



RE: Halpern – Jonquil Site - Public Schools Impact Evaluation.

Date of research: July 1, 2015
Location: City of Smyrna, Cobb County, Georgia
Contact: Cheryl Jones, Secretary
Planning Department Cobb County Schools

In June of 2015, over the course of several weeks B+C Studio staff made contact with representatives of the Cobb County School District in order to ascertain and verify our own internal findings regarding the public schools for which future residents of the planned Jonquil Development would be zoned. Copies of the emails received are attached. In addition B+C Studio "data mined" various public and private websites include the Cobb County School Districts own website for various details provided below.

At the time of the research and discussion with school administration officials there were no anticipated or known plans to redistrict, close or expand any of the three schools for the site planning area.

However this data is subject to change at any time without notice.

Official district maps are attached to this report.

Findings:

1. Schools districted for Jonquil Development

The following are the public schools for which Jonquil Development would be zoned based on current projections and current school district maps.

- Elementary School – Smyrna Elementary
Public - Grades: PK-5
District: Cobb County
1099 Fleming Street
Smyrna, GA 30080
School Phone: 678-842-6741
School Fax: 678-842-6749
Capacity – 919 students
FTE – 929 students (10 over capacity)

Smyrna Elementary School employs 39 full-time teachers
The student/teacher ratio at Smyrna Elementary School is 23.8

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- Middle School - Campbell
Public - Grades: 6-8
District: Cobb County
3295 South Atlanta Road
Smyrna, GA 30080
Phone: 678-842-6873
Fax: 678-842-6875
Capacity – 1,203 students
FTE – 1,416 students (213 over capacity)
Campbell Middle School employs 77 full-time teachers.*
The student/teacher ratio at Campbell Middle School is 17.16*
- High School – Campbell
Public Magnet - Grades: 9-12
District: Cobb County
5265 Ward Street
Smyrna, GA 30080
Phone: 678.842.6850
Fax: 678.842.6852
Capacity – 2,637 students
FTE – 2,509 students (128 under capacity)
Campbell High School employs 140.3 full-time teachers*
The student/teacher ratio at Campbell High School is 16.6*

**Equals data provided by Scooldigger.com*

FTE= Full Time Equivalent

2. School Attendance Forecast Data

According to the school administration official the attendance data is what they had for the 2014-2015 school year and was based on 2015's final data. 2015-2016 year's data is a forecast for next year and beyond as follows.

- Smyrna Elementary
2015-2016 – 961 students (42 over capacity)
2019-2020 – 1,028 students. (109 over capacity)
- Campbell Middle School
2015-2016 – 1,517 students (314 over capacity)
2019-2020 – 1,926 students (723 over capacity)
- Campbell High School
2015-2016 – 2,592 students (45 under capacity)
2019-2020 – 3,039 students (402 over capacity)

3. Private Schools

As part of our research we also located the following private schools in the general Smyrna Cobb County area:

Smyrna Academy of Excellence
6688 Mableton Pkwy SE,
Mableton, GA 30126
Ph: (678) 239-3200
Private | Grades: PK-12

Covenant Christian School
3130 Atlanta Rd SE
Smyrna, GA 30080
Ph: (770) 435-1596
Private | Grades: PK-8

Center Academy Smyrna
3499 S Cobb Dr SE
Smyrna, GA 30080
Ph: (770) 333-1616
Private | Grades: 5-12

St Benedicts Episcopal Day School
2160 Cooper Lake Rd SE
Smyrna, GA 30080
Ph: (678) 279-4300
Private | Grades: PK-6

International Academy of Smyrna
2144 South Cobb Dr SE
Smyrna, GA 30080
Ph: (678) 370-0980
Public Charter | Grades: KG-8

Destiny Academy
1775 Water Pl SE
Atlanta, GA 30339
Ph: (770) 509-9010
Private | Grades: PK-1

West Cobb Preparatory Academy
270 Windy Hill Rd SE
Marietta, GA 30060
Ph: (770) 435-5720
Private | Grades: PK-2

Covered Bridge Montessori School
3941 Covered Bridge Rd SW
Smyrna, GA 30082
Ph: (770) 434-3181
Private | Grades: KG-1

Shreiner Academy
1340 Terrell Mill Rd SE
Marietta, GA 30067
Ph: (770) 953-1340
Private | Grades: PK-8

4. Forecast for added school aged children

The development of the Jonquil site proposes up to 290 Multi-family units.

Rents are as follows:

1 bedroom average: \$1,350
2bedroom average: \$1,650
3 bedroom average: \$2,300

The mix of units and corresponding statistical forecast of school age children is as follows:
(*SAC = School Aged Children*)

| Unit Type | Ratio | Est. Qty. | SAC Per Unit* | SACs |
|------------|-------|-----------|---------------|------|
| 1 Bedroom: | 65% | 188.5 | 0.08 | 15.1 |
| 2 Bedroom: | 30% | 87 | 0.16 | 13.9 |
| 3 Bedroom: | 5% | 14.5 | 0.51 | 7.4 |
| Total | 100% | 290 | | 36.4 |

* The per unit data above was provided by Dataplace.Org and has been compiled from US Census data for Georgia prior to 2012 and checked against other similar studies and found to be similar. The numbers are based on the average or mean number of school aged children (SAC) to reside in a multi-family complex in the state of Georgia as determined by both the

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average rents and number of bedrooms per unit. For more see this link:

<http://www.dataplace.org/static/pdfs/GEORGIA%20multipliers.pdf>

<http://www.nmhc.org/Content.aspx?id=8490>

The above data may be used for analysis of potential impacts of development with the limitation that all parties using such data acknowledge that the data is subject to change and is based on limited information provided by the School officials from the planning department at the time of the writing of this letter. School Administration officials and staff may at any time choose to update or modify this data as well as plans for closures and or expansions. Data marked with an asterisk was mined from private internet sites and is often more than 6 months out of date, and may be inaccurate.

Submitted:

Sean J. Murphy
Director
B+C Studio, Inc - Consulting Planners

cc: file
Client

From the National Multi-Family Housing Council

Research Notes: Apartments Versus Schools Redux (March 2014)

March 31, 2014

Apartments Versus Schools Redux

In this era of tight budgets, local governments have to be mindful of potential additional costs to public services. Many local governments' finances suffered significant deterioration as a result of the recent economic downturn. Income and sales tax revenue fell as jobs and spending declined, while the bursting of the house price bubble took a toll on property tax collections.

