

**A RESOLUTION TO ADOPT THE UPDATE TO THE ACWORTH COMPREHENSIVE PLAN**

WHEREAS, the City of Acworth has completed the update to the Acworth Comprehensive Plan; and

WHEREAS, these documents have been determined by the Georgia Department of Community Affairs (DCA) to have been prepared in accordance and conforms to the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning;

BE IT THEREFORE RESOLVED, that the Mayor and Board of Alderman of the City of Acworth do hereby adopt the update to the Acworth Comprehensive Plan.

Passed and adopted this 15<sup>th</sup> day of September 2022 at a regular meeting of the Mayor and Board of Aldermen of the City of Acworth.

  
Thomas W. Allegood, Mayor

Attest:

  
Regina R. Russell, City Clerk



CITY OF ACWORTH

RESOLUTION NO. RS2022-21

**A RESOLUTION TO ADOPT AN ANNUAL UPDATE TO THE COMMUNITY WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE COMPREHENSIVE PLAN**

WHEREAS, the City of Acworth amended its Comprehensive Plan on August 23, 1999 by adopting a recreation impact fee; and

WHEREAS, due to the adoption of the recreation impact fee, the City of Acworth must implement and follow new minimum requirements as set by the Georgia Planning Act by making an annual update to the Community Work Program (CWP) and Capital Improvement Element (CIE) of the Comprehensive Plan; and

WHEREAS, the City of Acworth conducted a public hearing at City Hall on August 1<sup>st</sup>, 2022 before the Mayor and Board of Aldermen on the proposed Update to the Community Work Program (CWP) and Capital Improvement Element (CIE) of the Comprehensive Plan; and

WHEREAS, the Mayor and Board of Aldermen adopted Resolution No. RS2022-19 to submit the draft annual update to ARC and DCA for review; and

WHEREAS, the ARC and DCA reviewed the annual update during their minimum 60-day review period mandated by State requirements and have determined that the annual update adequately addresses the Local Planning Requirements; and

WHEREAS, the City of Acworth desires to submit all necessary documents to the State Department of Community Affairs and the Atlanta Regional Commission in order to meet the minimum requirements of relevant State planning statute and regulation.

BE IT THEREFORE RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN that the attached update to the Community Work Program and CIE of the Comprehensive Plan is hereby adopted and shall be submitted to the State Department of Community Affairs and the Atlanta Regional Commission pursuant to State statute and regulation.

Passed and adopted this 15<sup>th</sup> day of September 2022 at a regular meeting of the Mayor and Board of Aldermen of the City of Acworth.

  
Thomas W. Allegood, Mayor

Attest:

  
Regina R. Russell, City Clerk





# 2022 City of Acworth Comprehensive Plan



SEPTEMBER 7  
2022

prepared by the



Atlanta Regional Commission

## ACKNOWLEDGEMENTS

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This document was developed by the Atlanta Regional Commission for the City of Acworth using funds provided by the State of Georgia.

# Executive Summary



This is an energizing time for the City of Acworth. We're a highly desirable place to be in the Atlanta region - our residents love living here, with public surveys showing excellent community ratings. At the same time, we look forward to a future of continued growth and change.

Broadly speaking, a comprehensive plan is a way to guide investment, development, and the allocation of services within a jurisdiction. But cities, towns, and counties are complicated places, and they make decisions about the future every day, in response to new opportunities or unexpected problems. A comprehensive plan like the City of Acworth Comprehensive Plan is one tool for helping to guide these decisions, with three distinctive features:

- It is long-range, looking ahead 5 years
- It is comprehensive, looking across many different facets of what a City does
- It is deliberative, looking within to understand the needs and desires of the City

The City of Acworth last updated their Comprehensive Plan in 2017. This document is an update to that plan with updated policies, data, and work program. This document affirms the city's big picture vision, defines goals, and lays out a task list for city leaders, staff, and citizens to address issues and to position the City of Acworth to be a leader within metro Atlanta.

Most of the work of shaping the City of Acworth's future will be done by the residents, businesses, and nonprofits.

The City of Acworth's government has a key role to play through these implementation tools:

- Regulations
- Capital spending
- Programs and staffing

The success of the goals of the City of Acworth depends on their ability to tap into the many voices of the City and weave their ideas, viewpoints, and thoughts into a common vision. Outreach and engagement were critical to reach a broad consensus of the diverse people who live and work in the City.

Meeting the goal of an inclusive process meant creating multiple opportunities to get involved. The planning team developed several communication strategies to ensure meaningful community involvement that would form the backbone of the plan.

A steering committee was convened to oversee the process and act as an instrument to guide the development of the plan. Steering committee members were appointed from the business community, residents, city staff, and elected officials.

An open house was held to allow for people to drop in to learn about the planning process. The open house was located in City Hall, which allowed for visitors to make a short stop to give valuable feedback to the planning team and steering committee.

The plan focuses on elements to improve the City of Acworth with targeted policies to enhance the assets and address the issues of the City of Acworth. The plan is divided up into 5 interrelated sections:

- Acworth Yesterday and Today
- What We Heard
- Focusing on the Future
- Our Future Growth
- Plan Implementation

The City of Acworth is a diverse and forward-looking community engaged in shaping its own future. The people of Acworth are working to capitalize on the qualities and values that have made it a successful community.

To be a successful community, Acworth will:

- Protect and enhance the city's historic character and small-town atmosphere while facilitating smart growth and development
- Leverage the city's unique identity and location in the region to strengthen existing businesses and drive new economic development
- Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors
- Create great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments

- Work to ensure existing business and retail vitality while expanding the economy with community partners

As the City of Acworth moves forward in implementing the Comprehensive Plan, these goals should be monitored to ensure that they are still relevant to the City.

# Acworth: Yesterday & Today



ACWORTH

4794

**THE RAILROAD AT ACWORTH, GEORGIA**  
With the reconstruction of the Western & Atlantic Railroad in the early 1840s, a new community grew at this location. Originally known as Northwest Station, the town was renamed Acworth.  
A United States Post Office was established here in 1844.  
A railroad depot over this location served the town in its early years until it was destroyed by Union forces on Nov. 15, 1864. The depot was rebuilt in the mid 1870s. In the summer of 1913 a new railroad depot was built on this site to serve the community. In 1976, the State of Georgia, owner of the W&A RR, declared the depot an antique and it was sold at auction and removed from this site.  
In commemoration of the impact the railroad and its depot had on the growth and development of Acworth and its citizens, this marker is placed in grateful remembrance.  
Marker courtesy of the Acworth Depot Foundation, 2013.

Acworth  
A Railroad Town

In Georgia, comprehensive plans must be updated every 5 years, as required by the Minimum Standards and Procedures for Local Comprehensive Planning. The development of a comprehensive plan helps a community to:

- Develop a vision for what it wants
- Establish Priorities and determine key issues and assets
- Encourage Dialogue
- Guide Decision making
- Determine how to best allocate limited resources
- Combine data analysis and the community's ideas for the future into action areas for the plan

The focus areas of this Comprehensive Plan stem from a rich and interactive public process supplemented by data. The chapters in this plan identify key issues and assets of the City of Acworth and develop a work program and goals to guide decision making.



## History

In 1845, the Western and Atlantic Railroad began operation in Atlanta and began laying tracks towards Chattanooga. The first water stop north of Atlanta was Northcutt Station. A railroad engineer named Joseph Gregg later renamed the station after his hometown of Acworth, New Hampshire. On December 1, 1860, the area in a half-mile radius surrounding Northcutt Station was incorporated into the City of Acworth.

Less than two years later, the Civil war reached Acworth when James Andrews and his crew stole "The General" and raced through the city in what would be known as "The Great Locomotive Chase." Later during the war, General Sherman was headquartered in Acworth for several days. In November of 1864, many Acworth buildings were burned as a result of Sherman's Atlanta Campaign.

In 1950, Lake Allatoona was completed and it, along with Lake Acworth, created recreational opportunities, and today Acworth is a vibrant community with a variety of outdoor recreational opportunities.

Acworth's historical resources include two districts and four places placed on the National Register of Historic Places.

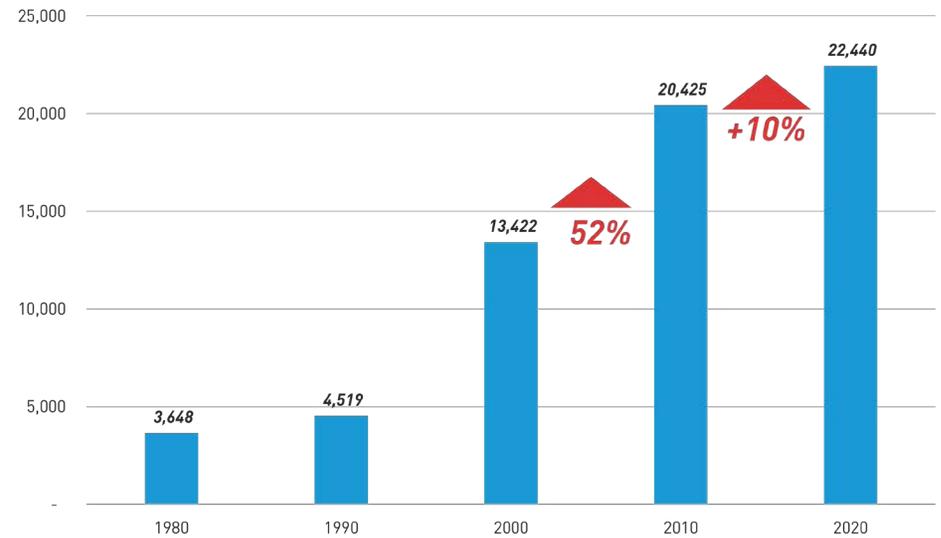
## Who We Are

Until the 1990s, the City of Acworth population held steady at just under 5,000 people. With the rapid growth of the Atlanta region in the 1990s and 2000s, the population of the City of Acworth surged to over 20,000 people in 2010. Growth has leveled off slightly, but Acworth still experienced a population increase of 10% between 2010 and 2020.

While the City of Acworth has grown significantly since the 1990s, it remains one of the smaller cities in Cobb County, behind Marietta, Smyrna, and Kennesaw.

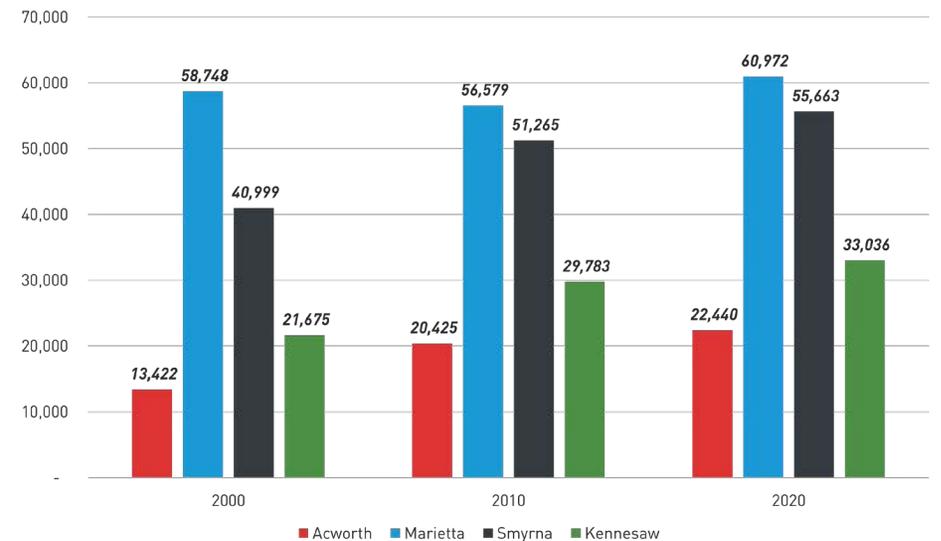
Between 2000 and 2010, this growth was captured by large increases among children and adults in the 25-64 age cohort. Since 2010, Acworth has seen many of its working-age adults move from the 25- to 44-year-old cohort to the 45- to 64-year-old cohort. Fewer residents now are aged between 25 and 44 than in 2010, while all other age cohorts have seen growth – with the greatest increase among residents aged 45-64.

## Population Growth



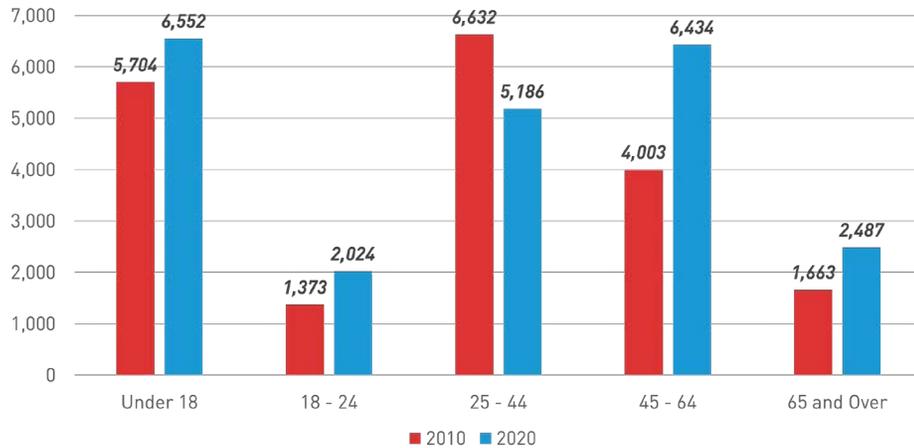
Data Source: US Census Bureau, Decennial Census

## Population Comparison



Data Source: US Census Bureau, Decennial Census

## Age Distribution



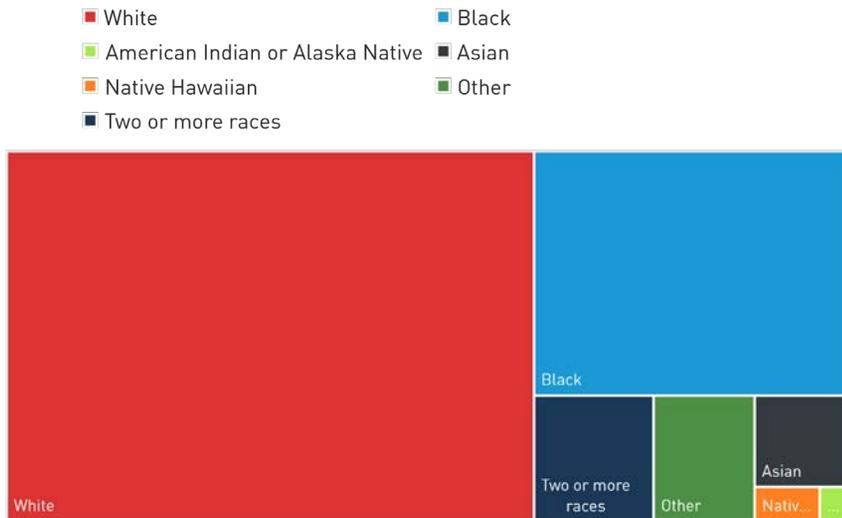
Data Source: US Census Bureau, Decennial Census

Between 2010 and 2020, the City’s racial composition experienced very modest change. The proportion of Black residents, Asian residents, and residents who identified as a race not included in the Census decreased by 1-2% each, while the proportion of white residents and residents of two or more races increased by the same margin.

Acworth’s racial composition is similar to that of the 11-County Region’s; however, the City’s population is distinctly more white and less black than the region’s. 11.6% of Acworth’s population is Hispanic, a rate 0.3% higher than that of the 11-County Region.

