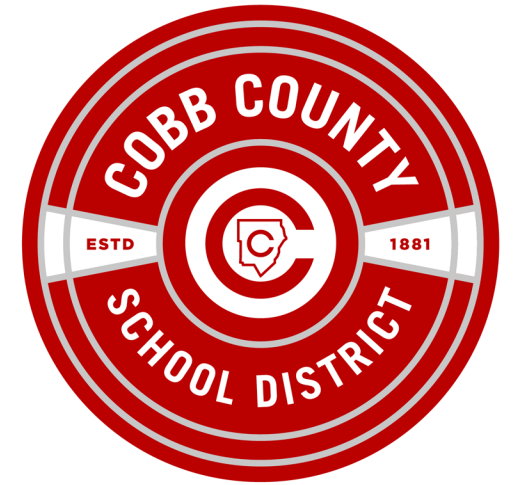


# COBB COUNTY SCHOOL DISTRICT



ENROLLMENT STUDY ANNUAL UPDATE  
SPRING 2023

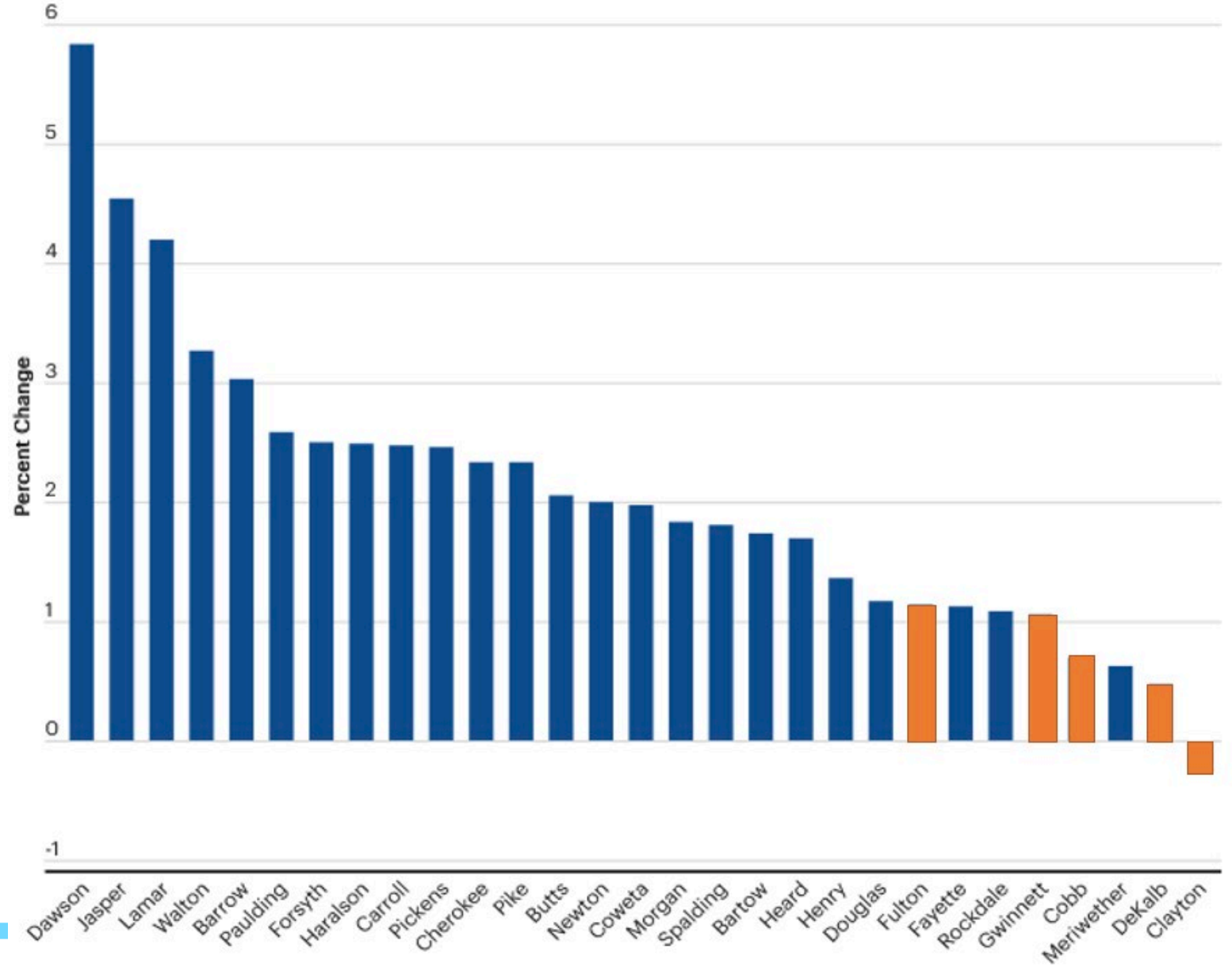


# DATA SOURCES

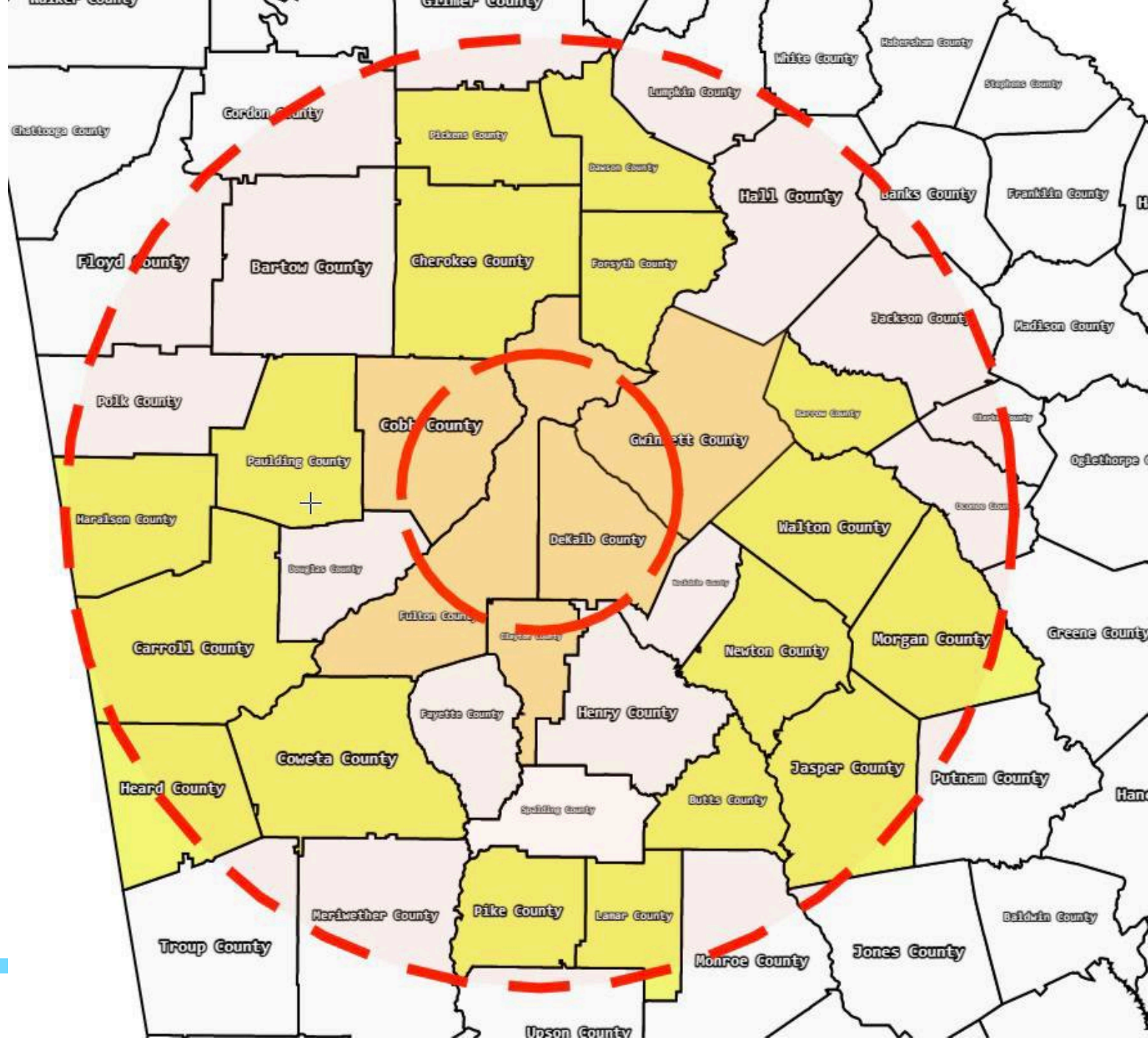
- Atlanta Regional Commission (ARC)
- Geographic Information Systems (GIS)
- County & City Governments
- Cobb County School District
- Georgia Department of Education
- Online Analytical Statistical Information System (OASIS), Georgia Department of Public Health
- State of the Cities Data Systems (SOCDS), Building Permits Database
