An aerial photograph of a suburban neighborhood, showing a mix of residential houses, a school building, and a playground. The image is slightly faded and serves as a background for the title text.

# City of Acworth Urban Redevelopment Plan Update

**Approved by  
Acworth City Council,  
City of Acworth, Georgia**

**October 15, 2020**

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Prepared by:



[www.bleaklyadvisory.com](http://www.bleaklyadvisory.com)

1447 Peachtree St NE Atlanta, GA 30309

## Executive Summary

The Acworth Opportunity Zone and Community Redevelopment Plan were prepared and adopted in 2009 with a single boundary and combined into one document. The Acworth Opportunity Zone and Community Redevelopment Plan was adopted by the City, and subsequently DCA approved a relatively large opportunity Zone.

As Acworth's Opportunity Zone is set to expire at the end of 2020, The City of Acworth is updating and amending the Acworth Opportunity Zone and Community Redevelopment Plan for two key purposes:

1. To demonstrate that conditions within the Urban Redevelopment Area continue meet the criteria for an Urban Redevelopment Plan set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61);
2. To add two (2) parcels to the original Urban Redevelopment Area (URA) to support the designation of a new replacement Opportunity Zone at the northern edge of the URA, which includes the most blighted parcels in the URA.

Over the past ten years, the City of Acworth has been extremely successful in its redevelopment efforts as a result of its previously adopted 2009 Opportunity Zone and Community Redevelopment Plan. Now the City of Acworth would like to focus the redevelopment in the northern portion of the Urban Redevelopment Area by amending the area to include two new parcels off of Cherokee Street, south of Lake Acworth Drive, update the Urban Redevelopment Plan with current qualifying data and apply for a new Opportunity Zone boundary that is much smaller than the previous plan. The proposed Urban Redevelopment Plan highlights the success story, details the rationale for these changes in area and justifies the Opportunity Zone with findings of negative impact if left without intervention to stimulate the market conditions.

Over the past ten years, extensive revitalization efforts have been concentrated north of the downtown along Cherokee Avenue and south of the proposed Opportunity Zone site. Both private development, municipal reinvestment and partnerships using the Urban Redevelopment Plan and economic incentives packaged to result in several revitalized properties. More details are provided in Section 2 with media exerts included in the appendices.



The supporting justification for the revised Opportunity Zone is provided in Section 5 outlining pervasive poverty, evidence of physical blight and concentrated crime. The area prioritized for redevelopment is described in the City's Comprehensive Plan as a mixed-use corridor and area near the Interstate. A redevelopment concept, The Logan, has been approved for the site in being able to meet that vision.



With the OZ expiring at the end of 2020, the City of Acworth would like to apply for a new revised OZ that focuses on a small number of the most blighted parcels in the City, while updating the URA to allow for continuing implementation of redevelopment activities. The purpose of this URP is to provide current data, recognizing the positive impact of the 2009 URP/OZ, and focusing initiatives towards a new OZ area. The updated Urban Redevelopment Plan is necessary to support the application to the Georgia Department of Community Affairs for revised and renewed Opportunity Zone designation.

## 1. Introduction

The City of Acworth has prepared this **Urban Redevelopment Plan (URP)** in compliance with all requirements for an Urban Redevelopment Plan set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61). This 2020 Urban Redevelopment Plan is an update of the existing 2009 Urban Redevelopment Plan with a minor boundary adjustment to accommodate an update to the 2009 Opportunity Zone (OZ). The original URP and OZ were very successful in meeting the City's goals and resulted in the desired redevelopment. This 2020 URP will update the previous plan with current qualifying data and ensure that success continues moving forward for the next 20 years.

The Acworth Urban Redevelopment Plan is intended to address areas in need of redevelopment and revitalization due to disinvestment of aged structures and underdevelopment. Acworth's goals in creating this Urban Redevelopment Plan are to:

- Remove existing blighted conditions threatening public health, safety and welfare of its citizens;
- Reduce crime for a safer, cleaner, more attractive community;
- Provide incentives for reinvestment, thus improving the designated redevelopment area;
- Create new jobs for local residents;
- Prevent worsening of conditions that could negatively impact other areas of the City; and
- Continue the trend towards quality redevelopment seen in the Urban Redevelopment Area and Opportunity Zone over the last ten years that has brought quality housing, parks and infrastructure to Acworth.

The Acworth Opportunity Zone and Community Redevelopment Plan were prepared and adopted in 2009 with a single boundary and combined into one document. The Acworth Opportunity Zone and Community Redevelopment Plan was adopted by the City, and subsequently DCA approved a relatively large opportunity Zone. The City was very successful in implementing a large part of the proposed redevelopment vision in the southern portion of the URA; however, there is additional area in need of redevelopment with much opportunity for revitalization and blight mitigation. The OZ is approaching its expiration date and a proposed new replacement Opportunity Zone focuses on a small number of the most blighted parcels in the City. Updating the URA allows for continuing implementation of redevelopment activities. As part of this process, the URA boundary is being amended to accommodate two additional parcels included in the proposed OZ area but not originally included in the OZ or URA. This URP is an update and amendment to the 2009 URP.

The plan demonstrates that Acworth has adequately undertaken the due diligence, planning, and forethought to effectively implement and manage future efforts within the designated Urban Redevelopment area and a proposed revised Opportunity Zone.

Acworth has recognized the importance of this area through its comprehensive planning efforts and other revitalization initiatives, a community-based vision for the revitalization and redevelopment of this area. The parcels within the Urban Redevelopment Plan area all are impacted by the following negative conditions:

- **Pervasive Poverty**– Most of the City of Acworth Urban Redevelopment Area lies within a census tract with a 2018 Poverty Rate of 19%.
- **Concentrated Crime**– The crime statistics for the proposed Opportunity Zone area are six times higher than representative portion of land area when compared to the whole City of Acworth.
- **Evidence of Physical Blight**– Code enforcement citations show deteriorating structures and infrastructure which, by reason of dilapidation, deterioration, age, and obsolescence, are conducive to crime and are detrimental to public safety and welfare. The area has high rates of code enforcement activities per capita, including unsafe structures and unhealthy living conditions.
- **Continuing successful revitalization efforts with the original OZ and URP** – demonstrated success with redevelopment and infrastructure shows that the City of Acworth has been effective to utilizing the redevelopment powers and incentives of the Urban Redevelopment Plan and Opportunity Zone as to implement revitalization and improvements to infrastructure and quality of life consistent with the plan.

This Urban Redevelopment Plan supports the proposed Opportunity Zone as a tool to further the vision and implementation goals of the 2017 City of Acworth Comprehensive Plan. It also supports the use of the tools and opportunities granted by the Urban Redevelopment Law to stimulate revitalization, job growth, and economic development to support the pursuit of this vision in accordance with all applicable laws, zoning and land use policies.

## 2. Area Redevelopment History

The Acworth Opportunity Zone and Community Redevelopment Plan were prepared and adopted in 2009 with the same boundaries and combined into one document. The URP was adopted by the City, and subsequently DCA approved a relatively large Opportunity Zone, with a lifespan of 10 years. The City was very successful in implementing a large part of the redevelopment vision in the southern portion of the URA; however, there is additional area in need of redevelopment with much opportunity for revitalization and blight mitigation.

The success in the efforts to both provide incentives for private redevelopment as well as public initiatives. The City of Acworth has taken a proactive approach in revitalizing their downtown area to invest and/or partner in needed infrastructure like pedestrian bridges, sidewalks, roundabout, community center and trail expansion. In December 2019, the City was designated as a Georgia Exceptional Main Street community by the Georgia Department of Community Affairs.



Photos below show the results of several City of Acworth initiatives and economic development:



*Multiple new developments and public infrastructure additions in Downtown Acworth*



*Pedestrian bridge over railroad tracks*



*Expansion of Logan Farm Park, new community center*



*New commercial site, roundabout, sidewalks*



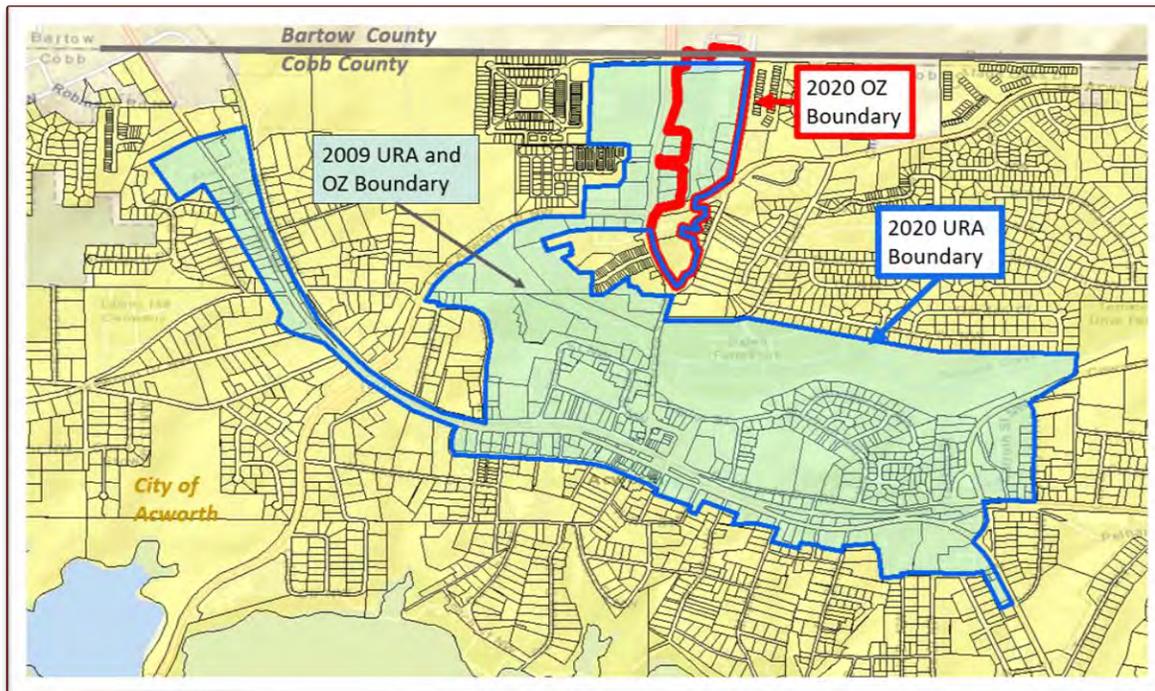
*Pedestrian bridge to access new developments*

### 3. Boundaries of the Urban Redevelopment Plan

The Acworth Urban Redevelopment Area is shown in the map below and includes:

- The Urban Redevelopment Area (URA) sits within the City of Acworth.
- The proposed Opportunity Zone (OZ) is just inside the City limit at I-75 to the north, east of Cherokee Street, crossing Lake Acworth Drive south to Old Cherokee Street encompassing all of the vacant and/or underdeveloped properties;
- The revised URA encompasses 386 parcels and totals approximately 324 acres;
- The proposed OZ area is a subset of the revised URA and comprised of eleven (11) parcels of commercial, office and residential uses totaling approximately 24 acres;
- Below is a graphic depicting the proposed OZ area with the original OZ/URA boundary;
- All parcels fall within the incorporated limits of the City of Acworth in Cobb County, Georgia. This boundary is consistent with the definition of Urban Redevelopment Area in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61).