## Racial Composition Comparison

Racial Composition, Acworth, 2020



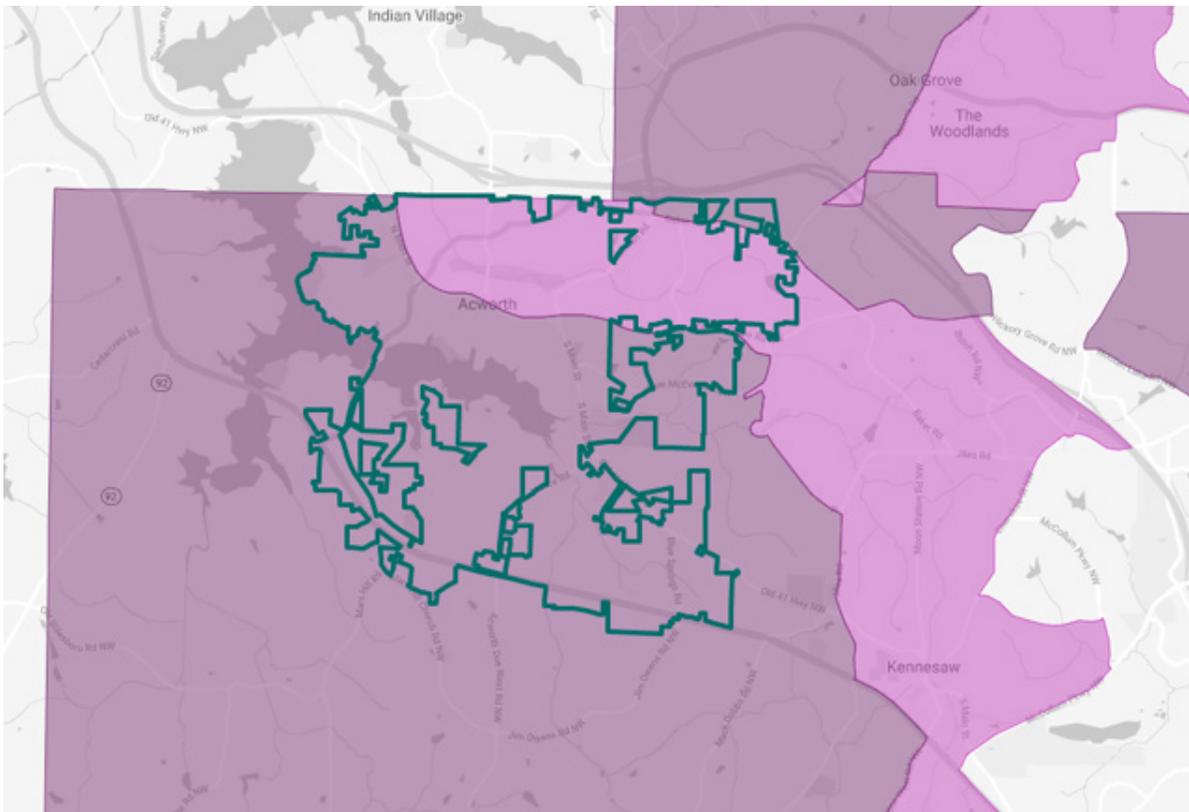
Data Source: US Census Bureau, American Community Survey

Racial Composition, 11-County Region, 2020



## Home Sweet Home

Acworth's housing market falls squarely into Submarkets 5 and 6 of the Metro Atlanta Housing Strategy. These are suburban neighborhoods characterized by moderate-to-higher-priced housing, with some multifamily along employment corridors. In 2020, the City's median home sale price was \$233,000, up 60% after the recovery from the Great Recession. According to Zillow, a typical home in Acworth was estimated to be worth \$320,281 in 2021, though that number has continued to climb through the summer of 2022.



Data Source: metroathousing.org

### CITY SNAPSHOT

Median Home Sale Price (2020)	\$233,000
Change in Median Home Sale Price (2013-20)	+59%
Home Sale Price Per Sq Ft (2020)	\$133.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-20)	+71%
Median Building Area of Home Sales (2020)	1,640 sq ft

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020. Explore this data further in the [DATA EXPLORER](#)

### Acworth

#### 71% SUBMARKET 6

Suburban neighborhoods with moderate-to-higher-priced housing [Learn more](#)

#### 29% SUBMARKET 5

Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing [Learn more](#)

## Housing Types



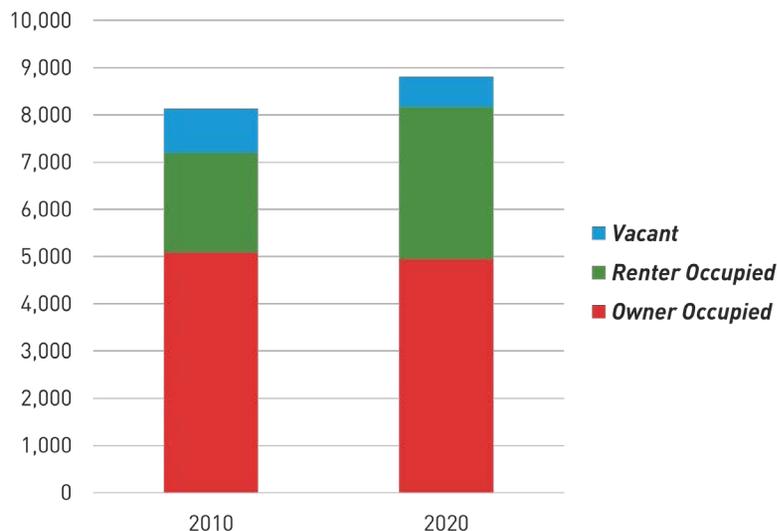
Data Source: US Census Bureau, American Community Survey

The composition of Acworth’s housing stock reflects the characterization of its submarkets in the Metro Atlanta Housing Strategy. Most of the City’s housing is single-family, with a little over one-quarter of its housing stock being missing middle or multi-family. Since 2010, the City has seen more growth among multi-family housing types than single-family.

At the same time, vacancy rates have fallen and the rate of renting has increased – a phenomenon experienced nationwide following the Great Recession. Since 2010, occupied housing units have shifted from 29% renter occupied to 39% renter occupied. Despite the dramatic increase, Acworth’s homeownership rate (61%) is very similar to the region’s (62%).

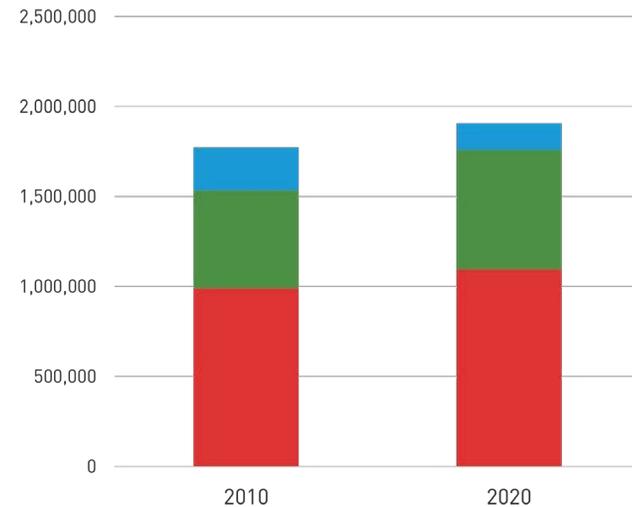
## Housing Occupancy and Tenure

Acworth



Data Source: US Census Bureau, American Community Survey

11-County Atlanta Metro

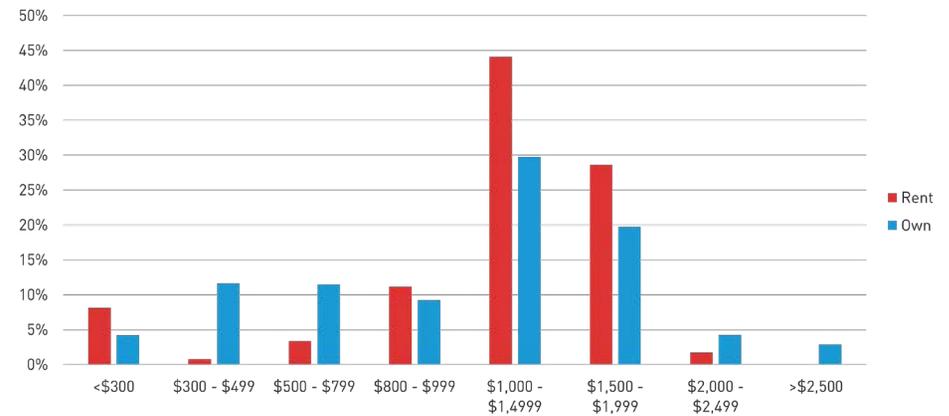


Acworth is generally an affordable place to live within the Atlanta region; however, about one-third of the City’s residents are considered cost-burdened, paying over 30% of their monthly income toward housing costs. Renters experience cost burden at a higher rate (47%) than do homeowners (26%) by a fairly wide margin.

While renters experience cost burden at higher rates than homeowners, the two groups don’t have widely dissimilar monthly housing costs. Most renters and homeowners spend between \$1,000 and \$1,999 per month on housing costs, though a greater proportion of homeowners spend less than \$1,000 per month. Almost three in four renters spend in that range.

Renters do, however, have significantly lower average incomes, which explains the higher rate of cost burden among renters than homeowners. The median income of a renting household is \$55,098, about \$20,000 lower than the median homeownership household income (\$75,385).

## Monthly Housing Costs by Tenure



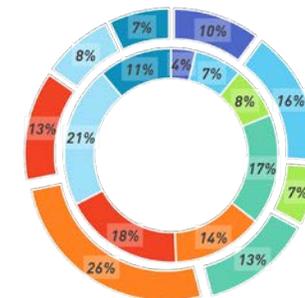
Data Source: US Census Bureau, American Community Survey

## Household Income Distribution by Tenure

### Household Income Distribution by Tenure

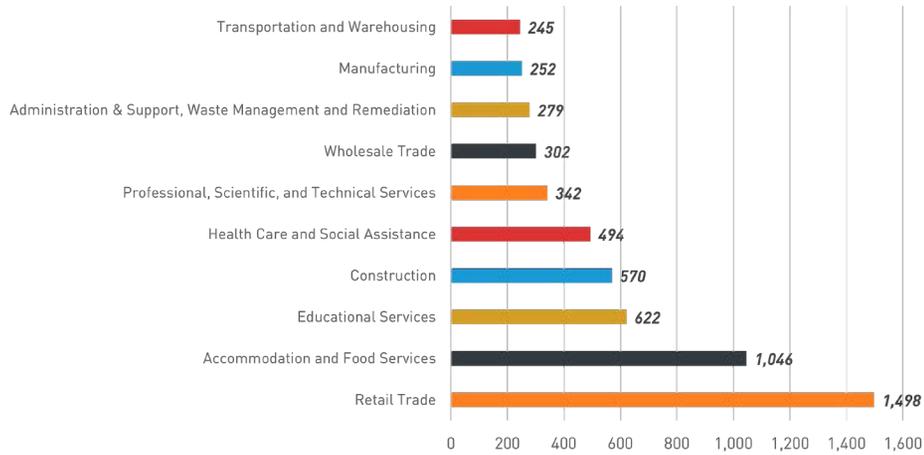
**Outer Ring:** Renting Households  
**Inner Ring:** Homeowning Households

- Less than \$10,000
- \$10,000 - \$24,999
- \$25,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 or more



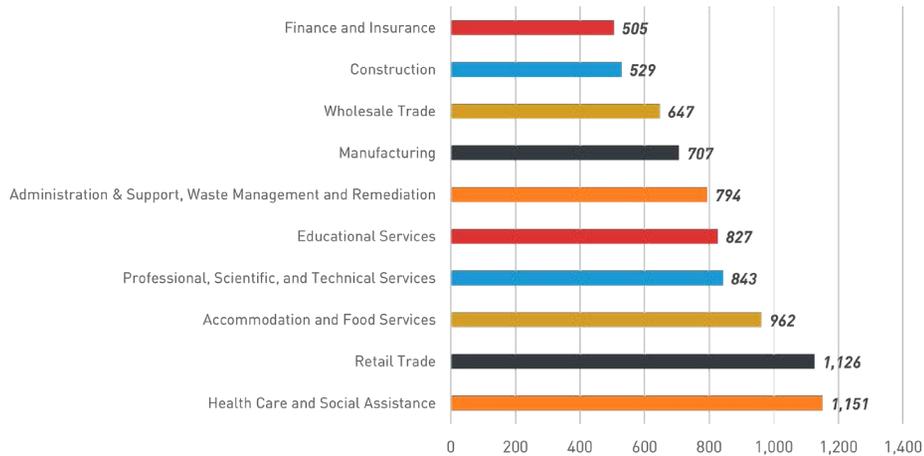
Data Source: US Census Bureau, American Community Survey