However, often these budgetary concerns are unjustly leveraged to slow new development, including apartments. One of the enduring obstacles thrown at apartment developers in many local jurisdictions is this assumption: A new apartment property will bring in too many children and overburden the local school district. But the facts are otherwise.

An earlier *Research Notes* ([July 2002](#)) illustrated this, but more recent and more detailed data allow us to update this earlier analysis. The overall conclusion is the same: The average number of children in apartments is less than the average for single-family dwellings (both owned and rented). The difference is even greater for recently built homes.

What's more, apartments are taxed at a higher rate than single-family homes, thereby contributing more to local government coffers. Given this information, this overburdening argument appears to have much more to do with biases against both renting versus owning and compact development, community misperception about the economic and social value of apartments, density fears and not-in-my-back-yard (NIMBY) movements than with effective local fiscal planning.

Background

Apartment developers often face obstacles beyond just development and construction costs or financing. In many parts of the country, there are both formal and, more commonly, informal barriers to the construction of new multifamily residences. (Multifamily for-sale developers often face similar barriers as well, though typically to a lesser extent.) These barriers take many forms, including municipal bans on new multifamily development, lack of permit approval without explanation, height restrictions that make multifamily projects unfeasible and vocal neighborhood opposition.

Often this opposition is based on claims that apartments will bring in many schoolchildren and that the local government cannot afford to educate these incoming children. Demographic trends, however, suggest something quite different.

Declining birth rates and increased longevity have reduced the share of children (defined here as those under 18 years of age) in the population; from a high of more than 40 percent in 1900, the percentage of children in the population has slipped to a low of 23 percent. Similarly, the number of households with

children has also undergone a long-running decline from a baby boom-driven postwar high of 49 percent in 1957 to under 29 percent today.

Together, these facts show that there are more people than ever to share the costs of primary and secondary education for the nation's children who, at the same time, have a shrinking share in the nation's demographic makeup.

Households with Children

The number of children under 18 years of age is almost 74 million, higher than at any time before 2006 (and only marginally lower than the 2009 high). They are not spread proportionately among different kinds of housing units, however. For example, single-family rentals house the households with the most children while condo owners are the least likely to have children.

FIGURE 1

Children, Tenure and Housing Structure

| | Total | Single-family renter | Single-family owner | Multifamily renter | Multifamily owner |
|--------------------------------|-------|-------------------------|------------------------|-----------------------|----------------------|
| Households (millions) | 116.0 | 14.5 | 65.4 | 17.7 | 2.4 |
| HHs with at least one child | 37.5 | 6.9 | 20.9 | 4.3 | 0.3 |
| Share of HHs with children (%) | 32 | 48 | 32 | 24 | 12 |
| Children per 100 HHs | 60 | 96 | 59 | 41 | 17 |

SOURCE: NMHC TABULATIONS OF CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY, 2012

Note: Multifamily refers to buildings with five or more units; as such, "total" includes two- to four-unit multifamily homes, which are not shown separately.

Of the 116.0 million households in the U.S., 37.5 million (32 percent) have at least one child under 18. Among single-family owner households, the share is the same. Almost half (48 percent) of single-family renter households have children. At the other end of the spectrum, only 12 percent of multifamily owners (in buildings with at least five units) have children. For apartments, the corresponding figure is 24 percent—well below the overall average and that of single-family owners and single-family renters.

On average, there are 60 children for every 100 households in the nation. The figure is about the same for single-family owner households (59), but much higher for single-family renters (96). In contrast, for every 100 apartment households, there are 41 children; for condos the figure is 17.

These data show that, on average, there are significantly fewer children in apartments than in single-family homes, whether renter- or owner-occupied. The difference is even greater among recently built homes.

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FIGURE 2

Children Per 100 Households

| | Total | Single-family renter | Single-family owner | Multifamily renter | Multifamily owner |
|-------------------|-------|-------------------------|------------------------|-----------------------|----------------------|
| All | 60 | 96 | 59 | 41 | 17 |
| Built before 1990 | 54 | 92 | 50 | 42 | 17 |
| Built 1990-2004 | 70 | 108 | 74 | 40 | * |
| Built 2005-2012 | 80 | 120 | 91 | 38 | * |

SOURCE: NMHC TABULATIONS OF CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY, 2012

*Sample size too small to produce reliable data for multifamily owner homes built after 1989.

Note: Multifamily refers to buildings with five or more units; as such, "total" includes two- to four-unit multifamily homes, which are not shown separately.

For every 100 households living in all homes built since 2005, there are 80 children. Among single-family renters in newly built houses, the figure is 120, while among single-family owners it is 91. By contrast, there are only 38 children per 100 apartment households living in newly built properties.

School-age Children

If we narrow the focus to just school-age children—traditionally defined as those between 6 and 17 years of age—apartments contribute even less to demand for schooling than the analysis above might suggest. Overall, 25 percent of all households have at least one school-age child. The figure is about the same for single-family owners (26 percent). Among single-family renters, 37 percent of households have school-age children. But only 16 percent of apartment households (and 7 percent of condo households) have school-age children.

The difference is greater still in newly constructed homes (completed since 2004): Fully 35 percent of single-family owners (and 42 percent of single-family renters) have school-age children. The corresponding figure for apartments is only 13 percent, meaning that 87 percent of newly constructed apartment homes have no school-age children. Moreover, there are far fewer school-age children in new apartments overall—only 22 per 100 households, compared with 58 for single-family owners and 77 for single-family renters.

To put this differently, 100 new apartment homes will have the same number of schoolchildren on average as just 35 new single-family owner-occupied houses.

FIGURE 3

School-Age Children Per 100 Households

| | Total | Single-family renter | Single-family owner | Multifamily renter | Multifamily owner |
|-------------------|-------|-------------------------|------------------------|-----------------------|----------------------|
| All | 42 | 65 | 43 | 24 | 9 |
| Built before 1990 | 38 | 62 | 36 | 25 | * |
| Built 1990-2004 | 51 | 75 | 56 | 23 | * |
| Built 2005-2012 | 51 | 77 | 58 | 22 | * |

SOURCE: NMHC TABULATIONS OF CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY, 2012

*Sample size too small to produce reliable data for multifamily owner homes built after 1989.