- Governor's Office of Planning and Budget
- U.S. Census Bureau



# WHERE METRO ATLANTA IS GROWING



# METRO ATLANTA GROWING OUT






# POPULATION CHANGE FORECAST 2015-2050


## COBB COUNTY CENSUS TRACTS


Source: Neighborhood Nexus-data from U.S.  
Census Bureau: ARC Projections


Lowest Growth

 337 -

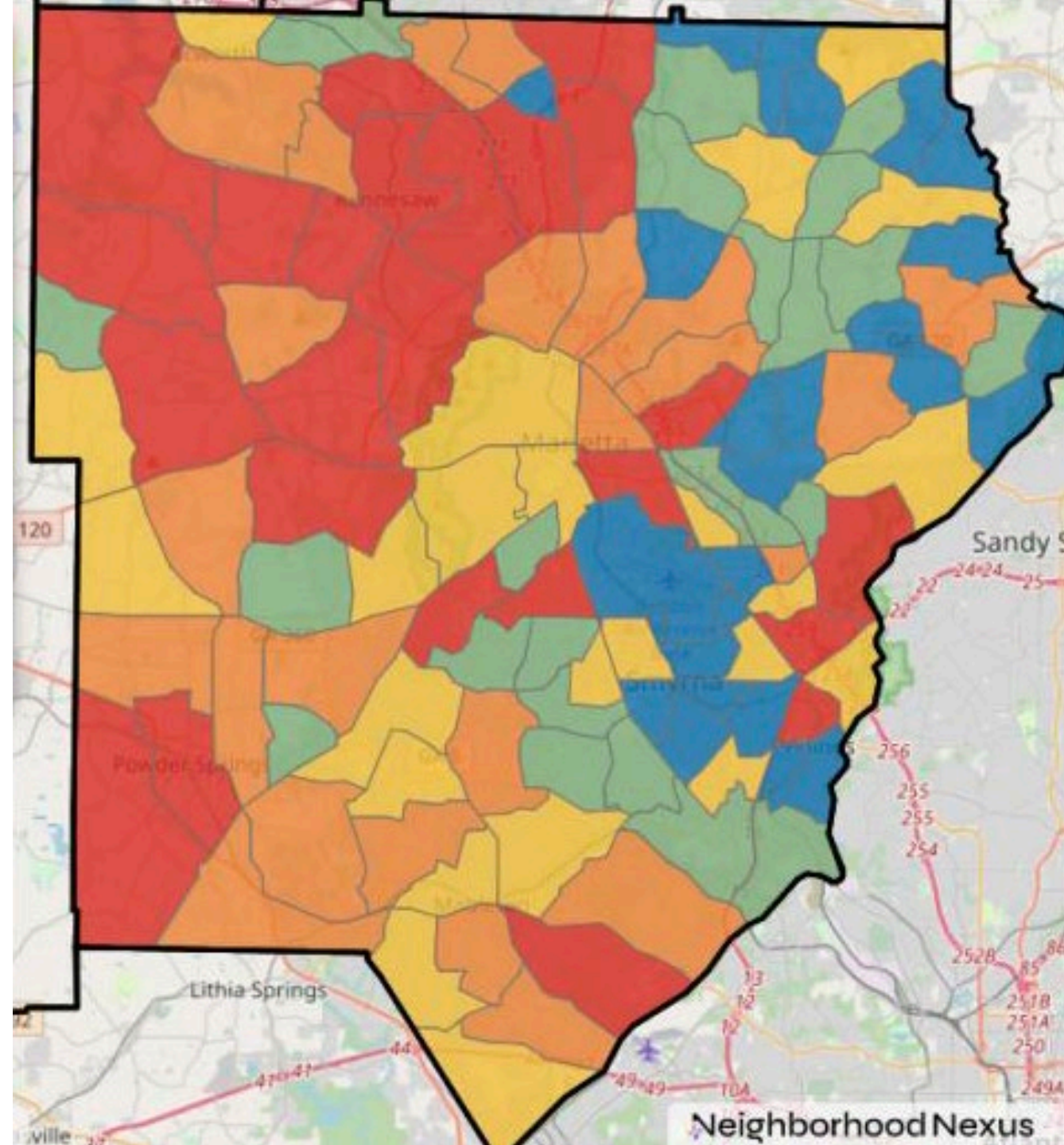
  $\leq 1,874$

  $\leq 2,581$

  $\leq 3,625$

  $\leq 6,860$

Highest Growth



ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.