## Workplace Area Characteristics



Data Source: LEHD Origin Destination Employment Statistics

## Resident Area Characteristics



Data Source: LEHD Origin Destination Employment Statistics

## What We Do

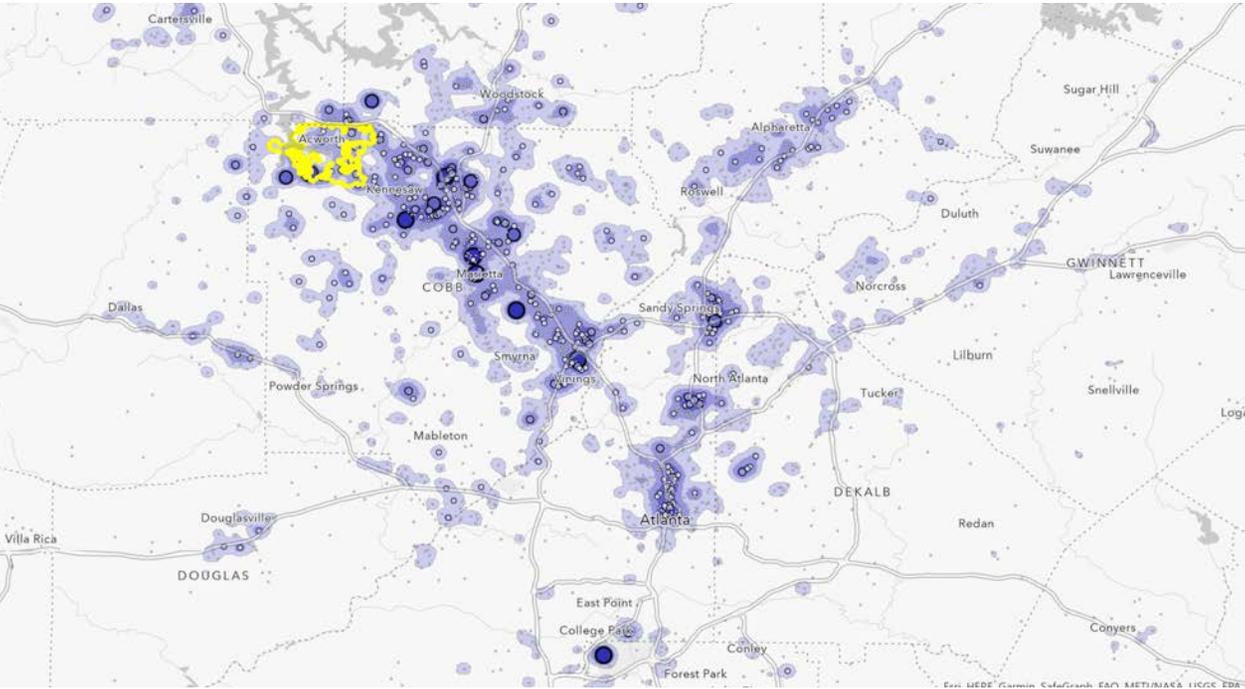
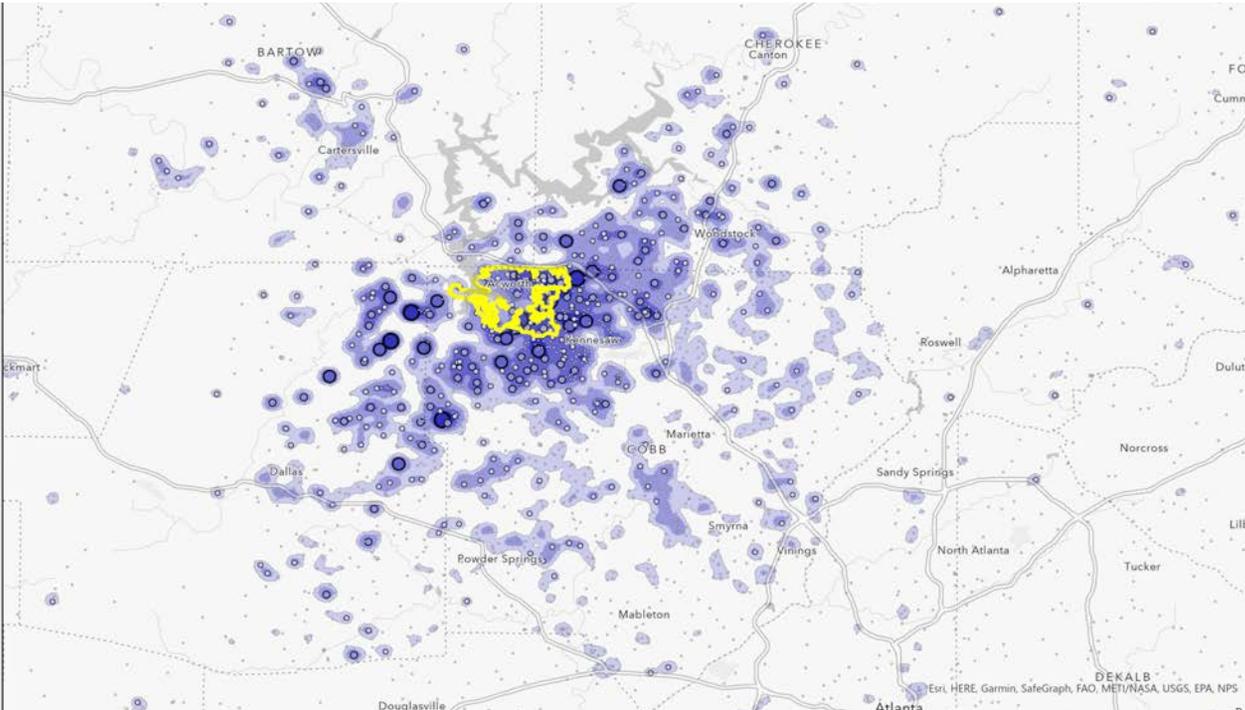
The largest employment sector within the City of Acworth is Retail Trade, followed by Accommodation and Food Services, and Educational services. The largest employment sector of residents of Acworth is Health Care and Social Assistance, followed closely by Retail Trade, and Accommodation and Food Services.

Residents primarily travel to work along the I-75 Corridor to Cumberland and Downtown and to the major employment centers along GA-400. A few residents travel to the airport but limited residents travel east of Spaghetti Junction for work.

Most people working within the City of Acworth live in the City or just outside its boundaries. Other areas of concentrations of workers include West Cobb, Southern Bartow County, and Kennesaw. Very few workers commute from places southeast of Cobb County.

# Where Workers in the City of Acworth Live

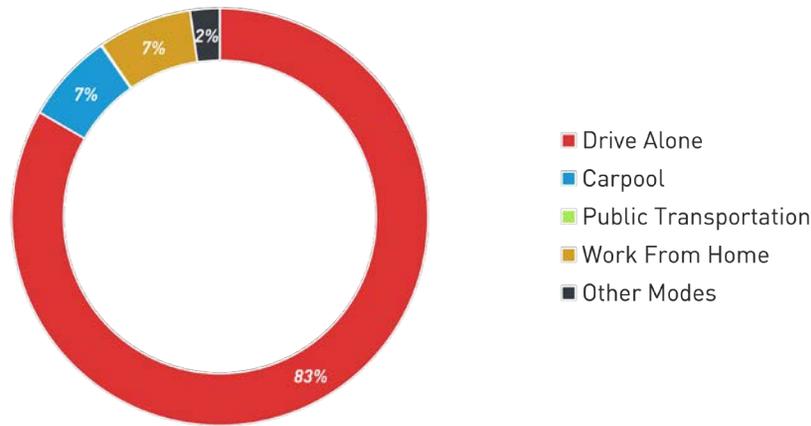
Source: Census on the Map



# Where Residents in the City of Acworth Work

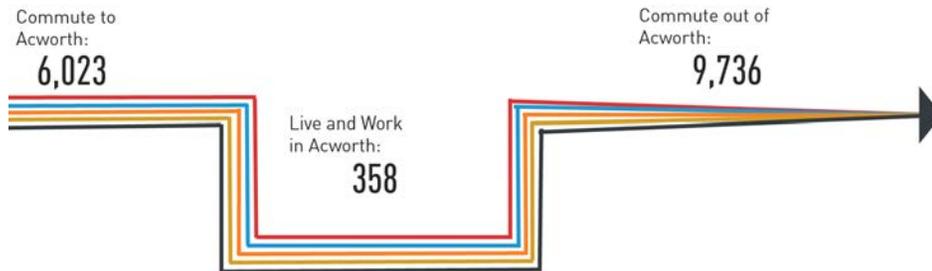
Source: Census on the Map

## Mode of Transportation



Data Source: US Census Bureau, American Community Survey

## Traffic Flows



Data Source: LEHD Origin Destination Employment Statistics

## How We Move

Each day, 9,763 people commute out of Acworth for work, while another, 6,023 people commute into the city. Just 358 people live and work in the City of Acworth.

90% of employed Acworth residents use a car to get to work each day. The vast majority of those drive alone, while about 7% carpool. Less than 1% of residents used public transportation and 2% worked from home (prior to the COVID-19 Pandemic). Most Acworth residents have a commute of 15-44 minutes (55%), with a little over a quarter of residents traveling more than 45 minutes and 17% traveling less than 15 minutes to work daily.

## Commute Time



Data Source: US Census Bureau, American Community Survey





## Planning Process

Plans need to reflect the values of those who live and work in a place. For this reason, an extensive public process was designed for this Comprehensive Plan. The process tapped the knowledge of a local expert steering committee, but also encouraged new voices to participate. At the same time, it's not enough to listen. An understanding of the facts on the ground and the constraints that shape the city's future is essential to arrive at implementation actions that are grounded in the community's vision. This process of engagement spanned is summarized on the following pages.

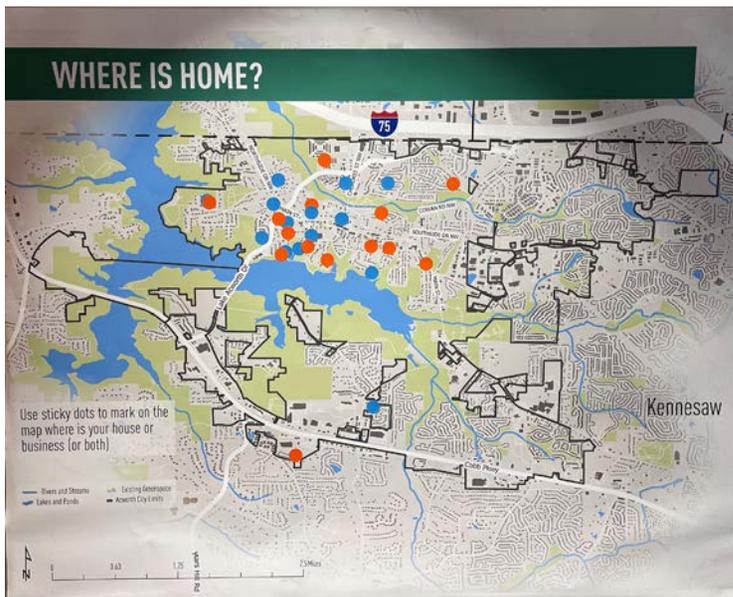
## Plan Open House

The public open house for this Comprehensive Plan was held on April 20th, 2022, at City Hall. Over 40 people attended, predominantly residents living north of the lake. Participants indicated they would like to see additional residential development north of the lake, especially along N Main Street and near its intersection with Highway 92. There was also a desire demonstrated for additional commercial development along the Cherokee Street corridor and along S Main Street.

## Collaborative Activities

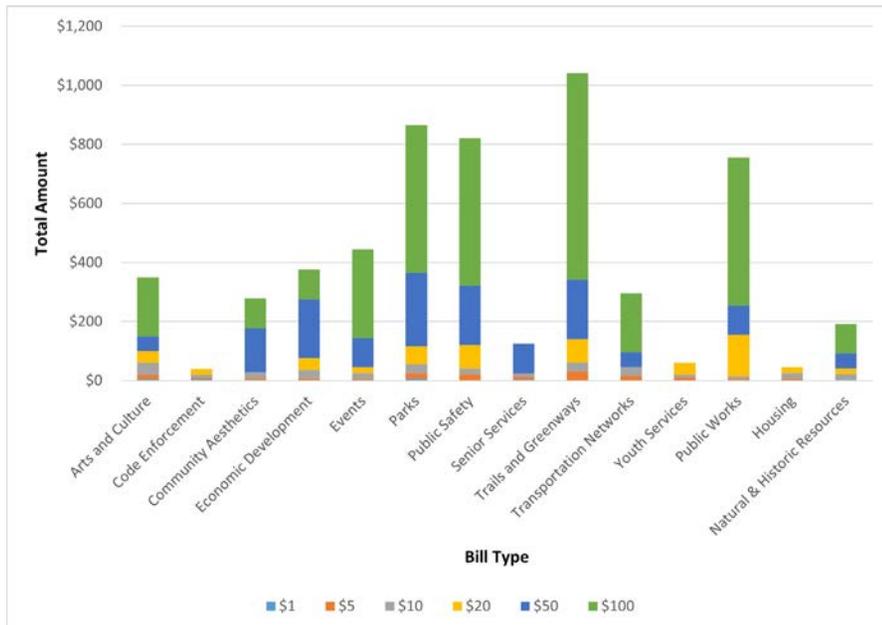
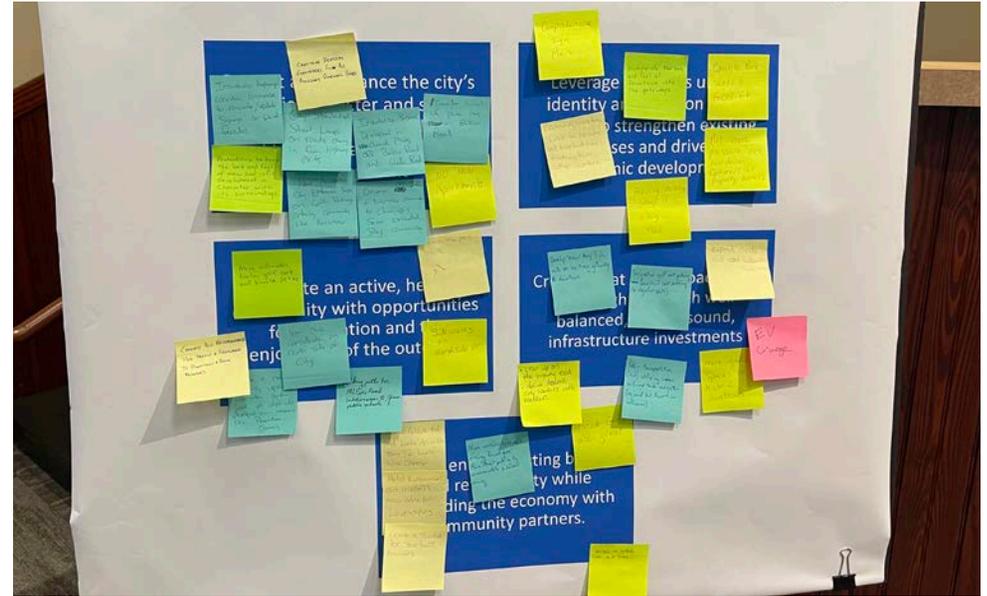
Residents were invited to share their ideas for how Acworth can achieve its five key community goals by leaving a note on a large board. Large-format maps of the City and surrounding areas was used to gather responses to two questions from the community at the Open House: 1) Where is home? 2) Where should Acworth grow?

The following pages illustrate the results, but as previously mentioned, most attendees resided north of the lake. Participants indicated they would like to see additional residential development north of the lake, especially along N Main Street and near its intersection with Highway 92. There was also a desire demonstrated for additional commercial development along the Cherokee Street corridor and along S Main Street.



## DIY (Do-It-Yourself) City Budgeting

Participants prioritized where they would like to see the City of Acworth make investments in the future. Each participant was given a pack of “planning money” to spend on 14 different priorities, ranging from public safety to senior services to community aesthetics. Each money packet included one bill each in six different denominations: \$1, \$5, \$10, \$20, \$50, and \$100, which totals to \$186. Trails and Greenways received the largest share of money at \$1,041, followed by Parks at \$866, which was in turn followed closely by Public Safety at \$821.



## Development Visual Preference

Residents were also asked to identify their preferred development style for three potential development areas: the Glade Road Interchange, Highway 92, and Cobb Parkway. Participants overwhelmingly preferred commercial or mid-rise residential for all three potential development areas, with some residents indicating they would like to see low-rise multi-family development along Highway 92, and others showing they would consider commercial or high-rise residential appropriate for Cobb Parkway.



**APPROPRIATE DEVELOPMENT TYPES for POTENTIAL DEVELOPMENT AREAS**

PLACE A DOT OR WRITE A COMMENT UNDER EACH DEVELOPMENT TYPE THAT YOU THINK IS MOST APPROPRIATE FOR THE POTENTIAL DEVELOPMENT AREAS ALONG THE LEFT.

The Comprehensive Plan's basic development policy is as follows:

- Encourage dense and revitalization of older, commercial facilities.
- Encourage that commercial development only designed for adequate building, parking and open space.

Help us determine the appropriate levels of development or redevelopment within centers & along corridors.

POTENTIAL DEVELOPMENT AREAS	DEVELOPMENT TYPES			
	Multi-Family A	Multi-Family B	Commercial or Mid-Rise Residential	Commercial or High-Rise Residential
Glade Rd Interchange	•••	••	•••••	••
Highway 92	••••		•••••	
Cobb Parkway		••	•••••	••••



## Online Survey

An online survey was made available for residents using the PublicInput platform between February and May of 2022. A total of 243 participants engaged in the survey, which included a SWOT analysis where residents could describe Acworth's assets and challenges in response to open-ended prompts. Respondents weighed in on how Acworth should look and feel in 2040, the pace of recent development, and key focus areas for the next five years, as well as their experience with local Internet options, housing challenges, and transportation networks. Online responses were used in conjunction with feedback from the public open house and steering committee to inform this Comprehensive Plan.

## Community Input Opportunities

Monday December  <b>13</b> Kickoff Hearing	Thursday January  <b>13</b> Steering Committee Meeting	Friday February  <b>4</b> Online Survey Launched	Thursday March  <b>31</b> Steering Committee Meeting	Wednesday April  <b>20</b> Public Open House	Thursday June  <b>9</b> Steering Committee Meeting
		Tuesday July  <b>26</b> Planning Commission	Monday August  <b>1</b> Transmittal Hearing		

# Focusing on the Future



Based upon feedback from the community and analysis of the data, the following are the key assets of the City of Acworth and the key challenges facing the City of Acworth.

