



City of Acworth Comprehensive Plan Community Agenda

Prepared for



Prepared by



A RESOLUTION TO TRANSMIT THE COMMUNITY AGENDA AS PART OF THE FIVE-YEAR UPDATE TO THE ACWORTH COMPREHENSIVE PLAN TO ATLANTA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the City of Acworth has completed the Community Agenda document and the update to the Short Term Work Program as part of the 5-year update to the Acworth Comprehensive; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Mayor and Board of Alderman of the City of Acworth do hereby transmit the Community Agenda and the updated Short Term Work Program as part of the 5-year update to the Acworth Comprehensive Plan Update to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

Passed and adopted this 5th day of April, 2007 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



**2006 – 2026 CITY OF ACWORTH
COMPREHENSIVE PLAN**

COMMUNITY AGENDA

Prepared for:

CITY OF ACWORTH

Acworth, Georgia

April 18, 2007

**MACTEC Engineering and Consulting, Inc.
Kennesaw, Georgia**



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1 INTRODUCTION

1.1 PURPOSE

The City of Acworth Comprehensive Plan Community Agenda consolidates the critical components of the City's plan for the future. While the Community Agenda should be considered in combination with the associated Community Assessment for comprehensive planning purposes, it is intended that one be able to review the Community Agenda and arrive at an understanding of the City's broad vision, policies, and plans for implementation. For this reason, the Community Agenda document should be widely available to the citizens of Acworth and to those from outside the City who have an interest and need for understanding Acworth's vision and plan for the future.

This Community Agenda has been developed in accordance with a public participation plan to elicit public and stakeholder involvement into the planning process. The input of Acworth residents, business owners, City staff, elected officials and other community members has been obtained through public meetings and workshops, in discussions and via surveys. Additionally, the past input of Acworth citizens and stakeholders that contributed to past comprehensive planning and other planning efforts has been respected and, where appropriate, carried through to this document. Public involvement in planning is important for the development of a document such as this, and is equally important as and ongoing feature of the City's planning and community development process.

The Community Agenda also serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Government Comprehensive Planning" as updated and established on May 1, 2005. Preparation of the Community Agenda in accordance with these standards is an essential requirement to maintaining the City of Acworth's status as a Qualified Local Government as determined by DCA.

1.2 SCOPE

The Community Agenda includes the City's vision for the future, plan for future development and character areas, key issues and opportunities to address during the planning period, and an implementation program for achieving the vision and addressing issues and opportunities.

2 COMMUNITY VISION

2.1 GENERAL VISION STATEMENT

Acworth defines itself as rich in rural heritage, blessed with beautiful natural resources, a quaint historic village business core, friendly residential neighborhoods, strong community churches, good civic involvement, and a tightly knit social fabric. Sitting in the midst of the expanding metropolitan Atlanta suburbs, Acworth sees itself preparing for the future by guiding its growth, protecting natural and historic resources, investing in infrastructure, and shaping the community with choices for employment, housing, and recreational opportunities for future generations are all components of a livable, sustainable city. Acworth's citizens are actively seeking ways to overcome ineffective and damaging development practices that are not in keeping with the historic and rural character of the area.

As a response to the problems of sprawl, a new plan for guiding development and redevelopment is needed. Acworth's growth (from a population of 13,422 in 2000 to 18,428 in 2005) has increased dramatically the complexity of the task of organizing and managing the gamut of activities for which the municipal government is responsible. The city's most fragile resources, at risk because of the changes associated with growth, require new policy guidelines and actions if they are to be preserved in perpetuity.

2.2 FUTURE DEVELOPMENT MAP

The Future Development Map is a new element to the comprehensive planning process which is required as part of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Government Comprehensive Planning" as updated and established on May 1, 2005. This map is the result of refining the Recommended Character Area map created as part of the Community Assessment process. It also incorporates stakeholder perspectives about future development patterns, future development patterns as established on the 2001 Acworth Future Land Use Map and the most current Official Zoning Map.

The Future Development Map should be used in conjunction with the City's Future Land Use Map that uses conventional categories to depict parcel-specific future land uses. The character area boundaries from the Future Development Map may be shown as an overlay map on the Future Land Use map. Updates to each map would be required to capture changes to land use and character areas as they transform and evolve.

Currently, the City supports the implementation of the Future Development Map to be used in conjunction with the Future Land use Map and the current Zoning Map to assist with planning decisions. The flexibility the Future Development Map lends to planning is expected to improve the City's land use decision making processes by determining whether a proposed project is appropriate in appearance, function, scale and/or intensity for the character area in which it will be constructed rather than relying on a specific parcel designated land use. This is expected to be especially helpful for determining the appropriateness of revitalization or redevelopment projects covering a large area.

The Future Development Map, Figure 2-1, is presented on the following page.

Future Development Map

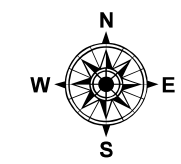
Figure Number: 2 - 1

City of Acworth Comprehensive Plan 2006



Legend

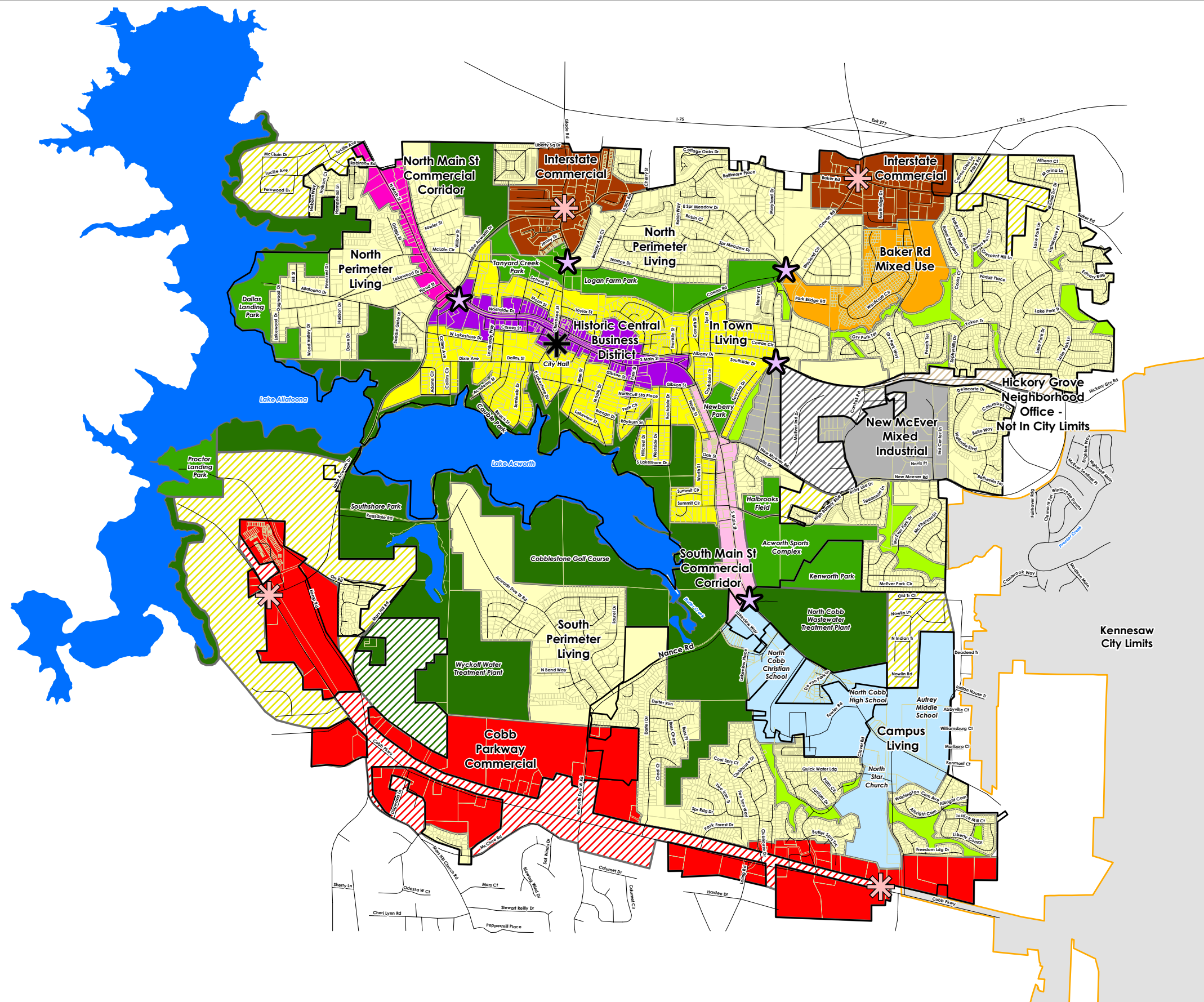
- * City Hall
- ✱ City Gateway
- ☆ CBD Gateway
- Acworth City Limits
- Lake
- Community Parks
- Greenway Corridor
- Stream
- Street
- Parcels
- Kennesaw City Limits
- Character Areas**
- South Main St Commercial Corridor
- Cobb Parkway Commercial
- Cobb Parkway Commercial - Not In City Limits
- Interstate Commercial
- North Main St Commercial Corridor
- New McEver Mixed Industrial
- New McEver Mixed Industrial - Not In City Limits
- Historic Central Business District
- In Town Living
- Baker Road Mixed Use
- North Perimeter Living
- South Perimeter Living
- Campus Living
- Conservation Recreation
- Conservation Recreation - Not In City Limits
- Perimeter Living - Not in City Limits
- Hickory Grove Neighborhood Office - Not in City Limits



0 2,500 5,000 Feet

MACTEC

Prepared by: APS Checked by: DRH Project Number: 6311060031



2.3 CHARACTER AREA DESCRIPTIONS WITH DEVELOPMENT GOALS AND STRATEGIES

Introduction

A key component of the comprehensive planning process is the creation of a Future Development Map that reflects the City's vision for growth and development for the next twenty years. This vision is expressed in unique "character areas" that cover the entire City Limits. Character area planning focuses on the way an area looks and how it functions. Tailored development strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future.

The character areas recommended for the City of Acworth, shown in Figure 2-1, define areas that:

- Presently have unique or special characteristics that need to be preserved
- Have potential to evolve into unique areas
- Require special attention because of unique development issues

The character areas are described in the following pages. Each description includes the following information, which presents an overall vision for future growth and development for a character area:

- Primary Land Uses
- Development Pattern and Standards
- Strategies for Implementation

The development pattern describes the nature of preferred development in a character area, including appropriate design, infrastructure, and intensity. The land use section lists appropriate land uses for each character area. The Summary Table of Quality Community Objectives (QCO) section identifies the QCO's that will be pursued in the character area. These objectives were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. Finally, the strategies section identifies the measures the City can take to ensure that the development pattern described by each character area can be implemented.

2.3.1 Cobb Parkway Commercial Corridor

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.



Figure 2-2: Cobb Parkway Commercial Corridor

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 Kennesaw city limits to the east and Lake Allatoona to the west which impedes extending development east and west.

Much of the development along this corridor has occurred within the last five years. More development is underway and should reflect the high standards that have been established regarding access, visibility, setbacks, architectural guidelines, landscaping, signage and overall appearance. This area should continue to maintain a rich diversity of commercial products and services to complement the small retail developments of the Historic CBD and the travel oriented commerce at the Glade Road and the Highway 92 interchanges at I-75.

There are several parcels located in this character area that are not located in the City Limits, but rather, are still a part of unincorporated Cobb County. Development located at or near the Acworth Due West Road and Cobb Parkway intersection has yet to be included in the City limits, but the retail nature of these established businesses are an appropriate fit for this corridor. The City should seek to incorporate these properties into the City if the opportunity is presented. If not, the city should coordinate future redevelopment activities with the County to ensure that the character of the area is not threatened or incompatible land uses are not implemented.

Permissible Land Uses

- Commercial
- Residential
- Light Industrial
- Public/ Institutional
- Transportation/Communication/Utilities
- Mixed Use

Development Patterns and Standards

- Require inter-parcel access and connectivity to control access flow to Cobb Parkway.
- Encourage shared access to Cobb Parkway.
- Encourage nodal development with clear boundaries and transitional zones.
- Discourage strip development.
- Allow moderate density or multi-family housing developments to serve as a transitional buffer between Cobb Parkway commercial nodes and the residential neighborhoods of South Perimeter Living and Unincorporated Cobb County area.
- Encourage the integration of public transportation hubs at nodal developments.
- Incorporate Public Park and ride lots into public transportation hub locations.
- Encourage pedestrian access to nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.
- Provide transitional buffers between commercial land uses and adjacent residential land uses.
- Maintain adequate building and landscaping setbacks that promote safety and market visibility.
- Encourage a diverse mix of products and services.
- Encourage the use of shared signage.
- Protect water quality with appropriate stream buffers.

- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- Cobb Parkway Commercial Corridor

- Complete the architectural and site design guidelines that were established initially when commercial development in the Cobb Parkway Commercial Corridor began.
- Initiate a plan to include into the city limits adjacent unincorporated parcels that are included in this character area. Coordinate with Cobb County and the unincorporated property owners. If inclusion of unincorporated parcels into the City is not feasible, coordinate future development with Cobb County and the property owners to ensure that new development/ redevelopment is consistent with the character of the area.
- Create a business development plan to inventory existing businesses, recognize product or service opportunities, and identify appropriate industry or businesses for this segment of Cobb Parkway. Coordinate this effort with the Acworth Business Association and the Cobb County Chamber of Commerce. A market analysis consultant may be required.
- Coordinate with the Cobb County Department of Transportation to identify appropriate public transit stations or park and ride lots. Incorporate recommendations into development plans.
- Coordinate with Cobb County Department of Transportation to construct or improve sidewalk accessibility or linkages where access to public transit or retail development is planned. A sidewalk assessment/ improvement overlay map may be required.
- Establish locations for City gateway markers and/ or monuments at the eastern and western city limits along Cobb Parkway.
- Initiate a feasibility study to determine costs and requirements for locating a police precinct on Cobb Parkway.

2.3.2 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.



I-75 at the Glade Road interchange is currently experiencing some redevelopment at the northwest corner of Glade Road and Highway 92. The Old Ingles strip storefront lies on the east side between Highway 92 and I-75. Several small businesses are located in this strip development with several fast food establishments fronting Glade Road. A new Ingles store is located directly across Glade Road from the old Ingles's store site. The old site presents numerous opportunities to expand the travel-oriented business or to become an office employment center.

I-75 at the 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 as well as for North Metro Technical College which is located on the north side of I-75 between Highway 92 and Glade Road. This interchange area contains many hotels and motels, gas stations, fast food establishments and food stores. A large scale industrial warehouse development is currently under construction at the northeast corner of this interchange. Extensive road widening and interchange improvements are also currently underway. With these infrastructure improvements and new development, this area is primed for revitalization which should address the function and appearance of aging structures as well as improve land use transition to the surrounding neighborhoods.

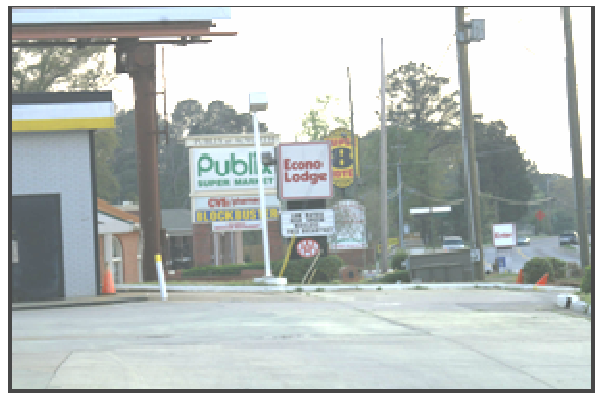


Figure 2-4: Interstate Commercial- Highway 92.

Each interchange location presents its own challenge for redevelopment; however, the predominant present and future character of these areas will likely be travel or

transportation oriented. Hotels, restaurants, and service retail will be the predominant uses. Other anticipated uses may include medium to high density housing that capitalizes on the proximity to I-75 and possible public transportation hubs, office/warehouse structures, and low to medium rise office space at the old Ingles store location on Glade Road. These areas may be less pedestrian oriented than other sections of Acworth due to the high traffic counts and the nature of the commercial developments, however design and redevelopment should result in improvements for pedestrian mobility.

Permissible Land Uses

- Residential
- Commercial
- Light Industrial (and Distribution)
- Public/ Institutional
- Transportation/Communication/Utilities

Development Patterns and Standards

- Encourage shared access to Glade Road and to Highway 92.
- Require inter-parcel access and connectivity to control access flow to Glade Road and to Highway 92.
- Encourage the use of shared signage.
- Maintain adequate building and landscaping setbacks that promote safety and market visibility.
- Encourage nodal development with clear boundaries and transitional zones.
- Discourage strip development.
- Encourage the integration of public transportation stops at nodal developments. A park and ride lot currently exists at Highway 92 and Baker Road.
- Incorporate Public Park and ride lots into new development planning.
- Permit pedestrian access to nodal developments via sidewalks or trail systems to maximize use of public transportation hubs.
- Provide buffers between commercial land uses and adjacent residential land uses.

- Encourage a diverse mix of travel-related products and services.
- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- Interstate Commercial

- Identify existing and/or establish new architectural and site design guidelines specific to the Interstate Commercial character area.
- Create a business development plan to inventory existing businesses, recognize product or service opportunities, and identify appropriate travel-related industry or businesses. Coordinate this effort with the Acworth Business Association, the Cobb County Chamber of Commerce and North Metro Technical School.
- Coordinate with the Cobb County Department of Transportation to identify additional public transit stations or park and ride lots near these I-75 interchanges. Incorporate recommendations into development plans.
- Coordinate with Cobb County Department of Transportation to construct or improve sidewalk accessibility or linkages from adjacent residential communities to park and ride lots. A sidewalk assessment/ improvement overlay map may be required.
- Assist business owners with Coordinating with Georgia Department of Transportation to add business name/ label to interstate exit signage.
- Establish locations for City gateway markers and/ or monuments on Glade Road between Lake Acworth Drive and I-75 and on Highway 92 near the intersection of Baker Road and Cowan Road.