# DEMOGRAPHIC CHANGES

Under 5 years	6.1%	7.4%	-1.2%
5 to 9 years	6.6%	7.1%	-0.5%
10 to 14 years	6.7%	7.0%	-0.3%
15 to 19 years	6.7%	7.0%	-0.3%
20 to 24 years	6.4%	6.5%	-0.1%
25 to 34 years	14.7%	15.1%	-0.5%
35 to 44 years	14.2%	16.4%	-2.3%
45 to 54 years	14.2%	15.0%	-0.8%
55 to 59 years	6.8%	5.9%	0.8%
60 to 64 years	5.4%	4.3%	1.1%
65 to 74 years	7.8%	4.8%	3.0%
75 to 84 years	3.3%	2.6%	0.7%
85 years and over	1.2%	0.9%	0.4%
Median age (years)	36.8	34.9	1.9

- 65+ was the fastest growing age group from 2010–2021, increasing 68%.
- The 0-4 age group declined the most, dropping 10% between 2010 and 2021.



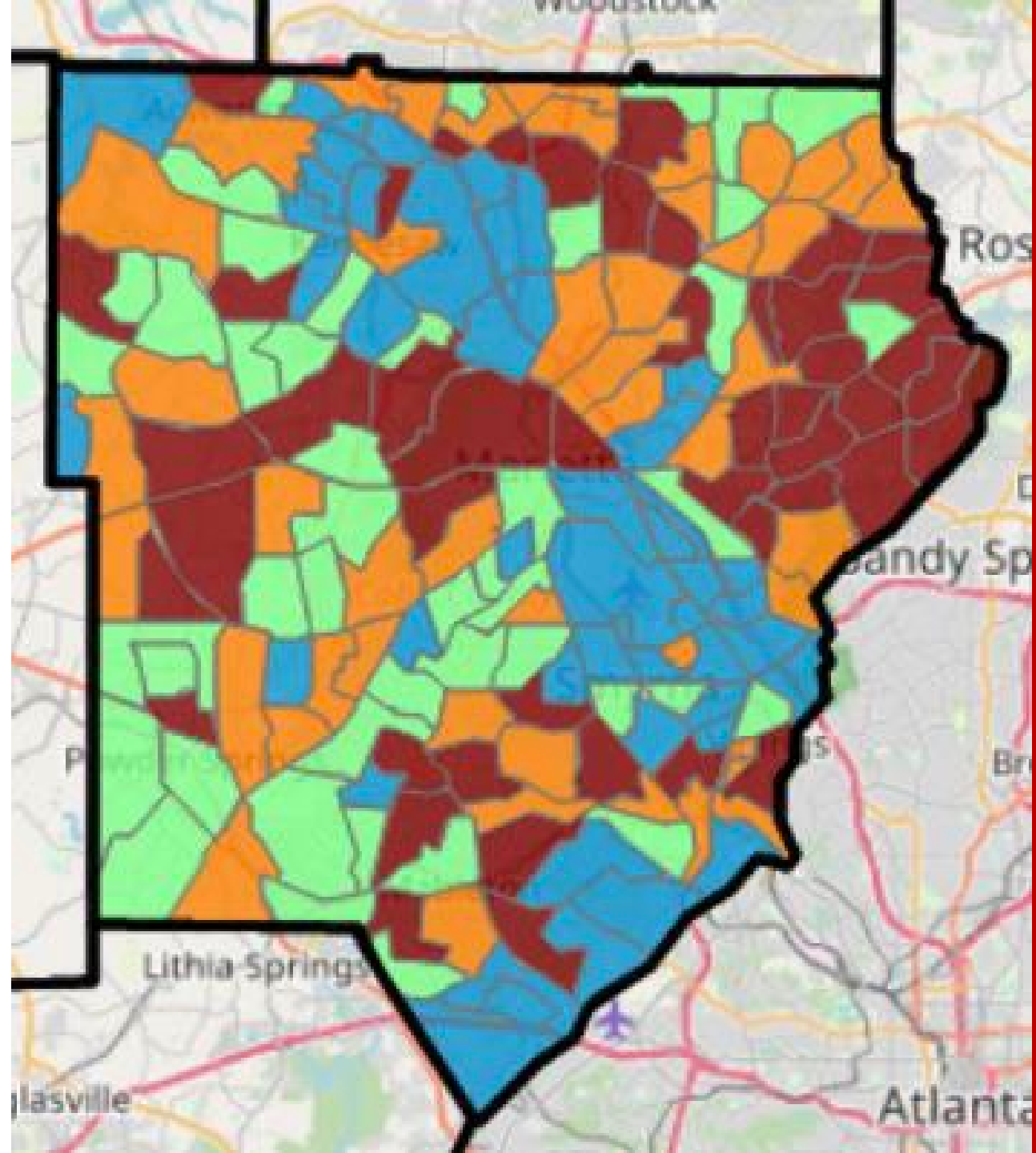
**COBB**

**ONE TEAM.ONE GOAL.  
STUDENT SUCCESS.**

# AREAS OF CONCENTRATION OF COBB'S SENIOR POPULATION

Source: DataNexus

Percent age 65 and over  
2020 Census Tracts



ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.



# CONSISTENT MONITORING & ANNUAL UPDATES



2021



2022



2023





When high quality schools attract homeowners to a specific area, a chain reaction occurs:

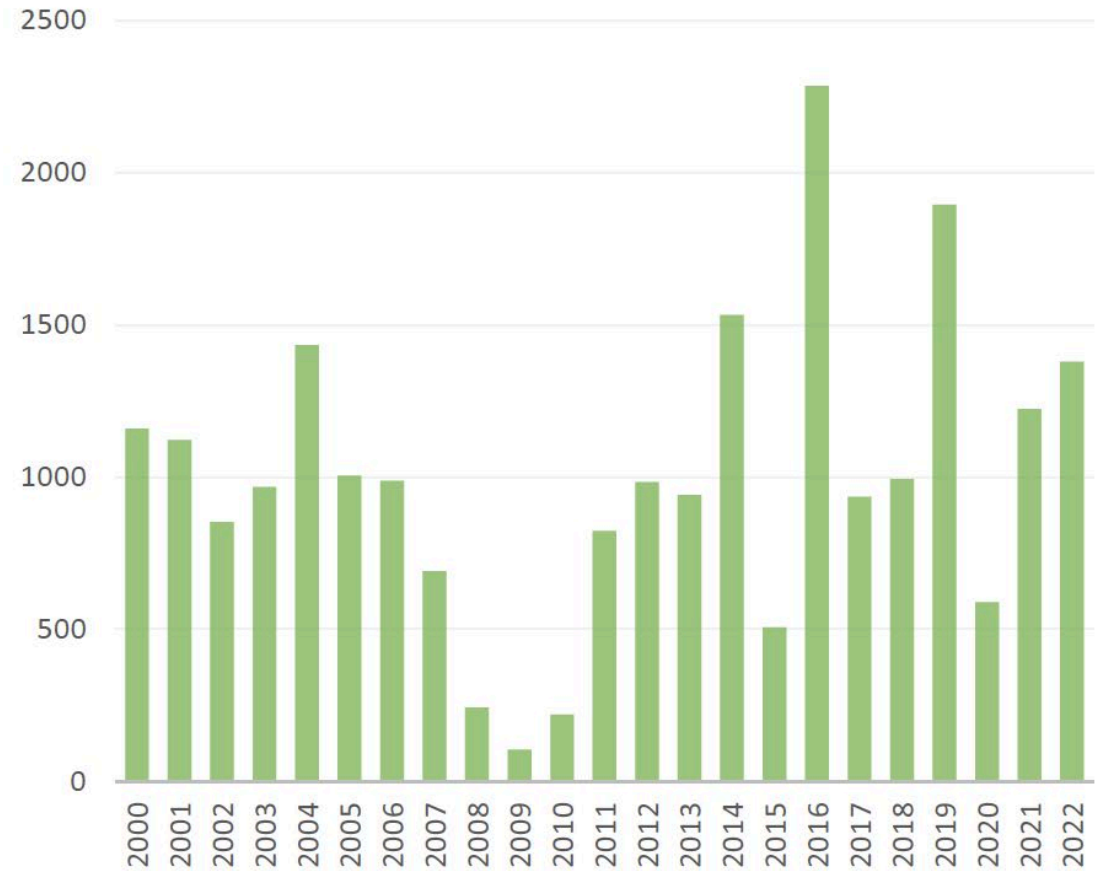
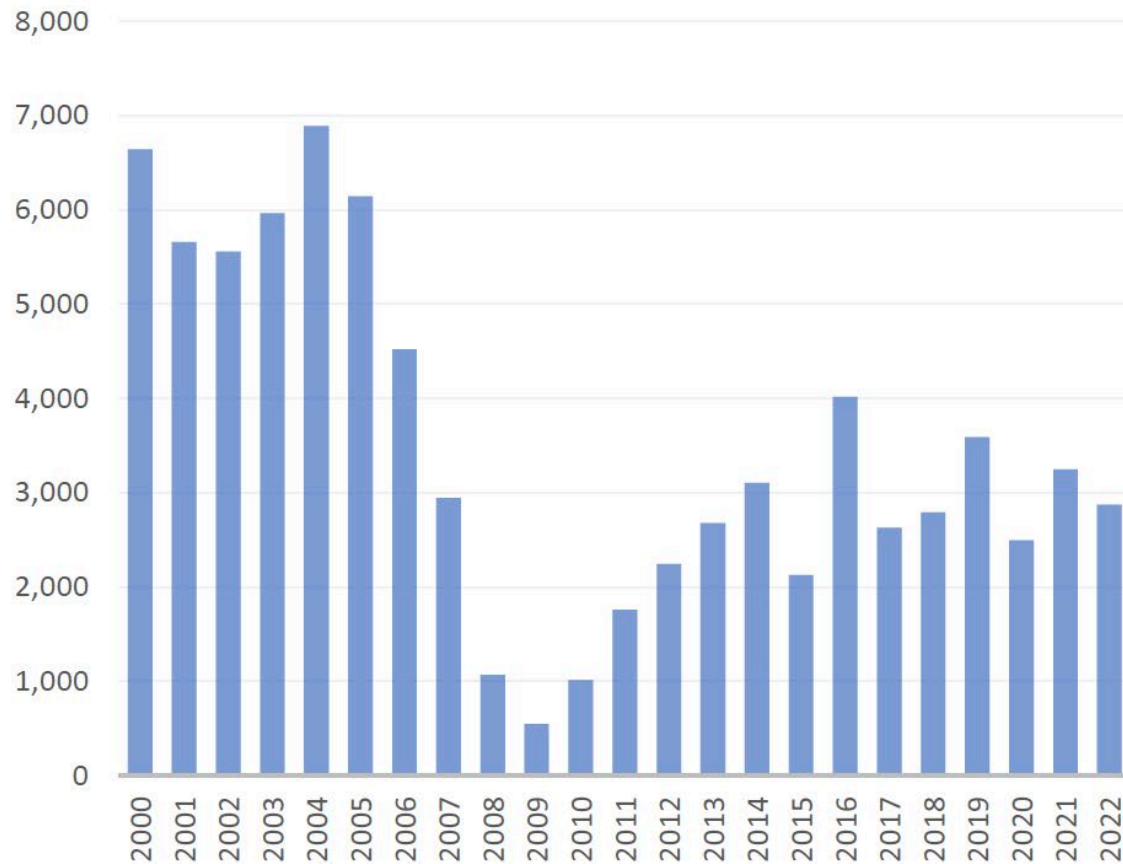
- The value of those homes increases
- The price of rental homes increases
- Single-Family Detached housing is in short supply
- Single-Family Attached Units increase (townhomes)
- Multi-Family Units increase (apartments)
- Student mobility increases

## COBB HOME PRICES STILL ON THE RISE

Year	Average residential sales price
2018	\$289,606
2019	\$319,416
2020	\$346,768
2021	\$401,264
2022	\$453,253