## **Assets**

These assets of the City of Acworth are items to be accentuated and improved on over time:

### **Historic Downtown, Small-Town Charm, and Sense of Community**

The City of Acworth benefits from the successful preservation of its historic resources. The Collins Avenue Historic District is locally protected, and many other sites and districts have been identified as eligible for listing on the National Register of Historic Places.

The City of Acworth has used historic preservation as a tool to encourage the revitalization of their business districts and historic neighborhoods. New development has reflected the scale, setback, and materials that are compatible with the historic fabric of the community. Property owners can enjoy state and federal tax benefits from the continued use of historic preservation as a community development tool.

### **Lake Acworth**

The City of Acworth is one of the few cities in metro Atlanta that has a lake, and even rarer, a lake as large as Lake Acworth. That resource should continue to be promoted and maintained. The lake provides a great economic development incentive to attract unique

development and people to the city. Outdoor recreation is an expanding tourism opportunity, and with lake access, the City of Acworth is in a unique position in the region to attract this type of growth.

### **Parks and Greenspace**

Residents who participated in the online survey expressed their enthusiasm for Acworth's parks, and stated that greenspace was an asset for the City that they would like to see protected.

### **Interstate Access**

Located just off of I-75 in the northern areas of the Atlanta region, the City of Acworth has a great connection to the interstate system, which connects the City to other employment centers in the Atlanta region and to the rest of the country. Located 40 miles from Hartsfield-Jackson Atlanta International Airport, Acworth has connections to the world.

### **Visionary Staff, Elected Officials, and Community**

Throughout the planning process, the public was generally supportive of the changes planned and implemented currently in Acworth. The care that staff and elected officials have taken in working with the community to get their input and support of projects should continue.

## Needs and Opportunities

These needs and opportunities are items to be addressed and monitored over the next five years, to ensure the continued long term success of the city:

### Diverse Commercial Development

Residents who participated in the online survey expressed that they would like to see more restaurants and small businesses to balance out Acworth's residential development and provide places for residents to gather and enjoy themselves. Suggestions included small boutiques, coffee shops, outdoor dining, and performing arts and entertainment venues.

### Safe and Multimodal Transportation Options

Online survey respondents indicated that a key challenge facing Acworth was providing a variety of transportation options. Residents noted that roads should safely accommodate increased growth with minimal congestion, which could be facilitated by a focus on providing multimodal alternatives. Residents expressed their desire for sidewalk and bike lane installation, especially downtown, along Northside Drive, and along Hickory Grove Road. There was great enthusiasm for expanded trails and greenway networks from the public, and residents suggested paving the existing trail from Collins Circle to Cauble Park. Steering committee members indicated they would like to see increased transit options, as well as charging stations for electric vehicles and designated parking for golf carts.

### Community Beautification

Residents and steering committee members suggested that the City pursue policies and programs oriented towards community beautification. Suggestions included developing storefront architectural standards, adopting a dedicated plan for signage, and implementing a facade grant program, including incentivizing facade and sign improvements along commercial corridors. Steering committee members were strongly in support of branding and signage at key gateways, such as entering downtown and entering the City on Cobb Parkway. Additional opportunities for beautification could include landscaping and maintenance along public rights of way and standardizing streetlights.

### Service Provision

Steering committee feedback indicated that updating water and sewer infrastructure should be a community priority. A number of residents who responded to the online survey indicated their desire for a curbside recycling program. Another service that was suggested was a community update information system.

### Townhome Housing Options through Quality Development

The City of Acworth saw a drastic increase in the number of townhome requests during the most recent development cycle. In an effort to pause and develop a set of standards to hold these developments to, the City enacted a moratorium on townhomes. Decision-makers recognized the development tracts being targeted for townhomes were leftover pieces of land that resulted in poorly connected properties with discontinuous

road networks, insular development characteristics that inadequately crammed units on substandard or environmentally sensitive lots. That moment of pause allowed the City to consider design and development requirements that would produce more walkable, better connected and planned townhome developments by better regulating minimum lot standards and design characteristics. Additionally, the City considered geographies and character areas where townhomes are most appropriate and developed a vision for how those developments weave into the existing landscape.

Townhomes are envisioned to be part of the solution to provide a greater variety of housing types as well as quality homes at affordable prices as a way to increase homeownership in the community. These developments offer an opportunity to promote economic development by incorporating additional rooftops adjacent to commercial districts and incorporated as components to mixed-use developments. Siting these developments in or near commercial areas promotes walkability and supports the integration of the developments into the existing street network.

The architectural style of these developments is envisioned based on the geography where they are sited within the City. For developments adjacent to historic character areas, a more traditional style is envisioned with pitched rooflines, typically unpainted brick, shutters, dormers, and other residential-style features. Developments in other areas of the City can make use of more contemporary design aesthetics with flat roofs, rooftop terraces, painted masonry, concrete accents in a more mercantile aesthetic.

## Community Goals

The City of Acworth is a diverse and forward looking community engaged in shaping its own future. The people of Acworth are working to capitalize on the qualities and values that have made it a successful community.

To be a successful community, Acworth will:

- Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development
- Leverage the city's unique identity and location in the region to strengthen existing businesses and drive new economic development
- Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors
- Create great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments
- Work to ensure existing business and retail vitality while expanding the economy with community partners.

As the City of Acworth moves forward in implementing the Comprehensive Plan, these goals should be monitored to ensure that they are still relevant to the city.

# Our Future Growth



As a first step in creating an appropriate development atmosphere, the city has developed “Character Areas.” These “Character Areas” are intended to ensure compatible and unified development within specified areas of the city.

As described over the next few pages, these Character Areas define the overall land use characteristics in generalized areas of the city, such as density and land use policies. A matrix of policies is located at the end of the chapter.

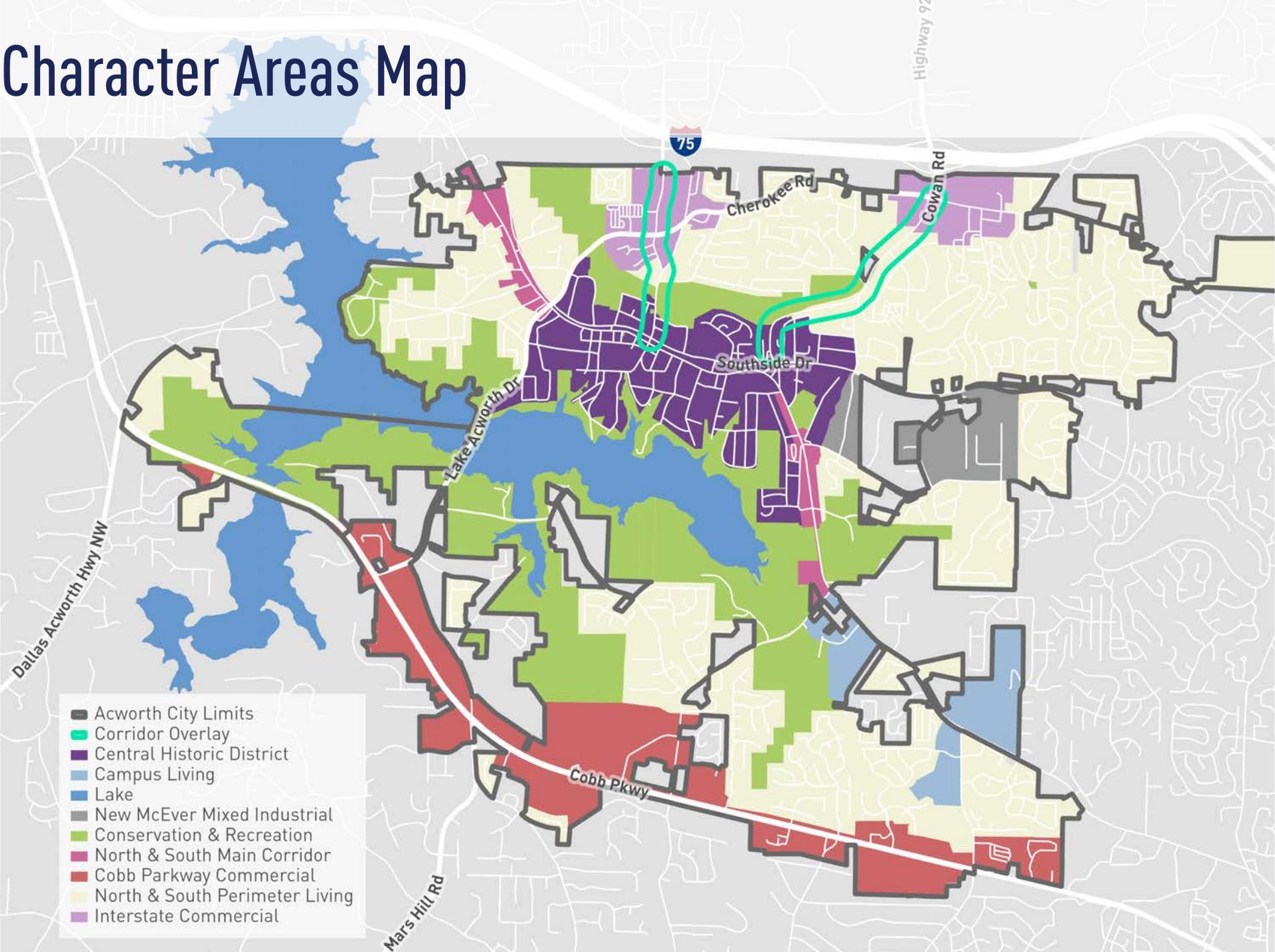
Future growth outside the city into Northwest Cobb County should follow the Northwest Cobb Vulnerability Study.



Acworth’s Central Historic District has a mixture of historic and new development.



# Character Areas Map



# Central Historic District

The Central Historic District represents a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family-owned businesses enhanced by pedestrian friendly sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this unique character area.

Revitalization efforts because of the Livable Centers Initiative study have been highly successful as small, unique retail stores and restaurants are experiencing levels of vitality not experienced for decades. Many public services are located downtown, such as the U.S. Post office and the core city government offices. These services should maintain their association to the Central Historic District.

Redevelopment should occur on a multi-parcel basis to be most effective; however single parcel infill development is possible. Infill development or redevelopment should reflect architectural styles complementary to historical style of local homes and businesses. Higher density development around the lake is not desired and should not be encouraged. Higher density development may be more appropriate along Main Street or within the downtown area.



New development or redevelopment should reflect architectural styles complementary to historical style of local homes and businesses.

## Permissible Land Uses

- Commercial
- Light and Moderate Industrial
- Residential
  - Including townhome developments, provided architectural style is traditional and compatible with historic character
- Public/ Institutional
- Transportation/Communication/Utilities

# Cobb Parkway Commercial

As the busiest commercial corridor in Acworth and one which also defines the southernmost boundary of the City, this four-mile section of Cobb Parkway (U.S. Highway 41) in the Acworth city limits is home to several big box stores and several large retail developments. A broad mix of restaurants and retail stores, both franchises and independents, complete the economic make-up of this area. Many of these developments share parking, signage monuments, and Cobb Parkway ingress and egress points. Many of the access drives are accessible at traffic signal controlled intersections, thereby allowing safe access into and out of the commercial development. Safe access and market visibility is further enhanced by appropriate landscaping and building setbacks as well landscape requirements that limit the height of trees and shrubs near Cobb Parkway.

Available land for structures containing small and medium size businesses, office developments, or even churches is limited. Space for additional “Big Box” developments may be unavailable without extensive redevelopment which would likely cause a land use conflict between the few residential areas to the north and the extensive residential area to the south. This corridor is bound by the city limits of Acworth.



Large scale retail is common along the corridor.

## Permissible Land Uses

- Commercial
- Residential
  - Including townhome developments, provided they are part of a larger, mixed-use development. Architectural design can be traditional or more contemporary.
- Light Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Mixed Use

## Interstate Commercial

Two I-75 interchanges comprise this character area, with locations at the Glade Road interchange and the Highway 92 interchange. This character area is generally travel-oriented with emphasis on hotels and motels, restaurants, gas stations, and food or convenience stores. These areas quickly transition into areas of single family homes and therefore present some challenges to redevelopment that might include additional or larger structures and transition zones. These areas also serve the surrounding neighborhoods as neighborhood activity centers and should function as gateways into Historic Acworth as well.

### Exit 278

The I-75 at Glade Road interchange is at the northwest corner of Allatoona Gateway and Highway 92. A strip development lies on the east side between Highway 92 and I-75, housing several small businesses, with several fast food establishments fronting Allatoona Gateway. A new Ingles store is located directly across Allatoona Gateway from the vacant site of a previous Ingles. The old site presents numerous opportunities to become a large mixed use development as a gateway to the city. Exit 278 is the primary exit for Chattahoochee Technical College - North Metro Campus.

### Exit 277

The I-75 at Highway 92 interchange is a major east-west node connecting Dallas, Acworth, Kennesaw, and Woodstock via Highway 92. This interchange is also important as it is the primary exit for many Lake



Allatoona parks.

### Permissible Land Uses

- Residential
  - Including townhome developments, provided they are part of a larger, mixed-use development. Architectural design can be traditional or more contemporary.
- Commercial
- Mixed Use
- Light Industrial (and Distribution)
- Public/Institutional
- Transportation/Communication/Utilities

## North & South Main Corridors

The North Main Street Corridor is comprised of residential, light manufacturing, warehouse, and retail operations. Older retail is located near Lake Acworth Drive, and manufacturing and warehousing operations are located from Cemetery Road to the City limits. Older homes are scattered between developments. South Main Street is a mile-long corridor southeast of the Central Historic District, which contains a mix of businesses, with many restaurant and automotive uses. Many structures are older and in need of revitalization or redevelopment.

These corridors could become more closely associated extensions of the Central Historic District through function, intensity, scale, architectural elements, site design, signage, and access. Future growth should position smaller scale, neighborhood and pedestrian-friendly development closer to the Historic District.

North Main Street could become a mix of residential, light industrial, warehouse, office and neighborhood-compatible retail and restaurant uses. Renovated or new homes resembling traditional mill village homes may be an attractive transition into the Central Historic District's larger, historic homes. Pedestrian-friendly access should be incorporated from redevelopment projects into adjacent neighborhoods. Light industrial or warehouse functions should be limited to parcels northwest of Cemetery Road, with screening of all outdoor storage and well-defined setbacks, entry points, and signage.

These corridors can also serve as transitions from less



neighborhood-friendly businesses to the Central Historic District. Operations like the auto repair facilities should be in the vicinity of the Acworth Sports Complex, which may also be a suitable area for retail, restaurant, or convenience store businesses that cater to the teams and individuals who play at the complex.

### Permissible Land Uses

- Commercial
- Light Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use
- Residential
  - Including townhome developments, provided architectural style is traditional and compatible with the historic character

# New McEver Mixed Industrial

The New McEver Mixed Industrial character area represents the only significant industrialized area in Acworth. The area is generally well screened from New McEver Road, Huddleston Bridge Road and the schools. The City of Acworth houses its public works and police departments in this industrial area.

The character area is composed of a variety of light and moderate intensity manufacturing uses as well as office and warehouse uses. In the center of the area are Acworth Elementary and Barber Middle Schools. Though the location of the schools present a land use conflict with the surrounding industrialized area, large buffers have been provisioned to protect the school from neighboring development.

Future development should provide appropriate buffers, screenings, setbacks, building materials, and landscaping that reflect and promote the overall character of the City. Moderate to high impact development should be encouraged in the interior of the area. Low impact development should be limited to the periphery to provide appropriate transition to surrounding office and residential areas.

Truck transportation routes should be identified and signs marking the route installed. The shortest and quickest routes to Cobb Parkway and I-75 should



An example of a landscape buffer along New McEver Road.

be signed with the purpose of protecting homes, businesses, and pedestrian areas in the Historic Core.