2.3.3 South Main Street Commercial Corridor

The South Main Street Commercial Corridor currently contains a mix of neighborhood compatible businesses. This one mile long extension of the Historic CBD is located southeast of the CBD between Gibson Street (old Days Chevrolet site) and Nance Road at the Campus Living character area boundary.

The range of business types are very narrow with most businesses falling under a restaurant or auto maintenance description. Many of the older structures are more than twenty years old, developed as strip malls or individual structures, and are in need



Figure 2-5: South Main Street

of revitalization if not removal. The newest development across from the Acworth Sports Complex is a mixed retail development that has introduced attractive architectural and site design elements that could be used in new development or redevelopment opportunities to establish a unique sense of place. As an extension of the Historic CBD, this corridor has the potential to become more closely associated to the CBD through commercial

function, intensity, scale, common architectural elements, site design, signage and access, particularly along the boundary with the In-Town Living areas.

Future growth should strive to position smaller scale, neighborhood and pedestrian-friendly development closer to the Historic CBD and In-Town Living character areas. This section of the corridor would also serve as a transitional phase from less-neighborhood friendly businesses in the southern corridor to the very neighborhood-friendly businesses of the Historic CBD. Less neighborhood and pedestrian-friendly operations like the auto repair facilities should be located in the vicinity of the Acworth Sports Complex. This same area 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.



Figure 2-6: South Main Street Shops

Permissible Land Uses

- Commercial
- Light Industrial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Encourage shared access to South Main Street.
- Require inter-parcel access (or rear alleys) to control access flow to South Main Street for larger redevelopment projects.
- Encourage nodal development with clear boundaries and transitional zones.
- Discourage strip development.
- Encourage the integration of public transportation hubs at nodal developments.
- Encourage pedestrian access to nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.
- Maintain adequate building and landscaping setbacks that promote safety and market visibility.
- Encourage a diverse mix of products and services.
- Encourage the use of shared signage.
- Promote the incorporation of Historic CBD architectural elements and guidelines into new construction or redevelopment projects.
- Use paving patterns, landscaping, lighting, bench seating and signage to designate pedestrian friendly areas.
- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- South Main Street Commercial Corridor

- Initiate a corridor study to identify issues and opportunities involved with developing this section of Main Street. The study should include, but not be limited to, relocating or razing structures, improving pedestrian mobility from the In-Town Living areas, identifying suitable development options and defining Historic CBD architectural elements that may be appropriate to extend into this corridor.
- Coordinate with the Cobb County Department of Transportation to identify appropriate public transit stops at retail nodes, if applicable. Incorporate recommendations into development plans.
- Coordinate with Cobb County Department of Transportation to construct or improve sidewalk accessibility or linkages where access to public transit or retail development is planned. A sidewalk assessment/ improvement overlay map may be required.

2.3.4 North Main Street Commercial Corridor

The North Main Street Commercial Corridor is presently comprised of residential, light manufacturing, warehousing and retail operations. This corridor is bounded by the City limits to the northwest and Lake Acworth Drive/ Historic Central Business District (CBD) to the southeast. Residential neighborhoods in the North Perimeter Living character area surround this section of Main Street. This corridor section is also an extension of the commercial district that is part of the northwestern section of the Historic CBD character area.

Currently, there is a mix of older and newer structures along this section of Main Street. Older homes front North Main Street. While a few have been maintained, many are in disrepair. The homes are similar in design and construction to the mill houses found along Toccoa Drive. The homes are grouped and interspersed among what remains of several light industrial facilities.

Manufactured-home communities can also be found intermixed with the traditional housing and light industrial developments. At least one of these communities is visibly ragged and in need of redevelopment. Others should be closely monitored.

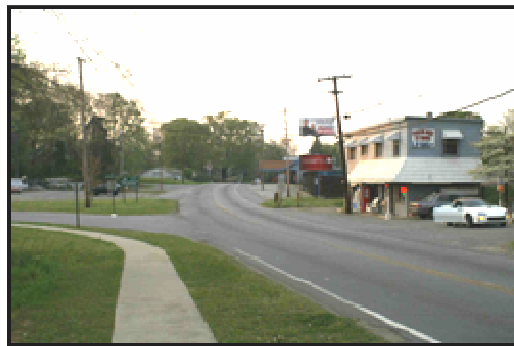


Figure 2-7: North Main Street Commercial Corridor

Older retail operations are located near Lake Acworth Drive and manufacturing and warehousing operations are located between Cemetery Road and the City limits. Older homes are scattered in between. Many of the warehouses appear to have been built in the last ten to fifteen years. A few are much older. Many of these structures are occupied and have been maintained but the older structures are in need of some repair. Vehicular access to establishments from Main Street amounts to simply pulling off Main Street onto a rough grade parking lot or area. Due to space considerations and the type of operation, most businesses do not have driveway access.

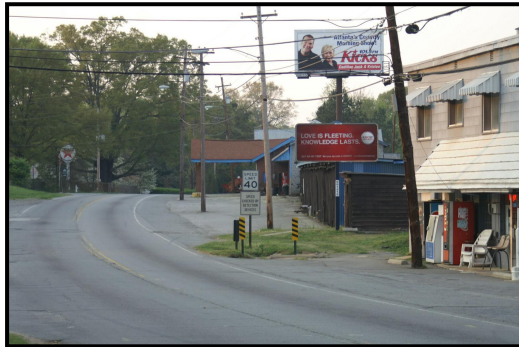


Figure 2-8: North Main Street Commercial Corridor

Variation in setbacks, signage locations, and undefined driveways or entry points create confusion and potential safety concerns for travelers along Main Street though this setup may work well for tractor trailers, large trucks and long-time residents. Since there is an industrial theme to this corridor and many homes have not been well maintained, there are few common architectural elements that tie this corridor to

other sections of the Historic CBD. The area reflects a light industrial- worker village character

similar to the former Coates and Clarke mill village located along the northeastern edge of the In-Town Living area at the border to the New McEver Industrial area.

As an extension of the Historic CBD, this corridor has the potential to become more closely connected to the CBD through function, common architectural elements, signage and access. This section of Main Street could become a mixed-use area of residential, light industrial, warehouse, office and neighborhood compatible retail and restaurant establishments. Low intensity office, retail and restaurant development should be located closer to the neighborhoods at Lake Acworth Drive. Residential re-development may be desirable, but additional studies are needed. Renovated or new homes similar in style to the traditional mill village homes may be an attractive transition into the larger, historic homes of the CBD.

Greenspace may be a more appropriate land use between Main Street and the CSX tracks from Lake Acworth Drive to Lakewood Drive. Pedestrian friendly access should be incorporated into redevelopment projects from the potential retail areas into the adjacent neighborhoods.

Light industrial or warehouse functions should be limited to parcels northwest of Cemetery Road. These functions should screen all outdoor storage areas from Main Street, have safe, well-defined setbacks, entry points and signage. All large truck parking should be limited to areas along the sides or rear of the structures. Existing moderate-intensity manufacturing and warehousing operations should be encouraged to relocate to the New McEver Mixed Industrial character area. Incentives may be necessary to execute this strategy. New moderate-intensity manufacturing and warehousing operations should be directed to locate only in the New McEver Mixed

Industrial character area. These measures will assist the City with road maintenance issues, enforcement of designated truck routes, and lessen the potential impact of noise, air water and ground pollution on surrounding neighborhoods and on Lake Allatoona.

Permissible Land Uses

- Residential
- Commercial
- Light Industrial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Encourage shared access to Main Street.
- Require inter-parcel access (or rear alleys) to control access flow to Main Street.
- Encourage nodal development with clear boundaries and transitional zones.
- Discourage strip development.
- Promote transitional land uses and/or buffering between light industrial/ warehouse and neighborhoods.
- Encourage pedestrian access to nodal retail developments via sidewalks and trail systems to maximize use of public transportation hubs.
- Maintain adequate building and landscaping setbacks that promote safety and market visibility.
- Encourage a diverse mix of products and services.
- Encourage the use of shared signage.
- Promote the incorporation of Historic CBD architectural elements and guidelines into new construction or redevelopment projects.
- Use paving patterns, landscaping, lighting, bench seating and signage to designate pedestrian friendly areas.

- Enforce building and property codes.
- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- North Main Street Commercial Corridor

- Initiate a corridor study to identify issues and opportunities involved with developing this section of Main Street. The study should include, but not be limited to, relocating or razing structures, improving pedestrian mobility from the North Perimeter Living areas, identify suitable development options and determine Historic CBD architectural elements that may be appropriate to extend into this corridor.
- Relocate all moderate-intensity manufacturing and warehousing operations into the New McEver Mixed Industrial Character Area. Light industrial operations may remain.
- Coordinate with Cobb County Department of Transportation to construct or improve sidewalk accessibility or linkages where housing and retail development is planned. A sidewalk assessment/ improvement overlay map may be required.

2.3.5 New McEver Mixed Industrial

The New McEver Mixed Industrial character area represents the only significant industrialized area in Acworth. The New McEver Mixed Industrial area is bounded by the CSX rail line to the north, New McEver Road to the south, Toccoa Drive greenway to the west and the Huddleston Bridge neighborhood to the east. The area accessed by McEver Industrial Drive is outside the City limits.

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 the new Acworth Elementary and Barber Middle Schools. Though the location of the schools may present a potential land use conflict with the surrounding industrialized area, large buffers have been provisioned to protect the school from encroaching development.



Figure 2-9: Traditional brick Office/Warehouse

Many of the existing structures are steel warehouses with brick façades denoting the fronts of the structures. Parking is generally available on the front, sides and rear of the buildings. Chain link fences are used for security purposes as many warehouses store production scrap, equipment, products or supplies outdoors. The area is generally well screened from New McEver Rd, Huddleston Bridge Road and the schools. The City of Acworth houses its public works and police departments in this industrial area.

New development should continue to follow the standards described in the Acworth Zoning ordinance. 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 in order to provide appropriate transition to surrounding office and residential areas.

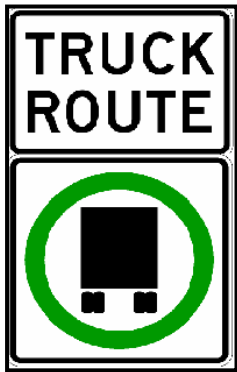


Figure 2-10: Example of Appropriate Signage

Truck transportation routes should be identified and signs marking the route installed. The shortest and quickest routes to Cobb Parkway and I-75 should be established with the purpose of protecting homes, businesses and pedestrian areas in the Historic CBD and surrounding residential and commercial areas. Because New McEver Road is the primary access corridor, regular maintenance will be required to the roadway and right of way. Coordinate truck routes, signage, roadway and right of way maintenance and improvements with Cobb County and the City of Kennesaw as necessary.

Large trucks that are not making deliveries in the Historic CBD area should be prohibited from using Main Street between Lake Acworth Drive and Cowan Road.

Permissible Land Uses

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

Development Patterns and Standards

- Encourage shared access to New McEver Road.
- Provide transitional buffers between industrial land uses and adjacent residential or institutional land uses.
- Maintain adequate building and landscaping setbacks that promote safety and market visibility.

- Encourage a diverse mix of products and services.
- Encourage the use of shared signage.
- Promote the incorporation of CBD architectural elements and guidelines into new construction or redevelopment projects.
- Encourage architectural designs that reflect the architectural character trends of the surrounding area in order to maintain a visual sense of compatibility.
- Protect water quality with appropriate stream buffers.
- Maintain the New McEver roadway and right of way to facilitate safe usage by large trucks.
- Determine and promote truck routes to Cobb Parkway and I-75 that will have the least impact on adjacent lower impact land uses.

Implementation Strategies- New McEver Mixed Industrial Character Area

- Identify existing and/or establish new architectural and site design guidelines specific to the New McEver Mixed Industrial character area.
- Include a focus study of this industrial park as part of the business development plan that will inventory existing businesses, recognize product or service opportunities and identify appropriate development. Coordinate this effort with Acworth Business Association and the Cobb County Chamber of Commerce.
- Designate Truck Routes from the industrial parks to Cobb Parkway and I-75. Coordinate with Cobb County and the City of Kennesaw as required.
- Initiate a plan to include into the city limits adjacent unincorporated parcels that are included in this character area. Coordinate with Cobb County and the unincorporated property owners. If inclusion of unincorporated parcels into the City is not feasible, coordinate future development with Cobb County and the property owners to ensure that new development/ redevelopment is consistent with the character of the area.

2.3.6 Historic Central Business District (CBD)

The Historic Central Business District (CBD) 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.



Figure 2-11: South Main Street Commercial Corridor.

The eastern section of the Historic CBD core, from Lemon Street to Gibson Street (Old Days property), has an older character similar to areas on North Main Street west of the Lake Acworth Drive overpass. Revitalization along this outer



Figure 2-12: Historic CBD

edge should reflect and complement the structural and architectural character of the CBD core and adjacent In-Town Living character area. At the same time, it should also serve as a transition zone from the Historic CBD to the South and North Main Street Commercial Corridors.

The central core of the CBD from Lemon Street to Morningside Drive south of the rail line and Lemon Street to Bell Street north of the rail line continue to reflect Acworth's history. Revitalization efforts as a result 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, the public library and the core city government offices. These services should maintain their association to the CBD core.

The western section of the historic CBD between Morningside Drive and the Lake Acworth Drive overpass, and parcels just north of the railroad, are home to other key components of traditional southern towns - the First Baptist Church, a funeral home, and several historic homes. Because many of the businesses in this area operate from restored homes, it serves as a natural transition into the In-Town living character area and to the North Main Street Commercial Corridor.



Figure 2-13: Historic CBD- Cedar Plantation

Large trucks that are not making deliveries in the Historic CBD area should be prohibited from using Main Street between Lake Acworth Drive and Cowan Road. The shortest and quickest routes to Cobb Parkway and I-75 should be established with signs installed marking the routes.

Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Encourage shared access to Main Street where applicable.
- Require inter-parcel access (or rear alleys) to control access flow to Main Street.
- Encourage the integration of public transportation hubs at defined pedestrian activity points.
- Promote transitional development between commercial and residential land uses.
- Encourage pedestrian access to downtown via sidewalks and trail systems.
- Provide transitional buffers between commercial and residential land uses.
- Maintain adequate building and landscaping setbacks that promote safety and market visibility.
- Encourage a diverse mix of products and services.
- Encourage the use of shared signage.
- Promote the incorporation of CBD architectural elements and guidelines into new construction or redevelopment projects.

- Use paving patterns, landscaping, lighting, bench seating and signage to designate pedestrian friendly areas.
- Provide limited on-street parking on Main Street.
- Promote the use of shared parking lots and/ or parking decks.
- Promote the revitalization and reuse of older homes for office or business uses.
- Promote infill development that resembles the architectural elements of existing buildings.
- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- Historic Central Business District

- Identify existing and/or establish new architectural and site design guidelines specific to Historic CBD development. Include the existing historic preservation guidelines, facade grant requirements, the 2001 LCI study recommendations, and the new Downtown Development Programs.
- Enforce building and zoning codes for all businesses and residences in the Historic CBD. Failing to maintain basic appearances and functions of homes and businesses will devalue the historic character and sense of place
- Include a focus study of the Historic CBD as part of the business development plan that will inventory existing businesses, recognize product or service opportunities and identify complementary businesses. Coordinate this effort with Acworth Business Association, the Downtown Development Association, and the Cobb County Chamber of Commerce.
- Coordinate with the Cobb County Department of Transportation to identify nodes appropriate for public transit stops. Incorporate recommendations into revitalization plans.
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods in In-Town Living to the Historic CBD. A sidewalk assessment/ improvement overlay map may be required.
- Initiate a study to designate north/ south trail routes through the CBD to connect neighborhoods north of the CBD to Lake Acworth and the Conservation Recreation character areas.

- Identify locations for CBD gateway markers and/ or monuments at the entry points to the CBD. If it is determined to be feasible, design and build gateway monuments to reflect the desired character of the Historic CBD.

2.3.7 In-Town Living

The In-Town Living character area comprises all neighborhoods that are considered to be within a short walking distance (approx 1/4 mile) of the Historic CBD. This area is bounded by Tanyard Creek Park and Logan Farm Park to the north, Lake Acworth to the south, Lake Acworth Drive to the west and the New McEver Industrial area to the east with the Historic CBD in the center. With recreational, entertainment, retail and cultural opportunities located in the CBD and surrounding parks, residents could benefit from these amenities without venturing far from home thus having the “In-Town Living” experience. Non-vehicular travel is preferred and encouraged.



Figure 2-14: Historic Home- In-Town Living

Development in this area is limited as most of the parcels have been developed for housing. However, given the age of some of the homes, redevelopment may become an opportunity if homes fall into disrepair. 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 similar to the newest community development trends or historical style of local homes. Higher density development around the lake is not desired and should not be encouraged. Higher density development may be more appropriate along the Historic CBD border or the South Main



Figure 2-15: Renovated Home- In-Town Living

Street Commercial Corridor. Minimum standards for property maintenance should be established and enforceable by code. If pedestrian mobility is

hampered by narrow streets or missing sidewalks, then sidewalks should be added as needed.

Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Include a variety of housing and professional office choices.
- Encourage higher density housing types and office/institutional developments to be located closer to the CBD and transit facilities along South Main Street.
- Encourage low and moderate density housing types to reflect traditional neighborhood styles.
- Encourage comparable architectural styles that maintain the surrounding CBD or neighborhood character.
- Assure compatibility of infill development with adjacent homes, surrounding neighborhoods and businesses.
- Provide an interconnected system of streets within new subdivisions that also connect to existing subdivisions and the CBD, where possible.
- Connect neighborhoods to the local and regional network of greenspace and trails, available to pedestrians and bicycles, for both tourism and recreational purposes.
- 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.
- Improve pedestrian safety through wider sidewalks, benches, street lighting, designated crosswalks, and landscaped buffer zones along major transportation corridors.
- Include open space and/or recreational trails with new development or redevelopment.

