

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Toccoa**

RC: **GMRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **6/3/21**

Date Submittal Initially Received by RC: **5/3/21**

Explain Unusual Time-lags or Other Anomalies, when present:

Comp plan update per DCA comments on 6/2/21.

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

Community Planning and
Downtown Development
Municipal Building
P.O. Box 579
92 N. Alexander Street
Toccoa, Georgia 30577
(706) 886-8451



May 3, 2021

Planning Department
Georgia Mountains Regional Commission
PO Box 1720
Gainesville, GA 30503

RE: Comprehensive Plan Update Submittal

Dear Planning Director,

The City of Toccoa has completed an update of its comprehensive plan and is submitting it with this letter for review by the Georgia Mountains Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

Sincerely,

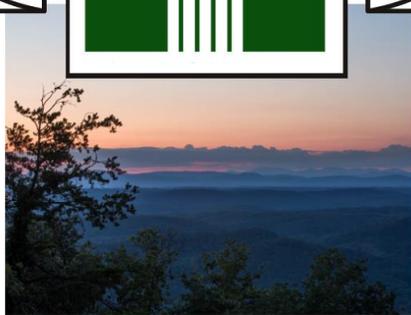
A handwritten signature in blue ink that reads "Evan Hellenga". The signature is written in a cursive style.

Evan Hellenga, Mayor
City of Toccoa

COMPREHENSIVE PLAN 2021



City of Toccoa



"The Heart of Northeast Georgia"



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Prepared by:



May 2021

I. INTRODUCTION

Toccoa is a city in Northeast Georgia that shares a border with South Carolina. It is the county seat of Stephens County, Georgia, located about 50 miles from Athens and about 90 miles northeast of Atlanta. The population was 8,336 as of the 2019 census.

A. Purpose

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the **City of Toccoa 2021 Comprehensive Plan**, represents the culmination of the efforts to plan for the future well-being of the government, the residents, and various stakeholders by identifying the critical, consensus issues and goals for the community. Implementing the plan will help community leaders address those critical issues and opportunities while moving towards realization of the unique vision for Toccoa's future. These planning strategies are identified by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning

(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, taxpayers, and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

*Assets can be **accentuated** and **improved**;*

*Liabilities can be **mitigated** and **changed** over time; and*

*Potential can be **sought after** and **developed**.*

B. Scope

This document addresses the local planning requirements and community development of the City of Toccoa, Georgia. Some consideration has been given to neighboring areas and political entities that influence conditions within the city, but all the cited issues, objectives and opportunities discussed herein are solely focused on the City of Toccoa.

C. Plan Elements

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs's "Minimum Standards and Procedures for Local Comprehensive Planning," as updated on October 1, 2018, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the City of Toccoa to maintain their Qualified Local Government (QLG) status. Further, State law requires that the governments update their comprehensive plan every 5 years.

"The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."

Community Goals. *The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens, and leadership to act to ensure that the plan is implemented.*

Needs and Opportunities. *This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

Community Work Program. *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan.*

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. *During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.*

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Savannah-Upper Ogeechee Water Plan*, the *Georgia Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents

In addition to the core required elements, the City of Toccoa must also include a land use element to aid in the coordination of their development goals and improvement projects. This element is required for communities that have zoning or other land use management policies to ensure the coordination of activities on behalf of partner organizations, and with regards to infrastructure and utilities.

Land Use Element. The Land Use Element, where required, must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

D. Broadband

As communities move forward the importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication.

To address this issue in 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. In time the State will support programs and initiatives aimed at delivering the community improvement and empowerment potential that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses. As the first step in planning for this critical, potentially catalytic infrastructure, the "Ace" Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan.

In assessing Toccoa's 2021 access to higher grade broadband technology stakeholders and those that completed public input surveys discussed the general condition and availability of existing internet service providers based on the general distribution of high-capacity lines throughout the area. The majority provider within the area (based on geographic area) is Windstream and both Windstream and TruVista provide major residential commercial service. There are, however, several gaps in "last-mile" connectivity along more remote rural roads, particularly with regard to higher speed and higher capacity lines.

Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in Toccoa. The City, likewise, supports improvement programs that will expand local

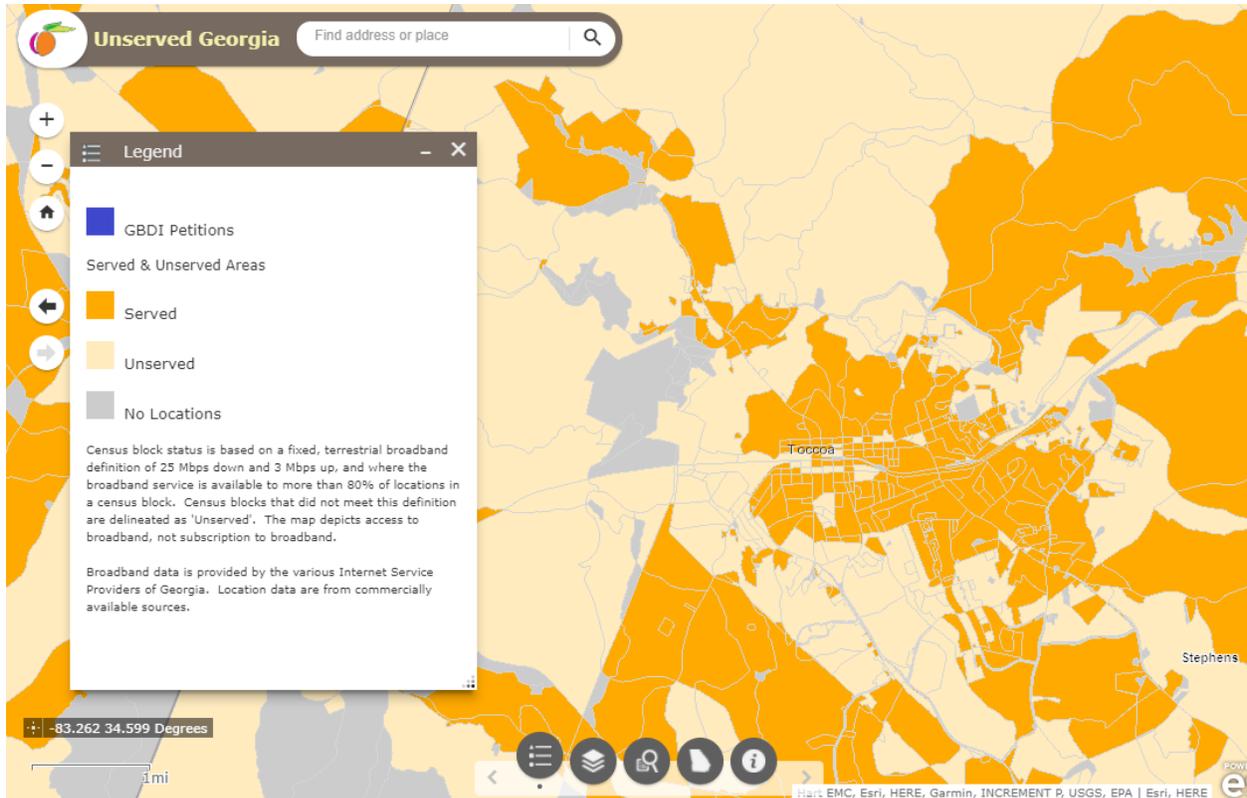
network connectivity and enhance network capacity with an eye toward significantly greater growth (and therefore increased demand for internet services) within the areas in Toccoa. The below map looks at the county level for Stephens County and offers data on unserved, served and percent unserved locations.

Stephens County:

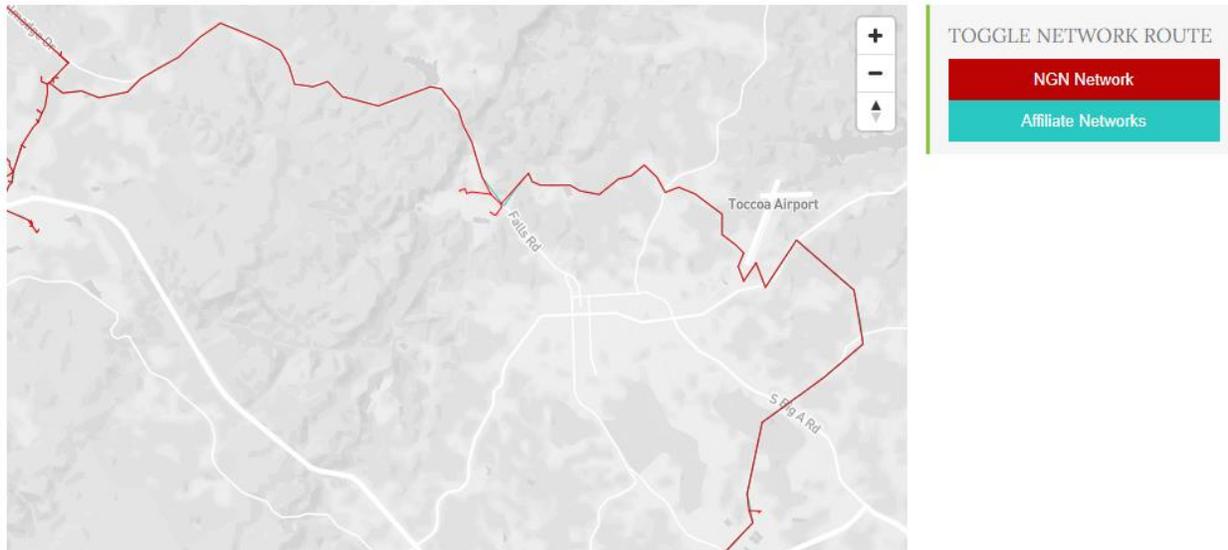
Unserved Locations: 3,508

Served Locations: 12,671

Percent Unserved: 22



The North Georgia Network (NGN) is an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains area with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.



Toccoa does have access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.

Priorities for Future Network Enhancements

- Ability to increase “last-mile” connections
- Higher-capacity trunk lines westward from NGN
- Expansion of NGN

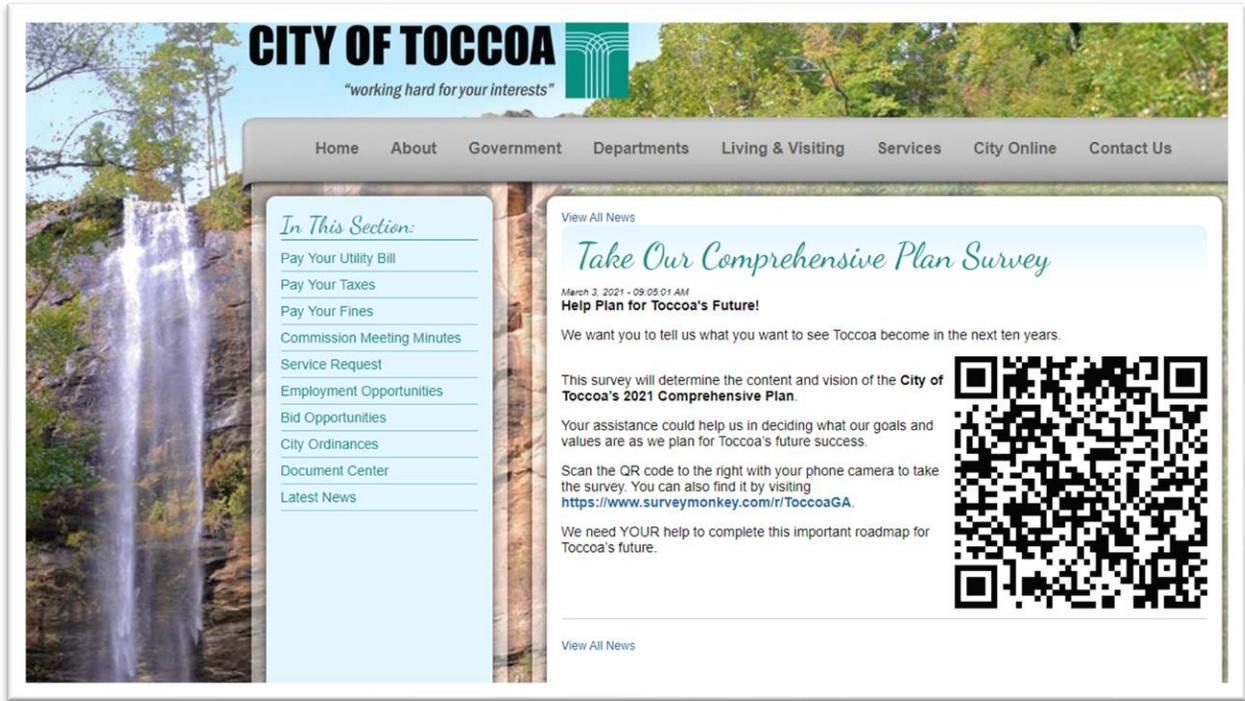
As an additional reference, the City of Toccoa was included in the 2014 **Georgia Mountains Digital Economy Plan (DEP)**, one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region’s infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the