## Permissible Land Uses

- Commercial
- Light and Moderate Industrial
- Public/ Institutional
- Transportation/Communication/Utilities

## Campus Living

The Campus Living character area is the area that is defined by Awtrey Middle School, North Cobb High School, North Cobb Christian School, the NorthStar Church Campus, and the mixed use development at Blue Springs Station. Within this area is additional government services such as the North Cobb Regional Library and GA Department of Driver Services office.

Emphasis on pedestrian access, traffic calming, streetscapes, lighting, visibility, and security are the defining characteristics. Residential developments in this area are best suited for single family residential and senior living.

Senior living developments should maintain minimal slopes for ease of pedestrian accessibility. Where appropriate, office or neighborhood retail developments may be considered as long as they are appropriate in scale and impact.

Access to pocket parks, greenspace and connectivity to local parks via greenway corridors should be a key feature of this character area. Linkage to the Conservation Recreation areas around Lake Acworth should be encouraged.



The North Cobb Regional Library.

### Permissible Land Uses

- Residential
  - Including townhome developments, provided architectural style is traditional and compatible with the historic character
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

## North and South Perimeter Living

The Perimeter Living character areas are the outer edges of residential development within the city. Future development in this area is limited as many of the parcels have been developed for housing or other compatible uses. However, given the age range of the homes, redevelopment may occur. If so, the type of redevelopment should be closely affiliated and complementary with the development in the Central Historic District and surrounding Perimeter Living neighborhoods. Land use densities are not expected to increase significantly with redevelopment.

Common architectural elements, sidewalks, lighting, and landscaping should be incorporated into redevelopment projects in order to blend the old styles with the new styles or trends reflected in the surrounding areas. Neighborhoods should be encouraged to establish their own unique identity with an emphasis on pedestrian-friendly access and access to greenspace. Many neighborhood sidewalks are relatively new and in good condition. Minimum standards for property maintenance should be established and enforceable by code.

Many of the neighborhoods in this category are still within a comfortable walking distance from activities in the Central Historic District and Conservation and Recreation areas.



Residential development within the South Perimeter Living character area.

### Permissible Land Uses

- Residential
  - Including townhome developments on properties located within ¼ mile of the Central Historic District character area, provided architectural style is traditional and compatible with the historic character
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

## Conservation and Recreation

This character area is made up of parks and conservation areas. These areas provide natural beauty and recreational opportunities for residents and visitors to the City of Acworth. Future development in these areas will be limited to recreational opportunities in selected sites.

### Permissible Land Uses

- Park/Recreation/Conservation



Policy	Character Area									
	Central Historic District	Cobb Parkway Commercial	Interstate Commercial	North Main Corridor	South Main Corridor	New McEver Mixed Industrial	Campus Living	North Perimeter Living	South Perimeter Living	Conservation & Recreation
Require inter-parcel access and connectivity to control access flow to Cobb Parkway.		x								
Encourage nodal development with clear boundaries and transitional zones.		x	x	x	x					
Discourage strip development.		x	x	x	x		x			
Encourage the integration of public transportation hubs and/or stops at nodal developments.	x	x	x		x			x	x	
Incorporate public park and ride lots into public transportation hub locations.		x								
Encourage pedestrian access to nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.		x	x	x	x		x			
Provide transitional buffers between commercial land uses and adjacent residential land uses.	x	x	x				x			
Maintain adequate building and landscaping setbacks that promote safety and market visibility.	x	x			x					
Encourage a diverse mix of products and services.	x	x		x	x	x				
Encourage the use of shared signage.	x	x	x	x	x	x	x			
Protect water quality with appropriate stream buffers and stormwater management.		x	x	x	x	x	x		x	x
Encourage shared access to Allatoona Gateway and to Highway 92.			x							
Require inter-parcel access and connectivity to control access flow to Allatoona Gateway and to Highway 92.			x							
Encourage public park and ride lots into new development planning.			x							

Policy	Character Area									
	Central Historic District	Cobb Parkway Commercial	Interstate Commercial	North Main Corridor	South Main Corridor	New McEver Mixed Industrial	Campus Living	North Perimeter Living	South Perimeter Living	Conservation & Recreation
Encourage a diverse mix of travel-related products and services.			X							
Encourage shared access to South Main Street.					X					
Require inter-parcel access (or rear alleys) to control access flow to South Main Street for larger redevelopment projects.				X	X	X				
Promote the incorporation of historic CBD architectural elements and guidelines into new construction or redevelopment projects.	X			X	X	X				
Use paving patterns, landscaping, lighting, bench seating, and signage to designate pedestrian-friendly areas.	X			X	X					
Encourage shared access to Main Street.	X				X					
Promote transitional land uses and/or buffering between light industrial land uses and adjacent residential or institutional land uses.						X		X	X	
Enforce building and property codes.	X	X	X	X	X	X	X	X	X	X
Encourage shared access to New McEver Road.						X				
Provide transitional buffers between industrial land uses and adjacent residential or institutional land uses.						X		X	X	
Encourage architectural designs that reflect the architectural character trends of the surrounding area in order to maintain a visual sense of compatibility.	X					X				
Maintain the New McEver roadway and right of way to facilitate safe usage by large trucks.						X				
Promote transitional development between commercial and residential land uses.	X									
Encourage pedestrian access to downtown via sidewalks and trail systems.	X									
Provide limited on-street parking on Main Street.	X									

Policy	Character Area									
	Central Historic District	Cobb Parkway Commercial	Interstate Commercial	North Main Corridor	South Main Corridor	New McEver Mixed Industrial	Campus Living	North Perimeter Living	South Perimeter Living	Conservation & Recreation
Promote the use of shared parking lots and/or parking decks.	x									
Promote the revitalization and reuse of older homes for office or business uses.	x									
Promote infill development that resembles the architectural elements of existing buildings.	x						x	x		
Encourage low and moderate density housing types to reflect traditional neighborhood styles.							x	x	x	
Encourage comparable architectural styles that maintain the surrounding Central Historic District or neighborhood character.							x	x	x	
Provide an interconnected system of streets within new subdivisions that also connect to existing subdivisions and the Central Historic District where possible.							x	x	x	
Connect neighborhoods to the local and regional network of greenspace and trails, available to pedestrians and bicycles, for both tourism and recreational purposes.							x	x	x	
Enhance the pedestrian-friendly environment by adding or improving sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as the CBD, libraries, neighborhood centers, health facilities, parks, and schools.							x	x	x	
Improve pedestrian safety through wider sidewalks, benches, street lighting, designated crosswalks, and landscape buffer zones along major transportation corridors.							x	x	x	
Include open space and/or recreational trails with new development or redevelopment.							x			
Include a variety of housing, retail, and professional office choices.							x			
Encourage and promote adequate open space.								x	x	

Policy	Character Area									
	Central Historic District	Cobb Parkway Commercial	Interstate Commercial	North Main Corridor	South Main Corridor	New McEver Mixed Industrial	Campus Living	North Perimeter Living	South Perimeter Living	Conservation & Recreation
Include a variety of housing choices.								X	X	
Allow public facilities such as schools and community centers, or small neighborhood activity centers, to be developed at suitable locations within walking distance of residences.							X	X	X	
Encourage business developments to share access to transportation corridors or other surface streets.							X		X	
Require inter-parcel commercial access to control access flow to transportation corridors.							X			
Encourage neighborhood-friendly, commercial nodal development.							X			
Encourage the elimination of septic system use if public water and sewerage service is available.										X
Protect natural habitat.										X
Encourage the use of a trail system around Lake Acworth that will incorporate access to adjacent neighborhoods and connecting greenways.										X
Promote the use of a trail route that connects the Conservation & Recreation areas of Lake Acworth to those along the shore of Lake Allatoona.										X
When developing or maintaining parks, trails, or amenities in the area, minimize adverse effects by incorporating environmentally friendly products and techniques.										X
Minimize impervious surfaces in environmentally sensitive areas.										X
Enforce codes or laws that protect the area against destructive and/or unlawful acts.										X

# Plan Implementation



# Report of Accomplishments

Project	Status	Notes
<b>Parks and Recreation</b>		
Review Tourism Advertising Plan and make necessary changes	<b>Underway</b>	Continuing as an ongoing initiative.
Parking Lot & Batting Practice Facility at Newberry Park	<b>Completed</b>	
Construction of Community/Recreation Centers, crosswalks, benches, etc.	<b>Completed</b>	
Renovations of Logan Park Farm House	<b>Completed</b>	
Renovations of Logan Park Art House	<b>Completed</b>	
Lake Acworth / Cauble Park / South Shore Master Plan	<b>Underway</b>	Continuing as an ongoing initiative.
Depot Park / History Center	<b>Completed</b>	
Phase III of Trail system around Lake Acworth	<b>Underway</b>	Continuing as an ongoing initiative.
Improvements to Overlook Park	<b>Underway</b>	Continuing as an ongoing initiative.
Pavillions at Cauble Park	<b>Underway</b>	Continuing as an ongoing initiative.
Phase IV of Trail System around Lake Acworth	<b>Underway</b>	Continuing as an ongoing initiative.
Construction of Dog Park	<b>Underway</b>	Continuing as an ongoing initiative.

# Report of Accomplishments

Project	Status	Notes
<b>Finance</b>		
OPEB Valuation	<b>Underway</b>	Continuing as an ongoing initiative.
Replace Existing Desktop PCs with Windows 10	<b>Completed</b>	
"GMA Alcoholic Beverage Tax Operation and Compliance Services"	<b>Underway</b>	Continuing as an ongoing initiative.
<b>IT</b>		
Virtualize Police Department & City Hall	<b>Completed</b>	
Upgrade Fiber Data Bandwidth at City Hall	<b>Completed</b>	
Install 3rd Fiber Connection at new Rec Center	<b>Completed</b>	
Upgrade Sonicwall Firewall.	<b>Completed</b>	
3rd Party Network Security Audit	<b>Completed</b>	
Implement SAN data replication - Upgrade existing NAS devices	<b>Completed</b>	
Install redundant Fiber connection at PD for internet usage	<b>Completed</b>	
Upgrade Council Chambers Audio/Visual System	<b>Completed</b>	
Upgrade Video Surveillance and Security System at City Hall	<b>Completed</b>	
Complete Virtual Server environment with replication and redundancy between City facilities	<b>Completed</b>	

# Report of Accomplishments

Project	Status	Notes
<b>Power</b>		
Reconduct poweline at Maple to East Lakeshore / remove feeder pole at Southside Drive	<b>Completed</b>	
Power reconfiguration of Downtown Redevelopment Project	<b>Completed</b>	
Remove Powerlines - Main Street at Cowan Road	<b>Underway</b>	Continuing as an ongoing initiative.
Reconduct & Reconfigure Lines at SR 92	<b>Completed</b>	
Reconfigure lines at Glade Road & remove feeder at Ross Road	<b>Underway</b>	Continuing as an ongoing initiative.
Re-lamp Cowan Road - Main to Glade Road	<b>Underway</b>	Continuing as an ongoing initiative.
LED Conversion of Main Street / City Parks / City Parking Lots	<b>Underway</b>	Continuing as an ongoing initiative.
"Reconduct Terrace Drive - Poles, Conductors, Crossarms"	<b>Underway</b>	Continuing as an ongoing initiative.
Re-lamp / Add lighting of North Main Street from the Enclave to the County Line	<b>Underway</b>	Continuing as an ongoing initiative.
Install additional circuit protection / reclosures	<b>Underway</b>	Continuing as an ongoing initiative.
Re-lamp Cherokee - Taylor to SR 92	<b>Underway</b>	Continuing as an ongoing initiative.

# Report of Accomplishments

Project	Status	Notes
<b>Public Works</b>		
Road reconfiguration of Lemon Street / Downtown Improvement Project	<b>Completed</b>	
Improvements of Main Street / Old 41 from Nance to Nowlin	<b>Completed</b>	
Implement Directional Signage	<b>Completed</b>	
Mitchell Hill Extension - Taylor St. to Mitchell Hill Dr.	<b>Completed</b>	
Miscellaneous Sidewalks	<b>Underway</b>	Continuing as an ongoing initiative.
Miscellaneous Paving	<b>Underway</b>	Continuing as an ongoing initiative.
Improvements to Northside Drive - Cherokee Street to McLain	<b>Underway</b>	Continuing as an ongoing initiative.
Improvements to Winn Street - Main to Robinson	<b>Underway</b>	Continuing as an ongoing initiative.
Improvements to Dallas St. - From Dallas to Beach	<b>Completed</b>	
Improvements to Robinson St. - From Maple to Eastlake Shore	<b>Completed</b>	
Drainage Improvements - McLain / Emerald Willow	<b>Underway</b>	Continuing as an ongoing initiative.

# Report of Accomplishments

Project	Status	Notes
<b>Community Development</b>		
Work with Code Compliance Officer to work with automotive businesses to address storage of vehicles and outside inventory	<b>Underway</b>	Continuing as an ongoing initiative.
"Begin masterplan of key redevelopment commercial/residential corridor"	<b>Underway</b>	Continuing as an ongoing initiative.
Complete and submit 10 year update to Comprehensive Plan	<b>Completed</b>	
Conduct a review of historic assets	<b>Underway</b>	Continuing as an ongoing initiative.
Consider/Complete request to conduct new LCI Study	<b>Underway</b>	Continuing as an ongoing initiative.
Hotel Code Enforcement	<b>Underway</b>	Continuing as an ongoing initiative.
"Facilitate redevelopment of key commercial & residential corridors"	<b>Underway</b>	Continuing as an ongoing initiative.
Begin masterplan of redevelopment of North Main Street	<b>Underway</b>	Continuing as an ongoing initiative.
Integrate all components of city operations into GIS mapping software	<b>Completed</b>	
Ordinance Review of Development	<b>Underway</b>	Continuing as an ongoing initiative.
Seek full certifications for all employees in respective fields (i.e. building inspectors, permit tech, etc.)	<b>Underway</b>	Continuing as an ongoing initiative.
Assess feasibility of adopting new impact fees to provide services for future growth	<b>Underway</b>	Continuing as an ongoing initiative.
Assess feasibility of adopting new zoning codes/overlays	<b>Underway</b>	Continuing as an ongoing initiative.