**Urban Redevelopment Area Map**



Larger Map in Appendix A

The proposed Opportunity Zone would include the following eleven (11) parcels:

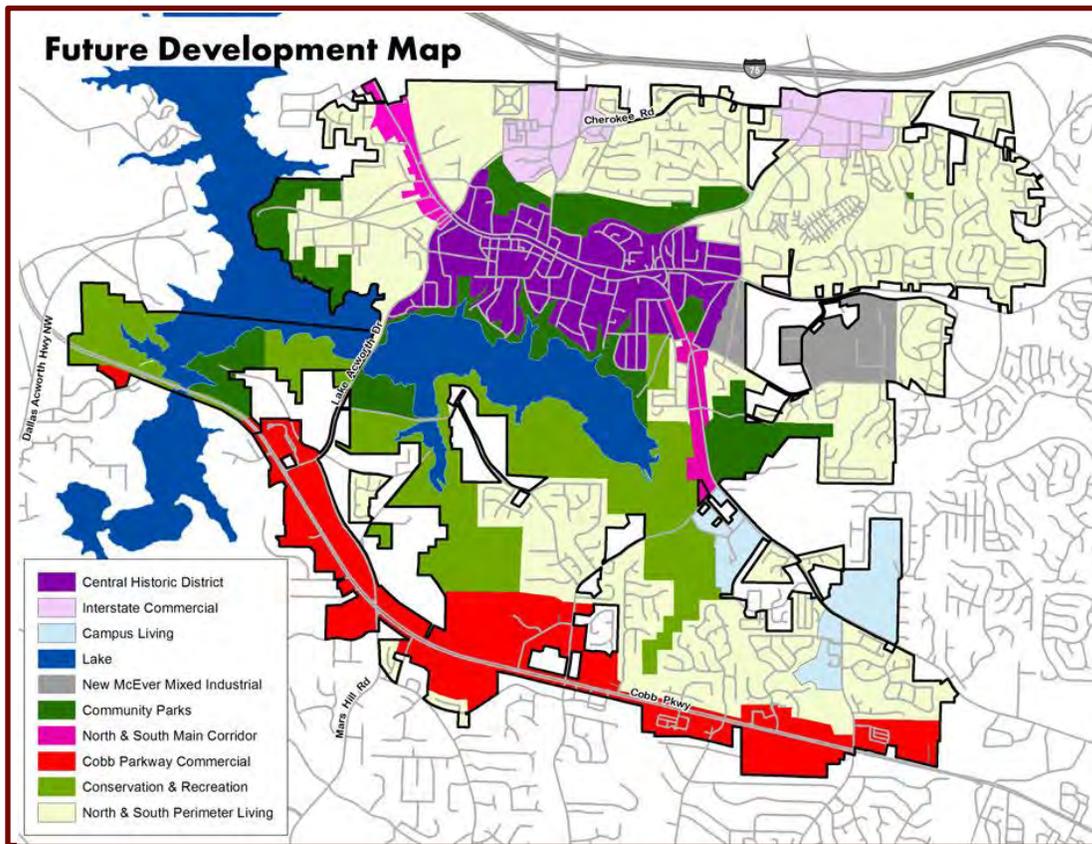
- Razed Kmart Center (5084 Cherokee Street)
- North end of Razed Kmart Center (5200 Cherokee St, Parcel 20000800920)
- Sweetbriar Shopping Center (5062 Cherokee St.)
- Sweetbriar Shopping Center Driveway (5050 Cherokee St.)
- Integrity Automotive (5251 Lake Acworth Dr.
- Gas Station (4353 Ross Rd)
- Three (3) residential parcels behind 5084 and 5082 Cherokee (4963,4973, and 4995 Ross)
- Dollar Tree (4890 Cherokee St)
- Vacant Office Park (4862 Cherokee St)



## 4. Consistency with Local Land Use Plans

The proposed redevelopment being considered for the proposed Urban Redevelopment Plan area is consistent with the Zoning, Land Use and Future Development Map of the 2017 City of Acworth Comprehensive Plan. The Purpose of this Urban Redevelopment Plan and the associated Opportunity Zone will be to catalyze redevelopment within the URA boundary. All redevelopment proposals within the URA will be subject to review under all adopted local land use and zoning regulations.

**2017 Comprehensive Plan Character Areas Identified within the Urban Redevelopment Area**



Source: 2017 City of Acworth Comprehensive Plan

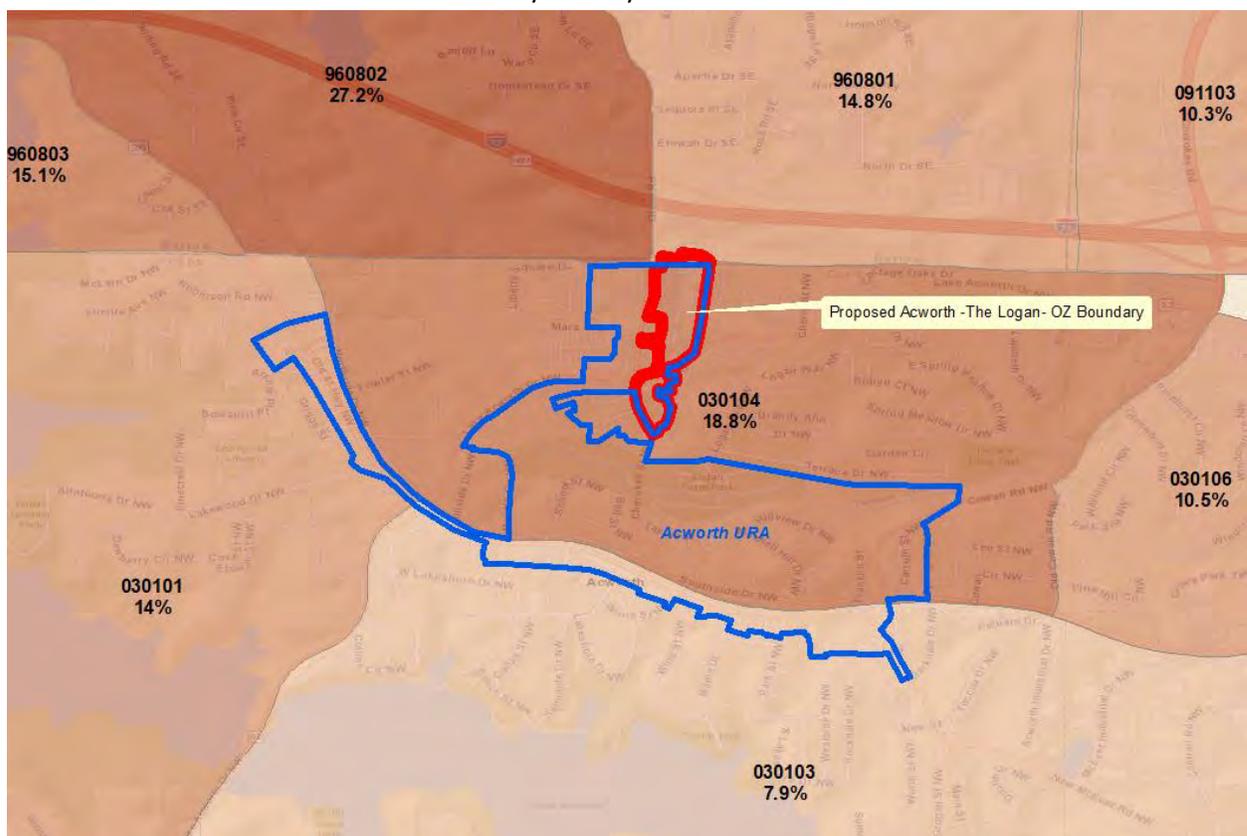
## 5. Negative Conditions within the Redevelopment Area

All parcels within the proposed Opportunity Zone (OZ) area exhibit or are impacted by negative conditions that hamper redevelopment efforts, as well as the safety, welfare and quality of life of residents and businesses.

### 5.1. Pervasive Poverty

The majority of parcels in the updated Urban Redevelopment Area, and all of the parcels in the proposed OZ lie within a census tract 030104 with a 2018 Poverty Rate of 18.8%.

2018 Poverty Rate by Census Tract



Source: US Census American Community Survey 2018

### 5.2. Vacancy, Abandoned and Obsolete Structures

While much activity has occurred since the original 2009 Urban Redevelopment Plan was prepared, the build out of the area is still far from complete compared to what was envisioned in the original redevelopment plan. The vacancy is most acute within the proposed Opportunity Zone area. Most of the buildings are vacant, abandoned or obsolete. The photos on the following pages show the conditions of these structures. On the largest parcel at 84 Cherokee Street the structures have been demolished due to poor condition.

### 5.3. Code Enforcement

Many parcels within the URA and the proposed Opportunity Zone are in disrepair and blighted. The 11 parcels within the proposed OZ area have been cited for code violations 12 times, which represents a rate of code violations per parcel 15 times higher than the City as a whole.

#### Abandoned Vehicles and Derelict Buildings in the Proposed OZ area



5200-5084 Cherokee Street; Source: BAG.

### 5.4. Deteriorated and Lack of Infrastructure

A deteriorated and lack of infrastructure in the proposed OZ area shows the area could benefit from redevelopment that will utilize the City's investments in the road network and pedestrian facilities nearby. Better road and inter-parcel connectivity and walkability between properties could relieve congestion from Cherokee Street. The largest parcels within the proposed Opportunity Zone are vacant and in disrepair. Revitalization will require significant infrastructure including stormwater mitigation, roads, curb and gutter, sewer, and water. The existing conditions of infrastructure within the URA and include deteriorated infrastructure that present hazards to public health and safety.



Exposed electrical transformer with garbage, 5084 Cherokee St. Source: BAG

Photo evidence of Blight and Underdevelopment in the Urban Redevelopment Area and Proposed Opportunity Zone



5084 Cherokee Street; Source: BAG



5084 Cherokee Street; Source: BAG; CoStar



5200-5084 Cherokee Street; Source: BAG



5200 Cherokee Street; Source: BAG



5200 Cherokee Street entrance; Source: BAG.



5200 Cherokee Street entrance; Source: BAG.



4890 Lake Acworth Drive, Source: BAG



4862 Cherokee Street; Source: BAG

**Photo evidence of Blight and Underdevelopment in the Urban Redevelopment Area and Proposed Opportunity Zone**



**4862 Cherokee Street; Source: BAG**



**2062 Cherokee Street; Source: BAG**



**5062 Cherokee Street; Soutce: BAG**



**5200 Cherokee Street entrance; Source: BAG.**



**5200 Cherokee Street entrance; Source: BAG.**

## 6. Community Land Use Objectives

The proposed redevelopment being considered for the proposed Urban Redevelopment Plan is consistent with the Future Development Map of the Acworth 2017 Comprehensive Plan. The future development plan identifies the URP area as a character area named “Interstate Commercial”. The permissible land uses listed are: residential, commercial, light industrial (and distribution), public/institutional, and transportation/ communication/utilities. The excerpt from the plan below identifies policies supportive for the character area and the proposed Opportunity Zone (OZ).