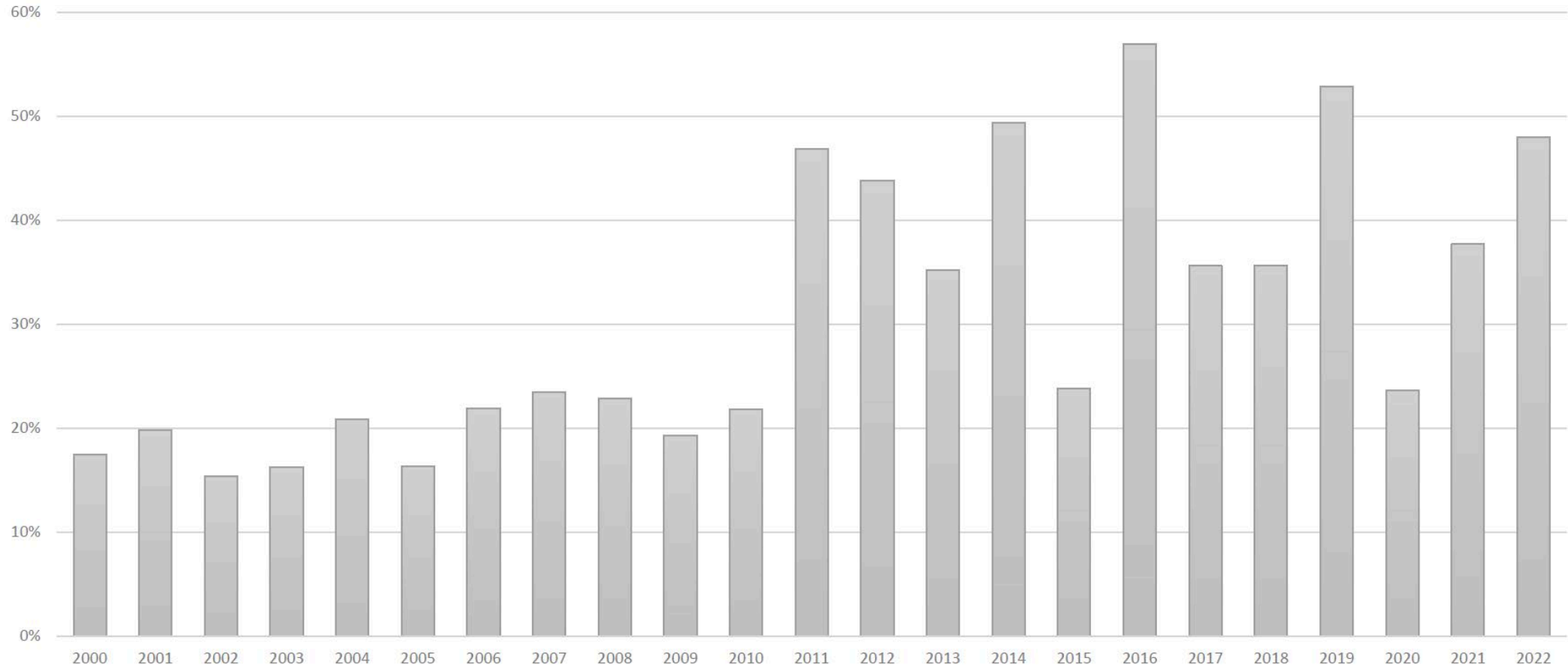
While “ALL” Building Permits have not returned to pre-recession levels,

“Multi-Family” Building Permits have surpassed pre-recession levels.



Source: SOCDs Building Permits Database

# APARTMENTS ON THE RISE IN COBB



Less than 20% of new residential units were apartments

Almost 50% of new residential units are apartments

## New apartments coming to Cumberland Mall in Cobb



Credit: Brookfield Properties

COBB COUNTY

By Taylor Croft, The Atlanta Journal-Constitution

Feb 20, 2023



ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.

**CONSTRUCTION UNDERWAY  
FOR 327 UNITS; Q1 2024  
EXPECTED COMPLETION.**



# Cobb Planning Commission Approved; Developer exits due to construction costs



**COBB  
SCHOOLS**

**ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.**

## 303-Unit Apartment Complex Coming Near Six Flags Over GA

Monthly rent for the complex's one- to three-bedroom apartments is planned to range between \$1,350 and \$1,925.



Kara McIntyre, Patch Staff

Posted Fri, Jul 9, 2021 at 4:04 pm ET | Updated Fri, Jul 9, 2021 at 4:20 pm ET

Replies (2)



The Cobb County Planning Commission approved a 303-unit complex to be built between Cityview Drive and Interstate 20, which will also include about 3,000 square feet of commercial space. (Site plan courtesy of Lorax Design Group/Cobb County Government)

## Powder Springs approves luxury apartments

COBB COUNTY

By Carolyn Cunningham, For the AJC

Updated May 13, 2021



POWDER SPRINGS

## Northwest of Atlanta, Powder Springs breaks ground on new city center

Public-private deal will cover almost 7 acres for expanded Cobb County downtown

JUNE 20, 2022, 4:45PM JOSH GREEN 14 COMMENTS



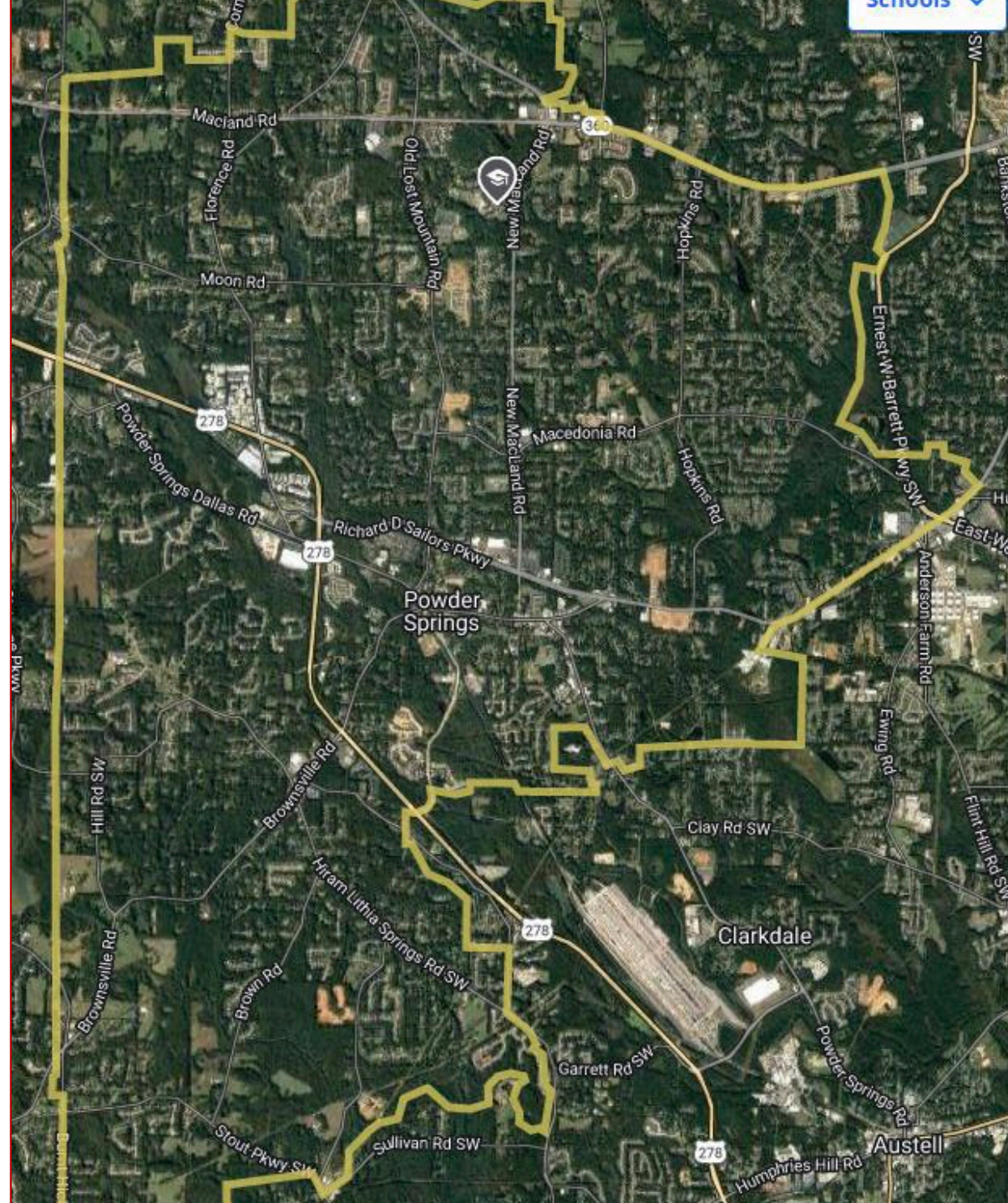
Powder Springs approved apartments designed for double-income millennials seeking upscale amenities. One-bedroom units will comprise 48 percent and 46 percent are two-bedroom units; with only 6% of units having three bedrooms. Residents are expected by the end of 2023.



