents for the School Board consideration a Resolution to reconstitute Canton Elementary School and authorize the sale of the remaining district owned property at the current Cherokee High School site. These actions reflect community input, address identified district needs, and position the district for sustainable, student centered growth.

Following the Superintendent's recommendation for SY2018-19 and School Board approval at the School Board meeting held on December 14, 2017, the following recommendations were accepted:

- Temporarily disperse the Canton ES student population to Knox ES and R.M. Moore ES.
- Commit to appropriate construction and facility improvements for the timely renovation and transition of Canton ES to Cherokee North

Based on the Superintendent's recommendation for SY2028-29 and School Board approval during the School Board meeting held on March 19, 2026, the following recommendations are proposed:

- Following the evaluation of the current and long-term district need for an elementary school, consider the reconstitution of Cherokee HS North to Canton ES.
- Based on the proposed timeline and scope of work necessary to reconstitute Canton ES, Canton ES is expected to re-open August 2028.