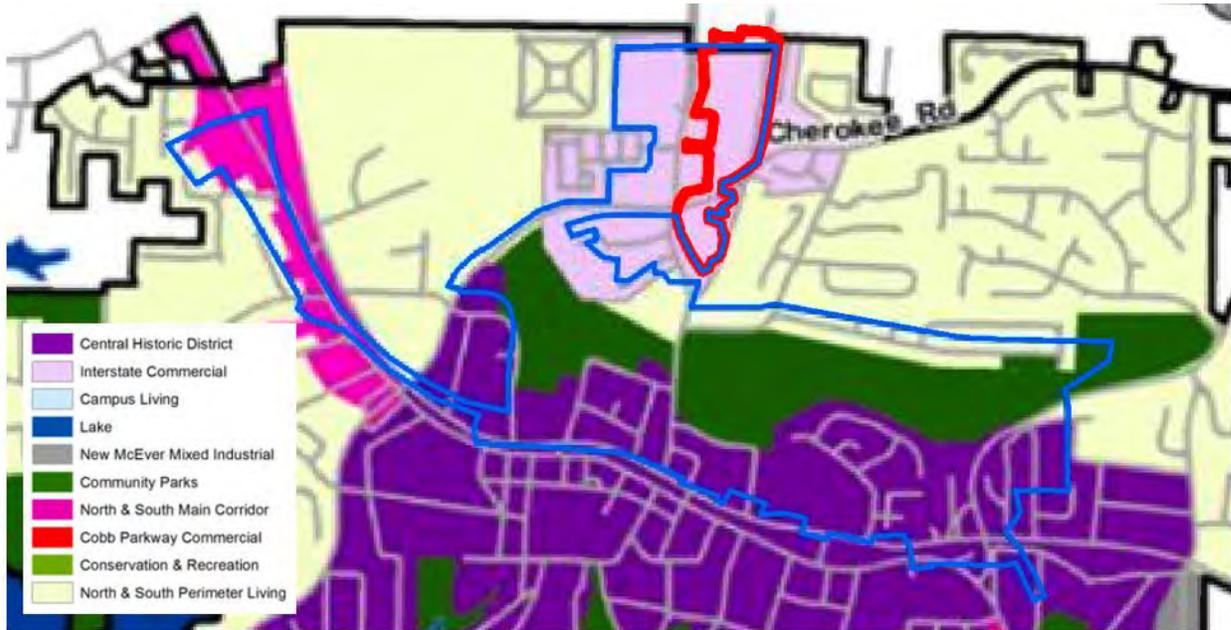
**2017 City of Acworth Comprehensive Plan  
Implementation Policies for Character Areas  
Identified within the Urban Redevelopment Area  
named “Interstate Commercial”**

Policy	Character Area											
	Cobb Pkwy	Commercial Co	Interstate Commercial	South Main Street Commer	North Main Street Commer	New McEver Mixed Indust	Central Historic District	In-Town Living	North Perimeter Living	South Perimeter Living	Campus Living	Conservation Recreation
Require inter-parcel access and connectivity to control access flow to Cobb Parkway.	X											
Encourage nodal development with clear boundaries and transitional zones.	X	X	X	X								
Discourage strip development.	X	X	X	X						X		
Encourage the integration of public transportation hubs at nodal developments.	X						X					
Incorporate Public Park and ride lots into public transportation hub locations.	X											
Encourage pedestrian access to nodal developments via sidewalks and trail systems to maximize use of public transportation hubs.	X			X								
Provide transitional buffers between commercial land uses and adjacent residential land uses.	X										X	
Maintain adequate building and landscaping setbacks that promote safety and market visibility.	X		X				X					
Encourage a diverse mix of products and services.	X		X	X	X	X	X					
Encourage the use of shared signage.	X			X	X	X						
Protect water quality with appropriate stream buffers.	X	X	X	X	X	X	X	X	X	X	X	X
management as defined in the Georgia Erosion and	X	X	X	X		X		X		X	X	X
Encourage shared access to Glade Road and to Highway 92.	X											
Require inter-parcel access and connectivity to control access flow to Glade Road and to Highway 92.		X										
Encourage the use of shared signage.	X	X										
Maintain adequate building and landscaping setbacks that promote safety and market visibility.	X		X	X						X		
Encourage the integration of public transportation stops at nodal developments. A park and ride lot currently exists at Highway 92 and Baker Road.		X										
Incorporate Public Park and ride lots into new development planning.		X										
Permit pedestrian access to nodal developments via sidewalks or trail systems to maximize use of public transportation hubs.		X										
Provide buffers between commercial land uses and adjacent residential land uses.		X					X					
Encourage a diverse mix of travel-related products and services.		X										

**2017 City of Acworth Comprehensive Plan Character area vision for “Interstate Commercial**

The Proposed Opportunity Zone is designated as :Interstate Commercial in the 2017 Comprehensive Plan. The Urban Redevelopment Plan and Opportunity Zone are consistent with these community land use objectives.

**City of Acworth 2017 Comprehensive Plan: Future Development Map (Detail with URA and OZ)**



**Interstate Commercial**

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

**Exit 278**

I-75 at the Glade Road interchange is 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 in this strip development with several fast food establishments fronting Glade Road. An Ingles store is located directly across Glade Road from the old Ingles store site. The old site presents numerous opportunities to become a large mixed use development as a gateway to the city.

**Exit 277**

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.



The community was interested in seeing similar developments on vacant property in this area.



**Vision – The Logan**

A proposed mixed-use development at 2550 Cherokee St, within the URA and the proposed Opportunity Zone would replace the vacant lot that is the site of a former dilapidated Kmart Store. This proposed redevelopment, which is consistent with community land use objectives, has been in limbo for over 10 years due to blighted conditions in the area which threaten the project's economic viability.



Photo Credit, Wood, The Logan, City of Acworth

## 7. Description of Parcels to be Acquired

This Urban Redevelopment Plan will not require the acquisition of properties or parcels.

## 8. Structures to be Demolished or Rehabilitated

This Urban Redevelopment Area boundary does not require the demolition or rehabilitation of properties or parcels. While future redevelopment within the Redevelopment Area Plan will likely include the demolition or rehabilitation of some existing structures, this will be accomplished through regular market mechanisms or public-private partnerships in accordance with all applicable local laws and regulations.

## 9. Plan to Leverage Private Resources for Redevelopment

All proposed and future redevelopment within the Urban Redevelopment Plan area is intended to be accomplished through private sector, market-driven activity. The City of Acworth's role in the redevelopment process will be to maintain and establish a regulatory framework and public infrastructure environment that catalyzes and facilitates private redevelopment activities that are consistent with the City's future land use and development goals.

## 10. Strategy for Relocating Displaced Residents

The Acworth Urban Redevelopment Plan is focused primarily on incentives for private market improvements to properties and therefore relocation of residents will not be required for any initiatives related to the Urban Redevelopment Plan. In the event displacement of residents becomes necessary at a later date, the City will develop a strategy/plan for relocating displaced residents in accordance with all local and state statutory requirements.

## 11. Covenants and Restrictions to be Placed on Properties

No covenants or restrictions will be placed on properties at this time.

## 12. Needed Public Infrastructure

The Acworth Urban Redevelopment Plan was conceived to support the designation of an Urban Redevelopment Area in support of the proposed City of Acworth-the Logan opportunity zone, and the continuing implementation of the 2010 Urban Redevelopment Plan. Most of the needed infrastructure from the 2010 plan, including roads, pedestrian facilities, parks, and stormwater management have been implemented. Additional public infrastructure necessary for the implementation of redevelopment within the proposed Opportunity Zone area will be determined once a specific redevelopment project moves forward. No public infrastructure shall be required for the administration of the area.

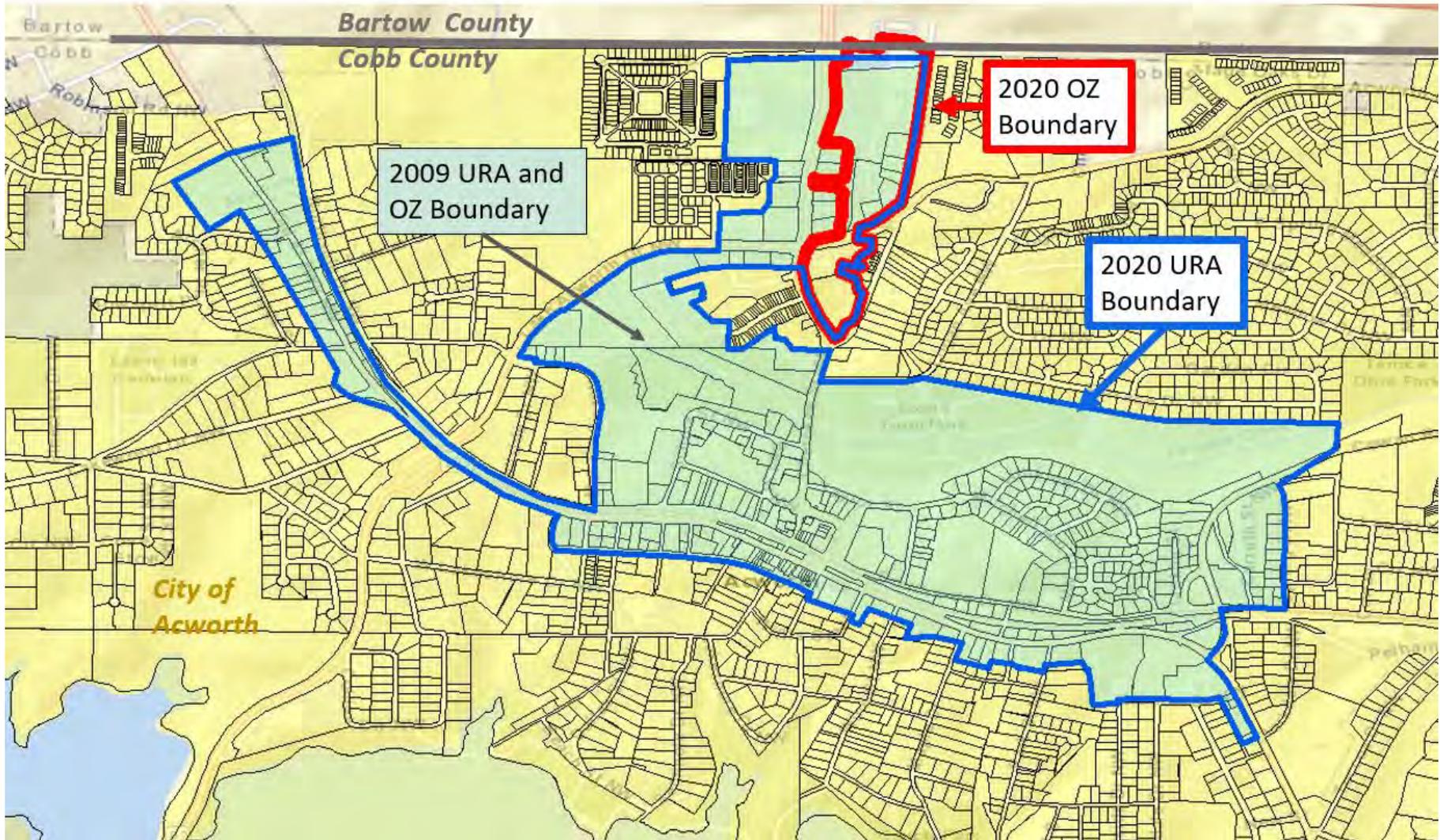
### 13. Strategy for Implementing the Plan

The City Council hears comments from the public and adopts a revised opportunity zone and Urban redevelopment area. With the official documentation by way of public hearing notice and approved resolution, the City of Acworth submits the opportunity zone application to the Georgia Department of Community Affairs (DCA) for review and approval. Once approved, the City of Acworth can notify the property owners within the revised Opportunity Zone of the redevelopment incentives.

