

The TPC held a regular meeting on Thursday, April 15, 2021 at 5:00 P.M. via teleconference. In attendance: Chairman Suzy Bellamy, Vice-Chair Billie Thompson, Commissioner Angie Garland, Commissioner Tara Simmons, Commissioner Walker Whitworth, Mrs. Connie Tabor, and Historic Preservation Consultant Mr. Joe Rothwell. Mr. Christian Hamilton was absent. Upon a motion by Commissioner Simmons and seconded by Commissioner Garland, the March 18, 2021 Regular Meeting Minutes were unanimously approved. Upon a motion by Commissioner Garland and seconded by Commissioner Simmons, the April 15, 2021 Regular Meeting Agenda was unanimously approved.

Reports

- 1) **Rezoning.** Mrs. Tabor stated that the Andrew Vassar rezoning request at Craig and Riley Street had been approved by the Toccoa City Commission.
- 2) **CPI.** Mrs. Tabor thanked the TPC members that were attending the Community Planning Institute on April 15th and 16th from 9am to 12pm. TPC Members Whitworth, Bellamy, and Thompson had registered to attend.

I. Old Business

A. Comprehensive Plan Discussion, Mr. Joe Rothwell.

- i. **Overview.** Mr. Rothwell provided a brief overview and stated that he would provide maps soon.
- ii. **Final Discussion on Needs and Opportunities, Future Development Strategy.** Mr. Rothwell stated that Page 13 will discuss character areas and implementation measures for each character area. He also stated that he would provide existing land use area maps, a map for areas requiring special attention, and a map for each character area. Mr. Rothwell stated that the TPC could provide feedback once the maps are reviewed. Mr. Rothwell stated that the implementation narrative does not change too much. Mrs. Tabor stated that she would provide an updated work plan. Mr. Rothwell asked the TPC to provide him with any final thoughts by May 7th, 2021.
- iii. **Public Hearing Meeting Discussion.** Mr. Rothwell stated that a public hearing would take place on Thursday, April 29th at 4pm via Zoom. He stated that he would provide the presentation and ask the TPC to participate. Chairman Bellamy and Commissioner Garland stated that they would come to city hall to participate.
- iv. **Survey Results Update.** Mr. Rothwell stated that 223 surveys have been received thus far. 81% of these were from residents and 5% were from business owners.
- v. **Areas Requiring Special Attention.** Chairman Bellamy stated that she and Vice-Chairman Thompson visited and reviewed certain neighborhoods that needed particular attention in the future. Mrs. Tabor stated that a list of these neighborhoods would be provided with the meeting minutes. It was also recommended that the Albermarle Hotel be targeted for interior restoration.

II. Other Business

There being no further business, upon a motion made by Commissioner Simmons and seconded by Commissioner Garland, the Regular Meeting of the TPC was unanimously adjourned at 5:33 p.m.



DERELICT/VAGRANT PROPERTIES

1. 86 College St - Junky, trashy, eyesore
2. Old Stovall Building Supply property Swift St parallel to South Broad St - in need of revitalizing.
3. 325 Swift St. - Old Harbin Lumber Bldg. Vacant
4. 1363 Swift St. Cobb Roofing Building- Vacant, eyesore, but it appears that some of that facility may be in use.
5. 561 Swift St...Across from City of Toccoa Recycling Building (Old, long tin building)
6. 121 Lovell Rd - run down, dilapidated house surrounded by a myriad of over rusted out vehicles.
7. Old Snyder Paint Factory on Elberton/Yearwood St.
8. Dilapidated house on Spring street in front of Grafton Lumber building
9. 403 Toccoa St.
10. 32 Emily Street (End of Whitman St) - old factory building needs to be demolished.
11. 64 and 86 Tallulah St. Old dilapidated houses
12. 250 Grove St - Old dilapidated house
13. 19(?) Wood St. Old boarded up, overgrown, eyesore café/juke joint building (Ben or John Dortch)
14. 45 Fair St/Branch St. Junk everywhere
15. 51 Collins Rd - Car wash/coin laundry - boarded up/eyesore
16. 989 and 1009 Collins Rd
17. 352-354 Stephens Drive - operating a repair business out of apartment *
18. Old Save-A-Lot shopping Plaza on Collins Rd - Empty....