Implementation Strategies- In-Town Living Character Area

- Identify existing and/or establish new residential architectural and site design guidelines specific to the suburban setting of the neighborhoods and to this character area. The most recent residential development in the area may provide a basis for appropriate guidelines.

- Enforce building and zoning codes for all neighborhoods in this area. Failing to maintain basic appearances and functions of homes and businesses will devalue the character and sense of place.
- Initiate a detailed study to determine the age, condition and value of the housing stock.
- If the age and condition of the housing stock is causing diminished property values, health or safety concerns, then initiate a planning study to determine appropriate redevelopment solutions.
- Implement a tree protection program for this area. The large trees are a valuable asset and are a large part of the character to the area. This program may be part of a city-wide tree protection program.
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods in In-Town Living to the Historic CBD. A sidewalk assessment/ improvement overlay map may be required.

2.3.8 Baker Road Mixed Use

This area, located on Baker Grove Road near Baker Road, represents a unique character area that currently includes a mix of apartment homes, high density single family homes, and linear office parks. Within walking distance of the Publix shopping center at the corner of Baker Road, and Cowan Road and with I-75 access at Highway 92, this area represents a segment of an urban community in a suburban setting. Though not likely to be an employment center, the Publix shopping center, surrounding commercial establishments and office parks do provide employment opportunities. However, many of the residents in this area likely commute to work or school and the proximity to I-75 is a key convenience factor.

The properties in this area, though recently developed, have a focus on appearance, landscaping and green space. The Windcroft neighborhood provides average size homes on small lots. Wide avenues provide plenty of on street parking. Alleyways terminate without cul-de-sacs, suggesting future connectivity plans with neighboring communities, redevelopment projects or future expansions. Common area greenspace is a popular element for the single and multi family developments. Greenspace planning is less evident on the office park properties, but should reflect the standards of the housing developments.



Figure 2-16: Baker Road Mixed Use

Future development should continue to focus on improving the urban community character by continuing to focus on improvement to the employment base, access to greenspace and parks or trail system. Improvements to the Highway 92 and Glade Road Interstate Commercial Corridors may provide additional employment or alternative transportation opportunities.

Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Include a variety of housing, retail and professional office choices.
- Encourage higher density housing types and office/institutional developments to be located closer to Baker Road.
- Encourage moderate density housing types to reflect traditional neighborhood styles.
- Encourage comparable architectural styles that maintain the local or regional character.
- Assure compatibility of infill development with surrounding neighborhoods and businesses.
- Provide an interconnected system of streets within new subdivisions that also connect to existing subdivisions.
- Connect neighborhoods to the local and regional network of greenspace and trails, available to pedestrians and bicycles.
- Enhance the pedestrian-friendly environment by adding or improving sidewalks and creating multi-use trail/bike routes linking neighboring communities and major destinations such as the Neighborhood Retail Center, the CBD, libraries, health facilities, parks and schools.

- Improve pedestrian safety through wider sidewalks, benches, street lighting, designated crosswalks, and landscaped buffer zones along Baker Grove Road and Baker Road.
- Encourage and promote adequate open space.
- Encourage business developments to share access to Baker Road or other surface streets.
- Require inter-parcel access to control access flow to Baker Road.
- Encourage the use of shared signage at office and commercial developments.

Implementation Strategies- Baker Road Mixed Use Character Area

- Identify existing and/or establish new architectural and site design guidelines specific to the suburban setting of the neighborhoods and businesses of this character area.
- Enforce building and zoning codes for all developments in this area. Failing to maintain basic appearances and functions of homes and businesses will devalue the character and sense of place.
- Implement a tree protection program for this area. This program may be part of a city-wide tree protection program.
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from this character area to surrounding neighborhoods or to the neighborhood retail operations along Baker Road. A sidewalk assessment/ improvement overlay map may be required.
- Include a focus study of this character area as part of the business development plan that will inventory existing businesses, recognize product or service opportunities and identify complementary businesses. Coordinate this effort with Acworth Business Association, the Cobb County Chamber of Commerce, and any focus study performed in the Interstate Commercial character areas.

2.3.9 North Perimeter Living

North Perimeter Living is defined by suburban neighborhood living within a concentric outer band adjacent to the In-Town living character area and generally north of Lake Acworth and Lake Allatoona to the City Limits. Many of the neighborhoods in this category are still within a comfortable walking distance from activities in the Historic CBD and Conservation Recreation areas.

The close proximity of these neighborhoods to the I-75 corridor suggests that many of these area residents may be commuters and appreciate quick and direct access to I-75. Therefore, streets and highways should be designed appropriately for commuter traffic. Pedestrian access should be established along the major corridors in this character area to provide links to public transportation nodes that should be located at the Highway 92 and Glade Road interchanges. Inter-neighborhood street connectivity should be promoted to provide alternate routes to local collector streets.



Figure 2-17: North Perimeter Living

Future development in this area is limited as many of the parcels have been developed for housing or other neighborhood compatible uses. However, given the age range of the homes, redevelopment may become an option if older homes fall into disrepair. Redevelopment should occur on multi-parcel level to be most effective. If redevelopment occurs, the type of redevelopment should be closely affiliated and complementary with the development in the Historic CBD, In-Town Living and surrounding North 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.

Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Include a variety of housing choices.
- Encourage higher density housing to be located along the borders with the Interstate Commercial and Baker Road Mixed Use character areas.
- Encourage low and moderate density housing types to reflect traditional neighborhood styles.
- Encourage comparable architectural styles that maintain the regional character.
- Assure compatibility of infill development with adjacent homes, surrounding neighborhoods and businesses.
- 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.
- Provide an interconnected system of streets within new subdivisions that is also connected to existing subdivisions, where feasible.
- Connect neighborhoods to the local and regional network of greenspace and trails, available to pedestrians and bicycles, for both tourism and recreational purposes.
- Enhance pedestrian-friendly movement 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 activity centers, parks, and schools.
- Improve pedestrian safety through wider sidewalks, benches, street lighting, designated crosswalks, and landscaped buffer zones along major transportation corridors.
- Encourage and promote adequate open space.

- Encourage pedestrian access to adjacent or nearby nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.
- Provide transitional buffers between commercial land uses and adjacent residential land uses.
- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies – North Perimeter Living Character Area

- Identify existing and/or establish new architectural and site design guidelines specific to the suburban setting of the neighborhoods and businesses of this character area.
- Enforce building and zoning codes for all developments in this area. Failing to maintain basic appearances and functions of homes and businesses will devalue the character and sense of place.
- Implement a tree protection program for this area. The large trees found in much of this character area are important elements comprising the unique identity. This program may be part of a city-wide tree protection program.
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from this character area to surrounding neighborhoods, to neighborhood retail operations, to parks and schools. A sidewalk assessment/ improvement overlay map may be required, particularly along major corridors such as Lake Acworth Drive/ Highway 92, Cowan Road and Baker Road.

2.3.10 South Perimeter Living

The South Perimeter Living character area, located south of Lake Acworth, is unique in that this sweeping suburban neighborhood character area generally serves as a buffer between the Conservation Recreation area and the Cobb Parkway Commercial Corridor. Neighborhood characteristics and their requirements are similar to those found in the North Perimeter Living character area. Sidewalk accessibility within these neighborhoods is important for connectivity to parks, greenway corridors, the Campus Living character area, and neighborhood retail locations. Non-vehicular access to the

Historic CBD will be difficult to obtain with Lake Acworth Drive and Cobblestone Golf Course forming boundaries to the east and west of this area. The distance to the CBD, up to two miles or more, may also discourage residents from using a trail system to access the CBD.

The major corridor providing access to these homes and neighborhoods is Cobb Parkway. Pedestrian access to Cobb Parkway should be carefully planned for safety with consideration to limiting pedestrian access to the intersections at Acworth Due West Road and Blue Springs Road. Pedestrian access to businesses located on the north side of Cobb Parkway could be achieved from the rear of the properties via a path system. Crosswalk intersections across Cobb Parkway should be well delineated from non-crosswalk intersections and designed to promote pedestrian safety.

Future development in this area is limited as most of the parcels have been developed for housing or other neighborhood compatible uses. However, given the age range of the homes, redevelopment may become an option if older homes fall into disrepair. Redevelopment should occur on multi-parcel level to be most effective. If redevelopment occurs, the type of redevelopment should be closely affiliated and complementary with recent development in the North Perimeter Living neighborhoods and surrounding South Perimeter Living neighborhoods. Land use densities are not expected to increase significantly with redevelopment. However, because some large lots exist, a close watch should be maintained to recognize and react to higher density zoning requests.

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.

Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Transportation/ Communication/ Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Include a variety of housing choices.
- Encourage higher density housing to be located along the outer fringe, closer to the Cobb Parkway Commercial Corridor
- Encourage low and moderate density housing types to reflect traditional neighborhood styles.
- Encourage comparable architectural styles that maintain the regional character.
- Ensure compatibility of infill development with adjacent homes, surrounding neighborhoods and businesses.
- Allow public facilities such as schools and community centers to be developed at suitable locations within walking distance of residences.
- Provide an interconnected system of streets within new subdivisions with connections to existing subdivisions, where feasible.
- Connect neighborhoods to the local and regional network of greenspace and trails, available to pedestrians and bicycles, for both tourism and recreational purposes.
- Enhance pedestrian-friendly movement 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, the Campus Living Area, the Cobb Parkway Commercial Corridor, neighborhood activity centers, parks and schools.
- Improve pedestrian safety through wider sidewalks, benches, street lighting, designated crosswalks, and landscaped buffer zones along major transportation corridors.
- Encourage and promote adequate open space.
- Encourage business developments to share access to transportation corridors or other surface streets.
- Encourage pedestrian access to adjacent and nearby nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.
- Provide transitional buffers between commercial land uses and adjacent residential land uses.

- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- South Perimeter Living Character Area

- Identify existing and/or establish new architectural and site design guidelines specific to the suburban setting of the neighborhoods and businesses of this character area.
- Enforce building and zoning codes for all developments in this area. Failing to maintain basic appearances and functions of homes and businesses will devalue the character and sense of place.
- Implement a tree protection program for this area. The large trees found in much of this character area are important elements comprising the unique identity. This program may be part of a city-wide tree protection program.
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from this character area to surrounding neighborhoods, to neighborhood retail operations, to parks and schools where feasible. A sidewalk assessment/ improvement overlay map may be required.
- Initiate a plan to include into the city limits adjacent unincorporated parcels that are included in this character area. Coordinate with Cobb County and the unincorporated property owners. If inclusion of unincorporated parcels into the City is not feasible, coordinate future development with Cobb County and the property owners to ensure that new development/ redevelopment is consistent with the character of the area.

2.3.11 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. 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.



Figure 2-18: Campus 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.

Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Include a variety of housing and professional office choices.
- Encourage low and moderate density housing types to reflect traditional neighborhood styles.
- Encourage comparable architectural styles that maintain the local character.
- Assure compatibility of infill development with adjacent homes, surrounding neighborhoods and businesses.

- Allow public facilities such as schools and community centers, or well-designed small neighborhood activity centers be developed at suitable locations within walking distance of residences.
- Provide an interconnected system of streets within new subdivisions that is also connected to existing subdivisions, where feasible.
- Connect neighborhoods to the local and regional network of greenspace and trails, available to pedestrians and bicycles, for both tourism and recreational purposes.
- Enhance pedestrian-friendly movement 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, Cobb Parkway Commercial Corridor, South Perimeter Living, neighborhood activity centers, , parks, and schools.
- Improve pedestrian safety through wider sidewalks, benches, street lighting, designated crosswalks, and landscaped buffer zones along major transportation corridors.
- Incorporate adequate open space within new developments.
- Encourage business developments to share access to transportation corridors or other surface streets.
- Require inter-parcel commercial access to control access flow to transportation corridors.
- Encourage business developments to share street-side signage.
- Encourage office/institutional developments to be located along the outer fringe, closer to neighborhood activity centers, Cobb Parkway Commercial Corridor, Blues Springs Road or Old Highway 41.
- Discourage commercial strip development.
- Encourage neighborhood-friendly, commercial nodal development.
- Encourage pedestrian access to nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.
- Provide transitional buffers between commercial land uses and adjacent residential land uses.
- Maintain adequate commercial building and landscaping setbacks that promote safety and market visibility.

- Protect water quality with appropriate stream buffers.
- Follow Best Management Practices for stormwater management as defined in the Georgia Erosion and Sedimentation Act.

Implementation Strategies- Campus Living Character Area

- Identify existing and/or establish new architectural and site design guidelines specific to the suburban setting of the neighborhoods and businesses of this character area.
- Enforce building and zoning codes for all developments in this area. Failing to maintain basic appearances and functions of homes and businesses will devalue the character and sense of place.
- Implement a tree protection program for this area. The large trees found in much of this character area are important elements comprising the unique identity. This program may be part of a city-wide tree protection program.
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from this character area to surrounding neighborhoods, to neighborhood retail operations, to parks and schools. A sidewalk assessment/ improvement overlay map may be required.
- Implement traffic calming measures for Blue Springs Road and Old Highway 41 for high student activity periods such as normal school arrival and departure times and sporting events.
- Initiate a plan to include into the city limits adjacent unincorporated parcels that are included in this character area. Coordinate with Cobb County and the unincorporated property owners. If inclusion of unincorporated parcels into the City is not feasible, coordinate future development with Cobb County and the property owners to ensure that new development/ redevelopment is consistent with the character of the area.

2.3.12 Conservation Recreation

This area is defined by passive recreation within protective buffers established around Lake Acworth and Lake Allatoona by the Army Corp of Engineers. The City operates or maintains five parks within this area. Numerous trails or footpaths exist for public access around the lake shores. Walking, picnicking, fishing, and bird watching are popular passive activities. Boating and swimming access to the lakes is also provided. Parking is available at each city maintained park site and on Corp of Engineer property located on the west side of Lake Acworth Drive at the spillway.

The native landscape is diverse, ranging from grass/reed communities to pine forests to maturing beech and magnolia forests. Large oak trees also blanket this area which is teeming with wildlife. Deer, turkey, fox, rabbit, squirrels, beavers, ducks, herons, egrets and geese are commonly seen here. Bald eagles have also been spotted.



**Figure 2-19: Conservation Recreation-
Eastern View of Lake Acworth**

Parks and recreation facilities development within this area should be limited to low impact enhancements to existing parks and trail systems. Large scale development or improvements should be limited to the Cobblestone Golf Course and the Wyckoff Water Treatment Plant which are public facilities located within the boundaries of this character area. Development adjacent to this character area should be limited to low density residential or low impact commercial or office applications. There should be emphasis placed on improving the quality of stormwater runoff into the lakes since the lakes are sources of drinking water and recreation.

Permissible Land Uses

- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/ Forestry
- Undeveloped/Vacant

Development Patterns and Standards

- Protect water quality with appropriate stream and reservoir buffers.
- Follow Best Management Practices for erosion and sedimentation control as defined in the Georgia Erosion and Sedimentation Act.

- Encourage the elimination of septic system use if public water and sewerage service is available.
- Protect natural habitat.
- Encourage the use of a trail system around Lake Acworth that will incorporate access to adjacent neighborhoods and connecting greenways.
- Promote the use of a trail route that connects the Conservation Recreation areas of Lake Acworth to those along the shore of Lake Allatoona.
- When developing or maintaining parks, trails or amenities in the area, minimize adverse affects by incorporating environmentally friendly products and techniques.
- Minimize impervious surfaces in environmentally sensitive areas.
- Enforce codes or laws that protect the area against destructive and/or unlawful acts.

Implementation Strategies- Conservation Recreation Character Area

- Adopt a new Conservation Protection zoning ordinance
- Adopt and maintain a City-wide Recreational Plan.
- Promote Best Management Practices for addressing storm water run-off in this area.
- Promote Best Management Practices for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act.
- Develop a trail route to allow users to safely cross Lake Acworth Drive and utilize the Conservation Recreation areas at Lake Allatoona and Lake Acworth.

2.3.13 Perimeter Living (Not in City Limits)

Residential areas not in the City limits, particularly the relatively smaller “islands”, should have a similar character as the adjacent inclusive character areas. The City should work closely with the County and with the property owners to insure that land use, zoning, and development codes reflect a genuine interest in preserving the overall character of the area. These islands should be incorporated into the City as soon as opportunities allow. Because many of these islands are located in either the South Perimeter Living or North Perimeter Living character areas, development guidelines should reflect the guidelines of the appropriate areas.

Potentially Permissible Land Uses

- Residential
- Commercial
- Public/ Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Mixed Use

Development Patterns and Standards

- Not applicable due to annexation requirement.

Implementation Strategies

- Not applicable due to annexation requirement.

2.3.14 Hickory Grove Neighborhood Office Corridor (Not in City Limits)

The Hickory Grove Neighborhood Office Corridor is proposed on Hickory Grove Road just east of Acworth Industrial Drive. This proposed character area is less than one mile long and is 500 feet wide at the widest point. Currently, there are several single lot homes and an area of new office/warehouse development located at the Baker Grove Road intersection. Much of this narrow strip of land has not been annexed into the City, but future annexation is logical because of its size and location between the Acworth City limit boundaries and the CSX rail line.

As a neighborhood office character area, development along this corridor should be limited to low impact office/ business development or low density single family housing which may be converted into office space at a future date. This corridor should serve as a transition between the industrial development south of the rail line and the neighborhoods to the north. Structures should be architecturally compatible with neighboring homes. Parking should be limited to the side or the rear of the building. Pedestrian access may become important as this area has the potential to attract owners and customers from surrounding neighborhoods who may desire pedestrian access to business establishments.