#### Implementation Schedule

- |  |                  |
|--|------------------|
| • Advertise Public Hearing for URP                           | September, 2020  |
| • Review of Urban Redevelopment Plan by Acworth City Council | October 2020     |
| • Public Hearing   | October 12, 2020 |
| • City Council adopts Urban Redevelopment Plan               | October 15, 2020 |

### Appendix A: Map of Urban Redevelopment Area Boundary and Proposed Opportunity Zone



## Appendix B: List of Parcels to be Included in the Urban Redevelopment Plan Area

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
31		20	353	20003103530	4794	
8	C-2	20	92	20000800920		
32	C-1	20	169	20003201690	4586	ACADEMY ST
32	OIT	20	139	20003201390	4587	ACADEMY ST
6	R-3	20	255	20000602550	0	ACWORTH ENCLAVE DR
6	R-3	20	256	20000602560	0	ACWORTH ENCLAVE DR
6	R-3	20	209	20000602090	5101	ACWORTH ENCLAVE DR
6	R-3	20	210	20000602100	5103	ACWORTH ENCLAVE DR
6	R-3	20	252	20000602520	5108	ACWORTH ENCLAVE DR
6	R-3	20	251	20000602510	5110	ACWORTH ENCLAVE DR
6	R-3	20	250	20000602500	5112	ACWORTH ENCLAVE DR
6	R-3	20	254	20000602540	0	ARCHER PL
31	R-5	20	340	20003103400	4102	BEVERLY PL
31	R-5	20	341	20003103410	4104	BEVERLY PL
31	R-5	20	342	20003103420	4106	BEVERLY PL
31	R-5	20	343	20003103430	4108	BEVERLY PL
31	R-5	20	344	20003103440	4110	BEVERLY PL
32	C-1	20	173	20003201730	4484	CARNES ST
32	OIT	20	292	20003202920	4496	CARNES ST
30	R-2	20	122	20003001220	4602	CARRUTH CIR
30	OIT	20	107	20003001070	4555	CARRUTH ST
30	R-2	20	106	20003001060	4558	CARRUTH ST
32	C-1	20	23	20003200230	0	CHEROKEE ST
32	R-2	20	2	20003200020	0	CHEROKEE ST
31	C-1	20	352	20003103520	0	CHEROKEE ST
32	C-1	20	304	20003203040	0	CHEROKEE ST
32	R-2	20	1	20003200010	4350	CHEROKEE ST
32	R-2	20	3	20003200030	4370	CHEROKEE ST
32	R-5	20	9	20003200090	4394	CHEROKEE ST
32	OIT	20	10	20003200100	4400	CHEROKEE ST
32	C-1	20	12	20003200120	4410	CHEROKEE ST
31	R-5	20	12	20003100120	4425	CHEROKEE ST
32	C-1	20	325	20003203250	4438	CHEROKEE ST
32	C-1	20	15	20003200150	4438	CHEROKEE ST
31	C-1	20	30	20003100300	4443	CHEROKEE ST
31	C-1	20	33	20003100330	4463	CHEROKEE ST
31	C-1	20	331	20003103310	4463	CHEROKEE ST
32	C-1	20	236	20003202360	4468	CHEROKEE ST
8	C-1	20	45	20000800450	4862	CHEROKEE ST
8	C-2	20	47	20000800470	4890	CHEROKEE ST
7	C-2	20	90	20000700900	4967	CHEROKEE ST

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
7	C-2	20	277	20000702770	5001	CHEROKEE ST
8	C-2	20	84	20000800840	5010	CHEROKEE ST
8	C-2	20	147	20000801470	5020	CHEROKEE ST
7	C-2	20	21	20000700210	5021	CHEROKEE ST
8	C-2	20	151	20000801510	5040	CHEROKEE ST
8	C-2	20	89	20000800890	5050	CHEROKEE ST
7	C-2	20	1	20000700010	5055	CHEROKEE ST
7	C-2	20	1	20000700010	5055	CHEROKEE ST
8	C-2	20	341	20000803410	5062	CHEROKEE ST
8	C-2	20	68	20000800680	5070	CHEROKEE ST
8	C-2	20	150	20000801500	5080	CHEROKEE ST
8	C-2	20	149	20000801490	5084	CHEROKEE ST
30	R-2	20	323	20003003230	0	COWAN RD
30	R-2	20	90	20003000900	0	COWAN RD
30	R-2	20	69	20003000690	0	COWAN RD
30	R-2	20	89	20003000890	0	COWAN RD
30	R-2	20	91	20003000910	0	COWAN RD
30	R-2	20	72	20003000720	0	COWAN RD
30	R-2	20	71	20003000710	0	COWAN RD
30	R-2	20	323	20003003230	0	COWAN RD
30	R-2	20	89	20003000890	0	COWAN RD
30	R-2	20	308	20003003080	4550	COWAN RD
32	C-1	20	241	20003202410	4591	DALLAS ST
30	R-2	20	73	20003000730	0	FRANKLIN ST
30	R-2	20	322	20003003220	4545	FRANKLIN ST
30	R-2	20	79	20003000790	4555	FRANKLIN ST
30	R-2	20	78	20003000780	4573	FRANKLIN ST
30	R-2	20	77	20003000770	4574	FRANKLIN ST
30	R-2	20	76	20003000760	4585	FRANKLIN ST
30	R-2	20	74	20003000740	4586	FRANKLIN ST
30	R-2	20	75	20003000750	4597	FRANKLIN ST
47	C-2	20	121	20004701210	3987	GIBSON ST
31	R-5	20	195	20003101950	4281	HILLVIEW DR
31	R-5	20	194	20003101940	4285	HILLVIEW DR
31	R-5	20	193	20003101930	4287	HILLVIEW DR
31	R-5	20	196	20003101960	4290	HILLVIEW DR
31	R-5	20	192	20003101920	4291	HILLVIEW DR
31	R-5	20	197	20003101970	4294	HILLVIEW DR
31	R-5	20	191	20003101910	4295	HILLVIEW DR
31	R-5	20	198	20003101980	4298	HILLVIEW DR
31	R-5	20	230	20003102300	4299	HILLVIEW DR
31	R-5	20	229	20003102290	4303	HILLVIEW DR
31	R-5	20	199	20003101990	4304	HILLVIEW DR
31	R-5	20	228	20003102280	4307	HILLVIEW DR
31	R-5	20	227	20003102270	4311	HILLVIEW DR
31	R-5	20	226	20003102260	4315	HILLVIEW DR
31	R-5	20	225	20003102250	4319	HILLVIEW DR
31	R-5	20	348	20003103480	4320	HILLVIEW DR
31	R-5	20	224	20003102240	4323	HILLVIEW DR

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
31	R-5	20	347	20003103470	4324	HILLVIEW DR
31	R-5	20	346	20003103460	4328	HILLVIEW DR
31	R-5	20	214	20003102140	4332	HILLVIEW DR
31	R-5	20	223	20003102230	4333	HILLVIEW DR
31	R-5	20	221	20003102210	4335	HILLVIEW DR
31	R-5	20	213	20003102130	4336	HILLVIEW DR
31	R-5	20	220	20003102200	4339	HILLVIEW DR
31	R-5	20	212	20003102120	4340	HILLVIEW DR
31	R-5	20	219	20003102190	4343	HILLVIEW DR
31	R-5	20	211	20003102110	4344	HILLVIEW DR
31	R-5	20	218	20003102180	4347	HILLVIEW DR
31	R-5	20	210	20003102100	4348	HILLVIEW DR
31	R-5	20	217	20003102170	4353	HILLVIEW DR
31	R-5	20	184	20003101840	4354	HILLVIEW DR
31	R-5	20	317	20003103170	4203	KILDARE CT
31	R-5	20	321	20003103210	4204	KILDARE CT
31	R-5	20	318	20003103180	4205	KILDARE CT
31	R-5	20	320	20003103200	4206	KILDARE CT
31	R-5	20	319	20003103190	4207	KILDARE CT
7	R-2	20	2	20000700020	0	LAKE ACWORTH DR
32	C-1	20	84	20003200840	4880	LAKE ACWORTH DR
7	C-2	20	84	20000700840	4892	LAKE ACWORTH DR
7	C-1	20	91	20000700910	4902	LAKE ACWORTH DR
7	C-1	20	86	20000700860	4902	LAKE ACWORTH DR
7	C-1	20	89	20000700890	5000	LAKE ACWORTH DR
7	C-2	20	278	20000702780	5071	LAKE ACWORTH DR
7	C-1	20	85	20000700850	5084	LAKE ACWORTH DR
7	C-1	20	88	20000700880	5084	LAKE ACWORTH DR
7	C-1	20	27	20000700270	5100	LAKE ACWORTH DR
8	C-2	20	148	20000801480	5251	LAKE ACWORTH DR
31	C-1	20	298	20003102980	4465	LEMON ST
31	C-1	20	299	20003102990	4467	LEMON ST
31	C-1	20	300	20003103000	4469	LEMON ST
32	C-1	20	220	20003202200	4549	LEMON ST
32	C-1	20	221	20003202210	4551	LEMON ST
31	R-2	20	1	20003100010	4762	LOGAN RD
32	OIT	20	138	20003201380	4592	LOMBARDY WAY
46	C-2	20	251	20004602510	4493	MAPLE DR
32	R-2	20	81	20003200810	0	MCLAIN CIR
32	C-1	20	83	20003200830	4398	MCLAIN CIR
32	C-1	20	82	20003200820	4398	MCLAIN CIR
32	R-2	20	307	20003203070	4442	MCLAIN CIR
32	R-2	20	64	20003200640	4442	MCLAIN CIR
32	R-2	20	63	20003200630	4450	MCLAIN CIR
32	R-2	20	258	20003202580	4452	MCLAIN CIR
32	R-2	20	238	20003202380	4488	MCLAIN CIR
31	R-5	20	209	20003102090	0	MITCHELL HILL DR
31	R-1	20	61	20003100610	0	MITCHELL HILL DR
31	R-5	20	162	20003101620	4130	MITCHELL HILL DR