# Under Construction: McEachern Attendance Zone



ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.







Special

Atlanta-based Strategic Real Estate Partners is proposing a mixed-use development on 57 acres of land off I-575, at Chastain Road and Chastain Meadows Parkway.

# A lot of potential

## 57-acre development off I-575 would combine warehouse, retail, office and residential uses

By **Jake Busch**  
[jbusch@mdjonline.com](mailto:jbusch@mdjonline.com)

A development proposed for 57 acres of undeveloped land off I-575 at Chastain Road is on the

state's radar due to its potentially significant impact.

Cobb zoning staff have informed state officials about the plan from Atlanta-based Strategic Real Estate Partners for a mixed-use

development just north of Town Center mall that would include warehouse, residential, office and retail spaces.

SEE **PLANS**, A6



MARCH 2023



# ENROLLMENT FACTORS

- Live Births
- Housing Market Trends
- Pre-K
- Special Needs Classrooms / Units
- HB 251, School Choice
- State Law 20-2-293, Children of Employees
- Homeless Education: Federal Law, McKinney-Vento Act
- Alternate Education Programs: Home School, Private School, Digital Learning, etc.

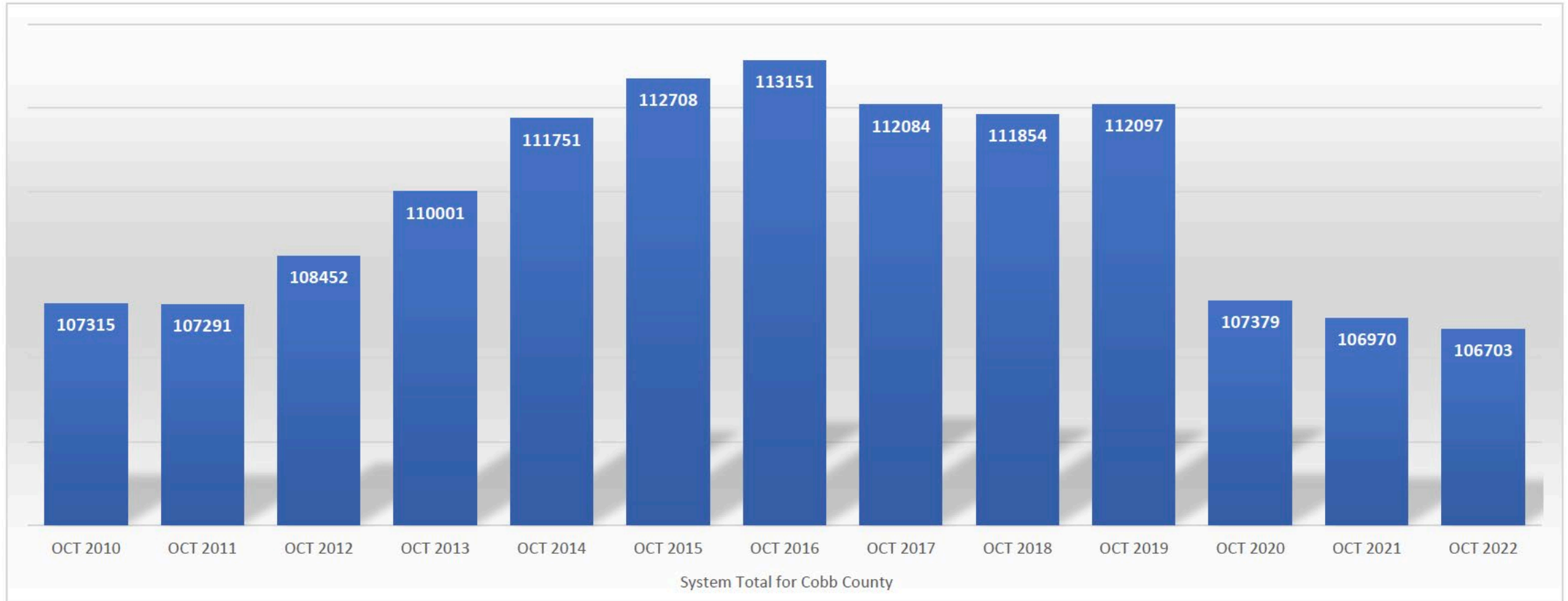


**COBB**  
SCHOOLS

**ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.**

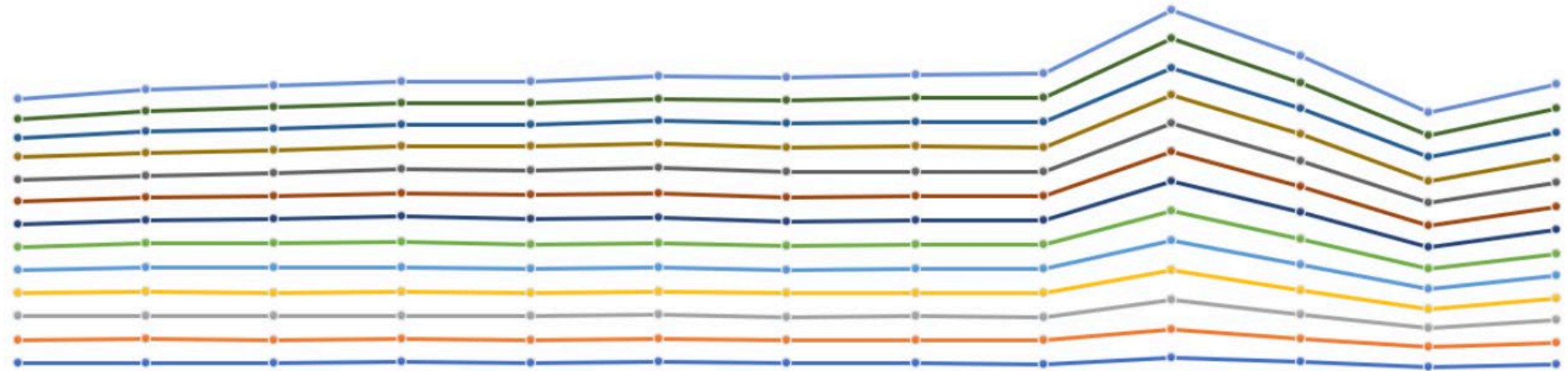


# DISTRICT 10-YEAR ENROLLMENT



# DISTRICT COHORTS

Senior Class of 2025 is expected to be the largest graduating class in District history while the 2020 Kindergarten class could be the smallest cohort in District history.