Note: Multifamily refers to buildings with five or more units; as such, "total" includes two- to four-unit multifamily homes, which are not shown separately.

Fiscal Burden

All these data make clear that apartments put much less of a burden on local school systems than single-family homes. In addition, apartments are taxed at higher rates than single-family houses. The average property tax rate for the median-value house in urban areas across the country is 1.41 percent; for apartments, the rate is 1.83 percent. As such, apartments contribute more to the local government revenue base than single-family houses.

There is a broader point to be made as well. The number of children (and school-age children) in the nation isn't determined by the number or type of housing units available. Given the choice families make about whether to have children (and, if so, how many and when), the real question is where, and how, these children are to be housed and educated. While one local jurisdiction can try to push this misconstrued burden onto another through regulation and political pressure, these types of activities don't help solve the problem. What's more, any apparent benefit may be short-lived; communities with a variety of different types of housing and real estate—mixed-use, mixed-income, single-family and multifamily—appear to be in greater demand than ever before. One of the common arguments neighbors make against proposed new apartment properties is that they will increase traffic congestion and parking problems. But do they? Residents opposing apartments because of traffic and congestion concerns typically make a faulty comparison; they assume that the choice is between a new apartment property in their neighborhood and no new development at all. But "no development" really isn't an option given our population growth projections.

In the next 20 years, the U.S. population is expected to grow by 68 million people – the equivalent of adding two more Californias. The real question is: where and how will we house these additional people? The answer to that question will go a long way toward determining the future course of our traffic congestion and parking problems. There is growing research that our worsening traffic problems are exacerbated by our sprawling development patterns and are exacting a growing financial cost from many of America's working families.

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Questions or comments on *Research Notes* should be directed to Mark Obrinsky, NMHC's Vice President of Research and Chief Economist, at mobrinsky@nmhc.org or 202/974-2329.

**GEORGIA (1--2) ALL PERSONS IN UNIT:
TOTAL PERSONS AND PERSONS BY AGE**

| STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE | TOTAL PERSONS | <u>AGE</u> | | | | | | | |
|---|------------------|------------|------|-------|-------|-------|-------|-------|------|
| | | 0-4 | 5-13 | 14-17 | 18-24 | 25-44 | 45-64 | 65-74 | 75+ |
| 5+ Units-Rent, 1 BR | | | | | | | | | |
| All Values | 1.49 | 0.08 | 0.06 | 0.02 | 0.30 | 0.80 | 0.14 | 0.04 | 0.06 |
| Less than \$800 | 1.45 | 0.10 | 0.06 | 0.02 | 0.27 | 0.63 | 0.17 | 0.10 | 0.11 |
| \$800 to \$1,000 | 1.49 | 0.07 | 0.06 | 0.02 | 0.35 | 0.85 | 0.13 | 0.01 | 0.01 |
| More than \$1,000 | 1.52 | 0.06 | 0.07 | 0.01 | 0.27 | 0.92 | 0.12 | 0.01 | 0.06 |
| 5+ Units-Rent, 2 BR | | | | | | | | | |
| All Values | 2.11 | 0.16 | 0.20 | 0.06 | 0.46 | 0.95 | 0.22 | 0.03 | 0.03 |
| Less than \$900 | 2.23 | 0.27 | 0.25 | 0.07 | 0.64 | 0.73 | 0.20 | 0.05 | 0.02 |
| \$900 to \$1,100 | 2.13 | 0.12 | 0.24 | 0.06 | 0.41 | 1.02 | 0.23 | 0.03 | 0.02 |
| More than \$1,100 | 1.98 | 0.10 | 0.10 | 0.06 | 0.33 | 1.10 | 0.23 | 0.02 | 0.04 |
| 5+ Units-Rent, 3 BR | | | | | | | | | |
| All Values | 3.26 | 0.36 | 0.64 | 0.17 | 0.53 | 1.23 | 0.29 | 0.03 | 0.02 |
| Less than \$950 | 3.47 | 0.48 | 0.82 | 0.22 | 0.62 | 1.06 | 0.21 | 0.03 | 0.03 |
| \$950 to \$1,300 | 3.34 | 0.32 | 0.68 | 0.19 | 0.49 | 1.34 | 0.29 | 0.03 | 0.01 |
| More than \$1,300 | 2.97 | 0.27 | 0.41 | 0.10 | 0.49 | 1.29 | 0.37 | 0.02 | 0.02 |
| 2-4 Units, 1 BR | | | | | | | | | |
| All Values | 2.01 | 0.14 | 0.19 | 0.09 | 0.40 | 0.77 | 0.24 | 0.09 | 0.09 |
| Less than \$51,000 | 1.65 | 0.07 | 0.22 | 0.06 | 0.23 | 0.47 | 0.25 | 0.18 | 0.17 |
| \$51,000 to \$81,000 | 2.02 | 0.24 | 0.17 | 0.08 | 0.48 | 0.70 | 0.19 | 0.09 | 0.07 |
| More than \$81,000 | 2.37 | 0.12 | 0.19 | 0.12 | 0.48 | 1.13 | 0.28 | 0.01 | 0.05 |
| 2-4 Units, 2 BR | | | | | | | | | |
| All Values | 2.29 | 0.25 | 0.25 | 0.08 | 0.44 | 0.87 | 0.28 | 0.06 | 0.06 |
| Less than \$62,000 | 2.16 | 0.27 | 0.24 | 0.08 | 0.48 | 0.63 | 0.34 | 0.08 | 0.05 |
| \$62,000 to \$83,500 | 2.28 | 0.26 | 0.24 | 0.05 | 0.44 | 0.97 | 0.23 | 0.04 | 0.05 |
| More than \$83,500 | 2.41 | 0.21 | 0.26 | 0.12 | 0.40 | 1.01 | 0.27 | 0.06 | 0.09 |
| 2-4 Units, 3 BR | | | | | | | | | |
| All Values | 3.37 | 0.39 | 0.71 | 0.24 | 0.52 | 1.11 | 0.30 | 0.06 | 0.04 |
| Less than \$69,000 | 3.51 | 0.56 | 0.73 | 0.42 | 0.58 | 0.95 | 0.20 | 0.06 | 0.02 |
| \$69,000 to \$98,500 | 2.96 | 0.32 | 0.59 | 0.12 | 0.48 | 1.09 | 0.29 | 0.05 | 0.02 |
| More than \$98,500 | 3.67 | 0.30 | 0.81 | 0.19 | 0.50 | 1.28 | 0.41 | 0.08 | 0.09 |
| Mobile, 2 BR | | | | | | | | | |
| All Values | 2.40 | 0.26 | 0.29 | 0.09 | 0.34 | 0.84 | 0.43 | 0.10 | 0.05 |
| Less than \$26,500 | 2.24 | 0.21 | 0.28 | 0.07 | 0.29 | 0.77 | 0.42 | 0.15 | 0.05 |
| \$26,500 to \$52,500 | 2.37 | 0.26 | 0.29 | 0.08 | 0.33 | 0.85 | 0.41 | 0.09 | 0.06 |
| More than \$52,500 | 2.61 | 0.32 | 0.29 | 0.11 | 0.40 | 0.89 | 0.46 | 0.08 | 0.05 |
| Mobile, 3 BR | | | | | | | | | |
| All Values | 3.06 | 0.34 | 0.54 | 0.20 | 0.30 | 1.09 | 0.47 | 0.08 | 0.04 |
| Less than \$38,000 | 3.06 | 0.36 | 0.53 | 0.20 | 0.37 | 1.04 | 0.43 | 0.09 | 0.05 |
| \$38,000 to \$64,500 | 3.11 | 0.35 | 0.62 | 0.20 | 0.28 | 1.12 | 0.42 | 0.08 | 0.04 |
| More than \$64,500 | 3.01 | 0.30 | 0.47 | 0.19 | 0.25 | 1.10 | 0.58 | 0.08 | 0.03 |
| Mobile, 4 BR | | | | | | | | | |
| All Values | 4.03 | 0.34 | 1.03 | 0.45 | 0.31 | 1.34 | 0.45 | 0.06 | 0.03 |
| Less than \$52,500 | 4.12 | 0.37 | 1.04 | 0.49 | 0.31 | 1.34 | 0.47 | 0.06 | 0.04 |
| \$52,500 to \$76,000 | 4.06 | 0.40 | 1.02 | 0.45 | 0.38 | 1.30 | 0.44 | 0.04 | 0.02 |
| More than \$76,000 | 3.90 | 0.25 | 1.03 | 0.41 | 0.22 | 1.40 | 0.46 | 0.09 | 0.05 |