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
31	R-5	20	110	20003101100	4148	MITCHELL HILL DR
31	R-5	20	56	20003100560	4357	MITCHELL HILL DR
31	R-5	20	353	20003103530	4359	MITCHELL HILL DR
31	R-5	20	231	20003102310	4360	MITCHELL HILL DR
31	R-5	20	207	20003102070	4361	MITCHELL HILL DR
31	R-5	20	206	20003102060	4363	MITCHELL HILL DR
31	R-5	20	232	20003102320	4366	MITCHELL HILL DR
31	R-5	20	205	20003102050	4367	MITCHELL HILL DR
31	R-5	20	233	20003102330	4368	MITCHELL HILL DR
31	R-5	20	175	20003101750	4371	MITCHELL HILL DR
31	R-5	20	183	20003101830	4376	MITCHELL HILL DR
31	R-5	20	174	20003101740	4377	MITCHELL HILL DR
31	R-5	20	177	20003101770	4378	MITCHELL HILL DR
31	R-5	20	173	20003101730	4379	MITCHELL HILL DR
31	R-5	20	190	20003101900	4380	MITCHELL HILL DR
31	R-5	20	172	20003101720	4383	MITCHELL HILL DR
31	R-5	20	171	20003101710	4387	MITCHELL HILL DR
31	R-5	20	294	20003102940	4389	MITCHELL HILL DR
31	R-5	20	170	20003101700	4391	MITCHELL HILL DR
31	R-5	20	169	20003101690	4395	MITCHELL HILL DR
31	R-5	20	236	20003102360	4397	MITCHELL HILL DR
32	C-1	20	175	20003201750	0	MORNINGSIDE DR
32	C-1	20	176	20003201760	0	MORNINGSIDE DR
32	C-1	20	179	20003201790	4590	MORNINGSIDE DR
6	R-1	20	37	20000600370	0	N MAIN ST
6	R-1	20	35	20000600350	0	N MAIN ST
6	C-2	20	141	20000601410	0	N MAIN ST
32	C-1	20	227	20003202270	0	N MAIN ST
32	C-1	20	228	20003202280	0	N MAIN ST
32	C-1	20	229	20003202290	0	N MAIN ST
32	C-1	20	230	20003202300	0	N MAIN ST
32	C-1	20	231	20003202310	0	N MAIN ST
32	C-1	20	233	20003202330	0	N MAIN ST
32	C-1	20	194	20003201940	4835	N MAIN ST
32	C-1	20	193	20003201930	4839	N MAIN ST
32	C-1	20	192	20003201920	4841	N MAIN ST
32	C-1	20	191	20003201910	4843	N MAIN ST
32	C-1	20	190	20003201900	4845	N MAIN ST
32	C-1	20	232	20003202320	4849	N MAIN ST
32	C-1	20	299	20003202990	4851	N MAIN ST
32	C-1	20	289	20003202890	4857	N MAIN ST
32	C-1	20	188	20003201880	4867	N MAIN ST
32	C-1	20	271	20003202710	4871	N MAIN ST
32	C-1	20	181	20003201810	4873	N MAIN ST
32	C-1	20	178	20003201780	4887	N MAIN ST
32	C-1	20	177	20003201770	4901	N MAIN ST
32	C-1	20	174	20003201740	4915	N MAIN ST
32	C-1	20	172	20003201720	4929	N MAIN ST
32	C-1	20	170	20003201700	4947	N MAIN ST

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
32	C-2	20	137	20003201370	4965	N MAIN ST
32	C-1	20	136	20003201360	4975	N MAIN ST
32	LRO	20	135	20003201350	4989	N MAIN ST
32	R-2	20	134	20003201340	5001	N MAIN ST
33	C-2	20	14	20003300140	5114	N MAIN ST
33	C-2	20	152	20003301520	5174	N MAIN ST
6	C-2	20	32	20000600320	5214	N MAIN ST
6	C-2	20	76	20000600760	5239	N MAIN ST
6	C-2	20	123	20000601230	5246	N MAIN ST
6	R-2	20	33	20000600330	5258	N MAIN ST
6	R-1	20	73	20000600730	5261	N MAIN ST
6	R-1	20	72	20000600720	5269	N MAIN ST
6	R-1	20	71	20000600710	5277	N MAIN ST
6	R-1	20	70	20000600700	5283	N MAIN ST
6	R-1	20	69	20000600690	5289	N MAIN ST
6	R-1	20	68	20000600680	5299	N MAIN ST
6	R-1	20	36	20000600360	5304	N MAIN ST
6	R-1	20	38	20000600380	5326	N MAIN ST
6	C-1	20	67	20000600670	5327	N MAIN ST
6	R-1	20	39	20000600390	5346	N MAIN ST
6	R-1	20	65	20000600650	5353	N MAIN ST
6	LI	20	95	20000600950	5361	N MAIN ST
6	C-2	20	159	20000601590	5368	N MAIN ST
6	LI	20	204	20000602040	5389	N MAIN ST
6	C-2	20	158	20000601580	5390	N MAIN ST
32	C-1	20	310	20003203100		N Main St
32	C-1	20	24	20003200240	4378	NORTHSIDE DR
32	C-1	20	295	20003202950	4380	NORTHSIDE DR
32	R-5	20	25	20003200250	4388	NORTHSIDE DR
32	R-5	20	26	20003200260	4398	NORTHSIDE DR
32	R-5	20	27	20003200270	4400	NORTHSIDE DR
32	R-5	20	28	20003200280	4408	NORTHSIDE DR
32	R-5	20	29	20003200290	4418	NORTHSIDE DR
32	R-5	20	30	20003200300	4430	NORTHSIDE DR
32	R-5	20	31	20003200310	4438	NORTHSIDE DR
32	R-5	20	326	20003203260	4442	NORTHSIDE DR
32	R-5	20	325	20003203250	4446	NORTHSIDE DR
32	R-5	20	32	20003200320	4450	NORTHSIDE DR
32	OIT	20	33	20003200330	4462	NORTHSIDE DR
32	R-2	20	60	20003200600	4476	NORTHSIDE DR
32	R-2	20	61	20003200610	4490	NORTHSIDE DR
32	R-2	20	62	20003200620	4518	NORTHSIDE DR
31	R-5	20	200	20003102000	4378	OVERLOOK DR
31	R-5	20	186	20003101860	4379	OVERLOOK DR
31	R-5	20	201	20003102010	4382	OVERLOOK DR
31	R-5	20	187	20003101870	4383	OVERLOOK DR
31	R-5	20	202	20003102020	4386	OVERLOOK DR
31	R-5	20	188	20003101880	4387	OVERLOOK DR
31	R-5	20	295	20003102950	4388	OVERLOOK DR

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
31	R-5	20	189	20003101890	4391	OVERLOOK DR
31	R-5	20	203	20003102030	4392	OVERLOOK DR
31	R-5	20	296	20003102960	4394	OVERLOOK DR
31	R-5	20	204	20003102040	4396	OVERLOOK DR
46	C-2	20	88	20004600880	4470	PARK ST
46	OIT	20	87	20004600870	4480	PARK ST
31	R-5	20	178	20003101780	4369	RIDGECREST CT
31	R-5	20	179	20003101790	4371	RIDGECREST CT
31	R-5	20	180	20003101800	4375	RIDGECREST CT
31	R-5	20	181	20003101810	4379	RIDGECREST CT
31	R-5	20	182	20003101820	4383	RIDGECREST CT
31	R-5	20	176	20003101760	4388	RIDGECREST CT
8	C-2	20	76	20000800760	4953	ROSS RD
8	C-2	20	87	20000800870	4963	ROSS RD
8	C-2	20	64	20000800640	4973	ROSS RD
8	C-2	20	75	20000800750	4995	ROSS RD
32	C-1	20	103	20003201030	0	S MAIN ST
47	C-2	20	175	20004701750	4413	S MAIN ST
47	C-2	20	80	20004700800	4439	S MAIN ST
47	MU	20	88	20004700880	4461	S MAIN ST
30	C-2	20	82	20003000820	4484	S MAIN ST
47	MU	20	88	20004703330	4491	S MAIN ST
30	C-2	20	124	20003001240	4500	S MAIN ST
30	C-2	20	123	20003001230	4510	S MAIN ST
46	SLC	20	7	20004600070	4525	S MAIN ST
31	C-2	20	70	20003100700	4580	S MAIN ST
31	C-2	20	107	20003101070	4590	S MAIN ST
31	C-2	20	109	20003101090	4608	S MAIN ST
46	C-2	20	118	20004601180	4609	S MAIN ST
31	C-2	20	71	20003100710	4614	S MAIN ST
31	C-2	20	72	20003100720	4628	S MAIN ST
46	C-2	20	124	20004601240	4637	S MAIN ST
46	C-2	20	125	20004601250	4647	S MAIN ST
46	C-2	20	127	20004601270	4659	S MAIN ST
31	C-2	20	76	20003100760	4666	S MAIN ST
46	C-2	20	129	20004601290	4671	S MAIN ST
31	C-2	20	79	20003100790	4672	S MAIN ST
46	C-2	20	191	20004601910	4683	S MAIN ST
31	C-2	20	97	20003100970	4705	S MAIN ST
31	C-2	20	96	20003100960	4731	S MAIN ST
31	C-1	20	111	20003101110	4739	S MAIN ST
31	C-1	20	91	20003100910	4759	S MAIN ST
31	C-1	20	84	20003100840	4769	S MAIN ST
31	C-1	20	82	20003100820	4791	S MAIN ST
31	C-1	20	329	20003103290	4797	S MAIN ST
32	C-1	20	219	20003202190	4801	S MAIN ST
32	C-1	20	218	20003202180	4803	S MAIN ST
32	C-1	20	217	20003202170	4805	S MAIN ST
32	C-1	20	216	20003202160	4807	S MAIN ST

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
32	C-1	20	215	20003202150	4809	S MAIN ST
32	C-1	20	214	20003202140	4815	S MAIN ST
32	C-1	20	212	20003202120	4819	S MAIN ST
32	C-1	20	211	20003202110	4823	S MAIN ST
32	C-1	20	210	20003202100	4829	S MAIN ST
33	R-2	20	115	20003301150	5164	S MAIN ST
6	R-2	20	138	20000601380	5264	S MAIN ST
32	R-2	20	70	20003200700	0	SCHOOL ST
32	R-2	20	56	20003200560	0	SCHOOL ST
32	R-2	20	4	20003200040	0	SCHOOL ST
32	R-5	20	240	20003202400	0	SCHOOL ST
32	R-5	20	250	20003202500	4632	SCHOOL ST
32	R-2	20	58	20003200580	4681	SCHOOL ST
32	R-5	20	239	20003202390	4700	SCHOOL ST
32	R-5	20	55	20003200550	4726	SCHOOL ST
32	R-5	20	53	20003200530	4764	SCHOOL ST
32	R-5	20	45	20003200450	4786	SCHOOL ST
32	R-5	20	311	20003203110	4786	SCHOOL ST
32	SLC	20	243	20003202430	4790	SCHOOL ST
32	R-5	20	7	20003200070	4803	SCHOOL ST
32	R-5	20	8	20003200080	4813	SCHOOL ST
32	R-5	20	44	20003200440	4826	SCHOOL ST
32	R-5	20	302	20003203020	4844	SCHOOL ST
32	R-5	20	20	20003200200	4894	SCHOOL ST
32	SLC	20	2E+10			SCHOOL ST
32	C-1	20	189	20003201890	0	SENATOR RUSSELL AVE
32	C-1	20	213	20003202130	4372	SENATOR RUSSELL AVE
31	LI	20	78	20003100780	0	SOUTHSIDE DR
30	C-2	20	69	20003100690	0	SOUTHSIDE DR
30	R-3	20	111	20003001110	3946	SOUTHSIDE DR
30	R-2	20	109	20003001090	3954	SOUTHSIDE DR
30	C-1	20	108	20003001080	3960	SOUTHSIDE DR
30	R-2	20	80	20003000800	4040	SOUTHSIDE DR
31	R-5	20	65	20003100650	4074	SOUTHSIDE DR
31	R-5	20	66	20003100660	4086	SOUTHSIDE DR
31	R-5	20	67	20003100670	4094	SOUTHSIDE DR
31	LI	20	158	20003101580	4140	SOUTHSIDE DR
31	C-2	20	68	20003100680	4161	SOUTHSIDE DR
31	C-2	20	68	20003100680	4161	SOUTHSIDE DR
31	R-1	20	100	20003101000	4168	SOUTHSIDE DR
31	R-1	20	59	20003100590	4190	SOUTHSIDE DR
31	OIT	20	75	20003100750	4191	SOUTHSIDE DR
31	R-1	20	103	20003101030	4194	SOUTHSIDE DR
31	LI	20	77	20003100770	4231	SOUTHSIDE DR
31	LI	20	105	20003101050	4231	SOUTHSIDE DR
31	LI	20	80	20003100800	4231	SOUTHSIDE DR
31	R-5	20	50	20003100500	4260	SOUTHSIDE DR
31	C-1	20	345	20003103450	4271	SOUTHSIDE DR
31	OIT	20	49	20003100490	4274	SOUTHSIDE DR

LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
31	OIT	20	48	20003100480	4286	SOUTHSIDE DR
31	MU	20	40	20003100400	4318	SOUTHSIDE DR
31	C-1	20	328	20003103280	4344	SOUTHSIDE DR
31	C-1	20	35	20003100350	4346	SOUTHSIDE DR
31	C-1	20	36	20003100360	4350	SOUTHSIDE DR
31	C-1	20	339	20003103390	4358	SOUTHSIDE DR
31	C-1	20	37	20003100370	4358	SOUTHSIDE DR
30	R-3	20	110	20003001100	4553	SPRING ST
30	R-3	20	105	20003001050	4557	SPRING ST
30	R-3	20	311	20003003110	4565	SPRING ST
30	R-3	20	312	20003003120	4573	SPRING ST
30	R-2	20	103	20003001030	4581	SPRING ST
30	R-2	20	102	20003001020	4595	SPRING ST
30	R-2	20	101	20003001010	4607	SPRING ST
30	R-2	20	100	20003001000	4619	SPRING ST
30	SLC	20	92	20003000920	4645	SPRING ST
31	R-5	20	51	20003100510	4212	TAYLOR ST
31	R-5	20	338	20003103380	4220	TAYLOR ST
31	R-5	20	52	20003100520	4222	TAYLOR ST
31	R-5	20	53	20003100530	4232	TAYLOR ST
31	R-5	20	104	20003101040	4238	TAYLOR ST
31	R-5	20	55	20003100550	4254	TAYLOR ST
31	R-5	20	18	20003100180	4255	TAYLOR ST
31	R-5	20	26	20003100260	4331	TAYLOR ST
31	R-5	20	27	20003100270	4341	TAYLOR ST
31	R-5	20	28	20003100280	4351	TAYLOR ST
31	C-1	20	29	20003100290	4357	TAYLOR ST
31	R-5	20	324	20003103240	4220	WEXFORD DOWNS WAY
31	R-5	20	325	20003103250	4221	WEXFORD DOWNS WAY
31	R-5	20	323	20003103230	4222	WEXFORD DOWNS WAY
31	R-5	20	326	20003103260	4223	WEXFORD DOWNS WAY
31	R-5	20	322	20003103220	4224	WEXFORD DOWNS WAY
31	R-5	20	327	20003103270	4225	WEXFORD DOWNS WAY
31	R-5	20	301	20003103010	4227	WEXFORD DOWNS WAY
31	R-5	20	316	20003103160	4228	WEXFORD DOWNS WAY
31	R-5	20	302	20003103020	4229	WEXFORD DOWNS WAY
31	R-5	20	303	20003103030	4231	WEXFORD DOWNS WAY
31	R-5	20	304	20003103040	4233	WEXFORD DOWNS WAY
31	R-5	20	305	20003103050	4235	WEXFORD DOWNS WAY
31	R-5	20	306	20003103060	4237	WEXFORD DOWNS WAY
31	R-5	20	315	20003103150	4238	WEXFORD DOWNS WAY
31	R-5	20	314	20003103140	4240	WEXFORD DOWNS WAY
31	R-5	20	307	20003103070	4241	WEXFORD DOWNS WAY
31	R-5	20	313	20003103130	4242	WEXFORD DOWNS WAY
31	R-5	20	308	20003103080	4243	WEXFORD DOWNS WAY
31	R-5	20	312	20003103120	4244	WEXFORD DOWNS WAY
31	R-5	20	309	20003103090	4245	WEXFORD DOWNS WAY
31	R-5	20	309	20003103090	4245	WEXFORD DOWNS WAY
31	R-5	20	311	20003103110	4246	WEXFORD DOWNS WAY

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LandLot	Zoning	District	Number	Parcel ID	St Number	St Name
31	R-5	20	310	20003103100	4247	WEXFORD DOWNS WAY
31	C-2	20	95	20003100950	4514	WINN ST

## Appendix C: Redevelopment Plan Worksheet

Date: October 12, 2020

The following is a checklist of items to be considered by City officials when reviewing this proposed City of Acworth Urban Redevelopment Plan 2020Update. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

- Statement that Redevelopment Plan is consistent with the comprehensive plan.
- Clearly Defined Boundaries of the proposed Redevelopment Area (need not be contiguous).
- Explanation of negative conditions in the area necessitating redevelopment.
- Description of the City's land use objectives for the area
- Description of land parcels to be acquired and structures to be demolished or rehabilitated.
- Strategy for leveraging private resources to aid in redevelopment of the area.
- Strategy for relocating any displaced residents.
- Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.
- Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.
- Strategy for implementing the plan.

Appendix D: Public Hearing Advertisement

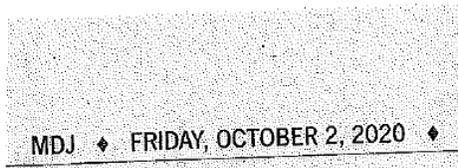
# City of Acworth

## Public Hearing

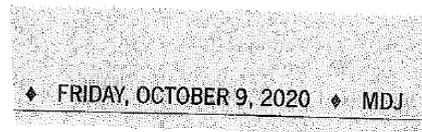
The City of Acworth’s Mayor and Board of Aldermen will conduct a public hearing at 6:30 PM on Monday, October 12, 2020 and at 7:00 PM. The hearing will occur in the Council Chambers of Acworth City Hall located at 4415 Center Street, Acworth, Georgia, 30101. The purpose of the hearings will be to obtain citizen input into the amendment of an Urban Redevelopment Plan for the City of Acworth.

The general scope of this project is to establish a redevelopment plan in order to address slum and blight, underdevelopment, and adequate housing for the City of Acworth. The plan will also utilize potential local, state, and federal programs available to accomplish the goals established in the plan. Specific boundaries for the redevelopment area will be made available at this hearing.

Any person that has questions regarding this matter may contact Alex Almodovar at 770-974-3112 prior to the hearing on October 12, 2020, 2020.



10/2/2020  
**MDJ-9965**  
**GPN-16**  
**City of Acworth**  
**Public Hearing**  
 The City of Acworth hereby gives notice that a Public Hearing will be held to obtain citizen input into the update of the Urban Redevelopment Plan for the City of Acworth. The Mayor and Board of Aldermen will hold a Public Hearing on this matter on Monday, October 12, 2020 at 6:30p.m. and give final consideration on this matter on Thursday, October 15, 2020 at 7:00p.m. in the Board Room at City Hall located at 4415 Center Street, Acworth, Georgia.  
 As Acworth's Opportunity Zone expires at the end of 2020, the City of Acworth is updating and amending the Acworth Opportunity Zone and Community Redevelopment Plan for two key purposes:  
 1. To demonstrate that conditions within the Urban Redevelopment Area continue to meet the criteria for an Urban Redevelopment Plan set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61), based on current conditions;  
 2. To add two parcels to the original Urban Redevelopment Area (URA) to support the designation of a new replacement Opportunity Zone at the northern edge of the URA, which includes the most blighted parcels in the URA.  
 Specific boundaries for the redevelopment area will be made available at this hearing. Any person that has questions regarding this matter may contact Alex Almodovar at 678-801-4024 prior to the hearing on Monday, October 12th, 2020.



**MDJ-9965**  
**GPN-16**  
**City of Acworth**  
**Public Hearing**  
 The City of Acworth hereby gives notice that a Public Hearing will be held to obtain citizen input into the update of the Urban Redevelopment Plan for the City of Acworth. The Mayor and Board of Aldermen will hold a Public Hearing on this matter on Monday, October 12, 2020 at 6:30p.m. and give final consideration on this matter on Thursday, October 15, 2020 at 7:00p.m. in the Board Room at City Hall located at 4415 Center Street, Acworth, Georgia.  
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**8066** **Planning Commission**  
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 Specific boundaries for the redevelopment area will be made available at this hearing. Any person that has questions regarding this matter may contact Alex Almodovar at 678-801-4024 prior to the hearing on Monday, October 12th, 2020.  
 10/2/2020



## Appendix E: Articles of Successful Redevelopment in Original Opportunity Zone

### 'We're excited!' Acworth mayor signals positive growth

By Rosie Manins rmanins@mdjonline.com  
Feb 6, 2020

**ACWORTH** — In looking to the city's future, Acworth Mayor Tommy Allegood reminded residents of its past during his State of the City Address on Thursday, declaring 2020 a celebration of Acworth's 10th anniversary of winning an All-America City Award from the National Civic League.

Video footage from Acworth's award presentation in 2010 preceded Allegood's address Thursday in front of about 300 people at the Acworth Community Center, where he spoke of the importance of one of the award judge's comments that Acworth was a "city with a heart."

"For me and for all of us on the stage and for our entire community, that was a defining moment," Allegood said. "Everything changed because not only were we named to be the All-America City, but were defined to be this loving, caring community, the most loving caring community in all of America." Allegood said 2019 was a great year for Acworth with the city welcoming 130 new businesses, generating around 800 new jobs.

"We had a great year, many businesses have talked about the revenues being up," Allegood said. "It was a really good year for small businesses in our community. Last year was a phenomenal year, we were celebrating something every single week."

He highlighted several city projects that made good progress in the last year, including development of the old Kmart site where The Logan mixed-use development is being built to comprise residential, retail and restaurant space.

"Several health care providers have a lot of interest in this property," Allegood said. "We're excited about the opportunities that are coming up there." Allegood also mentioned the recent completion of the city's pedestrian bridge overpass at the intersection of Lemon Street and Northside Drive/Southside Drive, as well as the opening of the new Acworth History Center on the site of the city's first railroad depot, built near the corner of Main and Cherokee.