Figure 2-20: Example- Neighborhood Office Development

Potentially Permissible Land Uses

- Commercial
- Residential
- Public/ Institutional
- Parks/ Recreation/ Conservation
- Mixed Use

Development Patterns and Standards

- Not applicable due to annexation requirement.

Implementation Strategies

- Not applicable due to annexation requirement.

2.4 SUMMARY TABLE OF PERMISSIBLE LAND USES DESIRED OR ACHIEVED IN FUTURE DEVELOPMENT MAP CHARACTER AREAS

Land Use Categories with Common Examples	Cobb Pkwy Commercial Corridor	Interstate Commercial	South Main Street Commercial Corridor	North Main Street Commercial Corridor	New McEver Mixed Industrial	Historic Central Business District	In-Town Living
Residential- Single Family, Multi-family	X	X		X		X	X
Commercial- Retail sales, office, service, and/or entertainment facilities.	X	X	X	X	X	X	X
Light Industrial- (as determined by intensity of land use)- Manufacturing facilities, warehousing and distribution, wholesale trade.	X	X	X	X	X		
Heavy Industrial- (as determined by intensity of land use)- Manufacturing facilities, processing plants, factories, landfills, warehousing and distribution, wholesale trade, mining or mineral extraction							
Public/ Institutional- Federal, State, or Local government uses such as City halls, government building complexes, police and fire stations, libraries, prisons, post offices, military installations, colleges, schools, churches, hospitals, cemeteries.	X	X	X	X	X	X	X
Transportation/ Communication/Utilities- Major transportation routes, public transit stations, power generation or transmission plants, railroad facilities, radio/ cell towers, telephone switching stations, airports, port facilities.	X	X	X	X	X	X	
Park/Recreation/Conservation- Active or Passive recreational land uses, publicly or privately owned. Examples include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.			X	X		X	X
Agriculture/ Forestry- farming, agriculture, commercial timber or pulpwood harvesting							
Undeveloped/ Vacant- tracts of land served by typical urban public services such as water, sewer, oil or gas lines but have not been developed for a specific use or were developed for a specific use that has such been abandoned.							
Mixed Use- Mixed Land Use categories may be created and applied at the discretion of the community. If applied, Mixed Land Use categories must be clearly defined to include types of land uses allowed, percentage distribution of the mix, and allowable density of each use.	X		X	X		X	X

Summary Table of the Permitted Land Uses Achieved or Desired in Future Development Map Character Areas (Continued)

Land Use Categories with common examples	Baker Road Mixed Use	North Perimeter Living	South Perimeter Living	Campus Living	Conservation Recreation	Perimeter Living (Not in City Limits)	Hickory Grove Neighborhood Office Corridor (Not in City Limits)
Residential- Single Family, Multi-family	X	X	X	X		X	X
Commercial- Retail sales, office, service, and/or entertainment facilities.	X	X	X	X		X	X
Light Industrial- (As determined by intensity of land use)- Manufacturing facilities, warehousing and distribution, wholesale trade.							
Heavy Industrial- (As determined by intensity of land use)- Manufacturing facilities, processing plants, factories, landfills, warehousing and distribution, wholesale trade, mining or mineral extraction.							
Public/ Institutional- Federal, State, or Local government uses such as City halls, government building complexes, police and fire stations, libraries, prisons, post offices, military installations, colleges, schools, churches, hospitals, cemeteries.	X	X	X	X	X	X	X
Transportation/ Communication/Utilities- Major transportation routes, public transit stations, power generation or transmission plants, railroad facilities, radio/ cell towers, telephone switching stations, airports, port facilities.	X	X	X	X	X	X	
Park/Recreation/Conservation- . Active or Passive recreational land uses, publicly or privately owned. Examples include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.	X	X	X	X	X	X	X
Agriculture/ Forestry- Farming, agriculture, commercial timber or pulpwood harvesting.					X		
Undeveloped/ Vacant- Tracts of land served by typical urban public services such as water, sewer, oil or gas lines but have not been developed for a specific use or were developed for a specific use that has such been abandoned.					X		
Mixed Use- Mixed Land Use categories may be created and applied at the discretion of the community. If applied, Mixed Land Use categories must be clearly defined to include types of land uses allowed, percentage distribution of the mix, and allowable density of each use.	X	X	X	X		X	X

2.5 SUMMARY TABLE OF QUALITY COMMUNITY OBJECTIVES DESIRED OR ACHIEVED IN FUTURE DEVELOPMENT MAP CHARACTER AREAS

Quality Community Objectives	Cobb Pkwy Commercial Corridor	Interstate Commercial	South Main Street Commercial Corridor	North Main Street Commercial Corridor	New McEver Mixed Industrial	Historic Central Business District	In-Town Living
Traditional Neighborhood. Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.							X
Infill Development. Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			X	X		X	X
Sense of Place. Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.	X	X	X	X		X	X
Transportation Alternatives. Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged	X	X	X	X		X	X
Regional identity. Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.	X	X				X	X
Heritage Preservation. The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			X	X		X	X
Open Space Preservation. New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			X	X		X	X

Summary Table of the Quality Community Objectives Desired or Achieved in Future Development Map Character Areas (Continued)

Quality Community Objectives	Cobb Pkwy Commercial Corridor	Interstate Commercial	South Main Street Commercial Corridor	North Main Street Commercial Corridor	New McEver Mixed Industrial	Historic Central Business District	In-Town Living
Environmental Protection. Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.	X	X	X	X	X	X	X
Growth Preparedness. Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.	X	X	X	X	X	X	X
Appropriate Business. The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.	X	X	X	X	X	X	
Employment Options. A range of job types should be provided in each community to meet the diverse needs of the local workforce.	X	X	X	X	X	X	
Housing Choices. A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			X	X			X
Educational Opportunities. Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.						X	
Regional Solutions. Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.	X	X					
Regional Cooperation. Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.	X	X		X	X		

Summary Table of the Quality Community Objectives Desired or Achieved in Future Development Map Character Areas (Continued)

Quality Community Objectives	Baker Road Mixed Use	North Perimeter Living	South Perimeter Living	Campus Living	Conservation Recreation	Perimeter Living (Not in City Limits)	Hickory Grove Neighborhood Office Corridor (Not in City Limits)
Traditional Neighborhood. Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.		X	X	X		X	
Infill Development. Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.		X	X	X		X	X
Sense of Place. Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.				X	X		
Transportation Alternatives. Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.	X	X	X	X	X	X	
Regional identity. Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.					X		
Heritage Preservation. The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.		X	X		X		

Summary Table of the Quality Community Objectives Desired or Achieved in Future Development Map Character Areas (Continued)							
Quality Community Objectives	Baker Road Mixed Use	North Perimeter Living	South Perimeter Living	Campus Living	Conservation Recreation	Perimeter Living (Not in City Limits)	Hickory Grove Neighborhood Office Corridor (Not in City Limits)
Open Space Preservation. New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.		X	X	X	X	X	X
Environmental Protection. Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.	X	X	X	X	X	X	X
Growth Preparedness. Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.	X	X	X	X	X	X	X
Appropriate Business. The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.							X
Employment Options. A range of job types should be provided in each community to meet the diverse needs of the local workforce.				X			X
Housing Choices. A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.	X	X	X	X		X	X

Summary Table of the Quality Community Objectives Desired or Achieved in Future Development Map Character Areas (Continued)

Quality Community Objectives	Baker Road Mixed Use	North Perimeter Living	South Perimeter Living	Campus Living	Conservation Recreation	Perimeter Living (Not in City Limits)	Hickory Grove Neighborhood Office Corridor (Not in City Limits)
Educational Opportunities. Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.				X	X		
Regional Solutions. Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.					X		
Regional Cooperation. Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.					X	X	X

3 ISSUES AND OPPORTUNITIES

3.1 INTRODUCTION

This section provides an updated list of Community Issues and Opportunities identified from a review of the Analysis of Supportive Data, the Community Agenda workshop and through discussions with elected officials, City staff, and residents as part of public meetings described in the Community Participation Program. The Analysis of Supportive Data can be found as an addendum to the Community Assessment.

The report organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements. The assessment topics are:

- Population
- Housing
- Economic Development
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

3.2 POPULATION

3.2.1 Issues

1. Moderate Population Growth

The U.S. census estimated the 2005 population to be 18,431. This figure may increase to 31,705(revised projections) by 2025. This figure equates to a 72% growth rate during the period or an average of 2.7% annually.

2. Consistent Growth Rates Across all Ages

In 2000, children age 0-17 totaled 3,630 and comprised 27.0% of the population. In 2025, this age group is expected exceed 8,300, but maintain its share of the population. Working adults age 18-64 totaled 8,820 and comprised 65.8% of the population in 2000. This age group is expected to gain a slightly larger portion of the population (67.1%) in 2025 with a projection of 21,278. There must be continued efforts to plan for growth in the school system as well as the housing and job markets.

Acworth's senior population (65 and over) is expected to decrease slightly from 7.2% to 6.5% of the total population. The percentages equate to a total of 2,057 seniors in 2025 up from an estimated 972 in 2000. In 2000, Hispanics comprised 6.0% of the population or an estimated 812 residents. In 2025, this segment is projected to comprise over 7.6% of the total population- an increase of almost 1,600 residents. Careful monitoring will be required to insure that the City can provide the appropriate facilities, services, transportation options and recreation requirements that these segments of the population will require.

3.3 HOUSING

3.3.1 Issues

1. Demographic Changes Affect Housing Demand

Traditionally, the housing market has been dominated by single family homes with homeowners who have been white, age 25-44 and solidly middle class. Other race and ethnic groups are projected to compose a large share of the population which may create demand for different types or styles of homes within the single family home categories.

2. Continued Monitoring of Housing Choices

Housing prices in Acworth are considered affordable. Households earning more than \$60,000 annually have increased 30% since 1990. Households earning less than \$35,000 per year have decreased by 30%. The numbers suggest that more households are

earning higher incomes and homeowners may be looking for more expensive housing and lifestyle options.

3. Aging Neighborhoods and Multi-Unit Housing

As homes, neighborhoods and multi-unit housing units mature, these units may fall into disrepair, become attractive as rental properties or become a target for property crimes. Acworth prides itself on appearance and preservation of its' housing stock.

3.3.2 Opportunities

1. Encourage Mixed Use Developments

Where redevelopment or infill housing development opportunities exist, encourage Mixed Use developments. These developments consolidate housing, employment and activity centers which help to reduce traffic congestion and create an identity unique to Acworth.

2. Monitor Market for Opportunity to Encourage High-End and Senior Housing

Based on the increase in household incomes above \$75,000 and the 2000 Average Medium Income of \$56,501, additional new homes in the price range of \$214,000 to \$265,000 should be considered. Also, as the baby boomer population ages, opportunities for senior housing should be considered. Acworth should effectively plan infill developments that provide convenient, centrally located services for seniors.

3.4 ECONOMIC DEVELOPMENT

3.4.1 Issues

1. No Economic Development Plan

The City lacks a comprehensive economic development plan. The Downtown Development Authority and the Acworth Business Association contribute to planning and business leadership, but there remains a need for a formal economic development plan that is regularly updated.

2. Infrastructure Requirements

Roads, water, sewer, and power are key infrastructure components needed to develop an economic base. The City must work closely with the Cobb, Paulding, and Bartow Counties, developers, the City's utility and public service departments, and the Planning and Zoning Commission to insure that utility and services expansions are planned in accordance with development.

3. A Bedroom Community

Based on commuting patterns in 2000, jobs appear to be growing consistently with the population. However, the jobs being provided are low wage jobs that are primarily

filled by non-Acworth residents. In 2000, approximately 89% of the labor force commuted to work outside of Acworth. In 1990, this percentage was also high at 80%.

4. A Period of Cultural Change

New cultural challenges are being realized for housing, jobs, job training, public transportation, recreation, and government services especially for the Hispanic population. New costs may be incurred by businesses and government services to accommodate the cultural needs of a diversifying population.

3.4.2 Opportunities

1. A Fast Growing Economic Base

Much of the moderate to heavy industrial and retail development is occurring to the north and south of the CBD along the I-75 and Highway 41 corridors. Strong consideration should be given to limiting this type of development to only these areas so as to not encroach upon the residential, small town feel of the CBD and surrounding parks and neighborhoods.

2. A Diversifying Economy

The City had a 2000 employment base of 7,264 jobs, according to the US Census. *Manufacturing, Retail Trade and Construction* were the top sectors on the product side with 34.9% share. *For services, Finance and Real Estate, Professional Management and Health and Educational* were leading sectors with 35.1% share. These six sectors comprised 71% of the 2000 job sectors for Acworth.

3. Employment Centers

Potential development along Cobb Parkway and Glade Road are the two remaining corridors that have relatively substantial space for large employment centers. Redevelopment of the Old Ingles property into a professional office park should be evaluated. Effort should be focused on recruiting businesses requiring a professional workforce to support large office park development.

3.5 NATURAL AND CULTURAL RESOURCES

3.5.1 Issues

1. Green Space and Park Development

Despite being the “Lake City” surrounded by and linked by 13 parks totaling almost 350 acres, additional parks and greenspace are still desired by the residents. Many of the current parks and greenspace are owned by the Army Corp of Engineers.

2. Preserving Historic Areas

Additional design and modification guidelines are needed for areas located near properties that qualify as candidates for redevelopment and infill development. These guidelines should address lot size, appropriate modifications, or the encroachment of incompatible development. Many of the historic novelties may be at risk if inappropriate development occurs.

3. Tree Ordinance and Enforcement

As trees are damaged or removed, they are not always replaced. Many residents are disappointed that there is little or no authority to hold parties responsible for damage to or removal of street trees.

3.5.2 Opportunities

1. Green Space and Park Preservation

Efforts should be made to create and implement a comprehensive green space or recreation plan and keep it up-to-date. By developing a protective ordinance/overlay district, the City could demonstrate its commitment to protecting these resources from inappropriate development. Having an official Recreational Plan document that is regularly updated may increase the amount and frequency of grant awards or other funding mechanisms.

2. Protect Water Quality

Acworth's proximity to Lake Allatoona is an important consideration for economic and recreational development. Acworth has taken a leadership role by creating and enforcing guidelines to protect the water quality of Lakes Acworth and Allatoona thereby insuring a cleaner water and recreation source. The City is engaged with regional water planning and management and should continue this degree of involvement.

3. State and Federal Historic Preservation Programs

The continued preservation of historic and cultural sites within the City and surrounding areas should be supported, not just for the historical value, but for the marketing appeal that attracts residents, business, and tourism to Acworth.

3.6 FACILITIES AND SERVICES ISSUES

3.6.1 Issues

1. The Service Demands of a Growing Population

Many public services are owned and managed by the City such as police, solid waste management and parks and recreation. To accommodate a diversifying population,

initiatives may be required to establish multi-lingual services for police, parks and recreation and other departments that interact with the public.

2. Office and Storage Space Requirements for All Public and Government Services

Many, if not all, City government agencies lack sufficient space for personnel, expansion and storage despite the recent addition of a new city hall and police station. These departments will need to expand to accommodate the growing population.

3.6.2 Opportunities

1. Expand Utility Services

The City may have the opportunity to expand the coverage of the phone/ internet and power services into undeveloped or annexed areas of the city or adjacent municipalities. This could provide several other sources of revenue.

2. Infill Development

Future infill developments close to the CBD or the expansion of existing development may present opportunities to consolidate or integrate complementary City government services by incorporating them into the new development. Such opportunities could relieve the current space congestion, keep key services in close proximity and maintain the CBD as a community activity center.

3.7 LAND USE

3.7.1 Issues

1. Sprawling Commercial Centers

Most of the significant commercial development in the City has occurred at the I-75 interchanges and along the Cobb Parkway corridor. Much of the commercial growth sprawls outward from large retail developments and touches boundaries with residential, office, and greenspace areas. This can potentially limit the ability to improve connectivity, improve land use transition or create pedestrian friendly environments.

2. Main Street Commercial Strips

The aging commercial strip developments along Main Street particularly east and west of the CBD detract from the historic character and local identity of Acworth. Many of the strip malls and freestanding business structures appear outdated and are lacking visual appeal. The structures that are sandwiched between the CSX rail line and Main Street as well as the old Days Chevrolet location are of particular concern.

3. Limited Land for City Expansion

Consideration is being given as to the best way to expand the city limits and prepare for additional growth. Additional land for commercial, industrial, and residential land use development is desired. City growth is limited to the east by the City of Kennesaw and to the north and west by Paulding, Bartow and Cherokee Counties. Development in rural areas of unincorporated Cobb County is further hampered by lack of treated water and sanitary sewage systems.

3.7.2 Opportunities

1. Incorporate Traditional Neighborhood Development

Traditional neighborhood developments can provide a wide range of housing types in developing areas with a connected pedestrian friendly street system and ample open space. In addition it provides opportunities to cluster small retail operations that may normally rely on the visibility and circulation created by large retail developments. This concept may provide unique transition zones between, otherwise, conflicting land uses.

2. Use Greenspace to Revitalize Main Street

Consider designating the current commercial strip that is sandwiched between the CSX rail lines and Main Street as future greenspace that can be used for a pedestrian-friendly east-west connection as well as to satisfy the demand for additional green space. Commercial or mixed use redevelopment could then be designated for the south side of Main Street where larger, more suitable land parcels can be found such as the old Days Chevrolet property.

3. Employment Center Expansion

Within the Future Development Map, areas for light/moderate industrial and commercial expansion have been identified and located within an appropriate distance of most residential developments. Continue to ensure that commercial and industrial development does not encroach upon neighborhoods. Promoting greenspace buffers may satisfy certain demands for green space while extending the trail system through the City.

4. City Expansion

City leaders see the opportunity, with proper planning and coordination, to continue to expand the city boundaries west across Lake Allatoona to include the extreme northwest corner of Cobb County. The County area of consideration includes the land between Lake Allatoona and the Paulding and Bartow County lines as well as the vicinity of Stilesboro Road north to Cedarcrest Road. Commercial and industrial development is occurring along Cobb Parkway near Cedarcrest Road. Undeveloped land bordering Lake Allatoona is potentially available for residential uses.