# Report of Accomplishments

Project	Status	Notes
<b>Police Department</b>		
Implement new zone patrol with motorcycles in Downtown & Parks	<b>Underway</b>	Continuing as an ongoing initiative.
Review video surveillance plan for downtown / high density traffic points	<b>Completed</b>	
Upgrade record/reporting/operating software	<b>Completed</b>	
Implement degree and experience incentive for sworn positions for retention and recruiting	<b>Completed</b>	
Obtain National Certification from the Commission on Accreditation for Law Enforcement (CALEA)	<b>Underway</b>	Continuing as an ongoing initiative.
Implement Court Security	<b>Underway</b>	
Jail Improvements	<b>Completed</b>	
<b>Administration</b>		
City Hall Records Management (mobile filing system)	<b>Underway</b>	Continuing as an ongoing initiative.
City Hall Building Maintenance (painting)	<b>Completed</b>	
City Hall Grounds (landscaping)	<b>Completed</b>	
Cemetery Maintenance	<b>Completed</b>	
GMA Recovery Program for Alcohol Taxes	<b>Completed</b>	
Replace Board Room Recording System	<b>Completed</b>	
Court Software for Records Management	<b>Completed</b>	
Business License Audits	<b>Completed</b>	

# Report of Accomplishments

Project	Status	Notes
<b>HR</b>		
Creating a city-wide policy manual and removing the personnel policy from the City Ordinance	<b>Underway</b>	Continuing as an ongoing initiative.
Random Drug Testing	<b>Underway</b>	Continuing as an ongoing initiative.
City Class and Pay Study	<b>Completed</b>	
Records Management System	<b>Completed</b>	
Service Awards for City employees	<b>Completed</b>	

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
<b>Community Facilities</b>									
Lake Acworth/Cauble Park/South Shore Master Plan	x					Parks & Recreation	\$150,000	20%	Acworth Lake Authority & Capital Improvement Fund & SPLOST & Rec. Impact Fees
Phase III of Trail System around Lake Acworth		x				Parks & Recreation	\$1,000,000	0%	Grant Funding
Improvements to Overlook Park			x			Parks & Recreation	\$150,000	50%	Rec. Impact Fees & Capital Improvement Fund & Grants
Pavilions at Cauble Park	x					Parks & Recreation	\$500,000	0%	SPLOST
Phase IV of Trail System around Lake Acworth				x		Parks & Recreation	\$1,500,000	20%	Rec. Impact Fees & Capital Improvement Fund & Grants
Construction of Dog Park					x	Parks & Recreation	\$150,000	50%	Rec. Impact Fees & Capital Improvement Fund
Comprehensive Sign Program	x					Parks & Recreation	\$500,000	0%	SPLOST & Capital Improvement Fund & ARPA
Facility Study / Building Improvements	x	x				Public Works	\$2,700,000	0%	SPLOST & Capital Improvement Fund & ARPA
Sanitation Yard Improvements	x	x				Public Works	\$1,100,000	0%	ARPA
Reconduct powerline at Maple to East Lakeshore / remove feeder pole at Southside Drive	x					Power	\$100,000	0%	Power Fund

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
Remove Powerlines - Main Street at Cowan Road	x					Power	\$15,000	0%	Power Fund
Reconduct & Reconfigure Lines at SR 92		x				Power	\$750,000	0%	Power Fund
Reconfigure lines at Glade Road & remove feeder at Ross Road		x				Power	\$25,000	0%	Power Fund
Re-lamp Cowan Road - Main to Glade Road			x			Power	\$400,000	0%	Power Fund
LED Conversion of Main Street / City Parks / City Parking Lots	x	x				Power	\$125,000	0%	Power Fund
Reconduct Terrace Drive - Poles, Conductors, Crossarms				x		Power	\$50,000	0%	Power Fund
Re-lamp / Add lighting of North Main Street from the Enclave to the County Line			x			Power	\$15,000	0%	Power Fund
Install additional circuit protection / reclosures				x		Power	\$400,000	0%	Power Fund
Re-lamp Cherokee - Taylor to SR 92			x			Power	\$300,000	0%	Power Fund
EV Charging Station	x	x				Power	\$750,000	0%	ARPA & Grants
<b>Economic Development / Housing</b>									
Review Tourism Advertising Plan and make necessary changes	x	x	x	x	x	Tourism Authority & Tourism Director	\$50,000	0%	Tourism Authority
Begin masterplan of key redevelopment commercial/residential corridor		x				Development Department	\$150,000	0%	Capital Improvement Fund

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
Facilitate redevelopment of key commercial & residential corridors			x			Development Department	\$0	0%	General Fund
Begin masterplan of redevelopment of North Main Street				x		Development Department	\$75,000	0%	Capital Improvement Fund
Assess feasibility of adopting new zoning codes/overlays	x					Development Department	\$40,000	0%	Capital Improvement Fund
<b>Land Use</b>									
Work with Code Compliance Officer to work with automotive businesses to address storage of vehicles and outside inventory	x					Development Department	\$0	0%	General Fund
Complete and submit 10 year update to Comprehensive Plan					x	Development Department	\$0	0%	General Fund
Conduct a review of historic assets		x				Historic Preservation Commission & Director of HPC	\$0	0%	General Fund
Consider/Complete request to conduct new LCI Study	x					Development Department	\$0	0%	General Fund
Hotel Code Enforcement	x	x	x	x	x	Development Department	\$0	0%	General Fund
Integrate all components of city operations into GIS mapping software			x			Development Department	\$0	0%	General Fund
Ordinance Review of Development	x					Development Department	\$40,000	0%	Capital Improvement Fund

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
Seek full certifications for all employees in respective fields (i.e. building inspectors, permit tech, etc.)			x			Development Department	\$10,000	0%	General Fund
Assess feasibility of adopting new impact fees to provide services for future growth				x		Development Department	\$0	0%	General Fund
Downtown District (Mill District Implementation, etc.)	x					Director of Downtown Development	\$10,000	0%	Capital Improvement Fund
<b>Transportation</b>									
West Lakeshore Drive Improvements		x				Public Works	\$1,000,000	0%	SPLOST
Summit Circle Improvements			x			Public Works	\$255,000	0%	SPLOST
Old Cherokee Street Improvements				x		Public Works	\$750,000	0%	SPLOST
Brookhave Subdivision	x					Public Works	\$1,500,000	0%	SPLOST
Academy Street / Beach Street Alignment					x	Public Works	\$1,650,000	0%	SPLOST
Improvements to Dallas Street			x			Public Works	\$150,000	0%	SPLOST
Improvements to Northside Drive	x					Public Works	\$2,206,720	0%	SPLOST & LMIG
Acworth Due West Sidewalk / Trail			x			Public Works	\$3,000,000	0%	SPLOST
North Main Street				x		Public Works	\$1,500,000	0%	SPLOST
Miscellaneous Paving	x	x	x	x	x	Public Works	\$8,006,020	0%	SPLOST & LMIG
Miscellaneous Stormwater	x	x	x	x	x	Public Works	\$4,849,150	0%	SPLOST & ARPA & Stormwater Utility Fee & LMIG

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
Miscellaneous Sidewalk	x	x	x	x	x	Public Works	\$894,495	0%	SPLOST
Bridge Deficiency Evaluation / Improvements	x					Public Works	\$200,000	0%	ARPA
Vehicles and Equipment			x			Public Works	\$250,000	0%	ARPA
Public Parking Improvements		x				Public Works	\$783,181	0%	SPLOST & Capital Improvement Fund
Improvements to Winn Street			x			Public Works	\$500,000	0%	SPLOST
Drainage Improvements - McLain/ Emerald Willow		x				Public Works	\$250,000	0%	Storm Water Utility Fee
<b>Administration</b>									
OPEB Valuation	x	x	x	x	x	Finance Department	\$15,000	0%	Health Insurance Fund
Expert A/P - outsourcing of A/P check remittance	x					Finance Department	\$2,500	0%	General Fund
Promote E-Billing options to Utility customers with reduced rate incentive (goal = net reduction in costs)		x				Finance Department	\$0	0%	Customer Service Fund
Transition to quarterly billing and audit of accounts for Sanitation Customers		x				Finance Department	\$0	0%	Sanitation Fund
Establish Storm Water Proprietary Fund and begin billing Storm Water Utility Fee	x					Finance Department	\$5,000	0%	Storm Water Fund
City Wide Technology Infrastructure Improvements	x	x	x	x		IT Department	\$780,000	0%	SPLOST & ARPA
CPU Replacement	x	x	x	x		IT Department	\$45,000	0%	ARPA

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
Network Switch Replacement	x	x	x	x		IT Department	\$50,000	0%	ARPA
Lifesize System Replacement	x	x	x	x		IT Department	\$23,000	0%	ARPA
City-Wide Document Imaging / Paperless Initiative		x				City Clerk's Office	\$125,000	0%	ARPA
City Hall Grounds (landscaping)	x	x	x	x	x	City Clerk's Office	\$2,000	0%	General Fund
Cemetery Maintenance	x	x	x	x	x	City Clerk's Office	\$100,000	0%	General Fund
GMA Recovery Program for Alcohol Taxes	x	x	x	x	x	City Clerk's Office	\$15,000	0%	General Fund
Business License Audits	x	x	x	x	x	City Clerk's Office	\$0	0%	General Fund
City Hall Improvements	x					City Manager's Office	\$975,000	0%	ARPA
Creating a city-wide policy manual and removing the personnel policy from the City Ordinance		x				Human Resources	\$0	0%	General Fund
Random Drug Testing	x	x	x	x	x	Human Resources	\$0	0%	General Fund
Records Management System			x			Human Resources	\$25,000	0%	General Fund
Stormwater Assessment						Public Works/ Finance	\$275,000	0%	Storm Water Fund
E-Filing Software for Municipal Court		x				Administration	\$20,000	0%	General Fund
City Hall Records Management (mobile filing system)		x				Administration	\$125,000	0%	ARPA

# Community Work Program

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Portion Chargeable to Impact Fees	Funding Source(s)
<b>Public Safety</b>									
Review video surveillance plan for downtown / high-density traffic points			x			Police Department	\$100,000	0%	Drug Seizure Fund
Upgrade record/reporting/operating software				x		Police Department	\$400,000	0%	SPLOST
Implement degree and experience incentive for sworn positions for retention and recruiting					x	Police Department	\$0	0%	General Fund
Obtain National Certification from the Commission on Accreditation for Law Enforcement (CALEA)	x	x	x	x	x	Police Department	\$75,000	0%	General Fund
Implement Court Security		x				Police Department	\$25,000	0%	SPLOST
Vehicles	x	x	x	x	x	Police Department	\$1,621,000	0%	SPLOST
Public Safety Facility Improvements	x					Police Department	\$150,000	0%	SPLOST
800 MHz Radio Upgrades		x				Police Department	\$500,000	0%	SPLOST
Body Cameras & INC Technology Upgrades	x	x	x	x	x	Police Department	\$425,000	0%	SPLOST
Implement new zone patrol with motorcycles in downtown & parks				x		Police Department	\$75,000	0%	SPLOST
Software		x				Police Department	\$12,000	0%	SPLOST

# Appendix



# First Public Hearing



## City of Acworth Board of Aldermen

~ Minutes ~  
Monday, December 13, 2021

City Hall  
4415 Center Street  
Acworth, GA 30101  
<http://www.acworth.org>

**Public Hearing / Work Session**                      **6:30 PM**                      **Council Chambers**

### I. Call to Order

The meeting was called to order at 6:30 PM by Mayor Tommy Allegood

Attendee Name	Title	Status	Arrived
Tommy Allegood	Mayor	Present	
Tim Richardson	Alderman	Present	
Gene Pugliese	Alderman	Present	
Tim Houston	Alderman	Present	
Butch Price	Alderman	Present	
Brett North	Alderman	Present	

### II. Public Hearing

#### Agenda Item No.

- A. Public Hearing: 2022 Update to the City of Acworth's Comprehensive Plan

*Mayor Allegood opened the Public Hearing at 6:30 p.m. and called on staff for discussion. Deputy City Manager Brandon Douglas advised on the process for the comp plan update. Further discussion held. Mayor Allegood opened discussion for public comment. There was none. Mr. Douglas distributed information to Council regarding recommendations for the proposed Comp Plan steering committee. Further discussion held. City Manager James Albright introduced the city's new Planning Administrator Greg Frisbee. Mr. Frisbee advised on his past experiences with planning and zoning. Mr. Douglas further advised on the upcoming meetings schedule regarding the Comp Plan process and the list of proposed committee members for approval on Thursday night's meeting agenda. There were no further comments. Mayor Allegood closed the Public Hearing at 6:35 p.m.*

**RESULT: DISCUSSED**

### III. Discussion

#### Agenda Item No.

*The public may address the Board on any matter during public comment. Individual's comments will be limited to 5 minutes.*

# Legal Notice of Second Public Hearing

Marietta Daily Journal, July 8, 2022

MDJ-5887  
GPN-16  
City of Acworth  
Public Hearing

The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a rezoning and annexation request by Stephen De-Francesco, representative of Cornerstone Preparatory Academy, for properties located in Land Lot 48, Parcel 007 of the 20th District, 2nd Section of Cobb County, Georgia, (3520 Hickory Grove Road). The applicant is requesting to rezone the tract from R-20, Single Family Residential in Unincorporated Cobb County to R-1, Single Family Residential in the City of Acworth. There is no proposed or intended use of this time.

The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a rezoning and annexation request by Todd Lollis, representative of Freedom Church, for properties located in [1] Land Lot 81, Parcel 031 of the 20th District, 2nd Section of Cobb County, Georgia, (3628 Summit Drive, N.W.), [2] Land Lot 110, Parcel 009 of the 20th District, 2nd Section of Cobb County, Georgia, (Ivey Lane no assigned street number), [3] Land Lot 110, Parcel 006 of the 20th District, 2nd Section of Cobb County, Georgia, (5070 Ivey Lane), [4] Land Lot 110, Parcel 005 of the 20th District, 2nd Section of Cobb County, Georgia, (5040 Ivey Lane, N.W.), and [5] Land Lot 110, Parcel 004 of the 20th District, 2nd Section of Cobb County, Georgia, (5000 Ivey Lane, N.W.). The applicant is requesting to rezone the tract from R-20, Single Family Residential in Unincorporated Cobb County to C-2, Community Retail Commercial in the City of Acworth.

The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a rezoning and annexation request by Sams, Larkin & Huff, representative of CAH Holdings, LLC, Autobell carwashes, for properties located in Land Lot 121, Parcel 239 of the 20th District, 2nd Section of Cobb County, Georgia, (3275 Cobb Parkway). The applicant is requesting to rezone the tract from GC, General Commercial in Unincorporated Cobb County to C-2, Community Retail Commercial in the City of Acworth.

The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration for text amendments to the Acworth Zoning Ordinance.

The City of Acworth hereby gives notice that a Public Hearing will be held to consider a proposed update to the City's Comprehensive Plan & Short-Term Work Program.

The Planning and Zoning Commission will hold a Public Hearing on these matters on Tuesday, July 26, 2022, at 7:00 p.m. in the Board Room at City Hall located at 4415 Center Street.

The Mayor and Board of Aldermen will hold a Public Hearing on these matters on Monday, August 1, 2022, at 6:30 p.m. and give final consideration on these matters on Thursday, August 4, 2022, at 7:00 p.m. in the Board Room at City Hall located at 4415 Center Street.

Anyone wishing to attend the public hearings may do so and be heard relative thereto.

Pursuant to O.C.G.A. 36-67A-3, any applicant for rezoning and any opponent of a rezoning action who has made a campaign contribution or gift aggregating \$250.00 or more to a local government official within two (2) years immediately preceding the filing of the application for rezoning shall file a disclosure of at least five (5) calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Trevor Richards  
Zoning Administrator  
7:8,15,22-2022

# Community Engagement Photos



# Community Engagement Advertising



City of Acworth, Georgia

February 10 · 🌐

The City of Acworth invites you to participate in an online community survey. In partnership with the Atlanta Regional Commission, the City of Acworth is encouraging the community to provide feedback that will assist the City and its volunteer steering committee to complete the update to the City of Acworth's Comprehensive Plan. This document is the instrument that provides guidance on how to move the community forward from a planning perspective. Please take a moment to click the link and follow along with answering the questions as we plan together as a TEAM!



[PUBLICINPUT.COM](https://PUBLICINPUT.COM)

**2022 Acworth Comprehensive Plan Update Hub - PublicInput.com**

👍❤️ 14

9 Shares

# Survey Results

## 2022 Acworth Comprehensive Plan Update Edit Hub

### Project Engagement

VIEWS  
1,083

RESPONSES  
3,533

SUBSCRIBERS  
165

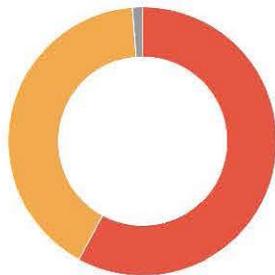
PARTICIPANTS  
243

COMMENTS  
256

### Sign Up for Updates!

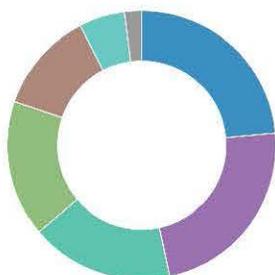
No data to display...