Allegood said other developments around town progressing this year include the old Cranes Taxidermy building, the Red Top Brewhouse due to open in May, the 1885 Grill restaurant due to open in July, and the TapTown Tasting Emporium and Eatery due to open in December. The city will soon get two new parks, he said, called McClain Park and Doyle Hill Park at Rosenwald, and American Engineers is building a new premises in Acworth that should bring 50 new "high-paid" engineering jobs to the city. Recently Acworth also welcomed a new Wellstar surgery center, where Allegood said he had surgery in November that proved "a great experience."

He highlighted Acworth's status as one of 18 Georgia Exceptional Main Street communities, and said the city is like a puzzle made up of the "pieces" of love, faith, trust, partnership, inclusivity and teamwork. "It's a loving, caring community and you are all a part of us putting these puzzle pieces in place."

[https://www.mdjonline.com/news/we-re-excited-acworth-mayor-signals-positive-growth/article\\_2ac782e2-491e-11ea-b66b-f37197f6c61a.html](https://www.mdjonline.com/news/we-re-excited-acworth-mayor-signals-positive-growth/article_2ac782e2-491e-11ea-b66b-f37197f6c61a.html)

# New Downtown Acworth Mixed Use Area Moves Forward

**TOPICS:** Butch Price Downtown Acworth Mixed-Use

Tommy Allegood

**POSTED BY: MEGHAN COOPER** JUNE 19, 2019

Board of Alderman narrowed down the developers for a proposed mixed-use residential property slated for downtown

Acworth during Monday's city council work session. The development, which would consist of retail stores, a restaurant and residential properties, will be located at the corner of Southside Drive and Lemon Street extending toward **Logan Farm Park** at Taylor Street. The property would be in the new open container district when it is expanded to include the

TapTown tasting emporium and eatery on Cherokee Street. Allegood said that the City of Acworth currently owns the 2.34-acre property, but the board proposes to transfer the property to the Downtown Development Authority during the City Council meeting this Thursday, June 20. Two developers created plans for the board to visualize the corner structure. According to Allegood, a \$450,000 offer has been made to buy and develop the property as an expansion to the downtown development project....

<https://cobbcountycourier.com/2019/06/downtown-acworth/>

6/11/2020 New downtown Acworth mixed use area moves forward - Cobb County Courier

<https://cobbcountycourier.com/2019/06/downtown-acworth/2/6>

## OLD KMART O.K.'D

Acworth holds demolition ceremony at shopping center site ahead of area's redevelopment

By Jon Gargis

Mar 6, 2019

A crowd of attendees watches as a high-reach demolition excavator pulls down part of the front facade of what was once a Kmart store on Cherokee Street in Acworth. Plans call for the torn down portion of the Sweetbriar Shopping Center to become a mixed-use development with residential, retail and commercial components, though no formal plan has been finalized for the site. / Staff-Jon Gargis

[https://www.mdjonline.com/news/acworth-holds-demolition-ceremony-at-shopping-center-site-ahead-of-area-redevelopment/article\\_21acdd4e-4067-11e9-aeec-0f0a77e9ce1e.html](https://www.mdjonline.com/news/acworth-holds-demolition-ceremony-at-shopping-center-site-ahead-of-area-redevelopment/article_21acdd4e-4067-11e9-aeec-0f0a77e9ce1e.html)

## Acworth is one of 18 Georgia Exceptional Main Street communities

Dec 31, 2019

By Carolyn Cunningham, For the AJC

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**The Georgia Main Street program has recognized the city of Acworth as a Georgia Exceptional Main Street (GEMS) community - one of 18 in the state.**

GEMS represent some of the best Main Street Programs offered by the state. These Main Streets “have gone above and beyond expectations by making a strong and positive impact in their communities,” according to a city statement.

Jessica Reynolds, the director of the Office of Downtown Development with the Georgia Department of Community Affairs, attended the December meeting of Acworth Mayor Tommy Allegood and the City Council to relay the mission of the Georgia Main Street program and the significance of Acworth’s GEMS recognition.

Reynolds congratulated Acworth on the “commitment to excellence and stable leadership” that led to this designation. Main Street events have attracted more than 140,000 visitors to Downtown Acworth during that same time period.

Reynolds presented the city with a gateway sign to recognize the GEMS designation, reading “Welcome to Downtown Acworth, a Georgia Exceptional Main Street City!” These signs will be displayed throughout Historic Downtown and the Parkside Redevelopment.

Acworth’s GEMS designation “would not have been possible without the hard work and dedication of the Acworth Downtown Development Authority (DDA), Acworth Parks, Recreation, and Community Resource Assistant Director of Operations and DDA Director Jeff Chase and all of the other boards and commissions that contribute their time and energy to the city,” the city statement added.

Information:  
[acworth.org/departments/parks\\_recreation\\_and\\_community\\_resource\\_department/index.php](http://acworth.org/departments/parks_recreation_and_community_resource_department/index.php)

<https://www.ajc.com/news/local/acworth-one-georgia-exceptional-main-street-communities/cGwH0sPjFPhyEg6EgVYN/>

COBB In Focus July/August 2020



# GROWING UP ACWORTH

With a revitalization of downtown and rethinking of land use, Acworth is experiencing growth in the business, restaurant, and craft beer landscapes.

By Jennifer Morrell

**F**or the last several years, the development taking place in Acworth has been intentional and by design. Mayor Tommy Allogood, the Acworth Board of Aldermen, and the city's staff had a clear vision of creating connectivity and extending the town's existing downtown area toward Logan Farm Park. The purpose is to allow for more development and private investment; a newer downtown already is taking shape. New infrastructure includes a pedestrian overpass, Depot Park History Center, new public parking areas, redeveloped roads to create better traffic flow, and a roundabout.





# City of Acworth Board of Aldermen

~ Minutes ~  
Monday, October 12, 2020

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

*Public Hearing / Work Session*

*6:30 PM*

*Council Chambers*

## I. Call to Order

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

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

## II. Public Hearing

### Agenda Item No.

#### A. Public Hearing: Consideration of Urban Redevelopment Plan Update

*Mayor Allegood presented the item and called on staff for discussion. Assistant to the City Manager Alex Almodovar introduced Stan Reecy of Home Urban Bleaky Advisory Group. Mr. Bleaky gave a presentation regarding the subject matter. Mr. Reecy advised that the current opportunity zone will expire after 10 years effective 2020. Further discussion held regarding boundaries and businesses affected by tax credits. Further discussion held. Mr. Reecy advised that the urban redevelopment plan requires a public hearing and Council approval. City Manager Brian Bulthuis advised on the original opportunity zone from 2009 and current changes in renewal requirements. Further discussion held. Mr. Almodovar confirmed that the current renewal for the opportunity zone is due by December 31, 2020. Mayor Allegood inquired if the process would be handled through DCA. Mr. Reecy confirmed yes and further advised that businesses apply with state for tax credits and that the city has to certify that they are in the opportunity zone. Further discussion held. Mayor Allegood asked if there were any comments from the Board. There were none. Mayor Allegood called the Public Hearing to order at 6:43 p.m. and called on Mr. Bleaky to briefly reiterate on the subject matter. Mayor Allegood opened discussion for public comment. There was none. Mayor Allegood asked if there was any discussion from*

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

*the Board. There were none. Mayor Allegood advised of Council consensus to place the item on Thursday night's Consent Agenda for approval. Mayor Allegood closed the Public Hearing at 6:45 p.m.*

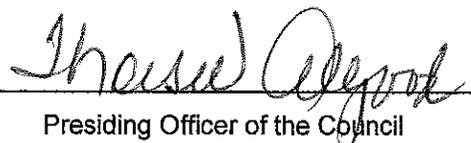
**RESULT: FORWARD TO CONSENT**

**Next: 10/15/2020 7:00 PM**

**III. Adjournment**

The meeting was closed at 6:48 PM

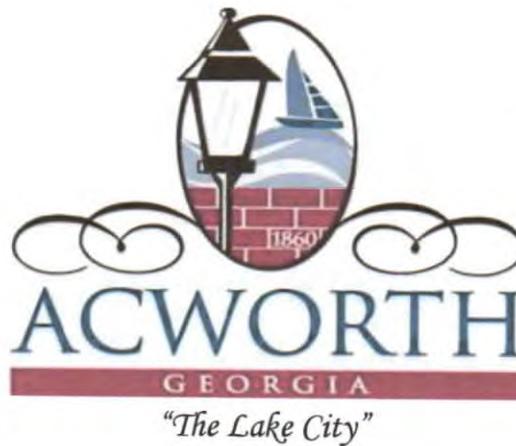
  
\_\_\_\_\_  
Recorder

  
\_\_\_\_\_  
Presiding Officer of the Council

Tommy Allegood, Mayor

Board of Aldermen:

Albert L. Price  
Gene Pugliese  
Tim Houston  
Tim Richardson  
Brett North



Brian M. Bulthuis, City Manager  
Douglas R. Haynie, City Attorney  
Regina R. Russell, City Clerk

4415 Center Street  
Acworth, Georgia 30101  
(678) 801-4024  
Fax (770) 917-0590  
[www.acworth.org](http://www.acworth.org)

### CITY CLERK'S CERTIFICATION

**GEORGIA, COBB COUNTY**

**CITY OF ACWORTH**

**I, REGINA R. RUSSELL, do hereby certify that I am the City Clerk for the City of Acworth and the lawful custodian of the books and records of said municipality, and as such do hereby certify that the attached Public Hearing/Work Session Meeting Minutes of October 12, 2020, as approved by the Mayor and Board of Aldermen, is a true and correct copy as same appears of record and is currently in full force and effect.**

**WITNESS, my hand and Seal of the City of Acworth, Georgia, this 6<sup>th</sup> day of November, 2020.**

**Regina R. Russell, City Clerk**





**City of Acworth  
Board of Aldermen**

~ Minutes ~

**Thursday, October 15, 2020**

4415 Center Street

Acworth, GA 30101

<http://www.acworth.org>

**Board Briefing 6:30 PM in Conference Room 1  
Public Hearing / Regular Meeting 7:00 PM - Council Chambers**

**I. Briefing**

**II. Call to Order**

The meeting was called to order at 7:00 PM by Alderman Butch Price

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Tommy Allegood	Mayor	Absent	
Tim Richardson	Alderman	Absent	
Gene Pugliese	Alderman	Present	
Tim Houston	Alderman	Present	
Butch Price	Alderman	Present	
Brett North	Alderman	Present	

**III. Invocation**

Alderman Tim Houston led the Invocation.

**IV. Pledge of Allegiance**

Alderman Houston led the Pledge of Allegiance.

**V. Public Hearing**

**Agenda Item No.**

- A. Contessa Williams has applied for an Alcohol Privilege License for retail sales of beer, wine, liquor and Sunday Sales for Williams Package, LLC d/b/a J's Liquor Store at 3103 Cobb Parkway NW, Suite 111, Kennesaw, GA 30152.

*Mayor Pro-Tem Price opened the Public Hearing at 7:02 p.m. and called on applicant Contessa Williams for comment. Ms. Williams advised she has had an alcohol license for retail liquor sales with the City of Acworth for over five years and has moved locations. Mr. Haynie advised that all paperwork was in proper order. Mayor Pro-Tem Price asked for any Council comment. There were none. Mayor Pro-Tem Price asked for any public comment. There were none. Mayor Pro-Tem Price advised with*

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

consent from Council the item will be placed on tonight's Consent Agenda for approval. Mayor Pro-Tem Price closed the Public Hearing at 7:06 p.m.