City leaders would also like to consider opportunities to expand the City limits into Paulding, Cherokee and Bartow Counties. The City will need to examine the issues

associated with expanding across county boundaries. These potential expansion strategies would include detailed discussions and coordination efforts with the neighboring counties.

3.8 TRANSPORTATION

3.8.1 Issues

1. Reliance on Automobiles

The residents understand that the reliance on automobile oriented travel contributes to the region's air and water pollution problems. Increased regional traffic and peak period congestion are reducing the level of service on many of the City's arterial roadways and the neighboring Interstate system.

2. Shift in Commercial Development Patterns

Current development trends appear to be facilitating the shifting of businesses away from town centers and activity centers towards strip retail developments along arterial road networks.

3. Inter-parcel Connectivity

Many of the major arterial corridors are experiencing increased peak period vehicular congestion, unappealing commercial signage clutter, and a heightened level of sprawling development patterns with a general lack of inter-parcel access. Inter-parcel connections between individual development uses where compatible, should continue to be encouraged, if not strengthened, in new development scenarios.

Roadway designs should be contemplated in a Context Sensitive Design manner to ensure that new transportation facilities are being developed and implemented in a way that provides positive results for connectivity, capacity, and the aesthetics of the local area.

4. Mix of Travel Modes

Greater connectivity and operational effectiveness can be achieved by mixing travel modes with respect to pedestrian, bicycle, transit, and vehicular transportation options.

5. Encourage Use of Public or Alternative Transportation

There are areas of the City that should look at improvements related to the relationship between the location of existing transportation facilities and public transit service with the growing populations that are in need of transportation options to access local area jobs, services, goods, health care, and recreation opportunities.

6. Rail Lines

Freight trains along the CSX corridor pass through the City on a frequent basis, causing many of the local residents to raise complaints about the associated noise. Trains will also block numerous crossing in the CBD for hours at a time when left waiting on the siding.

3.8.2 Opportunities

1. Transportation Alternatives and Improvements.

Support opportunities and transportation alternatives which reduce the need of the private automobile to get to places, thereby reducing traffic congestion. Continue coordination with GDOT and the Cobb DOT to improve pedestrian visibility and signalization – and thereby reducing speeds - along the City's major arterials.

2. Development Patterns

Development patterns that blend land uses while incorporating housing, jobs, and recreation should be promoted for mixed-use opportunities in the future.

3. Balance Transportation Planning Initiatives

Maintain an effective balance between auto-dependent transportation initiatives and alternative modes of transportation initiatives.(e.g. bicycle, pedestrian, transit, carpooling, etc).

4. Develop a Plan and Encourage Acceptance of Public Transportation

Continue to coordinate with CCT and GRTA with the intent of transit service options that adequately serve the residents of Acworth – including those with special and/or paratransit needs.

5. Rail Lines

Coordinate with GDOT to investigate the feasibility of 'silent' railroad crossings through the City

3.9 INTERGOVERNMENTAL COORDINATION

3.9.1 Issues

1. County-Municipal Coordination

The City of Acworth in conjunction with Cobb County and the City of Kennesaw, cooperate to provide or share services such as Parks and Recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, and sewer. The City should meet regularly with Cobb County and its' neighboring municipalities to discuss these issues and others pertinent to the area such as water resources and transportation

management. Many of these discussions may currently be facilitated through regularly scheduled meetings with ARC and various local and regional governing bodies.

2. Regional Transportation Planning

City officials need to continue to be actively involved in the transportation planning activities with ARC, GRTA, and the Cobb County DOT. Transportation issues affect everyone and are the foundation for many home purchases, employment selections and economic development decisions.

3.9.2 Opportunities

1. Continue Multi-Jurisdictional Coordination

Continue to discuss issues and solutions regarding Service Delivery Agreements in order to provide the best possible services to residents. Maintain proactive involvement in transportation and water resources planning, problem identification, and problem resolution. Additionally, regional discussions and coordination will be required between the City and Cobb, Paulding, Cherokee and Bartow Counties if the City pursues expansion strategies west of Lake Allatoona and into the neighboring counties.

4 IMPLEMENTATION PROGRAM

The three subsections included in this section outline the overall strategy for achieving the Community Vision and for addressing the Community Issues and Opportunities. It identifies specific measures to be undertaken by the City to implement the plan. The three subsections include the following:

- Policies
- Report of Accomplishments
- Short Term Work Program

4.1 POLICIES

4.1.1 Housing

Promote a diversified housing market. Encourage, promote and facilitate high quality design, construction and landscape measures for new developments in a variety of ways, including flexible zoning and development regulations, coherent development standards, and innovative planning ideas.

- Support and promote the Atlanta Regional Commission's Regional Development Plan Best Housing Policies.
 - Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities.
 - Encourage a variety of home styles, densities and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
 - Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options and provide an appropriate mix of uses and housing types.
 - Promote sustainable and energy efficient development.
 - Promote and facilitate neighborhood redevelopment.
 - Establish, with changes to the zoning ordinance, City-wide design and development standards to improve the quality of new housing construction.

- Encourage a mixture of housing values throughout the City to promote economic and social diversity.
 - Establish a balance of housing types, costs and densities that results in a positive fiscal impact for the City.
 - Ensure that housing developments with common areas are well constructed and include high-quality, sustainable landscaping and amenities.
 - Continue code compliance efforts throughout the City.
- Promote innovative, environmentally sensitive design and development.
 - Encourage traditional neighborhoods and mixed-use developments where housing is in close proximity to workplaces and shopping opportunities.
 - Encourage a variety of types of new multi-family housing (such as town homes, stacked-flats, senior-oriented developments, etc.) in areas designated as mixed-use activity centers.
 - Regulate development to protect areas with substantial existing trees, including trees in road rights-of-way, particularly in residential areas.

4.1.2 Economic Development

- Maintain a comprehensive economic development plan.
- Manage Economic Development through regular reviews and updates to the Economic Development Plan.
 - Establish an identity for Acworth and capitalize upon the unique character of the City to promote tourism, business, industry and residential development.
 - Establish, maintain and implement architectural and site design standards, sign ordinances, and landscaping and fencing requirements.
 - Work with Cobb County to encourage alternative means of transportation, such as extension of the Cobb Community Transit (CCT) System to Acworth; private van pools; bicycle program which utilizes bike trails, pathways and bicycle-sharing; golf carts;

- pedestrian pathways and sidewalks; and commuter rail service with grade-separated crossings at railroad intersections.
- Encourage adaptive reuse of significant structures such as historic downtown commercial buildings, Kienel Knitting Mill and the Cowen House.
- Promote reinvestment in established commercial areas such as downtown, Main Street corridor, and North Cherokee Street corridor (including Sweetbriar Shopping Center).
- Encourage commercial development opportunities within the City and potential annexation areas that will allow for residents to walk or travel short distances to work and shopping destinations. (Promote Live-Work-Play Opportunities.)
- Promote businesses that give back to the community, either on a monetary basis or with volunteer labor.
- Provide incentives for property owners to seek annexation.
- Support the activity of the local tourism board.
- Promote environmentally clean industry and business.
 - Ensure new development pays its fair share of infrastructure improvements.
 - Target business recruitment efforts to types of firms most suitable for Acworth and most likely to establish or expand activity in the City.
 - Encourage growth of small businesses with technical support, particularly in association with local colleges (e.g. N. Metro Tech and Kennesaw State University).
 - Promote diversity in the City's commercial and industrial base.
 - Provide viable incentives to recruit new businesses to Acworth.
- Increase the viability of businesses in downtown Acworth.
 - Make strategic public investments to attract more private business in the historic community and provide for a pedestrian scale commercial district (such as walking trails and sidewalks).

- Encourage local and other government offices to remain downtown.
 - Support the activity of the Downtown Development Authority.
- Promote balanced growth and diversity in residential development, business and industry.
 - Support strategic public investments to attract more private business.
 - Annex land as appropriate to provide for future development opportunities and to protect and enhance the character of Acworth.
 - Nurture existing local economic development organizations and encourage collaboration.
 - Work with various state agencies to support economic development efforts.
 - Encourage appropriate infill development on available land within the City limits.
 - Support and encourage home-based businesses through projects such as business fairs and community business directories.
 - Seek opportunities to broaden the City's revenue base.
 - Include quality of life issues in Acworth's marketing strategy.

4.1.3 Natural and Historic Resources

Continue to address the issues of pollution and its effect on natural resources (i.e., water, air, noise, visual and ground).

- Support and promote the Atlanta Regional Commission's Regional Development Plan Open Space and Preservation Policies.
 - Protect environmentally sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
 - Increase the amount, quality, connectivity and accessibility of greenspace.

- Provide strategies to preserve and enhance historic resources.
- Through regional infrastructure planning, discourage growth in undeveloped areas.
- Increase the overall acreage of protected green space.
- Continue to educate citizens, local officials, and developers about the value of natural resources and the importance of protective measures.
- Protect Lake Acworth from siltation and pollution by planning for compatible development of adjacent land, periodically assessing pollution and siltation, annexing scenic sites adjacent to the lake, and establishing properly designed multi-use trails.
- Exceed state standards for stream buffers.
- Improve pedestrian access to promote a walk-able community.

Promote the arts, cultural affairs and broad-range community programs.

- Promote activity centers, as defined by the Livable Centers Initiative program, to enhance existing community identity.
- Effectively disseminate community information to Acworth citizens

Improve existing park and recreational facilities and plan for future expansions.

- Maintain a Parks and Recreation Master Plan that catalogs existing facilities, insures protection for current facilities, evaluates the need for expansion/renovation, and surveys possible locations for expansion.
- Seek opportunities to expand city-owned park land, including scenic properties.
- Provide adequate parks and recreation staff to keep pace with expanding parks facilities and programs.
- Continue the development of multi-use paths, trails, parks and open spaces to provide passive and active recreation opportunities.

Integrate historic preservation into the planning process.

- Identify and provide for protection and preservation of significant historic resources as defined in the Historic Preservation Ordinance.

- Ensure that existing zoning ordinances have a positive impact on cultural, historic and natural resources.
- Protect the integrity of existing neighborhoods by requiring that all new development matches the scale and style of existing structures.
- Continue to maintain a local registry of properties deemed historically important and/or eligible for listing on an official historic registry (National, State, or County).
- Education homeowners, business owners and developers on historic preservation issues and implementation.
- Integrate historic preservation planning with plans for Lake Acworth, scenic sites, and parks and recreation.
- Promote heritage education and tourism.
- Establish and promote local incentives for preservation.

Ensure that natural and scenic sites are fully accounted for in all planning and development activities.

- Facilitate coordination among the Lake Authority, historic preservation, and parks and recreation staff regarding planning and development activities.
- Protect scenic views and environmentally fragile sites by allowing only the types of development that will enhance the character of each site or location.
- Establish formal definitions and terms of scenic places, evaluate the state of the City's scenic places, and make recommendations regarding development within those areas.

4.1.4 Community Transportation, Facilities and Services

4.1.4.1 Transportation

Maintain and implement a comprehensive transportation plan to provide multi-modal forms of transportation.

- Work to incorporate Best Transportation Practices from the Atlanta Regional Commission's Regional Development Plan (RDP).

- Support, promote, participate in the scheduled updates to the Cobb County Comprehensive Transportation Plan, the Cobb County Thoroughfare Plan, the Atlanta Regional Commission's Regional Strategic Transportation System, Regional Freight Mobility Plan, and the Regional Bicycle and Pedestrian Plan.
- Maintain and implement design standards for local streets to promote attractive pedestrian-friendly travel, including sidewalks, paths, street trees and pedestrian-scale lighting.
- Coordinate with Cobb County, adjacent governmental entities, business interests, and citizens to extend the existing public transit system to Acworth.
- Encourage connectivity between residential and compatible surrounding uses.
- Implement and maintain a locally funded street maintenance and/or resurfacing program.

4.1.4.2 Water Supply and Wastewater

Encourage water conservation and appropriate expansion of water/wastewater facilities.

- Use water conservation measures within City operations, including low-water landscaping practices (xeriscaping), high efficiency interior and exterior water fixtures in all City buildings, less frequent washing of City vehicles, and stormwater collection and redistribution.
- Work with Cobb County to educate residents about the principles and actions of water conservation.
- Work with Cobb County to plan for the future expansion of the Wyckoff Treatment Plant.
- Work with Cobb County to coordinate development and a build-out scenario with respect to sewer service capacity.
- Work with Cobb County to find new ways to distribute effluent waters from the NW Cobb Wastewater Treatment Plant.

4.1.4.3 Storm Water

Encourage innovative practices in storm water management and maintenance.

- Continue watershed stormwater management program to strengthen policies for stormwater, erosion and sedimentation control with Acworth, Kennesaw and Cobb County, ARC, LAPA and other Regional Water Authorities.
- Encourage landowners and developers to use Low Impact Development (LID) tools for all new development in the City. These tools include, but are not limited to, open drainage swales, grass channels, pervious pavement surfaces, ground depressions, and rooftop retention areas.
- Plan for future maintenance of stormwater infrastructure.
- Increase funding for stormwater infrastructure.

4.1.4.4 Solid Waste

Improve community consciousness regarding recycling and waste disposal issues.

- Support community seminars on the techniques and benefits of recycling.

4.1.4.5 Public Safety

Continue to develop and refine the functioning of public safety services

- Encourage fair and humane application of existing laws and regulations by local law enforcement officials.
- Ensure that fire and Emergency Medical Services (EMS) are readily accessible in all areas of Acworth, including developing areas near edges of the City limits.
- Promote more interaction between citizens and police.

4.1.4.6 Hospital & Health Center

Continue monitoring and assessing patient needs within the City.

- Continue supporting coordination and information sharing with regional agencies to facilitate the provision of financial resources and technical support from Federal and State agencies.
- Support development of a medical mall to house a variety of medical services.
- Encourage the Cobb County Health Department to build more public health service facilities that address mental health and substance abuse issues.

4.1.4.7 Government Facilities and Services

Increase the level of citizen participation in all facets of local government to help ensure that City departments function in a manner that is responsive to the needs and concerns of the citizenry.

- Promote the involvement of citizen volunteers in the functioning of the City so that the public voice is given ample opportunity for expression.

Ensure that each City department has sufficient space to operate and conduct business.

- Pursue cooperative agreements with other public and private organizations for adaptive re-use and co-use of facilities.

4.1.4.8 Education

Strengthen relations with the Cobb County Board of Education

- In conjunction with the Cobb County Board of Education, determine sites for future public schools that match areas identified in the Future Development Map/Future Land Use Map as areas of intensive residential development.
- Coordinate with Cobb County to facilitate the sharing of municipal annexation and land development data to facilitate school planning cooperation with the Cobb County Public School System.

4.1.4.9 Library

- Encourage Cobb County to retain the local library branch in the downtown area and improve the variety and quality of services.

4.1.4.10 Cultural

- Coordinate with Cobb County the construction of a cultural arts facility in northwest Cobb County.
- Support the expansion of the cultural resources programs.

4.1.5 Intergovernmental Coordination**Support and promote the Atlanta Regional Commission's Regional Development Plan Coordination Policies.**

- Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
- Inform and involve the public in planning at regional, local and neighborhood levels.
- Coordinate local policies and regulations to support Regional Policies.
- Encourage the development of state and regional growth management policies.
- Promote increased communication and cooperation between all municipalities in Cobb County.
- Coordinate land use policy and development standards with Cobb County.
- Consider economic and land use impacts to surrounding jurisdictions during planning efforts.
- Participate in regional water resource management planning with state, regional and local authorities.
- Participate in regional transportation management planning with state, regional and local authorities.

4.1.6 Land Use

Establish appropriate planning procedures and innovative planning tools to guide growth and development.

- Support and promote the Atlanta Regional Commission's Regional Development Plan Developed Area Policies.
 - Promote sustainable economic growth in all areas of the region.
 - Encourage development within principal transportation corridors, the Central Business District, activity centers, and town centers.
 - Increase opportunities for mixed-use development, transit-oriented development, infill and redevelopment.
 - At strategic regional locations, plan and retain industrial and freight land uses.
 - Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
 - Promote the reclamation of Brownfield development sites.
- Promote the goals and objectives of the Georgia Greenspace program.
- Provide appropriate development regulations that protect the health, safety and welfare of the residents of the City of Acworth.
- Foster public/private partnerships that will improve planning procedures and tools.
- Provide clarity, efficiency, equity, and consistency in City department policies and procedures relating to land development review.
- Actively seek the participation of residents in developing land use planning tools, revising procedures, and providing sufficient notification of important public meetings.
- Continually improve and enforce appropriate building & zoning codes to protect and preserve the quality of life within the City.
- Coordinate with Cobb and adjacent counties and municipalities on decisions relating to land use and land development.

Promote orderly growth and development based on physical, social, and economic needs, environmental considerations, and public facilities and services.

- Provide sufficient opportunities for each land use type to serve the needs of the community.
- Plan for growth to occur in an orderly manner within the City.
- Ensure compatibility between land uses when making land development decisions.
- Mitigate possible adverse impacts of new land development.
- Maximize the use of existing and programmed public facilities, minimize public service costs, and reduce environmental impacts of development.
- Maintain and expand the City's tax base by designating specific areas for non-residential (commercial, retail, industrial) development.
- Ensure that work and service areas are convenient to living areas to promote energy conservation.
- Establish criteria for implementing a redevelopment policy within the City.
- Evaluate development proposals based on the impacts to adjacent land uses and service delivery.
- Promote an attractive environment through design guidelines.
- Consider existing topography in the review of development plans and when making land use decisions.
- Coordinate the installation of sidewalks with the Georgia DOT and the Cobb DOT on all non-City owned thoroughfares within the City limits.