**GEORGIA (2--2) ALL SCHOOL CHILDREN:
SCHOOL-AGE CHILDREN (SAC)**

| STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE | TOTAL SAC | <u>GRADE</u> | | | | |
|---|--------------|--------------|------|------|-------|---------------|
| | | K-2 | 3-6 | 7-9 | 10-12 | Gr. 9 Only |
| 5+ Units–Rent, 1 BR | | | | | | |
| All Values | 0.08 | 0.03 | 0.03 | 0.01 | 0.01 | 0.01 |
| Less than \$800 | 0.08 | 0.03 | 0.03 | 0.01 | 0.02 | 0.00 |
| \$800 to \$1,000 | 0.08 | 0.02 | 0.02 | 0.02 | 0.01 | 0.01 |
| More than \$1,000 | 0.08 | 0.03 | 0.03 | 0.01 | 0.01 | 0.00 |
| 5+ Units–Rent, 2 BR | | | | | | |
| All Values | 0.26 | 0.09 | 0.09 | 0.04 | 0.05 | 0.01 |
| Less than \$900 | 0.32 | 0.12 | 0.10 | 0.05 | 0.06 | 0.01 |
| \$900 to \$1,100 | 0.31 | 0.10 | 0.12 | 0.04 | 0.05 | 0.02 |
| More than \$1,100 | 0.16 | 0.05 | 0.05 | 0.02 | 0.05 | 0.01 |
| 5+ Units–Rent, 3 BR | | | | | | |
| All Values | 0.81 | 0.22 | 0.30 | 0.17 | 0.12 | 0.05 |
| Less than \$950 | 1.04 | 0.28 | 0.37 | 0.24 | 0.15 | 0.07 |
| \$950 to \$1,300 | 0.87 | 0.22 | 0.31 | 0.21 | 0.13 | 0.06 |
| More than \$1,300 | 0.51 | 0.16 | 0.21 | 0.06 | 0.08 | 0.02 |
| 2-4 Units, 1 BR | | | | | | |
| All Values | 0.28 | 0.06 | 0.07 | 0.08 | 0.07 | 0.02 |
| Less than \$51,000 | 0.28 | 0.09 | 0.07 | 0.09 | 0.03 | 0.03 |
| \$51,000 to \$81,000 | 0.25 | 0.07 | 0.04 | 0.07 | 0.07 | 0.01 |
| More than \$81,000 | 0.31 | 0.03 | 0.10 | 0.08 | 0.10 | 0.02 |
| 2-4 Units, 2 BR | | | | | | |
| All Values | 0.33 | 0.10 | 0.10 | 0.06 | 0.07 | 0.02 |
| Less than \$62,000 | 0.32 | 0.11 | 0.10 | 0.04 | 0.07 | 0.01 |
| \$62,000 to \$83,500 | 0.29 | 0.11 | 0.10 | 0.05 | 0.04 | 0.01 |
| More than \$83,500 | 0.38 | 0.10 | 0.11 | 0.08 | 0.09 | 0.03 |
| 2-4 Units, 3 BR | | | | | | |
| All Values | 0.95 | 0.24 | 0.29 | 0.25 | 0.16 | 0.08 |
| Less than \$69,000 | 1.15 | 0.27 | 0.33 | 0.24 | 0.32 | 0.10 |
| \$69,000 to \$98,500 | 0.70 | 0.17 | 0.25 | 0.24 | 0.06 | 0.06 |
| More than \$98,500 | 1.01 | 0.30 | 0.31 | 0.28 | 0.11 | 0.08 |
| Mobile, 2 BR | | | | | | |
| All Values | 0.37 | 0.12 | 0.12 | 0.07 | 0.06 | 0.02 |
| Less than \$26,500 | 0.35 | 0.12 | 0.11 | 0.06 | 0.05 | 0.02 |
| \$26,500 to \$52,500 | 0.37 | 0.12 | 0.12 | 0.08 | 0.05 | 0.03 |
| More than \$52,500 | 0.40 | 0.12 | 0.11 | 0.08 | 0.09 | 0.02 |
| Mobile, 3 BR | | | | | | |
| All Values | 0.74 | 0.19 | 0.24 | 0.16 | 0.14 | 0.05 |
| Less than \$38,000 | 0.73 | 0.18 | 0.23 | 0.17 | 0.14 | 0.05 |
| \$38,000 to \$64,500 | 0.82 | 0.21 | 0.29 | 0.17 | 0.15 | 0.05 |
| More than \$64,500 | 0.67 | 0.17 | 0.20 | 0.16 | 0.14 | 0.06 |
| Mobile, 4 BR | | | | | | |
| All Values | 1.48 | 0.30 | 0.49 | 0.35 | 0.33 | 0.12 |
| Less than \$52,500 | 1.53 | 0.34 | 0.48 | 0.32 | 0.38 | 0.11 |
| \$52,500 to \$76,000 | 1.47 | 0.30 | 0.48 | 0.35 | 0.34 | 0.11 |
| More than \$76,000 | 1.44 | 0.27 | 0.51 | 0.37 | 0.29 | 0.13 |