**RESULT: DISCUSSED**

**VI. Public Comment**

There was no public comment.

**VII. Consent Agenda**

Mayor Pro-Tem Price called for a motion for approval for Consent Agenda Items A-G. Alderman Pugliese moved for approval of Consent Agenda Items A-G. Alderman North seconded. There was no discussion. The motion approved unanimously (3:0).

**A. Approval of October 1, 2020 Regular Meeting Minutes**

**RESULT: ACCEPTED [UNANIMOUS]**  
**MOVER:** Gene Pugliese, Alderman  
**SECONDER:** Brett North, Alderman  
**AYES:** Gene Pugliese, Tim Houston, Brett North

**B. Motion to: Approval of an Alcohol Privilege License for retail sales of beer, wine, liquor and Sunday Sales for Williams Package, LLC d/b/a J's Liquor Store at 3103 Cobb Parkway NW, Suite 111, Kennesaw, GA 30152**

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** Gene Pugliese, Alderman  
**SECONDER:** Brett North, Alderman  
**AYES:** Gene Pugliese, Tim Houston, Brett North

**Agenda Item No.**

**C. Approval of Ordinance No. 2020-30 to amend Chapter 6, Alcoholic Beverages, Section 6-20 of the City of Acworth, GA, Code of Ordinances.**

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Gene Pugliese, Alderman  
**SECONDER:** Brett North, Alderman  
**AYES:** Gene Pugliese, Tim Houston, Brett North

**Agenda Item No.**

**D. Approval of an Intergovernmental Agreement between the City of Acworth and the Acworth Downtown Development Authority for Cobb County Library Site.**

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Pugliese, Alderman
<b>SECONDER:</b>	Brett North, Alderman
<b>AYES:</b>	Gene Pugliese, Tim Houston, Brett North

**Agenda Item No.**

- E. Approval of Seventh Amendment to Purchase and Sale Agreement that the DDA and Schmit + Associates will be approving and Approval of the final survey of the Property dated 8-19-2020 showing the Boundaries & Legal Description of the Property Encompassing 4318 Southside Drive to be Transferred to the DDA and then Sold to Schmit + Associates.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Pugliese, Alderman
<b>SECONDER:</b>	Brett North, Alderman
<b>AYES:</b>	Gene Pugliese, Tim Houston, Brett North

**Agenda Item No.**

- F. Approval for the police department to purchase two 2021 Dodge Charger Pursuit sedans from Akins, Ford, Dodge, Jeep, Chrysler at a price not to exceed \$51,078 and authorization for the Mayor and City Clerk to sign all necessary documents.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Pugliese, Alderman
<b>SECONDER:</b>	Brett North, Alderman
<b>AYES:</b>	Gene Pugliese, Tim Houston, Brett North

**Agenda Item No.**

- G. Approval of Resolution No. RS2020-21 to adopt the update to the City of Acworth Urban Redevelopment Plan (URP), authorize the Mayor and City Attorney to execute all necessary documents, and submit the URP and Opportunity Zone Renewal Application to the Georgia Department of Community Affairs

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Pugliese, Alderman
<b>SECONDER:</b>	Brett North, Alderman
<b>AYES:</b>	Gene Pugliese, Tim Houston, Brett North

**VIII. City Manager Comments**

There were none.

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

**IX. Board Member Comments**

Alderman Pugliese advised for the Parks, Recreation and Community Resource Department regarding covid testing at Logan Farm Park, the scarecrows downtown, the pumpkin farm at Logan Farm Park, and Mychal Lewis' eight year anniversary.

Alderman North thanked the Police Department and Lt. Taylor for their work with the Secret Service during Ivanka Trump's visit. Mr. North advised for the Police Department regarding a build out for the new PD IT personnel, polling safety meeting, Acworth Achievers meeting, and the kickball game with local churches and the police.

**X. Mayor's Comments**

Mayor Pro-Tem Price advised for the Administration Department regarding the 2020 Census. The City of Acworth had a response rate of 71% which was higher than the 2010 Census and higher than the State and National average.

**XI. Public Comment**

There was no public comment.

**XII. Adjournment**

The meeting was closed at 7:10 PM

  
\_\_\_\_\_  
City Clerk

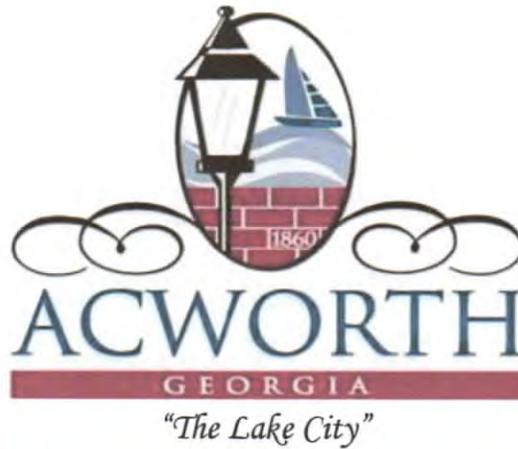
  
\_\_\_\_\_  
Presiding Officer of the Council

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

Tommy Allegood, Mayor

Board of Aldermen:

Albert L. Price  
Gene Pugliese  
Tim Houston  
Tim Richardson  
Brett North



Brian M. Bulthuis, City Manager  
Douglas R. Haynie, City Attorney  
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### CITY CLERK'S CERTIFICATION

**GEORGIA, COBB COUNTY**

**CITY OF ACWORTH**

**I, REGINA R. RUSSELL, do hereby certify that I am the City Clerk for the City of Acworth and the lawful custodian of the books and records of said municipality, and as such do hereby certify that the attached Public Hearing/Regular Council Meeting Minutes of October 15, 2020, as approved by the Mayor and Board of Aldermen, is a true and correct copy as same appears of record and is currently in full force and effect.**

**WITNESS, my hand and Seal of the City of Acworth, Georgia, this 6<sup>th</sup> day of November, 2020.**



A handwritten signature in blue ink, appearing to read 'Regina R. Russell', is written over a horizontal line.

**Regina R. Russell, City Clerk**



**RESOLUTION #2020-21**

WHEREAS, the City of Acworth has prepared an update to the Urban Redevelopment Plan adopted under O.C.G.A. 36-61-1 et.seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

WHEREAS, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

WHEREAS, the City of Acworth has identified a defined geographic area in the City of Acworth for inclusion in the Urban Redevelopment Area. The boundaries for the redevelopment area are attached herein; and

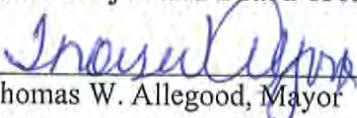
WHEREAS, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community (36-61-5); and

WHEREAS, the City of Acworth desires to work with public and private sector partners to ensure that the desired redevelopment is achieved; and

WHEREAS, the City of Acworth hereby identifies the influences on the geographic areas designated and intends to work diligently to foster conditions conducive to redevelopment within these areas.

NOW, THEREFORE, BE IT RESOLVED, that the City of Acworth hereby adopts the attached City of Acworth Urban Redevelopment Plan.

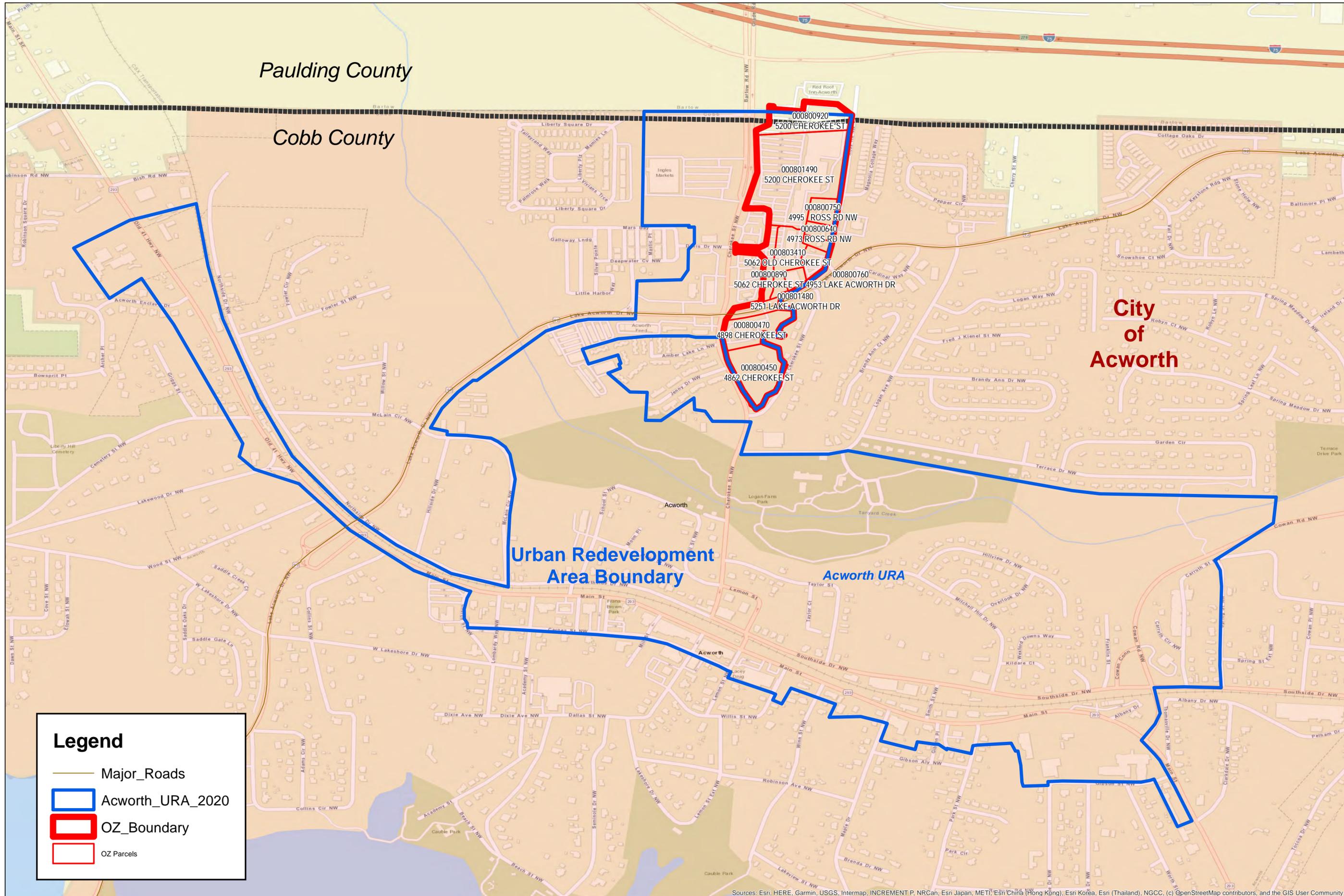
Passed and adopted this 15 day of October 15<sup>th</sup>, 2020 at a regular meeting of the Mayor and Board of Aldermen of the City of Acworth.

  
Thomas W. Allegood, Mayor

Attest:

  
Regina R. Russell, City Clerk

# City of Acworth Proposed 2021 Opportunity Zone



# City of Acworth Proposed 2021 Opportunity Zone