Provide a diverse mix of residential types to serve the varying housing needs of Acworth's existing and future population.

- Avoid land use patterns that result in the costly, over-extension of community facilities or services.
- Protect and preserve established neighborhoods including those of historical significance to the City.
-

Improve and rehabilitate existing neighborhoods by:

- Eliminating or minimizing the impact of blighting factors such as incompatible land uses and high volume traffic routes.
 - Upgrading public facilities and services.
 - Providing basic amenities such as parks and open space.
 - Encouraging the rehabilitation and/or replacement of substandard residential structures.
- Promote the preservation of older or historic homes through adaptive reuse.
- Provide transition in scale and/or land use between high and low intensity land uses.
- Provide opportunities for higher density residential development to serve as a buffer between nonresidential nodes and surrounding single-family detached neighborhoods.
- Permit residential uses while maintaining the retail character of downtown streets.
- Retain single-family housing as the predominant housing type in Acworth.
- Ensure that higher density housing is located in close proximity to major thoroughfares, employment centers, shopping facilities, and other activity centers.

Provide for the development of adequate commercial facilities on both Citywide and neighborhood levels while retaining existing facilities.

- Encourage reuse and revitalization of obsolete commercial facilities.
- Ensure that commercial developments are designed for adequate buffering, parking and open space.
- Encourage environmentally friendly parking lot site plans.
- Promote walk-able (pedestrian-oriented and nicely-landscaped) and planned (rather than strip) commercial development.
- Restrict further commercial strip development on major streets beyond existing developed and zoned areas. Within existing strip commercial areas, allow for the in-filling of compatible mixed uses.

- Promote commercial development that contains compatible and complementary uses.
- Promote safe and adequate ingress to and egress from commercial development.
- Provide safe and adequate pedestrian and bicycle access to and within commercial and activity centers.
- Locate neighborhood-scale commercial uses in areas convenient to existing and future residential development.

Retain existing business and professional offices and provide for the development of suitable areas for business and professional offices.

- Encourage retail and office uses to locate in designated areas that are well served by public infrastructure.
- Encourage retail and office uses to be designed so that they are compatible with surrounding land uses.
- Ensure that office/professional developments address adequate buffering, appropriate parking, and open space.
- Encourage environmentally friendly parking lot site plans.
- Locate office development near commercial activities and higher density residential areas.
- Promote conversion of residential uses in transitional areas to office professional uses to minimize impact on existing residences and to provide buffers between incompatible uses.
- Provide safe and adequate ingress to and egress from office development and adequate land for off-street parking and internal vehicular circulation.

Retain existing compatible industry and preserve adequate land, services, and facilities for expansion and growth of light, clean industrial activities.

- Encourage reuse and revitalization of industrial facilities.
- Encourage the development of clean, environmentally safe industry within industrial land use zones.

- Ensure that industrial sites are designed for adequate buffering, parking and open space.
- Encourage environmentally friendly parking lot site plans.
- Restrict industrial uses that have nuisance characteristics and detract from the character of Acworth.
- Locate industrial uses to ensure access to major thoroughfares.
- Ensure that industrial development has adequate public facilities and utilities.
- Discourage industrial uses that are incompatible with surrounding uses.

Provide adequate public and semi-public facilities and services to meet the needs of Acworth's population.

- Seek centralized locations for municipal buildings and facilities.
- Encourage land developers to provide sites for schools and other government facilities in proper relationship to existing and future residential development.
- Encourage environmentally friendly parking lot site plans.

Promote the revitalization of the downtown area.

- Promote a central core that permits a wide range of mixed retail, cultural, and office uses that benefit from close proximity to other compatible uses.
- Encourage revitalization of the downtown district through public/private improvements.
- Discourage large surface parking lots by encouraging parking decks or shared parking areas.
- Maintain and promote the tourism plan that promotes the special character and historical significance of Acworth to ensure the continuing revitalization of the town center.
- Provide safe and adequate pedestrian and bicycle access from nearby areas to commercial and office uses in the downtown area.

- On a limited basis, encourage residential uses within the downtown area.
- Promote high-quality landscape design along the corridors leading into the downtown area.
- Establish and maintain a Historic District with appropriate zoning ordinances and development standards.
- Maintain the City Hall location in the downtown area.
- Maintain the Library in the downtown area.

Maximize the attractive character of Acworth by establishing aesthetically pleasing gateways and corridors into the City.

- Utilize open space, parks, and other buffers to minimize adverse impact of noise and vibration generated by vehicular traffic.
- Improve the aesthetic quality of land uses along gateways and corridors into the City.
- Regularly evaluate City ordinances that enforce zoning and building standards, especially ordinances that promote the health, safety and welfare along the corridors and gateways into the City.

4.1.7 Land Redevelopment & Infill Development

- Promote the redevelopment of underutilized or vacated land or structures.
- Promote the redevelopment of land whose land use function is outdated or obsolete.
- Identify and investigate the large scale (multi-parcel) redevelopment potential of areas in need of redevelopment or revitalization.
- Provide economic incentives to identify and redevelop multi-parcel areas with underutilized, vacated, or outdated land uses.
- Identify and promote infill development opportunities of vacant or underutilized land within developed areas of the city.

- Provide economic incentives to identify and redevelop vacant or underutilized land within developed areas of the city in which infill development is appropriate.

4.2 2002-2006 REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
2001-2004- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Include illustrations of development policies in the zoning ordinance.	Staff	Planning and Zoning	No		Delayed due to staffing resources		
Create and implement a comprehensive economic development plan.	Staff	Community Development	No		Delayed due to staffing resources		
Develop and implement a marketing program to assist with community promotion, business development and recruitment.	Staff	Community Development , Downtown Development Authority		On-going			
Identify and document environmentally sensitive areas (wetlands, stream buffers, groundwater recharge zones, etc.) and secure their permanent protection.	Staff	Planning and Zoning, Parks and Recreation		On-Going			

Report of Accomplishments(Continued)							
2001-2004- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Implement and maintain and a Parks and Recreation Master Plan .	Staff	Parks and Recreation			Yes.		Most park projects have been master planned.
Develop a community-wide recycling and waste disposal location for commercial and residential users.	Staff	Community Development, Public Works			On-going Evaluation		
Investigate the establishment of a revenue-producing recycling program	Staff	Community Development, Public Works			On-going Evaluation		
Establish a community-oriented policing program to encourage more substantive interaction between citizens and police.	Staff	Police Department		On-going			

Report of Accomplishments(Continued)							
2001-2004- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Establish a Task Force to study the applicability of a Citizens Advisory Board within Acworth Power, CableNET, and Sanitation Services to review industry changes, set goals for customer services, and research the effects of on-going deregulation.	Staff	Public Works			Under consideration		
Initiate a feasibility study to establish new and expanding existing cultural resource programs (arts and cultural development).	Staff	Community Development		On-going			
Establish criteria for annexation.	Staff, Elected Officials	Community Development, Planning and Zoning		On-going			

Report of Accomplishments(Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Begin a Records Management Program	Staff	Administration/ City Clerk's Office			-	yes. City has RMP	
Prepare an Employee Handbook	Staff, Mayor and Board of Aldermen	Administration/ City Clerk's Office			Yes. Too costly.	-	
Consider local amendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	Building Department Staff, Board of Aldermen	Building Department	Yes				
Purchase and Install Brochure Racks at Ground Floor Hall in Order for Building and Zoning Department Information and Handouts to be Made Available to the Public	Building Department, Public Works Staff	Building Department	Yes				

Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Purchase TV, VCR, DVD Combination with Stand, For Use In Public Education and Employee Training. Begin Collecting Videos to Create an Information Library.	Staff	Building Department				Yes. Too costly.	
Prepare Annual Report for TAD #1	Staff	Economic Development	Yes				
Continue implementation of LCI Plan.	Staff, City Council	Economic Development		On-going			
Begin a plan on how to market the Acworth Sports Complex	Tourism Director, Tourism	Economic Development	Yes				
Continue development of Dixie Highway tourism product.	Tourism Director	Economic Development		On-going			
Develop mini bus tours to Acworth for specific areas of interest, cooperating with nearby cities.	Tourism Director	Economic Development			Yes. Too costly		
Develop a plan to	Tourism Director	Economic			Yes. Too		

renovate Caboose.		Development			costly		
Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Complete ?	Underway (projected completion date)	Status		Notes
					Postponed (Provide reason)	Dropped (Provide reason)	
Establish locations for Dixie Highway signs and put up.	AACVBA, Tourism Director	Economic Development	Yes				
Put together Tour of Homes event	DDA Director, DDA	Economic Development	Yes				
Develop Tourism Marketing Brochures.	AACVBA, Tourism Director	Economic Development	Yes				
Complete Senator Russell Avenue paving project. Including paving project for Carnes St.	DDA Director, City Manager, Pub. Wks	Economic Development			Yes. Too costly		
Implement TE Grant Trail Plan at Lake Acworth.	Public Wks Director, ED Director, City Manager	Economic Development			Yes. In Grant review process		
Implement Uniform Chart of Accounts	Financial Administration	Financial Administration and Customer Service Department	Yes				
Implement GASB no. 43 – gather data on infrastructure reporting – utilize GIS	Financial Administration; Public Works and MIS	Financial Administration and Customer Service Department	No	2006			

Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Participate in GMA sponsored Revenue Recovery Programs	Financial Administration & City Clerk's Office	Financial Administration and Customer Service Department			2007		
Participate in GFOA Certificate for Excellence in Financial Reporting Program	Financial Administration	Financial Administration and Customer Service Department		On-going			
Re-route customer accounts for utility billing	Customer Service	Financial Administration and Customer Service Department	No		Postponed – Staffing resources		
Continued Accounting Training of Staff	Financial Administration	Financial Administration and Customer Service Department		Annual Project			
Customer Service Staff Training	Customer Service	Financial Administration and Customer Service Department		Annual Project			
Computer Replacement	Financial Administration	Financial Administration and Customer Service Department	Yes				

Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Begin Phase Two of Trail system around Lake Acworth	Alderman, Lake Authority, Staff Awaiting Design	Parks and Recreation			TE Grant review process		
Design Phase Two of Trail system around Lake Acworth	Alderman, Lake Authority, Staff In progress for design	Parks and Recreation	Yes				
Prepare Annual Update and Short Term Work Update to the Comprehensive Plan	Staff, Planner	Planning and Zoning and Code Enforcement	Yes				
Apply through ARC for DOT Implementation funds to implement LCI Project	Staff, City Council	Planning and Zoning and Code Enforcement	Yes				
Begin preparations for the 10 year Update and Short Term Work Update to the Comprehensive Plan. Determine whether the City wants to reform the Comprehensive Plan Committee.	Staff, Planner	Planning and Zoning and Code Enforcement	Yes				

Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Execute agreement with Cobb County to coordinate annexation with adequate public safety delivery.	City Council	Planning and Zoning and Code Enforcement	Yes				
Implement purchases of back up and/or off-duty weapons for sworn personnel	Police Dept.	Police Dept.	Yes				
Assist with financial costs for education	Police Dept.	Police Dept.	Yes				
Review/consider associates degree for all entry level officers	Police Dept.	Police Dept.		Yes. On-going evaluation			
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses	Power Department	Power Department		Yes. On-going			
Replace Older Less Efficient Distribution Equipment	Power Department	Power Department		Yes. On-going			

Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	Power Department	Power Department		Yes. On-going			
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	Power Department	Power Department		Yes. On-going			
Purchase More Efficient Transformers so as to Reduce System Losses	Power Department	Power Department		Yes. On-going			
Continue to work with Cobb County to educate residents about principles and actions of water conservation.	Public Works, City Manager, City Council	Public Works		Yes. On-going			
Work with Cobb County to find new ways to distribute effluent waters from the Northwest Cobb Wastewater Treatment Plant.	Public Works	Public Works				Yes. Addressed at regional level	

Report of Accomplishments (Continued)							
2005- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Provide community seminars on the techniques and benefits of recycling.	Public Works	Public Works	Yes.				
Implement SPLOST Roadway Improvement Projects	Public Works, City Manager	Public Works		Yes. On-going			
Adopt appropriate NW Metropolitan Georgia Water Quality standards	Public Works	Public Works	Yes.				

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Begin taking fine payments online	Staff, Mayor and Board of Aldermen	Administration/ City Clerk's Office	Yes				
Prepare a Standard Operating Procedures Manual for Court duties	Staff, Mayor and Board	Administration/ City Clerk's Office			Yes. Staffing resources		
Implement Uniform Chart of Accounts	Financial Administration	Financial Administration	Yes			-	
Implement GASB no. 34 – gather data on infrastructure reporting – utilize GIS	Financial Administration; Public Works and MIS	Financial Administration	Yes				
Evaluate Staffing needs, possible addition of personnel	Financial Administration	Financial Administration	Yes		Deferred to 2008		
Participate in GFOA Certificate for Excellence in Financial Reporting Program	Financial Administration	Financial Administration		On-going			
Completion of changeover as result of Banking Services RFP	Financial Administration	Financial Administration	Yes				

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Continued Accounting Training of Staff	Financial Administration	Financial Administration	Yes	On-going			
Customer Service Staff Training	Customer Service	Financial Administration	Yes	On-going			
Computer Replacement	Financial Administration	Financial Administration	Yes				
Participate in GFOA Certificate for Excellence in Financial Reporting Program	Financial Administration	Financial Administration		On-going			
Review Current Budget Process and make recommendations for changes if needed	Financial Administration	Financial Administration			Postponed to 2007		
Franchise Fee Recovery	Financial Administration	Financial Administration		On-going			
Develop and implement of various accounting policies	Financial Administration	Financial Administration		Projected Completion 2007			
Continued Accounting Training of Staff	Financial Administration	Financial Administration				Yes. Duplicate item	
Customer Service Staff Training	Customer Service	Financial Administration				Yes. Duplicate item	
Prepare Annual Report for TAD #1	Staff	Economic Development	Yes				

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Continue to implement LCI Plan.	LCI Committee, Staff, DDA, City Council	Economic Development		Ongoing Project			
Prepare redevelopment program, especially with regard to strip commercial areas.	Economic Development Director, City Council	Economic Development		Ongoing Project			
Apply to supplemental study program to fund an LCI update plan.	Economic Development staff, City Council	Economic Development	Yes				
Develop plan to encourage construction of office parks/space.	Economic Development Director	Economic Development		Yes. Date TBD			
Begin study of public housing projects to examine their viability and ability to meet needs of low-income residents.	Housing Authority, Economic Development Director	Economic Development		Yes. Date TBD			
Complete a detailed inventory of all buildings in the downtown area, complete with digital photos	DDA Director, DDA	Economic Development		On-going			
Develop Tourism Advertising Plan and implement.	AACVBA, Tourism Director	Economic Development	Yes. But On-gong				

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Prepare FY2006 application for the Cobb County Greenspace Program (Note: Program has changed due to State budget)	Staff, Planner	Planning and Zoning and Code Enforcement	Yes				
Review annual budget and work to construct Gateway Signage	City Council	Planning and Zoning and Code Enforcement		On-going			
Conduct Study of potential for Seminole Drive Historic District.	HPC	Planning and Zoning and Code Enforcement		Yes. Date TBD			
Implement a systematic plan for preservation and renovation of historic low-income housing with a grant or investment incentive program.	HPC, HP Planner, City Council	Planning and Zoning and Code Enforcement		Yes. Date TBD			
Prepare for implementation of a stream-lined permitting process involving all departments issuing permits in the development process.	Staff	Planning and Zoning and Code Enforcement		Ongoing project			

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Status				Notes
			Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Prepare Comprehensive Training Program for P&Z members	Staff, Planner	Planning and Zoning and Code Enforcement		Ongoing project			
Conduct study of potential for Mill Village Historic District.	HPC	Planning and Zoning and Code Enforcement		Yes. Date TBD			
Investigate possibility of applying for Certified Local Government status with State Historic Preservation Division	HPC	Planning and Zoning and Code Enforcement	Yes				
Coordinate an agreement with Cobb County to establish development guidelines with respect to sanitary sewer service.	City Council, City Planner	Planning and Zoning and Code Enforcement		Yes. Date TBD			
Identify and establish locations and design gateway historical markers along major roads into Heritage Zone.	City Council, City Planner	Planning and Zoning and Code Enforcement		Yes. Date TBD			

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Identify and establish proposed gateway corridors and review the establishment of special development guidelines along major roads into the City.	City Council	Planning and Zoning and Code Enforcement		Ongoing Project			
Create and adopt local mendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	Staff	Building Department		Such work will be ongoing every year as needs arise and time allows.			
Purchase Large Format Copier	Staff	Building Department			Postponed for cost reasons. Will reconsider in 2008		
Participate in customer service training	Building Department staff	Building Department	Yes				
Upgrade existing radar units and camera units to digital	Police Dept.	Police Department	Yes				
Re-evaluate the sanitation routes in order to provide a higher level of service due to unpredicted growth in currently undeveloped or new annexed areas.	Public Works	Public Works	Yes				

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Status					Notes
		Department	Complete ?	Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Start Citywide pavement resurface plan	Public Works	Public Works		Ongoing Project			
Implement SPLOST Roadway Improvement Projects	Public Works, City Manager	Public Works		Ongoing Project			
Study Options for utilizing GIS to locate and inventory all under road structures such as pipes and culverts. Inventory list will include but not be limited to location, condition, style, size and design.	Public Works MIS	Public Works		Ongoing Project			
Phase 3 of Improvements to City Parks per 2003 Master Plan	Aldermen, staff	Parks and Recreation		Ongoing Project			
Begin Phase Two of Trail system around Lake Acworth (Improvements to Lake Acworth and Cauble Park per Master Plan)	Alderman, Lake Authority, Staff	Parks and Recreation	No		Yes. In Grant review process		
Begin Phase 1 of Improvements to City Parks per 2004 Master Plan	Aldermen, Staff, Lake Authority	Parks and Recreation	Yes. 3/1/2007				