Cobb County School District

Feeder Pattern Percentages Elementary Schools to Middle Schools

Updated March 2015

| Elementary Schools Attendance Zone | Middle School Attendance Zone(s) | Feeder Pattern Percentage |
|---|--|---------------------------|
| Murdock | to Dodgen to Hightower Trail | 79.0% 21.0% |
| New Smyrna | to Campbell Middle | 100.0% |
| Nicholson | to McCleskey | 100.0% |
| Nickajack | to Campbell Middle to Griffin | 67.3% 32.7% |
| Norton Park | to Floyd to Griffin | 36.1% 63.9% |
| Pickett's Mill | to Durham | 100.0% |
| Pitner | to Palmer | 100.0% |
| Powder Springs | to Cooper | 100.0% |
| Powers Ferry | to East Cobb | 100.0% |
| Riverside Primary and Riverside Intermediate | to Lindley 6th Grade Academy and Lindley Grades 7-8 | 100.0% |
| Rocky Mount | to Mabry to Simpson | 31.9% 68.1% |
| Russell | to Floyd | 100.0% |
| Sanders | to Floyd to Garrett | 12.5% 87.5% |
| Sedalia Park | to Daniell to East Cobb | 24.4% 75.6% |
| Shallowford Falls | to Hightower Trail to Simpson | 53.5% 46.5% |

Cobb County School District

Feeder Pattern Percentages Middle Schools to High Schools

Updated March 2015

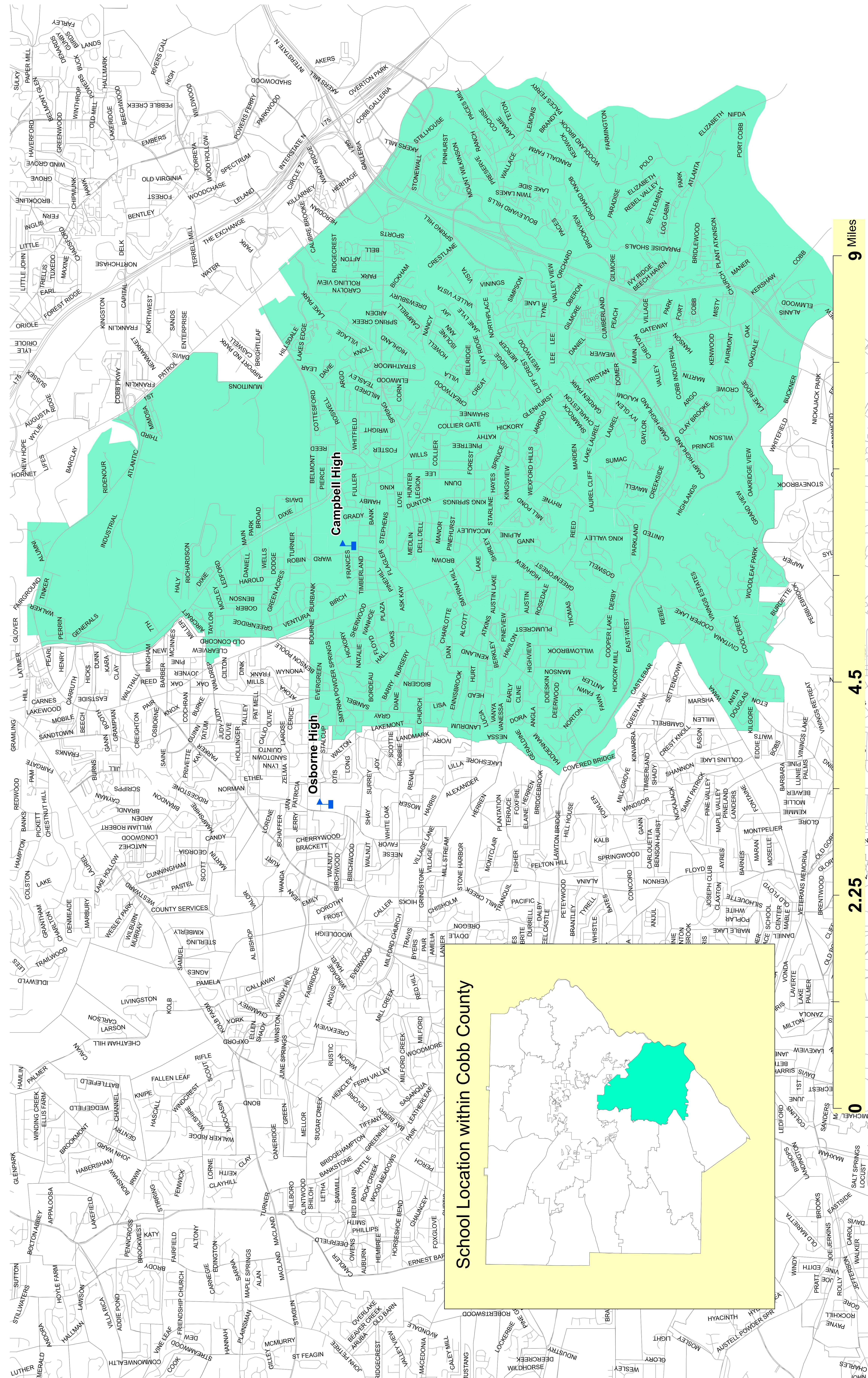
| Middle Schools Attendance Zone | High School Attendance Zone(s) | Feeder Pattern Percentage |
|---|---------------------------------|---------------------------|
| Awtrey | to Allatoona to North Cobb | 18.1% 81.9% |
| Barber | to North Cobb | 100.0% |
| Campbell Middle | to Campbell High to Osborne | 92.3% 7.7% |
| Cooper | to McEachern to South Cobb | 66.3% 33.7% |
| Daniell | to Sprayberry | 100.0% |
| Dickerson | to Walton | 100.0% |
| Dodgen | to Pope to Walton | 33.2% 66.8% |
| Durham | to Allatoona to Harrison | 63.3% 36.7% |
| East Cobb | to Wheeler | 100.0% |
| Floyd | to Osborne to South Cobb | 50.3% 49.7% |
| Garrett | to Pebblebrook to South Cobb | 19.1% 80.9% |
| Griffin | to Campbell High to Osborne | 55.1% 44.9% |
| Hightower Trail | to Pope | 100.0% |
| Lindley 6th Grade Academy and Lindley Grades 7-8 | to Pebblebrook | 100.0% |