### What is your gender?



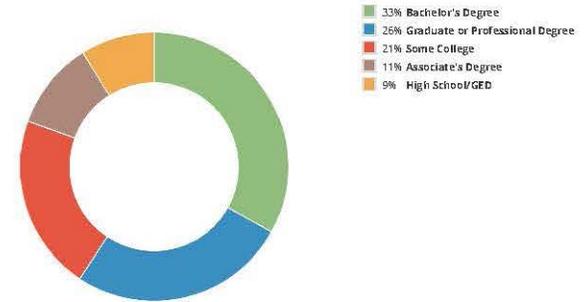
242 respondents

### What is your age?



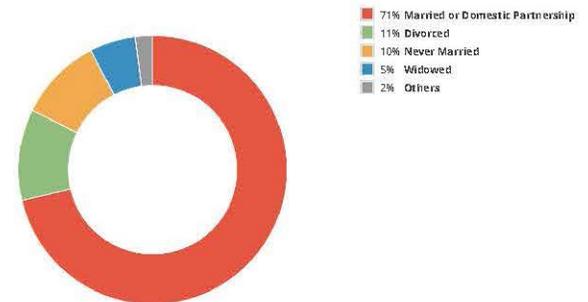
238 respondents

### What is your highest formal education level?



236 respondents

### What is your marital status?



237 respondents

Which of the following best describe(s) your racial identity? (Choose all that apply.)

88%	White/Caucasian	203 ✓
5%	Black/African-American	12 ✓
4%	Other (feel free to self-identify in the comments box)	9 ✓
3%	Hispanic or Latino/a	8 ✓
2%	Asian	4 ✓

231 Respondents

X

2 months ago

HISPANIC

5 months ago

Human Race

5 months ago

American

5 months ago

Cherokee, Italian, and Irish

5 months ago

Human

5 months ago

Human!

5 months ago

Multiracial

5 months ago

"Self identify" what bullshit!

5 months ago

Barbara and Bart Natoli

5 months ago

Native American

5 months ago

American

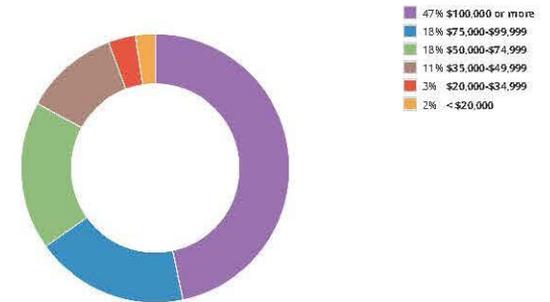
5 months ago

What is your current employment status? Please select all that apply.

50%	Employed full-time (40 or more hours per week)	114 ✓
26%	Retired	58 ✓
12%	Self-employed	27 ✓
8%	Employed part-time (up to 39 hours per week)	17 ✓
6%	Homemaker	14 ✓
2%	Unable to work	4 ✓
1%	Student	3 ✓
0%	Unemployed and currently looking for work	1 ✓
0%	Unemployed and not currently looking for work	1 ✓

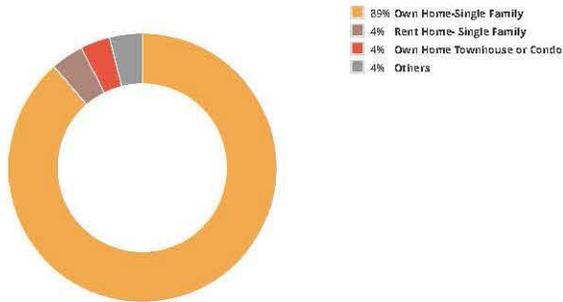
226 Respondents

What is your approximate household income?



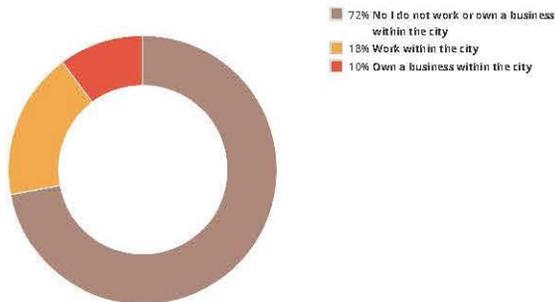
212 respondents

Do you Own or Rent your home?



227 respondents

Do you work or own a business in the City of Acworth?



225 respondents

Sign up for updates about the update if you haven't already

No data to display..

What's one word or phrase you would use to describe Acworth to someone unfamiliar with the community?

- Home town charm!  
5 months ago [48 Agree](#)
- Great parks & lots of nice local businesses with a wonderfully diverse community.  
5 months ago [44 Agree](#)
- Keep the historic feel of downtown.  
5 months ago [33 Agree](#)
- A great place to live  
5 months ago [27 Agree](#)
- Everything close by  
5 months ago [25 Agree](#)
- Community  
5 months ago [23 Agree](#)
- Amazing place to live  
5 months ago [21 Agree](#)
- Adore Acworth and the small town charm. Don't over build and take away green space. Dislike the traffic now. Too much density.  
5 months ago [20 Agree](#)
- Love the hometown charm, parks, community center, restaurants and shopping. However, the new trend towards building overpriced townhomes instead of actual houses concerns me.  
5 months ago [18 Agree](#)
- Small town community with access to big city benefits  
5 months ago [15 Agree](#)
- Friendly  
5 months ago [15 Agree](#)
- Absolutely love being back in Acworth!!!!  
Please don't let it become a waste land for home owners and citizens like kennesaw  
5 months ago [14 Agree](#)
- GET RID OF THE HOMELESS PAN HANDLING AND CAMPING OFF GLADE ROAD. DANGEROUS & TRASHY  
5 months ago [13 Agree](#)
- I loved this amazing town from first day I discovered it. Love my home. Close knit community and the friendly atmosphere.  
5 months ago [12 Agree](#)
- Business friendly  
5 months ago [12 Agree](#)
- Mayberry  
5 months ago [10 Agree](#)

Small town feel with good restaurants.

5 months ago [8 Agree](#)

Safe and welcoming

5 months ago [8 Agree](#)

The lake makes Acworth home for me!

5 months ago [8 Agree](#)

Community Support

5 months ago [8 Agree](#)

Great opportunities for retired people...art classes, exercise classes, day trips etc..A lot to keep you busy, plus no need to go into Atlanta for anything unless you really want to.

4 months ago [6 Agree](#)

Love living in Acworth. The growth of downtown.

5 months ago [6 Agree](#)

On its way to being a great community.

5 months ago [6 Agree](#)

Nice place to live. 45 minutes to Atlanta. 45 minutes to the mountains.

5 months ago [5 Agree](#)

Small Town Charm

5 months ago [5 Agree](#)

small business friendly, pedestrian friendly, minimal high-density housing

4 months ago [4 Agree](#)

A small city with big culture in a community that lifts each other up and dedicates its focus to a great quality of life.

4 months ago [4 Agree](#)

Community

4 months ago [3 Agree](#)

growing

5 months ago [3 Agree](#)

Basic

3 months ago [2 Agree](#)

ALL THE COMFORTS OF A BIG CITY NEAR BY, BUT YOU KNOW YOUR NEIGHBORS AND FEEL SAFE.

3 months ago [1 Agree](#)

Cute little town!

2 months ago

Good place and easy for me get to and from my part-time job.

4 months ago

We need to look to the future, and grow our bedroom community in smart ways. Density without reducing property values or the quality of life.

4 months ago

Lakefront Atlanta Suburb

5 months ago

Suburban calm

5 months ago

**In one word or phrase, describe Acworth in 2040?**

Everything is walkable, bikeable, or golf-cart-able. Less cars, less traffic, more "green" ways of accessing downtown THROUGHOUT city limits. Older homes are restored, businesses appreciate the need for keeping Acworth beautiful while providing their services in a symbiotic relationship with the natural beauty of this lake town. More trees along Main Street. People walking, smiling, enjoying local events, and walking or biking home after a nice day downtown (oh that means bicycle parking also).

5 months ago [31 Agree](#)

Established safe fun community

5 months ago [31 Agree](#)

Steady growth

5 months ago [25 Agree](#)

Small town atmosphere with all the suburbs can offer

5 months ago [16 Agree](#)

Home town charm!!!!!!

5 months ago [15 Agree](#)

Over Populated

5 months ago [12 Agree](#)

Connected

5 months ago [12 Agree](#)

Safe

5 months ago [12 Agree](#)

Thriving and a great quality of life.

5 months ago [8 Agree](#)

More greenways and trails into downtown from around the city.

5 months ago [8 Agree](#)

Vibrant

5 months ago [8 Agree](#)

Over populated. No small town charm remaining. Crime rate increases.

5 months ago [7 Agree](#)

A place with rising property values. More parks and play areas for children.

5 months ago [5 Agree](#)

Desirable community to raise a family and enjoy life

5 months ago [5 Agree](#)

Golf Cart accessible

5 months ago [4 Agree](#)

Great lifestyle

5 months ago [4 Agree](#)

Never destroy downtown!

5 months ago [4 Agree](#)

A park-centric city that connects all residents to greenspaces and focuses on tree canopies and native biodiversity with a vibrant historic downtown area that respects the integrity of Acworth history coupled with relevant modern upgrades and the strong community spirit that Acworth is threaded through all of what Acworth is today.

4 months ago [3 Agree](#)

There is a lot of growth at the moment but I worry that that growth will push out future retirees and young professionals.

4 months ago [2 Agree](#)

Traffic Jam

5 months ago [2 Agree](#)

Increased home values-hipster heavy

5 months ago [2 Agree](#)

Over Crowded

4 months ago [1 Agree](#)

Overpopulated

5 months ago [1 Agree](#)

Over-developed

3 months ago

Inclusive of walkable communities by adding sidewalks and improving the infrastructure by improving access to local streets and highways which will add to eliminate traffic jams.

3 months ago

Liberal

3 months ago

I WILL NOT BE HERE IN 2040 BUT MY GRNDS AMD GREAT GRANDS WILL. DON'T OVERPOPULATE AND LOSE THE SMALL TOWN VIBE. KEEP UP GOOD TRFFIC AND PARKING TO KEEP UP WITH MORE POPULATION. DON'T BECOME ANOTHER WOODSTOCK.

3 months ago

N/A... I'm 76 years old in 2022 and do not anticipate being around in 2040.

5 months ago

Overpopulated

5 months ago

Thriving lake city with a mix of restaurants, parks, and businesses.

5 months ago

### What is one issue or challenge that Acworth is facing?

Small roads with growing traffic.

5 months ago [37 Agree](#)

Acworth needs no more wedding venues, 55+ communities, Dollar Trees, Dollar Generals, or Family Dollars, car repair shops, or fast food. What we do need is more/better restaurants and shops/boutiques on Main Street and Parkside and some nicer stores around town.

5 months ago [34 Agree](#)

Keeping out high density housing and embracing and including all demographics.

5 months ago [33 Agree](#)

Too many houses not enough restaurants/ entertainment

5 months ago [27 Agree](#)

No coffee shop open in the morning downtown!

5 months ago [21 Agree](#)

Homeless off 92 exit and trash.

5 months ago [20 Agree](#)

Would love to see more restaurants and places to hang out with family or for date night. We have the parks, lakes, small town charm, just need more places to gather!

5 months ago [15 Agree](#)

Lack of alternative transportation options, lack of safety measures for bikes, and lack of sidewalks/safe places for pedestrians and runners in many areas. Keeping housing options affordable.

5 months ago [14 Agree](#)

Homeless pan handling and homeless camping off Glade & 92... also Publix shopping center off Wade Green & Target Shopping center off Hwy 41.... make this ILLEGAL!

5 months ago [12 Agree](#)

Disconnect between downtown community life and city outskirts life.

5 months ago [12 Agree](#)

No curbside recycling

5 months ago [11 Agree](#)

Getting more businesses

5 months ago [11 Agree](#)

There are too many ugly high density complexes. Keep Acworth a single family home town.

5 months ago [8 Agree](#)

High Density Housing

5 months ago [7 Agree](#)

Ban overnight parking on all streets

5 months ago [5 Agree](#)

No curbside recycling and lack of safe bike lanes

5 months ago [5 Agree](#)

Not pedestrian/bike friendly

5 months ago [3 Agree](#)

Speed table(s) on Baker Grove Road. It's a racetrack.

5 months ago [3 Agree](#)

Staying clear of mandates

5 months ago [3 Agree](#)

Infrastructure keeping up with booming population. Traffic

4 months ago [2 Agree](#)

I'm over 55, but please NO MORE Retirement Centers.

5 months ago [2 Agree](#)

Keeping chain businesses along 41

5 months ago [2 Agree](#)

Over-development. We don't need to build more buildings. Should repurpose existing structures instead and improve roads

3 months ago [1 Agree](#)

Traffic is a major issues. Small roads (one way in and out), poor connectors to highways and major roads

3 months ago [1 Agree](#)

LOOSING ALL THE OLD TREES. TO TOWN-HOMES. OVERPOPULATION

3 months ago [1 Agree](#)

lawn chemical run off in streams and lakes and lack of curbside pick up for recycling

4 months ago [1 Agree](#)

We need a vibrant Performing Arts Center.

4 months ago [1 Agree](#)

Jobs seem outside the city of Acworth.

5 months ago [1 Agree](#)

Affordable housing

5 months ago [1 Agree](#)

Traffic congestion and resource challenges created by visitors who disregard social and civic responsibilities.

5 months ago [1 Agree](#)

Lack of transparency in budget allocation. Would like to see a quarterly article in Acworth magazine illustrating how tax dollars are being spent. Is traffic congestion a problem of lack of funding, priority, or just mismanagement?

3 months ago

The City

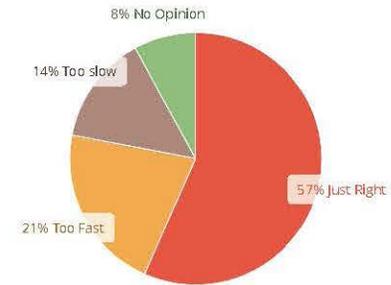
4 months ago

New builds have sky-rocketed. We could never afford to sell our older home to buy anything new in Acworth. Also, the Christmas decorations on the lake side and on Main Street need to be upgraded.  
5 months ago

Better traffic flow at Cauble Park  
5 months ago

Not enough restaurants, businesses and entertainment options.  
5 months ago

### How would you describe Acworth's pace of development?



150 respondents

I appreciate the Acworth government access to funding and the development of the area with parks, etc.  
5 months ago 10 Agree

Where to start... There are too many wedding venues right on Main Street but not nearly enough good restaurants, bars or shops/boutiques. How many Dollar Trees, Dollar Generals, Family Dollars does one small city need? Or 55+ communities? Lots of junky buildings make our city look junky. That said, the parks and events are great!  
5 months ago 8 Agree

Overall the growth is good but too many high density housing projects are going to make the city overcrowded.  
5 months ago 5 Agree

PARKING AND TRAFFIC ISSUES AS BUILDING TOWN HOMES GOES TOO FAST.  
3 months ago 1 Agree

The pace is good, just the focus needs to be changed away from high density, high profit focus to a community-minded long term growth focus - that means picking the projects that are built carefully and building in the preservation of green space within those projects.  
5 months ago 1 Agree

Just a little slow. Would like to see more plans, plans be more accessible on a public website, and given the opportunity to comment before enacted!  
5 months ago 1 Agree

Over-development is not only a detriment to humans, but to the animals that were here before us. One of the joys of living in this area is to be able to catch a glimpse of the deer migrating through our neighborhood on occasion. We've already encroached on Mother Nature in many respects - we should at least be respectful and not pave every inch of land.  
3 months ago

I would need to give this more consideration before answering.  
3 months ago

None  
4 months ago

The pace seems calculated and thought out, but the focus on 55+ housing and community programs seems to always take priority over family centered living which concerns me. I believe a healthy community has people from all ages and income brackets.