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Begin Phase One Of Tanyard Creek Park per Master Plan	Alderman, Staff	Parks and Recreation		Working on Acquisition of Property			
Develop plan to expand Recreation Programs for all ages (children, Seniors), adult education, summer activities and Cultural Activities	Aldermen, staff In Progress	Parks and Recreation	In Progress	6/1/07			
Review feasibility of a community Gymnasium	Aldermen, staff, Lake Authority In Progress	Parks and Recreation	In Progress	4/1/07			
Install Capacitors to Increase Power Factor and Improve Voltage Waveform	Power Department	Power Department		These our on going projects that are worked on as time and opportunity allow			
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses	Power Department	Power Department		These our on going projects that are worked on as time and opportunity allow			

Report of Accomplishments(Continued)							
2006- Report of Accomplishments	Responsible Party	Department	Complete ?	Status			Notes
				Underway (projected completion date)	Postponed (Provide reason)	Dropped (Provide reason)	
Replace Older Less Efficient Distribution Equipment	Power Department	Power Department		These are on going projects that are worked on as time and opportunity allow			
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	Power Department	Power Department		These are on going projects that are worked on as time and opportunity allow			
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	Power Department	Power Department		These are on going projects that are worked on as time and opportunity allow			
Purchase More Efficient Transformers so as to Reduce System Losses	Power Department	Power Department		These are on going projects that are worked on as time and opportunity allow			

Source: City of Acworth Staff. MACTEC Engineering and Consulting

4.3 SHORT-TERM WORK PROGRAM

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Inventory cemetery and data entry into Pontem Cemetery Software	-0-	N/A			Staff	Administration/City Clerk's Office
Prepare an Employee Handbook	-0-	N/A			Staff, Mayor and Board	Administration/City Clerk's Office
Implement Uniform Chart of Accounts	N / A	N / A			Financial Administration	Financial Administration & Customer Service Department
Implement GASB no. 43& 45 – gather data on infrastructure reporting – Fiscal Year deadline for Retroactive Infrastructure Reporting -Post Employment Benefits	\$3,000	General Fund			Financial Administration and Public Works	Financial Administration & Customer Service Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund			Financial Administration	Financial Administration & Customer Service Department
Participate in GFOA Certificate for Excellence in Financial Reporting Program	\$600.00	General Fund			Financial Administration	Financial Administration & Customer Service Department
Continued Accounting Training of Staff	\$1,500	General Fund			Financial Administration	Financial Administration & Customer Service Department

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Customer Service Staff Training	\$1,500	Customer Service Internal Service Fund			Customer Service	Financial Administration & Customer Service Department
Computer Replacement	\$1,500	Customer Service Internal Service Fund			Customer Service	Financial Administration & Customer Service Department
Prepare Annual Report for TAD #1	Unknown	TAD funds			Staff	Economic Development
Review Tourism Advertising Plan and make changes as necessary.	\$10,000	Tourism			AACVBA, Tourism Director	Economic Development
Review Tourism Marketing Brochures and make changes as necessary.	\$10,000	Tourism			AACVBA, Tourism Director	Economic Development
Continue to implement LCI Plan.	Unknown	ARC Grant, General Fund			LCI Committee, Staff, City Council	Economic Development
Continue to enhance the Dixie Highway program	Unknown	Tourism			Tourism Director, Tourism	Economic Development
Develop plans for visitor center site.	Unknown	NA			County-private sector	Economic Development

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Develop a systematic plan for preservation and renovation of historic low-income housing with a grant or investment incentive program.	\$5,000	State Grant, HPC			HPC, HP Planner, City Council	Economic Development
Investigate ways to support home-based and incubator businesses.	-0-	NA			Economic Dev. Dir	Economic Development
Assess the feasibility and need to establish an Industrial or Citywide (or joint) Development Authority.	-0-	General Fund			Economic Development Director, City Council	Economic Development
Develop plan to encourage construction of office parks/space.	-0-	General Fund			Economic Development Director	Economic Development
Review mix of housing types and costs in the City and develop plan to remedy shortfalls.	-0-				Economic Development Director	Economic Development
Prepare Annual Update and Short Term Work Update to the Comprehensive Plan	In-house	General Fund			Staff, Planner	Planning and Zoning & Code Enforcement
Update historic resource survey on comprehensive basis and evaluate other potential districts or add-ons.	\$1,000	HPC			HPC	Planning and Zoning & Code Enforcement

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Implement Seminole Drive Historic District.	\$1,000	HPC			HPC	Planning and Zoning & Code Enforcement
Implement a stream-lined permitting process involving all departments issuing permits in the development process.	Unknown	General Fund			Staff	Planning and Zoning & Code Enforcement
Identify and establish locations and design historical markers along major roads.	Unknown	Tourism, HPC, DDA, General Fund, State Grant			Tourism, HPC, DDA, DDA Director and City Council	Planning and Zoning & Code Enforcement
Consider amendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	- 0 -	General Fund			Building Department Staff, Board of Aldermen	Building Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund			Building Department, Administration Staff	Building Department
Review, implement PDA technology for Police reports, etc.	-0-	General Fund			Chief/C-staff and IS manager	Police Department
Initiate CALEA accreditation process	- 0 -	General Fund			Chief/HQ Lt/ Accreditation Mgr.	Police Department
Submit staff applications to FBI Academy.	-0-				Command Staff	Police Department

2007						
Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Add four sworn officer positions To staff two, two-man CIU teams	Salaries, benefits	General Fund, COPS Grant			Command Staff	Police Department
Implement SPLOST Roadway Improvement Projects, Complete SPLOST "Downtown Parking Improvements"	\$12,000,000	SPLOST, General Fund			Public Works, City Manager	Public Works Department
Plan for Upgrades to/of storm sewer system in conjunction with stormwater utility district (yet to be formed)	- 0 -	General Fund Grants			Public Works	Public Works Department
Purchase new garbage truck to replace a 1985 model currently in use.	\$130,000.00	General Fund			Public Works	Public Works Department
Start implementation "Silent Crossings"	\$330,000	Federal Grant			Public Works	Public Works Department
Implementation of improvements to Coats and Clark Park	\$250,000.00	Impact Fee, Grants, General Fund	50%		Aldermen, staff	Parks & Recreation
Renovation of Athletic Fields	\$100,000.00	Impact Fee, Grants, General Fund	50%		Alderman, staff	Parks & Recreation
Begin Phase 2 of Improvements to City Parks per 2003 Master Plan	\$250,000	Impact Fee, Grants, General Fund	50%		Aldermen, staff	Parks & Recreation

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Install Capacitors to Increase Power Factor and Improve Voltage Waveform	\$10,000	PF			Power Department	Power Department
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses	\$50,000	PF			Power Department	Power Department
Replace Older Less Efficient Distribution Equipment	\$50,000	PF			Power Department	Power Department
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	\$5,000	PF			Power Department	Power Department
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	\$15,000	PF			Power Department	Power Department
Purchase More Efficient Transformers so as to Reduce System Losses	\$50,000	PF			Power Department	Power Department

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Update the Existing Land Use Map	TBD	TBD			Staff	Planning and Zoning and Code Enforcement
Update GIS City boundary layers and base map to more accurately reflect City limits, lake, road and parcel contours	TBD	TBD			Staff	Planning and Zoning and Code Enforcement
Develop a more cost effective method/ process with Cobb County to obtain GIS Parcel and Aerial data.	TBD	TBD			Staff	Planning and Zoning and Code Enforcement
Adopt a Conservation Recreation Zoning ordinance to govern development in the Conservation Recreation character area.	TBD	TBD			Staff	Planning and Zoning and Code Enforcement
Initiate a feasibility study to research logistic and funding options to supplement Historic Home Maintenance for senior residents	TBD	TBD			Staff	Economic Development, Financial Administration and Customer Service Department
Develop design guidelines for reuse of houses in older neighborhoods for professional office use	TBD	TBD			Staff	Planning and Zoning and Code Enforcement
Expand Building Reinvestment incentive program to include reduced power rate	TBD	TBD			Staff	Economic Development, Finance, and Power Department

2007 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Initiate a feasibility study for parking management in downtown.	TBD	TBD			Staff	Economic Development, Planning and Zoning and Code Enforcement
Initiate a feasibility study for locating a police precinct on Cobb Parkway.	TBD	TBD			Staff	Police Dept.
Initiate a program to involve more bicycle police in the CBD for special events	TBD	TBD			Staff	Police Dept.
Initiate a redevelopment study to identify issues and opportunities in the North Main Street Commercial Corridor	TBD	TBD			Staff	Planning and Zoning, Economic Development
Develop a Comprehensive Annexation Plan	TBD	TBD			Staff, Elected officials	Planning and Zoning, Economic Development
Total	TBD	TBD				

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Off-Site Records Storage	\$5000 annually	General Fund			Staff, Mayor and Board	Administration/City Clerk's Office
Purchase of Industrialized Shredder for City Hall	\$4,000.00	General Fund			Staff, Mayor and Board	Administration/City Clerk's Office
Building Renovations for Court Services	\$42,000.00	General Fund			Staff, Mayor and Board	Administration/City Clerk's Office
Implement Uniform Chart of Accounts	N / A	N / A			Financial Administration	Financial Administration and Customer Service Department
Implement GASB no. 34	Unknown	General Fund			Financial Administration	Financial Administration and Customer Service Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund			Financial Administration	Financial Administration and Customer Service Department
Participate in GFOA Certificate for Excellence in Financial Reporting Program	\$600.00	General Fund			Financial Administration	Financial Administration and Customer Service Department
Continued Accounting Training of Staff	\$1,500	General Fund			Financial Administration	Financial Administration and Customer Service Department
Customer Service Staff Training	\$1,500	Customer Service Internal Service Fund			Customer Service	Financial Administration and Customer Service Department
Prepare Annual Report for TAD #1	Unknown	TAD funds			Staff	Economic Development
Continue to implement LCI Plan.	Unknown	ARC Grant, General Fund			LCI Committee, Staff, City Council	Economic Development
Construct Gateway Signage.	\$15,000-to be implemented over three-five years	General Fund, Private Donations			City Council	Economic Development

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Continue to enhance the Dixie Highway program	Unknown	Tourism			Tourism Director, Tourism	Economic Development
Develop mini bus tours to Acworth for specific areas of interest, cooperating with nearby cities.	\$1,000	Tourism			Tourism Director	Economic Development
Develop a systematic plan for preservation and renovation of historic low-income housing with a grant or investment incentive program.	\$5,000	State Grant, HPC			HPC, HP Planner, City Council	Economic Development
Investigate ways to support home-based and incubator businesses.	-0-	NA			Economic Dev. Dir	Economic Development
Assess the feasibility and need to establish an Industrial or Citywide (or joint) Development Authority.	-0-	General Fund			Economic Development Director, City Council	Economic Development
Develop plan to encourage construction of office parks/space.	-0-	General Fund			Economic Development Director	Economic Development
Review mix of housing types and costs in the City and develop plan to remedy shortfalls.	-0-				Economic Development Director	Economic Development
Prepare Annual Update and Short Term Work Update to the Comprehensive Plan	In-house	General Fund			Staff, Planner	Planning and Zoning, and Code Enforcement

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Execute agreement with Cobb County to share annexation and development data with the Cobb County Public School System to facilitate school planning.	-0-	Not complete			City Council	Planning and Zoning
Update historic resource survey on comprehensive basis and evaluate other potential districts or add-ons.	\$1,000	HPC			HPC	Planning and Zoning
Consider local amendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	- 0 -	General Fund			Building Department Staff, Board of Aldermen	Building Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund			Building Department, Administration Staff	Building Department
Purchase PDA technology for Police reports, etc.	TBA	General Fund			Police Dept.	Police Dept.
Implement requiring degrees of all officers.	-0-	General Fund			Command Staff	Police Dept.
Achieve CALEA accreditation	Percentage based on Department sworn personnel	General Fund Asset Forfeiture			Chief/HQ Lt/ Accred. Mgr.	Police Dept.
Continue Citywide paving plan for systemized out-year paving of all City streets	- 0 -	General Fund LARP Grants			Public Works	Public Works

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Implement SPLOST Roadway Improvement Projects	\$12,000,000	SPLOST, General Fund			Public Works, City Manager	Public Works
Complete Senator Russell Ave. Street Improvements	\$650,000	LCI Grant, General Funds			Public Works,	Public Works
Apply for LCI Grant Phase II Senator Russell Sq. Complete Phase 1 SRA	1250000 650000	General Fund LCI Grant			Public Works	Public Works
Implementation of renovation of the Barns at Logan Farm	\$150,000.00	Impact Fee, Grants, General Fund	50%		Aldermen, staff, Lake Authority	Parks and Recreation
Implement Adult Softball Program	20,000	Association, General Fund			Aldermen, Staff	Parks and Recreation
Apply for TE Grant funds for Phase Three of Trail system around Lake Acworth	\$1,000,000	TE Grant			Aldermen, Lake Authority, Staff	Parks and Recreation
Begin Phase Two Of Tanyard Creek Park	150,000	Impact Fee/ CDBG	20%		Aldermen, Staff	Parks and Recreation
Install Capacitors to Increase Power Factor and Improve Voltage Waveform	\$10,000	PF			Power Department	Power Department
Install New Feeder Out of New Bay at Cobb County Water Treatment Sub-Station on Highway 293	\$100,000	PF			Power Department	Power Department
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses	\$50,000	PF			Power Department	Power Department

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Replace Older Less Efficient Distribution Equipment	\$50,000	PF			Power Department	Power Department
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	\$5,000	PF			Power Department	Power Department
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	\$15,000	PF			Power Department	Power Department
Purchase More Efficient Transformers so as to Reduce System Losses	\$55,000	PF			Power Department	Power Department
Develop and adopt a Parks, Recreation, Greenway and Open Space Master Plan.	TBD	TBD			Staff	Parks and Recreation
Develop a Sidewalk Improvement Plan	TBD	TBD			Staff	Public Works
Identify residential redevelopment areas and initiate redevelopment studies for each character area.	TBD	TBD			Staff	Economic Development, Building Department, Public Works

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Initiate a study to identify redevelopment issues and opportunities within the Interstate Commercial Character areas.	TBD	TBD			Staff	Economic Development, Planning and Zoning and Code Enforcement
Revise/ reorganize existing design guidelines to reflect specific guidelines required for each character area	TBD	TBD			Staff	Planning and Zoning and Code Enforcement
Develop a database of businesses for economic development tracking, retention and recruitment	TBD	TBD			Staff	Economic Development
Initiate a feasibility study for shuttle service between City destination points.	TBD	TBD			Staff	Economic Development, Planning and Zoning and Code Enforcement
Identify existing or establish new architectural and site design guidelines for each of the Future Development Map Character Areas.	TBD	TBD			Staff	Economic Development, Planning and Zoning

2008 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Initiate a revitalization study to identify issues and opportunities along the Historic CBD Commercial Corridor from Lemon Street to Gibson Street	TBD	TBD			Staff	Economic Development, Planning and Zoning
Initiate study to evaluate the issues and opportunities of expanding the City Limits into Paulding, Bartow and Cherokee Counties.	TBD	TBD			Mayor, Board of Alderman, and Staff	Economic Development, Planning and Zoning
Total	TBD					

2009 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund			Financial Administration	Financial Administration and Customer Service Department
Participate in GFOA Certificate for Excellence in Financial Reporting Program	\$600.00	General Fund			Financial Administration	Financial Administration and Customer Service Department
Continued Accounting Training of Staff	\$1,500	General Fund			Financial Administration	Financial Administration and Customer Service Department
Customer Service Staff Training	\$1,500	Customer Service Internal Service Fund			Customer Service	Financial Administration and Customer Service Department
Prepare Annual Report for TAD #1	Unknown	TAD funds			Staff	Economic Development
Continue to implement LCI Plan.	Unknown	ARC Grant, General Fund			LCI Committee, Staff, City Council	Economic Development
Review Tourism Advertising Plan and make changes as necessary.	\$10,000	Tourism			AACVBA, Tourism Director	Economic Development
Construct Gateway Signage.	\$15,000-to be implemented over three-five years	General Fund, Private Donations			City Council	Economic Development
Prepare Annual Update and Short Term Work Update to the Comprehensive Plan	In-house	General Fund			Staff, Planner	Planning and Zoning & Code Enforcement
Investigate the feasibility of conducting an annual citizens' survey to assess city needs	-0-	General Fund			Staff, City Council	Planning and Zoning & Code Enforcement

2009 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Assess the feasibility of adopting new impact fees to provide services for future growth.	\$10,000	General Fund			City Council, City Planner	Planning and Zoning & Code Enforcement
Update historic resource survey on comprehensive basis and evaluate other potential districts or add-ons.	\$1,000	HPC			HPC	Planning and Zoning & Code Enforcement
Consider local amendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	- 0 -	General Fund			Building Department Staff, Board of Aldermen	Building Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund			Building Department, Administration Staff	Building Department
Review Potential of less-than-lethal weaponry	TBA	General Fund			Police Dept.	Police Dept.
Continue CALEA accreditation process	Training and travel costs for accreditation manager	General Fund			Police Dept.	Police Dept.
Prepare for construction of major storm water utility infrastructure and associated disruption of street cuts	- 0 -	General Fund, LARP Grants			Public Works	Public Works
Implement SPLOST Roadway Improvement Projects	\$12,000,000	SPLOST, General Fund			Public Works, City Manager	Public Works

2009 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Begin Engineering on Gymnasium	\$300,000	Impact Fee, Grants, General Fund	50%		Aldermen, staff, Lake Authority	Parks and Recreation
Implementation of Renovation of the House @ Logan Farm Park	100,000	General Fund, HPC, Grant	50%		Alderman, Staff	Parks and Recreation
Begin Phase Two of Sports Complex per Master Plan	Part of \$2.5 million bond	Bond	10%		Lake Authority, Aldermen, Staff	Parks and Recreation
Install Capacitors to Increase Power Factor and Improve Voltage Waveform	\$10,000	PF			Power Department	Power Department
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses.	\$50,000	PF			Power Department	Power Department
Replace Older Less Efficient Distribution Equipment	\$50,000	PF			Power Department	Power Department
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	\$5,000	PF			Power Department	Power Department
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	\$15,000	PF			Power Department	Power Department
Purchase More Efficient Transformers so as to Reduce System Losses	\$65,000	PF			Power Department	Power Department
Total	\$195,000.00					