Campbell High

Cobb County School District 2013-2014 School Year

NOTICE

This map is an approximate representation of attendance zones and other features.
For precise information about any school attendance zone boundaries, please go to the following web site: <http://edulogwebs1.cobbk12.org/edulog/weboquery>
For precise information about any school attendance zone boundaries, please email: Planning.Operations@cobbk12.org



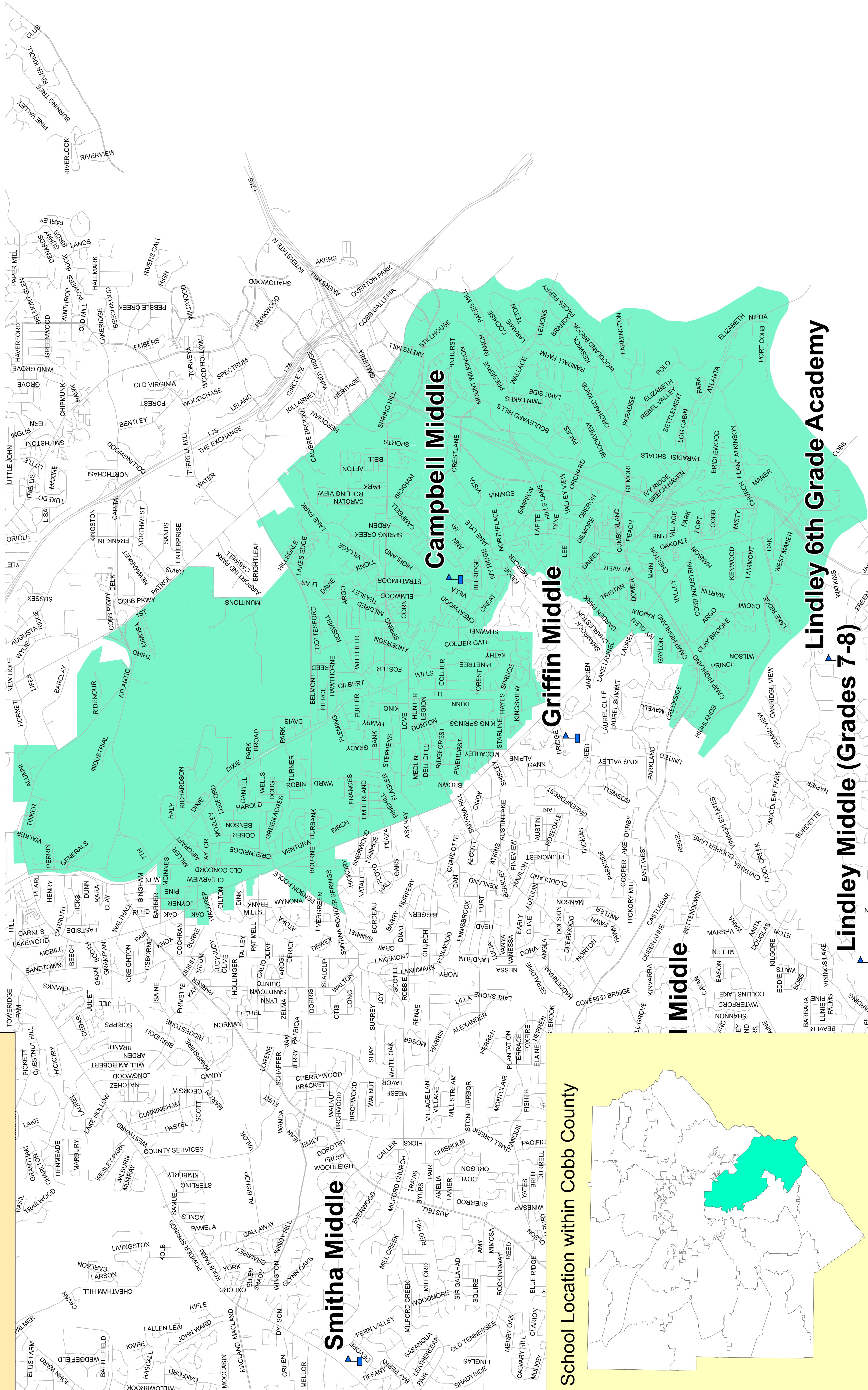
School Location within Cobb County

Cobb County School District 2013-2014 School Year

NOTICE

This map is an approximate representation of attendance zones and other features.
For precise information about any school attendance zone boundaries, please go to the following web site: <http://edulogwebs1.cobbk12.org/edulog/weboquery>
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Campbell Middle