4 months ago

Have a Contingency Plan in the event we have another 2008.

5 months ago

Sometimes lacking coordination and comm

5 months ago

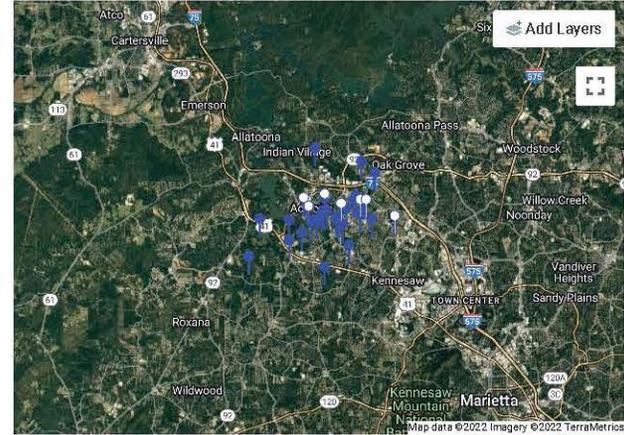
There are some blighted buildings that need more of a push to sell or rehab

5 months ago

Want a Dog Park

5 months ago

### What are some areas that the City of Acworth should focus on over the next 5 years?



Eventually it would be nice to see that all of Acworth is brought up to standards from exit 277 and exit 279 because there are lots of restaurants, gas stations and these areas should be an extension of the upkeep and maintenance as the downtown Acworth area. Safety and Security should be at the same standards. Perhaps another police precinct. Since the homeless population seems to have increased in Acworth there should be some kind of shelter facilities to help with temporary housing, jobs, mental and healthcare.

5 months ago

[15 Agree](#)

How about a splash park somewhere near downtown? A dog park would be nice too!

5 months ago

[12 Agree](#)

make this end of town inviting and updated like the other end . this end of town is ignored and very outdated.

5 months ago

[11 Agree](#)

The old K-mart space and the surrounding area. . What happened to The Logan? When you exit 75 at Glade Road, your never know there's a quaint city just up the road.

5 months ago

[10 Agree](#)

100% agree! Get rid of the closed Waffle House & relocate the Red Roof Inn... that shopping center road is in major need of repair... get rid of the homeless camp ground from the 75N 278 exit on the right side of road before Liberty Square.

5 months ago

[5 Agree](#)

Never destroy downtown!

5 months ago

[5 Agree](#)

Encourage more businesses to be open on Sundays-expand parking areas

5 months ago

[1 Agree](#)

Incorporate the look and feel of downtown Acworth to this entry way to Acworth.  
5 months ago [3 Agree](#)

Incorporate the look and feel of downtown Acworth to this entry way to Acworth.  
5 months ago [3 Agree](#)

Development of "downtown" corridor (from main street to interstate) and enhanced lakeside public space. These are unique to Acworth and set our community apart.  
5 months ago [2 Agree](#)

Needs to be cleaned up and revived  
5 months ago [2 Agree](#)

GLADE ROAD - GET RID OF THE THE RED ROOF INN, WAFFLE HOUSE AND UPDATE/REPAIR SHOPPING PLAZA ROAD.  
5 months ago [2 Agree](#)

Incorporate the look and feel of downtown Acworth to this entry way to Acworth.  
5 months ago [2 Agree](#)

Keep adding businesses to Acworth and services, keep taxes down  
5 months ago [2 Agree](#)

Cowan road needs an overhaul. Get rid of things that are not relevant, and bring everything up to standard that we all expect, and pay for, as tax paying folks to our great community. Take down motels on that road that house drug users on a daily bases. Too much homelessness and panhandling going on. Drugs are a huge issue still. Too many neglected and run down homes that should be condemned. Even our brand new bridge downtown is already rusting! Nothing is cohesive and it's starting to look like hodge podge of things with random "nice" things. Who is in charge actually? Get it together or you will start to loose that home town quality that you really want. We dont want the repeat of Crackworth! On top of that our taxes keep going up to pay for things that we had no input on as citizens of Acworth. We want, and deserve, a great community. Make it one. What happened to all the retail developments that we werw supposed to get around Cabella's and Ingles? Those were broken promises. I purchased my home here with that in mind. That we will bring jobs and great community to our town. I invested my time and money in it. Time to make good on your word City of Acworth.  
3 months ago [1 Agree](#)

Main Street north of Hwy 92 both residential and commercial  
5 months ago [1 Agree](#)

Clean up glade road exit  
5 months ago [1 Agree](#)

Smart growth in the area north on Main St and Hwy 92 overpass.  
5 months ago [1 Agree](#)

Walking trail and citywide wifi  
5 months ago [1 Agree](#)

Glade Road needs attention  
5 months ago [1 Agree](#)

The path from Collins Circle to Cauble Park needs to be paved.  
5 months ago [1 Agree](#)

The trail from Collins Circle to Cauble Park needs to be paved.  
5 months ago [1 Agree](#)

This center needs to be renovated!  
5 months ago [1 Agree](#)

Improve traffic flow ASAP for Cauble Park with implementing more resources for enforcement of rules and laws.  
5 months ago [1 Agree](#)

Rent by the week motels are source of crime  
5 months ago [1 Agree](#)

Would like to see this area accessible SAFELY by bicycle, sidewalks, and walking paths. Acworth cuts off a lot of very accessible local homes by not having sidewalks. WORK WITH COBB COUNTY to make these roads (particularly baker grove road/south side dr extension) safer and traversable for pedestrians and bicyclists. Not just cars. Go green, acworth.  
5 months ago [1 Agree](#)

DOG PARK NEEDED  
5 months ago [1 Agree](#)

Hickory Grove area. Can hardly get out of our driveway for blind spots and racing cars.  
5 months ago [1 Agree](#)

Potential park?  
5 months ago [1 Agree](#)

Zoning!!! Regulated conrnued growth. Schools!  
5 months ago [1 Agree](#)

Even though it would be difficult, the ability to cross county line for expansion would be beneficial.  
5 months ago [1 Agree](#)

Be able to cross county lines in order to expand  
5 months ago [1 Agree](#)

Upgrade  
5 months ago [1 Agree](#)

Exit 277 needs to be updated since there are several hotels, gas stations, and food restaurants, it is a straight shot to downtown Acworth. There is a Publix off Baker Road/Baker Grove Road. This area needs to have a facelift because there are several homeowner communities. This area is well traveled by folks getting off to get gas or food.  
5 months ago [9 Agree](#)

Traffic caused by Allatoona High School  
3 months ago

Need more upscale restaurants. We have enough fast food chains.  
3 months ago

Let's add a nice Auditorium for the performing arts. There is not one like that in this part of the county. It would stay busy and bring a lot of tourist into our town.  
3 months ago

better accessibility to the downtown districts from the subdivisions.

4 months ago

THE LAKES and TRAFFIC to get out towards 41. from Acworth

4 months ago

The area north of the Hwy 92/Lake Acworth Drive bridge over Main Street in and around Dallas Landing Park to the Bartow County line needs some TLC. The roads are too narrow and need to be widened and resurfaced. Also, there are many old telephone polls should be removed and underground utilities installed to stop the old transformers from blowing up and constantly causing power shortages.

4 months ago

The area north of the HWY 92 bridge over Main Street in and around Dallas Landing to the Bartow County line.

4 months ago

Grow park around South side of lake.

4 months ago

92 and Baler Road. Encourage nicer restaurants to come to the area please

4 months ago

I'd love to see more restaurants/sops that are open during regular business hours instead of a vacant lot.

4 months ago

this zone has a lot of housing but a lack of community support, such a true local businesses/resources. The accessibility to 92 and 75 is great and 92 could be further developed - there seems to be a start here - IF the right projects/businesses move in

5 months ago

the Bridge and Roads over the lake, has created a huge bottleneck, when is it going to be done ?

5 months ago

Would love to see redevelopment of some of our older buildings

5 months ago

Need to annex some of the unincorporated areas.

5 months ago

More dedicated pickball courts indoor and outdoor

5 months ago

New McEver Rd

5 months ago

Get rid of day apts or whatever on Baker Road next to Publix and replace with coffee shop, etc. Drugs go in and out of those apts and the police are their daily trying to revive someone.

5 months ago

How about a bowling alley in the old K-Mart shopping center?

5 months ago

The trail from Collins Circle to Cauble Park needs to be paved.

5 months ago

2 years here and just love it. Thank you!

5 months ago

Upgrade this whole area

5 months ago

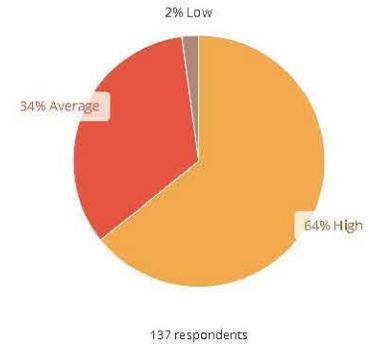
Focus on extending downtown shops, restaurants and businesses on Main Street towards JDs BBQ

5 months ago

### Where would you like to see future development focused?



### How would you rate Acworth's quality of life?



### Rank the City of Acworth's housing challenges?

18%	None	Rank: 1.15	20 ✓
49%	Too much rental	Rank: 1.50	56 ✓
39%	Not enough housing types and size options for home ownership	Rank: 1.84	45 ✓
32%	Lack of affordable housing options	Rank: 2.17	36 ✓
33%	Lack of different price points	Rank: 2.61	38 ✓
11%	Foreclosures and evictions	Rank: 3.62	13 ✓
16%	Not enough housing types and size options for renting	Rank: 3.83	18 ✓
14%	Lack of Senior Housing	Rank: 4.06	16 ✓

114 Respondents

A lot of the issues are the country-wide housing market right now. No more apartments, more smaller and more affordable homes for young folks and seniors, and PLEASE let's get rid of the extended stay hotels.

5 months ago

[9 Agree](#)

Please, no more apartments

5 months ago

[7 Agree](#)

Too many apartments/condos without a dequate infrastructure to support them

5 months ago

[6 Agree](#)

Lack of affordable housing options.

5 months ago

[1 Agree](#)

we have none. but no more apartments.....leave all the old trees, that is a thing that sets up apart.

3 months ago

Too many rentals not cared for. Not enough enforcement of zoning

4 months ago

When you drive up hey 41 you see school buses unloading at extended stay hotels, but most of the new housing projects are 55 and up. If we built homes or townhomes in a price point for first time home buyers and families, I believe we would see a huge increase in business in the downtown area.

4 months ago

Too much high density housing.

4 months ago

too much high density housing, too many senior homes,

5 months ago

Add another golf course in the area similar to Cobblestone.

5 months ago

### How satisfied are you with your internet speeds at home?

Average

Extremely Unsatisfied

Extremely Satisfied

Would like to see it faster

5 months ago

[8 Agree](#)

We pay too much for cable which includes high speed internet, but we often have buffering issues at all times during the day and evening hours.

4 months ago

[3 Agree](#)

Internet needs to be faster with less outages. Would be nice to have more options for internet to encourage competitive pricing.

4 months ago

[2 Agree](#)

I pay alot for "high speed" internet that is spotty and slow.

3 months ago

I think xfinity slows us down because we worrt upgrade any longer. \$80 a month for internet is enough.

3 months ago

very

3 months ago

Comcast Zia's 1 G

4 months ago

Satisfied but wish antenna signals for reliable OTA TV were stronger

4 months ago

Have been very satisfied internet speeds.

5 months ago

Would love fiber

5 months ago

Okay.

5 months ago

extremely unsatisfied

5 months ago

**Which of the following applies to how you use the internet at home?**

96%	I get it from a landline provider (AT&T, Comcast, Xfinity etc)	131 ✓
9%	I get it from a cell phone provider (Verizon, T-Mobile, AT&T Wireless, etc)	12 ✓
1%	I have satellite internet service	2 ✓
0%	I do not have internet service at my home	0 ✓

137 Respondents

**How would you rank your satisfaction with Acworth's transportation system?**

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	10% Poor	13% Below Average	33% Adequate	24% Good	11% Excellent	9% No Opinion
Traffic Congestion	15% Poor	20% Below Average	44% Adequate	17% Good	2% Excellent	2% No Opinion
Road Conditions	10% Poor	22% Below Average	39% Adequate	27% Good	2% Excellent	0% No Opinion
Pedestrian & Bicycle Safety	17% Poor	33% Below Average	26% Adequate	10% Good	4% Excellent	10% No Opinion
Public Transportation	36% Poor	20% Below Average	12% Adequate	3% Good	4% Excellent	25% No Opinion

135 respondents

When you bring bus transportation in, you change the community in a negative way

5 months ago

5 Agree

I lived near Marta rail and bus lines for years and the neighborhoods were great! Saved wear and tear on my car and I saved money in many ways going to and from work. Also used CCT to get to work in Atlanta.

5 months ago

4 Agree

We are not Atlanta by choice....and for a reason. Keep it that way.

5 months ago

3 Agree

We also lived near a MARTA line a few years ago in an awesome, safe neighborhood that we loved. Really miss having access to MARTA / having to deal with traffic to get into Atlanta. Would be great to see this access extended into our area.

5 months ago

3 Agree

Public transportation options are a necessity for building strong communities, allowing more access to local business and making sure people have safe access to the things they need.

5 months ago

3 Agree

Need sidewalks along Hickory Grove Road.

5 months ago

2 Agree

Please please create more sidewalks and bike lanes and walking paths to downtown, and a lot of these "poor" answers will resolve over the course of a few years.

5 months ago

2 Agree

Concerning road conditions.... I don't like how they are building/expanding the roads on RT. 92 crossing over Lake Allatoona area. The roads are being built too narrow! My tires on the right hand side (traveling south on 92) have repeatedly crossed over this "cement lip raise" that they have built into the side of the road. Once my tires w/er into it, well it provides for unsafe traffic. A normal side barrier with adequate space would be just fine.

5 months ago

[2 Agree](#)

There is already two bus stations that I rarely see anyone use. Do not waste more money or space for this terrible service

5 months ago

[2 Agree](#)

WE DO NOT NEEDED PUBLIC TRANSPORTATION

3 months ago

[1 Agree](#)

Need more lighting in the downtown area when people are in the crosswalk. It's very difficult to see people crossing between the cars.

5 months ago

[1 Agree](#)

Need sidewalks on Northside Drive...I know that's in the plan

5 months ago

[1 Agree](#)

I've always felt Cobb should be part of larger metro transportation system - instead of separate. Train service to airport and downtown is a must at some future point. (Of course, this is not so much an Acworth issue as it is a Cobb County / Metro Atlanta challenge.

5 months ago

[1 Agree](#)

It would be nice to have a tram network that transports just within the city of Acworth.

3 months ago

A.J.

3 months ago

Older neighborhood and in-town side streets are still mostly overdue for paving, curbing, and sidewalks.

4 months ago

More bike paths around the lake area

4 months ago

I believe there is adequate pedestrian walkways, almost too many. On holiday weekends it is next to impossible to drive on Main St. or by Logan Farm park as there are so many crosswalks.

5 months ago

I love the secluded atmosphere and lack of fast food etc in the great downtown.

5 months ago

### How would you rank Marietta's housing needs?

	Need More	Right Amount	Need Less
Affordable Housing	- Need More	- Right Amount	- Need Less
Senior Housing	- Need More	- Right Amount	- Need Less
Density	- Need More	- Right Amount	- Need Less
Mixed-Income Housing	- Need More	- Right Amount	- Need Less

0 respondents

Comments: 2022 Acworth Comprehensive Plan Open House