2010 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Document Imaging/Laserfische/Indexing and Management Solutions	\$30,000 (initial fee & \$1,000.00 annually for support agreement)	General Fund		On Target for 2010	Staff, Mayor and Board	Administration/City Clerk's Office
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund		On Target for 2010	Financial Administration	Financial Administration and Customer Service Department
Participate in GFOA Certificate for Excellence in Financial Reporting Program	\$600.00	General Fund		On Target for 2010	Financial Administration	Financial Administration and Customer Service Department
Continued Accounting Training of Staff	\$1,500	General Fund		On Target for 2010	Financial Administration	Financial Administration and Customer Service Department
Customer Service Staff Training	\$1,500	Customer Service Internal Service Fund		On Target for 2010	Customer Service	Financial Administration and Customer Service Department
Prepare Annual Report for TAD #1	Unknown	TAD funds		On Target for 2010	Staff	Economic Development
Develop Visitors Center	Unknown	Tourism, State Funding		On Target for 2010	Tourism Director	Economic Development
Continue to implement LCI Plan.	Unknown	ARC Grant, General Fund		On Target for 2010	LCI Committee, Staff, City Council	Economic Development
Review Tourism Advertising Plan and make changes as necessary.	\$10,000	Tourism		On Target for 2010	AACVBA, Tourism Director	Economic Development
Construct Gateway Signage.	\$15,000-to be implemented over three-five years	General Fund, Private Donations		On Target for 2010	City Council	Economic Development

2010 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Prepare Annual Update and Short Term Work Update to the Comprehensive Plan	In-house	General Fund		On Target for 2010	Staff, Planner	Planning and Zoning & Code Enforcement
Assess the feasibility of hiring a full-time planner and establishing a Community Development Department.	-0-	General Fund		On Target for 2010	Staff, City Council	Planning and Zoning & Code Enforcement
Update historic resource survey on comprehensive basis and evaluate other potential districts or add-ons.	\$1,000	HPC		On Target for 2010	HPC	Planning and Zoning & Code Enforcement
Consider local amendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	- 0 -	General Fund		On Target for 2010	Building Department Staff, Board of Aldermen	Building Department
Replace department vehicles (two pick-up trucks)	\$35,000 - \$45,000	General Fund		On Target for 2010	Building Department Staff, Board of Aldermen	Building Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund		On Target for 2010	Building Department, Administration Staff	Building Department
Consider aerial surveillance unit	\$20,000	Drug Seizure money or grants		On Target for 2010	Police Dept.	Police Dept.
Implement take-home car policy	\$100,000	General Fund		On Target for 2010	Police Dept.	Police Dept.

2010 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Prepare for construction of major storm water utility infrastructure and associated disruption of street cuts	- 0 -	General Fund, LARP Grants		On Target for 2010	Public Works	Public Works
Implement SPLOST Roadway Improvement Projects	\$12,000,000	SPLOST, General Fund		On Target for 2010	Public Works, City Manager	Public Works
Implement Phase Four of trail connecting Sport Complex to Lake Acworth	400,000	Impact Fee, Tee Grant		On Target for 2010	100%	Aldermen, Lake Authority, Staff
Implementation of improvements to Overlook Park	\$150,000.00	Impact Fee, Grants, General Fund		On Target for 2010	50%	Aldermen, staff, Lake Authority
Install Capacitors to Increase Power Factor and Improve Voltage Waveform	\$10,000	PF		On Target for 2010		Power Department
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses	\$50,000	PF		On Target for 2010		Power Department
Replace Older Less Efficient Distribution Equipment	\$50,000	PF		On Target for 2010		Power Department
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	\$5,000	PF		On Target for 2010		Power Department

2010 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	\$15,000	PF		On Target for 2010		Power Department
Purchase More Efficient Transformers so as to Reduce System Losses	\$55,000	PF		On Target for 2010		Power Department
Total	\$185,000.00					

2011 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund		On Target for 2011	Financial Administration	Financial Administration and Customer Service Department
Participate in GFOA Certificate for Excellence in Financial Reporting Program	\$600.00	General Fund		On Target for 2011	Financial Administration	Financial Administration and Customer Service Department
Continued Accounting Training of Staff	\$1,500	General Fund		On Target for 2011	Financial Administration	Financial Administration and Customer Service Department
Customer Service Staff Training	\$1,500	Customer Service Internal Service Fund		On Target for 2011	Customer Service	Financial Administration and Customer Service Department
Prepare Annual Report for TAD #1	Unknown	TAD funds		On Target for 2011	Staff	Economic Development
Continue to implement LCI Plan.	Unknown	ARC Grant, General Fund		On Target for 2011	LCI Committee, Staff, City Council	Economic Development
Review Tourism Advertising Plan and make changes as necessary.	\$10,000	Tourism		On Target for 2011	AACVBA, Tourism Director	Economic Development
Construct Gateway Signage.	\$15,000-to be implemented over three-five years	General Fund, Private Donations		On Target for 2011	City Council	Economic Development
Prepare Annual Update and Short Term Work Update to the Comprehensive Plan	In-house	General Fund		On Target for 2011	Staff, Planner	Planning and Zoning & Code Enforcement
Assess the feasibility of hiring a full-time planner and establishing a Community Development Department.	-0-	General Fund		On Target for 2011	Staff, City Council	Planning and Zoning & Code Enforcement

2011 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Update historic resource survey on comprehensive basis and evaluate other potential districts or add-ons.	\$1,000	HPC		On Target for 2011	HPC	Planning and Zoning & Code Enforcement
Consider local amendments to the City's Code of Ordinances and/or the State Mandated Construction Codes as may be necessary	- 0 -	General Fund		On Target for 2011	Building Department Staff, Board of Aldermen	Building Department
Evaluate Staffing needs, possible addition of personnel	Unknown	General Fund		On Target for 2011	Building Department, Administration Staff	Building Department
Construction of new police department headquarters	TBA	General Fund		On Target for 2011	Police Dept	Police Department
Implement SPLOST Roadway Improvement Projects	Portion of 12000000	SPLOST, General Fund		On Target for 2011	Public Works, City Manager	Public Works Department
Implement Stormwater utility	\$50,000	General Fund		On Target for 2011	Public Works, City Manager	Public Works Department
Complete Senator Russell Sq. Phase II Street Improvements	1,250,000	LCI Grant, General Fund		On Target for 2011	Public Works,	Public Works Department
Implement Stormwater utility	\$50,000	General Fund		On Target for 2011	Public Works, City Manager	Public Works Department
Install Silent Crossing Improvements	\$1,500,000	Federal Grant, General Fund		On Target for 2011	Public Works, City Manager	Public Works Department
Begin Phase Three of Trail system around Lake Acworth.	\$1,500,000	Impact Fee, Grants	20%	On Target for 2011	Alderman, Lake Authority, Staff	Department of Recreation

2011 Short Term Work Program(STWP)	Anticipated Cost or Budget	Anticipated Funding	Funding from Impact Fees	Completion Status	Responsible Party	Department
Begin Construction of Gymnasium	\$5.5 Million	Impact Fee, General Fund, Grants	50%	On Target for 2011	Aldermen, Staff	Department of Recreation
Construction of a Skate Park	\$75,000	Impact Fee, General Fund	50%	On Target for 2011	Aldermen, Staff	Department of Recreation
Install Capacitors to Increase Power Factor and Improve Voltage Waveform	\$10,000	PF		On Target for 2011	Power Department	Power Department
Replace Older Smaller Copper Wire with Larger Aluminum Wire to Help Reduce Losses	\$50,000	PF		On Target for 2011	Power Department	Power Department
Replace Older Less Efficient Distribution Equipment	\$50,000	PF		On Target for 2011	Power Department	Power Department
Replace Existing Older Street Lights With Lower Wattage/High Lumen Output Lights	\$5,000	PF		On Target for 2011	Power Department	Power Department
Purchase Reclosers and Sectionalizers to Help Isolate Faults on the System to Reduce the Size of the Areas Affected by the Outage	\$15,000	PF		On Target for 2011	Power Department	Power Department
Purchase More Efficient Transformers so as to Reduce System Losses	\$55,000	PF		On Target for 2011	Power Department	Power Department
Total	\$185,000.00					

Source: City of Acworth Staff. MACTEC Engineering and Consulting

4.4 LONG-TERM PROJECTS WITH SPLOST FUNDING

Acworth SPLOST Projects	Year Approved	Anticipated Budget		Project Status
Major Transportation Projects				
Dallas Street Improvements	2005	\$2,000,000		In-Process. Start Date To be Determined
Main Street Improvements	2005	\$2,274,000		In-Process. Start Date To be Determined
School Street Improvements	2005	\$1,300,000		In-Process. Start Date To be Determined
Nance Road/Acworth Due West Road-CO-302	2005	\$1,127,000		Joint with County. Consultant Selection Phase.
Old McEver Road Improvements	2005	\$1,475,000		Begin 2008
SR 92 / Lake Acworth Drive- CO-301	2005	\$521,000		Concept Phase
SubTotal			\$8,697,000	
Street Resurfacing Projects				
Street Mill and Overlay Paving, Sidewalk Repair, Landscaping / Streetscape Improvements and Railroad Crossing Improvements	2005	\$625,749		In-Process. Start Date To be Determined
SubTotal			\$625,749	
Miscellaneous Transportation Projects				
Senator Russell Avenue Improvements	2005	\$800,000		In-Process. Start Date To be Determined
Academy Street Improvements	2005	\$685,000		In-Process. Start Date To be Determined
McLain Street West Improvements	2005	\$500,000		In-Process. Start Date To be Determined
McLain Street East Improvements	2005	\$425,000		In-Process. Start Date To be Determined

Long Term Projects with SPLOST Funding(Continued)

Acworth SPLOST Projects	Year Approved	Anticipated Budget		Project Status
Baker Grove Road Sidewalks	2005	\$13,000		In-Process. Start Date To be Determined
Kennworth Drive Sidewalks	2005	\$13,000		In-Process. Start Date To be Determined
Stormwater Drainage Improvements	2005	\$905,000		Started. On Schedule
Northside Drive/Southside Drive Improvements	2005	\$300,000		In-Process. Start Date To be Determined
Parking Improvements- Downtown	2005	\$1,250,000		Started. On Schedule
SubTotal			\$4,891,000	
Miscellaneous Projects				
800 MHz Radio Radio Replacement		\$208,736		Started. On Schedule
SubTotal			\$208,736	
Total			\$14,422,485	

Source: City of Acworth Staff. MACTEC Engineering and Consulting

5 APPENDIX TO THE COMMUNITY ASSESSMENT

5.1 POPULATION PROJECTION REVISIONS

In response to Community Assessment comments received from the Atlanta Regional Commission and Acworth stakeholders during the Community Agenda process, revisions to population projections found in the Community Assessment are necessary and have been made to reflect more conservative projections. Current land use planning and the desires of the community discourage aggressive growth patterns without extensive annexation.

The tables included on the following pages reflect the revised tables found in the Community Assessment. The revised population projections should be considered for planning purposes in conjunction with the most current land use and zoning maps.

Table 5A- Revised Community Assessment Table 2.3.- City of Acworth Population Projections.

Calculation Method	Category	1980	1990	2000	2005	2010	2015	2020	2025
6	Total population – Historical Straight Line Trend Rate	3,648	4,519	13,767	18,428	19,643	24,000	28,296	31,705

Source: MACTEC Engineering and Consulting with direction from the staff and citizens of the City of Acworth.

Table 5A-1 Revised Community Assessment Table 2.3.- City of Acworth Population Projections and Twenty Year Planning Period Changes.

% Population change 1980-2005	Avg. Annual Growth Rate 1980-2005	% Population change 2005-2025	Avg. Annual Projected Growth Rate 2005-2025
405.15%	6.69%	72.04%	2.75%

Source: Department of Community Affairs, MACTEC Engineering and Consulting

Table 5A reflects the population projections that have been applied to other projection tables shown below. The population projections in Table 5A are exactly as they appear in Table 2.3 of the Community Assessment. The Historical Straight Line Trend Method was selected as the best projection method that reflected the growth desired by Acworth residents and current City zoning and land use practices. Table 5A-1 list historical and projected growth rates based on the population data in Table 5A.

Table 5B- Revised Community Assessment Table 2.6b- Age of Population

Category	1980	1990	2000	2005	2010 Revised Totals	2020 Revised Totals	2025 Revised Totals	Percentage Change '05-'25 Revised Totals
0 – 4 Years Old	241	330	1,341	1,905	2,069	3,075	3,486	83.0%
5 – 13 Years Old	551	566	1,883	2,566	2,722	3,891	4,347	69.4%
14 – 17 Years Old	274	172	406	474	453	527	538	13.5%
18 – 20 Years Old	213	217	454	578	587	777	842	45.6%
21 – 24 Years Old	254	287	760	1,019	1,072	1,507	1,673	64.2%
25 – 34 Years Old	511	833	3,177	4,543	4,952	7,407	8,412	85.2%
35 – 44 Years Old	449	619	2,328	3,291	3,565	5,277	5,972	81.5%
45 – 54 Years Old	440	496	1,309	1,754	1,844	2,590	2,875	63.9%
55 – 64 Years Old	358	438	792	1,014	1,037	1,383	1,504	48.3%
65 and over	357	561	972	1,287	1,342	1,863	2,057	59.8%
Totals	3,648	4,519	13,422	18,431	19,643	28,296	31,705	72.0%

Source: The Department of Community Affairs and MACTEC Engineering and Consulting.

Tables 5B and 5C represent the revised population projections for Age Distribution and for Racial and Hispanic Ethnic populations. The DCA calculated distribution percentages listed in Community Assessment Tables 2.6c and 2.7.3c, respectively, were applied to the revised population projections in Table 5A. Tables 5B and 5C should assist City officials with planning to meet the needs of specific age cohorts and population segments.

Table 5C- Revised Community Assessment Table 2.7.3C: City of Acworth Racial and Hispanic Ethnic Composition Projections

Category	2000		2005		2010- Revised		2020- Revised		2025- Revised	
White alone	10,692	79.70%	14,463	78.50%	15,282	77.80%	21,675	76.60%	24,159	76.20%
Black or African American alone	1,696	12.60%	2,410	13.10%	2,613	13.30%	3,905	13.80%	4,407	13.90%
American Indian and Alaska Native alone	28	0.20%	38	0.20%	39	0.20%	57	0.20%	63	0.20%
Asian or Pacific Islander	312	2.30%	471	2.60%	530	2.70%	821	2.90%	951	3.00%
other race	694	5.20%	1,049	5.70%	1,179	6.00%	1,839	6.50%	2,124	6.70%
Total Population	13,422	100%	18,431	100%	19,643	100%	28,296	100%	31,705	100%
Persons of Hispanic origin	812	6.00%	1,203	6.50%	1,355	6.90%	2,094	7.40%	2,410	7.60%

Source: The Department of Community Affairs and MACTEC Engineering and Consulting

Finally, Table 5D reflects the revised civilian employment projections for various job sectors. The average percentage of civilians in the workforce, 54.5%, was determined by calculating the average percentage of employed civilians from years 2000 and 2005. This percentage was then used to calculate the Total Employed Civilian Population for 2010, 2020 and 2025. The number of people employed in each sector was then determined using the original percentages from Community Assessment Table 3.1c and calculated using the revised civilian employment projections shown in Table 5D. The new employment projections should be only used as a guide for economic development planning.

Table 5D- Revised Community Assessment Table 3.1c- Employment Projections for Job Sectors

Category	2000	2000 % of Total	2005	2005 % of Total	2010- Revised	2010 % of Total	2020- Revised	2020 % of Total	2025- Revised	2025 % of Total- Revised	% Change '00-'25- Revised
Total Employed Civilian Population	7,264	---	10,110	---	10,705	54.50%	13,080	54.50%	17,279	54.50%	---
Agriculture, Forestry, Fishing, hunting & mining	21	0.30%	22	0.20%	21	0.20%	13	0.10%	17	0.10%	-17.72%
Construction	503	6.90%	681	6.70%	707	6.60%	837	6.40%	1106	6.40%	119.85%
Manufacturing	879	12.10%	1,074	10.60%	1049	9.80%	1099	8.40%	1365	7.90%	55.30%
Wholesale Trade	251	3.50%	360	3.60%	385	3.60%	484	3.70%	639	3.70%	154.71%
Retail Trade	1,157	15.90%	1,556	15.40%	1617	15.10%	1910	14.60%	2488	14.40%	115.06%
Transportation, warehousing, and utilities	323	4.40%	452	4.50%	482	4.50%	589	4.50%	778	4.50%	140.73%
Information	391	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	707	9.70%	1,032	10.20%	1124	10.50%	1426	10.90%	1918	11.10%	171.29%
Professional, scientific, management, administrative, and waste management services	844	11.60%	1,247	12.30%	1360	12.70%	1753	13.40%	2367	13.70%	180.48%
Educational, health and social services	1,076	14.80%	1,518	15.00%	1617	15.10%	2001	15.30%	2661	15.40%	147.30%
Arts, entertainment, recreation, accommodation and food services	468	6.40%	670	6.60%	717	6.70%	903	6.90%	1210	7.00%	158.45%
Other Services	444	6.10%	646	6.40%	696	6.50%	889	6.80%	1192	6.90%	168.53%
Public Administration	200	2.80%	260	2.60%	268	2.50%	301	2.30%	380	2.20%	90.07%

Source: The Department of Community Affairs and MACTEC Engineering and Consulting