2015-2016

SCHOOL START/END TIMES

| Elementary Schools | Grades | Start | End |
|---------------------------|---------------|--------------|------------|
| Acworth | 2-5 | 7:50 | 2:20 |
| Addison | K-5 | 7:45 | 2:20 |
| Argyle | K-5 | 7:50 | 2:20 |
| Austell | K-5 | 7:50 | 2:20 |
| Baker | K-5 | 7:50 | 2:20 |
| Bells Ferry | K-5 | 7:50 | 2:20 |
| Belmont Hill | K-5 | 7:50 | 2:20 |
| Big Shanty | 3-5 | 7:50 | 2:20 |
| Birney | K-5 | 7:50 | 2:20 |
| Blackwell | K-5 | 7:50 | 2:20 |
| Brumby | K-5 | 7:30 | 2:10 |
| Bryant | K-5 | 7:50 | 2:20 |
| Bullard | K-5 | 7:50 | 2:20 |
| Chalker | K-5 | 7:50 | 2:20 |
| Cheatham Hill | K-5 | 7:50 | 2:20 |
| Clarkdale | K-5 | 7:50 | 2:20 |
| Clay | K-5 | 7:50 | 2:20 |
| Compton | K-5 | 7:50 | 2:20 |
| Davis | K-5 | 7:50 | 2:20 |
| Dowell | K-5 | 7:50 | 2:20 |
| Due West | K-5 | 7:50 | 2:20 |
| East Side | K-5 | 7:50 | 2:20 |
| Eastvalley | K-5 | 7:50 | 2:20 |
| Fair Oaks | K-5 | 7:50 | 2:20 |
| Ford | K-5 | 7:50 | 2:20 |
| Frey | K-5 | 7:50 | 2:20 |
| Garrison Mill | K-5 | 7:50 | 2:20 |
| Green Acres | K-5 | 7:50 | 2:20 |
| Harmony Leland | K-5 | 7:50 | 2:20 |
| Hayes | K-5 | 7:50 | 2:20 |
| Hendricks | 3-5 | 7:50 | 2:20 |
| Hollydale | K-5 | 7:50 | 2:20 |
| Keheley | K-5 | 7:50 | 2:20 |
| Kemp | K-5 | 7:45 | 2:15 |

| Elementary Schools | Grades | Start | End |
|---------------------------|---------------|--------------|------------|
| Kennesaw | K-2 | 7:50 | 2:20 |
| Kincaid | K-5 | 7:50 | 2:20 |
| King Springs Primary | K-1 | 7:50 | 2:20 |
| King Springs | 2-5 | 7:50 | 2:20 |
| LaBelle | K-5 | 7:50 | 2:20 |
| Lewis | K-5 | 7:50 | 2:20 |
| Mableton | K-5 | 7:50 | 2:20 |
| McCall Primary | K-1 | 7:50 | 2:20 |
| Milford | K-5 | 7:50 | 2:20 |
| Mount Bethel | K-5 | 7:45 | 2:15 |
| Mountain View | K-5 | 7:50 | 2:20 |
| Murdock | K-5 | 7:50 | 2:20 |
| Nicholson | K-5 | 7:50 | 2:20 |
| Nickajack | K-5 | 7:50 | 2:20 |
| Norton Park | K-5 | 7:50 | 2:20 |
| Pickett's Mill | K-5 | 7:50 | 2:20 |
| Pitner | K-5 | 7:45 | 2:15 |
| Powder Springs | K-5 | 7:45 | 2:15 |
| Powers Ferry | K-5 | 7:50 | 2:20 |
| Riverside Primary | K-1 | 7:50 | 2:20 |
| Riverside Inter. | 2-5 | 7:50 | 2:20 |
| Rocky Mount | K-5 | 7:45 | 2:15 |
| Russell | K-5 | 7:50 | 2:20 |
| Sanders | K-5 | 7:50 | 2:20 |
| Sedalia Park | K-5 | 7:50 | 2:20 |
| Shallowford Falls | K-5 | 7:50 | 2:20 |
| Smyrna | K-5 | 7:50 | 2:20 |
| Sope Creek | K-5 | 7:50 | 2:20 |
| Still | K-5 | 7:45 | 2:15 |
| Teasley | K-5 | 7:50 | 2:20 |
| Timber Ridge | K-5 | 7:50 | 2:20 |
| Tritt | K-5 | 7:50 | 2:20 |
| Varner | K-5 | 7:50 | 2:20 |
| Vaughn | K-5 | 7:50 | 2:20 |

| Middle Schools | Grades | Start | End |
|-----------------------|---------------|--------------|------------|
| All Middle Schools | 6-8 | 9:15 | 4:15 |

| High Schools | Grades | Start | End |
|---------------------|---------------|--------------|------------|
| All High Schools | 9-12 | 8:20 | 3:30 |



SPL^{LOST}4

education

Planned improvements
for individual schools

HAVEN Academy - Fitzhugh-Lee Center
(current Brown Elementary School building)

- Playground Replacement
- Bathroom Modifications as Needed
- Replace Carpeting in Gymnasium Play Area to Sport Court
- Technology Upgrades

HAVEN Academy - Hawthorne Center

- Intercom phone system (VOIP)
- Replace front awning/entrance

SPL^{LOST}4

education

www.cobbk12.org/SPLOST
Referendum Date.....March 19, 2013
EffectiveJanuary 1, 2014

REVENUE (does not include Marietta City Schools)

Projected Total Cobb SPL^{LOST} Receipts (5 years):.....\$717,844,707

EXPENDITURES

| | |
|---|---------------|
| New/Replacement Facilities..... | \$159,659,448 |
| Land..... | \$10,000,000 |
| Additions/Modifications | \$122,272,498 |
| Infrastructure/Individual School Needs..... | \$176,065,034 |
| Curriculum/Instruction/Technology..... | \$150,571,400 |
| Safety and Support | \$99,276,327 |

All budgetary costs are planning estimates, and changes in circumstances or innovations (i.e., technology) will require modification. There is a bid risk inherent on all these projects.