	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2022 (FTE 2023-1)	7039	7489	7550	7617	7571	7806	8055	8218	8505	10205	9436	7856	8539
2021 (FTE 2022-1)	7112	7389	7593	7448	7701	7935	8050	8384	8675	10385	8950	7920	8661
2020 (FTE 2021-1)	6463	7502	7407	7710	7871	8076	8333	8588	8897	9413	9355	8346	8660
2019 (FTE 2020-1)	7988	7819	8128	8156	8301	8593	8729	9020	8808	10080	9143	7825	8532
2018 (FTE 2019-1)	7661	7940	8164	8180	8498	8671	8912	8681	8579	10136	9143	7799	8514
2017 (FTE 2018-1)	7873	7998	8094	8500	8607	8863	8607	8516	8631	10133	9229	7722	8413
2016 (FTE 2017-1)	8104	8193	8567	8749	8911	8739	8459	8619	8522	10478	9183	7656	8203
2015 (FTE 2016-1)	8118	8429	8587	8929	8604	8511	8572	8396	8594	10561	9243	7211	8063
2014 (FTE 2015-1)	8268	8444	8761	8602	8527	8657	8239	8465	8561	10689	9139	6822	7771
2013 (FTE 2014-1)	8182	8636	8397	8434	8463	8248	8431	8332	8359	10420	8609	6892	7799
2012 (FTE 2013-1)	8384	8222	8258	8416	8161	8464	8182	8258	8234	10130	8260	6867	7845
2011 (FTE 2012-1)	8077	8236	8303	8192	8278	8222	8184	8146	8200	9908	8339	6918	7589
2010 (FTE 2011-1)	8164	8287	8045	8383	8150	8375	8042	8151	7859	10233	8430	6701	7799

- Senior Class 2023
- Highest recorded enrollment for each grade
- Lowest enrollment for each grade



# HIGH SCHOOLS

School	Grade Structure	IUs	Capacity	FTE-23 October 2022	% Capacity	5-year Projection	10-year Projection
Allatoona	9-12	100	1,937	1,694	87%	1,734	1,734
Campbell	9-12	169	3,300	2,928	89%	2,973	2,950
Harrison	9-12	133	2,587	2,121	82%	2,127	2,112
Hillgrove	9-12	100	1,937	2,363	122%	2,397	2,380
Kell	9-12	104	2,025	1,506	74%	1,528	1,517
Kennesaw Mtn	9-12	102	1,987	1,809	91%	1,859	1,844
Lassiter	9-12	107	2,087	1,932	93%	1,957	1,949
McEachern	9-12	126	2,450	2,327	95%	2,444	2,436
North Cobb	9-12	147	2,862	2,555	89%	2,614	2,595
Osborne	9-12	103	2,012	2,413	119%	2,772	2,752
Pebblebrook	9-12	143	2,787	2,511	90%	2,554	2,544
Pope	9-12	98	1,912	1,814	95%	1,823	1,809
South Cobb	9-12	134	2,612	2,127	81%	2,156	2,148
Sprayberry	9-12	107	2,087	1,831	88%	1,863	1,861
Walton	9-12	144	2,812	2,646	94%	2,686	2,658
Wheeler	9-12	112	2,187	2,375	109%	2,382	2,371
			37,581	34,952	93%	35,869	35,660





# MIDDLE SCHOOLS

School	Grade Structure	IUs	Capacity	FTE-23 October 2022	% Capacity	5-year Projection	10-year Projection
Awtrey	6-8	64	1,025	626	61%	657	659
Barber	6-8	71	1,162	877	75%	892	881
Betty Gray*	6-8	54	(862)	0	N/A	750	850
Campbell	6-8	87	1,437	1,222	85%	1,239	1,230
Cooper	6-8	71	1,162	982	85%	937	935
Daniell	6-8	72	1,175	981	83%	995	985
Dickerson	6-8	73	1,187	1,223	103%	1,234	1,233
Dodgen	6-8	73	1,187	1,222	103%	1,249	1,232
Durham	6-8	71	1,162	1,029	89%	1,052	1,047
East Cobb	6-8	84	1,387	1,334	96%	1,349	1,339
Floyd	6-8	68	1,112	845	76%	871	857
Garrett	6-8	60	975	906	93%	932	934
Griffin	6-8	70	1,137	994	87%	1,014	998
Hightower Trail	6-8	62	1,012	982	97%	983	977
Lindley 6th*	6	42	662	521	79%	N/A	N/A
Lindley MS	7-8	71	1,168	1,096	94%	1020	1100
Lost Mountain	6-8	70	1,137	1,011	89%	992	979
Lovinggood	6-8	71	1,162	1,235	106%	1,241	1,221
Mabry	6-8	71	1,162	916	79%	936	929
McCleskey	6-8	58	937	570	61%	575	566
McClure	6-8	71	1,162	991	85%	1,004	998
Palmer	6-8	71	1,162	828	71%	842	831
Pearson	6-8	59	962	860	89%	878	875
Pine Mountain	6-8	56	900	576	64%	616	611
Simpson	6-8	59	962	844	88%	844	834
Smitha	6-8	70	1,137	881	77%	885	875
Tapp	6-8	70	1,137	873	77%	889	885

\* Lindley 6 closes and Betty Gray opens Fall 2023

27,908                      24,425                      88%                      24,876                      24,861