Campbell High School

& feeder schools

Public Referendum

March 19, 2013

The current Special Purpose Local Option Sales Tax, or SPLOST, will expire Dec. 31, 2013. A referendum to extend the building program five years will be held March 19, 2013. The following improvements are planned:

| Campbell High |
|--|
| Main Gymnasium |
| HVAC System Replacement |
| Flooring Replacement |
| Roof & Skylight Replacement |
| Paving |
| Track/P.E. Resurfacing |
| Tennis/P.E. Court Resurfacing |
| Exterior & interior painting of all facilities |
| Intercom phone system (VOIP) |
| Technology Upgrades |
| Band Instruments |
| Choral |
| Athletic Standards - Restroom Improvements |
| Athletic Standards - Concession Improvements |
| Athletic Standards - Stadium |

| Campbell Middle |
|---|
| Plumbing Project |
| Gymnasium Electrical Project |
| Electrical System Upgrade |
| HVAC System Replacement |
| Flooring Replacement |
| Theater Seat Replacement |
| Paving |
| Add skylights to specific corridors to improve lighting |
| Intercom phone system (VOIP) |
| Technology Upgrades |
| Band Instruments |
| Choral |

Argyle Elementary

| |
|---|
| Plumbing Project |
| Paving |
| Playground Replacement |
| Renovate front office to add additional office area while including a conference room |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Replace Carpeting in Gymnasium Play Area to Sport Court |
| Technology Upgrades |

LaBelle Elementary

| |
|---|
| Paint building interior |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Replace Carpeting in Gymnasium Play Area to Sport Court |
| Technology Upgrades |

Nickajack Elementary

| |
|---|
| Roof & Skylight Replacement |
| Track/P.E. Resurfacing |
| Playground Replacement |
| Security Alarm System Replacement |
| Replace Window Treatments in Classrooms |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Technology Upgrades |

Norton Park Elementary

| |
|---|
| Gymnasium Electrical Project |
| Interior & Exterior Painting |
| Flooring Replacement |
| Redesign Parking Lot for more parking |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Replace Carpeting in Gymnasium Play Area to Sport Court |
| Technology Upgrades |

Bellmont Hills Elementary

| |
|---|
| Construct covered bus loading area |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Replace Carpeting in Gymnasium Play Area to Sport Court |
| Technology Upgrades |

Brown Elementary

| |
|---|
| <i>Closing fall 2013, students will attend new Smyrna Elementary School</i> |
| |
| |
| |
| |

Fair Oaks Elementary

| |
|---|
| Playground Replacement |
| Safety Issue: Replace intercom system |
| Safety Issue: Enclose breezeways between gym & main building, Enclose breezeway between Bldg. A & Bldg. B |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Replace Carpeting in Gymnasium Play Area to Sport Court |
| Technology Upgrades |

Smyrna Elementary School

| |
|--------------------------|
| <i>Opening fall 2013</i> |
| |
| |
| |
| |

Teasley Elementary

| |
|---|
| Interior & Exterior Painting |
| Plumbing Project |
| Gymnasium Electrical Project |
| HVAC Control System Conversion |
| Roof & Skylight Replacement |
| Addition - Classroom |
| Addition - Site Elements Relocation |
| New flooring throughout the school |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Replace Carpeting in Gymnasium Play Area to Sport Court |
| Technology Upgrades |

Green Acres Elementary

| |
|----------------------------------|
| Gymnasium Electrical Project |
| New Roof |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Technology Upgrades |

King Springs Elementary

| |
|----------------------------------|
| Gymnasium Electrical Project |
| Playground Replacement |
| New windows energy efficient |
| Intercom phone system (VOIP) |
| Bathroom Modifications as Needed |
| Technology Upgrades |

From: [Cheryl Jones](#)
To: [Sean Murphy](#)
Cc: [Dennis Campbell](#); ['Bazzel, Johnson'](#); [Cheryl Jones](#)
Subject: RE: City of Smyrna-Halpern-Wood Partners-Jonquil Site - School Impact Study-RFI
Date: Wednesday, July 01, 2015 10:34:04 AM

Good Morning Sean,

Happy Wednesday!

I apologize for the delay in getting back with you, I wanted to make sure that I had all of the correct information you requested.

Please see below for answers in red.

If you have any additional questions, please feel free to let us know.

Thank you,

Cheryl Jones

Secretary, Planning

From: Sean Murphy [mailto:smurphy@bcstudio.com]
Sent: Thursday, June 25, 2015 3:46 PM
To: Cheryl Jones
Cc: Dennis Campbell; 'Bazzel, Johnson'
Subject: City of Smyrna-Halpern-Wood Partners-Jonquil Site - School Impact Study-RFI

Greetings Cheryl,

The city of Smyrna has requested that our client prepare a school impact statement/study for a mixed use zoning amendment.

I understand that we need to present the following information as part of this statement/study:

1. Existing capacity of each of the three schools the site will feed (I believe they are currently Smyrna Elementary, Campbell MS, and Campbell HS)

Smyrna ES: Capacity – 919 students
FTE – 929 students (10 over capacity)

Campbell MS: Capacity – 1,203 students
FTE – 1,416 students (213 over capacity)

Campbell HS: Capacity – 2,637 students
FTE – 2,509 students (128 under capacity)

2. Existing number of students at each school

Please see FTE numbers above, FTE is current enrollment for 2014-2015 school year.

3. Anticipated future number of students at each school for 2015-2016 and any further projections

Projected enrollment:

Smyrna ES: 2015-2016 – 961 students
2019-2020 – 1,028 students

Campbell MS: 2015-2016 – 1,517 students
2019-2020 – 1,926 students

Campbell HS: 2015-2016 – 2,592 students
2019-2020 – 3,039 students

4. Any information on expansion plans at any of these three schools or for this attendance zone.

No plans at this time for these 3 schools or for these attendance zones.

5. If there are plans in the near future to re-district any of these schools?

No plans at this time for these 3 schools or for these attendance zones.

6. Any other information that would be relevant to an impact study

Please let us know if you need any additional information.

Our site is the NE intersection of Atlanta Road and Spring Road/Concord, the former site of the Jonquil Shopping center in downtown Smyrna.

Some multifamily units are planned as part of the mixed use development.

If it is within your power, I would hope to obtain this information prior to July 1st.

Thank you kindly,

Sean J. Murphy, RLA | Design Director

B+C Studio, Inc.

Land Planning and Landscape Architecture

1820 The Exchange, Suite 400 | Atlanta, GA 30339

Main 678.990.7691 | Cell 770.630.9205 | Fax 678.990.7692

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