# ELEMENTARY SCHOOLS

School	Grade Structure	IUs	Capacity	FTE-23 October 2022	% Capacity	5-year Projection	10-year Projection
<b>ELEMENTARY</b>							
Acworth	2-5	59	925	520	56%	502	480
Addison	PK-5	42	662	592	89%	576	561
Argyle	PK-5	36	562	295	52%	284	273
Austell	PK-5	36	562	386	69%	395	379
Baker	PK-5	65	1,025	785	77%	746	740
Bells Ferry	PK-5	45	712	716	101%	698	684
Belmont Hills	PK-5	36	562	279	50%	265	256
Big Shanty	3-5	52	837	539	64%	602	612
Birney	PK-5	59	925	688	74%	674	676
Blackwell	PK-5	52	837	632	76%	616	611
Brumby	PK-5	73	1,162	973	84%	938	933
Bryant	PK-5	61	962	865	90%	835	832
Bullard	PK-5	63	987	801	81%	796	790
Chalker	PK-5	62	975	674	69%	667	662
Cheatham Hill	PK-5	68	1,063	1,048	99%	1,040	1,030
City View	PK-5	61	962	883	92%	864	852
Clarkdale	PK-5	55	887	700	79%	670	661
Clay-Harmony Leland	PK-5	76	1,212	939	77%	929	925
Compton	K-5	50	800	591	74%	587	586
Davis	PK-5	50	800	596	75%	598	5,854
Dowell	PK-5	62	975	898	92%	879	882
Due West	PK-5	38	600	636	106%	630	623
East Side	PK-5	69	1,087	1,112	102%	1,109	1,094
Eastvalley	PK-5	36	562	703	125%	684	688
Fair Oaks	PK-5	54	875	761	87%	745	740
Ford	PK-5	53	862	757	88%	728	726
Frey	PK-5	62	975	755	77%	733	733
Garrison Mill	PK-5	44	700	650	93%	634	628
Green Acres	PK-5	44	700	557	80%	554	552
Hayes	PK-5	61	962	841	87%	872	859
Hendricks	PK-5	61	962	502	52%	466	463
Hollydale	PK-5	53	862	566	66%	550	539

School	Grade Structure	IUs	Capacity	FTE-23 October 2022	% Capacity	5-year Projection	10-year Projection
<b>ELEMENTARY</b>							
Keheley	PK-5	38	600	399	67%	373	374
Kemp	PK-5	61	962	886	92%	894	874
Kennesaw	PK-2	62	975	575	59%	558	610
Kincaid	PK-5	48	762	578	76%	563	558
King Springs	PK-5	77	1,237	1,111	90%	1,061	1,059
LaBelle	PK-5	44	700	373	53%	373	357
Lewis	PK-5	61	962	531	55%	515	507
Mableton	PK-5	61	962	898	93%	900	892
McCall	PK-1	36	512	269	53%	275	290
Milford	PK-5	40	637	363	57%	352	360
Mount Bethel	PK-5	60	937	947	101%	934	922
Mountain View	PK-5	61	962	845	88%	808	814
Murdock	PK-5	61	962	902	94%	881	853
Nicholson	PK-5	40	637	407	64%	386	377
Nickajack	PK-5	60	937	1,111	119%	1,079	1,062
Norton Park	PK-5	52	837	673	80%	637	637
Pickett's Mill	PK-5	63	987	686	70%	668	660
Pitner	PK-5	61	962	796	83%	764	746
Powder Springs	PK-5	57	900	823	91%	868	862
Powers Ferry	PK-5	30	462	413	89%	408	396
Riverside	PK-5	36	562	559	99%	552	537
Rocky Mount	PK-5	39	612	563	92%	552	546
Russell	PK-5	61	962	604	63%	569	558
Sanders	PK-5	53	862	620	72%	586	574
Sedalia Park	PK-5	58	912	612	67%	583	567
Shallowford Falls	PK-5	61	962	622	65%	589	580
Smyrna	PK-5	61	962	904	94%	887	868
Sope Creek	PK-5	73	1,162	1,079	93%	1,051	1,041
Still	PK-5	62	975	782	80%	744	739
Teasley	PK-5	52	837	1,005	120%	974	975
Timber Ridge	PK-5	39	612	505	83%	478	472
Tritt	PK-5	60	937	803	86%	778	761
Varner	PK-5	62	975	766	79%	748	735
Vaughan	PK-5	60	937	634	68%	613	610
			56,702	45,884	81%	44,867	49,697



# MIX-LEVEL

School	Grade Structure	Capacity	FTE-23 October 2022	% Capacity	5-year Projection	10-year Projection
<b>PROGRAMS</b>						
Cobb Horizon	6-12		1,029			
Cobb Innovation & Technology Academy (CITA)	9-12		359			
Devereux	4-12		54			
			1,442			
<b>COBB COUNTY SCHOOLS</b>						
HIGH SCHOOL		37,931	34,952	92%	35,869	35,660
MIDDLE SCHOOL		27,908	24,425	88%	24,876	24,861
ELEMENTARY SCHOOL		56,702	45,884	81%	44,867	49,697
MISC			1,442		1,442	1,442
		122,541	106,703	87%	107,054	111,660



# CLASSROOM UTILIZATION

Parents naturally seek good educational environments for their children. Cobb County Schools is one of the largest school districts in the nation. Parents search for livable communities throughout Cobb, knowing that specialized academic programming is available in all parts of the county to meet the needs of their child and their family.

## Abilities to Consider...

### *Livable communities through Cobb*

- Movability
- Mobility
- Walkability

## Factors to Consider...

### *Specialized Academic Programming*

- Career Academy
- Magnet Programs
- Academic Recovery
- Performing Arts
- Robotics



**COBB**

**ONE TEAM. ONE GOAL.  
STUDENT SUCCESS.**

# EXECUTIVE SUMMARY

Cobb continues to be the third largest county in the state, behind Gwinnett and Fulton. According to the Atlanta Regional Commission, Cobb's population will hit 1 million by 2050.

While modest growth is still occurring throughout the county, Cobb, Fulton, and Gwinnett are no longer the fastest growing in metro Atlanta; the fastest growing counties now form the second perimeter.

As the "counterclockwise" development progression of Cobb County has come full circle, redevelopment initiatives have started to renew the southern region of the county. As these locations were the first to experience rapid growth, they are now the first to experience the redevelopment and revitalization of underperforming commercial centers and destabilized neighborhoods.



# EXECUTIVE SUMMARY

Multiple factors influence enrollment projections: historical enrollments, births/fertility rates, in/out migration, housing trends, building permits, economy, mortgage rates, school choice, and attractiveness of community.

The senior population (65 and older) is the fastest growing age group in Cobb County, while the 0–4 age group has declined the most during this same time period.

The counties tax digest is expected to grow in 2023 by more than it did in 2022.

Building permits in 2022 decreased for Single-Family structures yet Multi-Family residential units are on the rise.





# EXECUTIVE SUMMARY

With SPLOST V, the school district addressed identified housing needs across all parts of the county with new schools (King Springs, Clay Harmony Leland, Eastvalley and Pearson) as well as additions and modifications to Campbell, Pebblebrook, Hillgrove, Dickerson, Dodgen and Lovinggood.

With SPLOST VI planning underway, projects include improvements to Sprayberry, a new elementary school in south Smyrna, additions/modifications at Bells Ferry, and improvement/replacement classrooms at Kincaid, Mount Bethel, Murdock, Sope Creek, Tritt, and Tapp.