region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

SWOC Assessment – GMRC Digital Economy Plan

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
Strong Development Authorities and Chamber offices to assist start-up businesses and industries				
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor Residents' ability to telecommute			
Local Government	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need a better way to communicate to State Legislators what is going on in the GMRC Region regarding broadband needs, initiatives and projects
<p>Goal: <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p>Strategy: <i>Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development.</i> The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.</p> <p>Strategy: <i>Promote and support the use of health information technology (IT).</i> The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.</p>				

E. Public Participation



As a part of the planning process each local government must provide and implement opportunities to encourage public participation. The purpose of this is to ensure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements and have adequate access to the process of defining the community’s vision, priorities, goals, policies, and implementation strategies.



At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, the local government must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

To lead the process the City did establish an Advisory Committee comprised of 5 public individuals and 2 staff members. The public representatives featured experience serving on the Planning Commission as well as extensive histories of living and working

within the community. Staff chosen for the process were nominated for their experience with the City's current planning programs and knowledge of area development patterns and issues.

Planning for the update began in May 2020 and in November 2020 the Advisory Committee began reviewing the material from the 2017 update. The City held four Advisory Committee stakeholder meetings from January to April 2021 to discuss the comprehensive plan update schedule, sharing copies of past materials as well as drafts of the prospective new material. These meetings were used to foster discussion among the stakeholders and any other attendees concerning the vision, strengths and weaknesses of the community and the surrounding region. The initial meeting focused on the plan process and the contents of a local comprehensive plan, then quickly moved into identifying the prevailing values used to establish the vision for Toccoa's future. The remaining meetings established the priority needs and issues facing the city as well as outlining opportunities in how Toccoa and her partners can address each concern. Themes prevalent within the meetings echoed those shared through alternate input means, such as public surveys and direct comments, with the preservation of the City's form and character tantamount to a strong interest in securing stable economic growth going forward. Furthermore, the City established a dedicated 2021 Toccoa Comprehensive Plan website to encourage public participation. This culminated in a public comment meeting through Zoom on April 29th for the public to discuss the vision and goals of the plan and offer an additional avenue for public dialogue.

In addition, public comment surveys were made available to the public via online outlets. From **March 2nd through May 7th** surveys were available to ensure area residents and stakeholders have ample opportunity to provide their comments and voice their goals for the community. This resulted in **390 survey responses** recorded through Survey Monkey. (Summary of results and comments provided in the appendices.) This far exceeded the prior plan's survey response from 2017 and provided valuable insight into the prevailing concerns and desires of area residents and gave the Advisory Committee and elected officials some direction on how to address the issues facing Toccoa.

TOCCOA REMINDING RESIDENTS TO COMPLETE SURVEY FOR UPDATED COMPREHENSIVE PLAN

April 20, 2021 | Ethan Jordan |

The City of Toccoa is requesting the public's help in determining the future direction of the City of Toccoa.

According to Main Street Manager Christian Hamilton, in March 2021, the City of Toccoa began the five-year update to the City Comprehensive Plan which will determine the future direction of community endeavors.

The plan, according to Hamilton, makes use of community feedback garnered from surveys and public hearings, and this feedback will be incorporated into the fabric of the overarching plan, as well as in a specific section detailing survey results.

On Thursday, April 29, there will be an online meeting available for the general public, beginning at 4 p.m.

This meeting will be conducted via Zoom.

For the meeting access details, Hamilton asks that you email Connie Tabor at ctabor@cityoftoccoa.com.

At this meeting, staff will walk viewers through the draft document, review recommendations, and inform citizens on how to submit comments and questions.

Additionally, City staff would like community members to consider taking a five-minute online survey.

The survey can be accessed at surveymonkey.com/r/ToccoaGA.

If you prefer to take the survey physically, please contact Tabor by phone at 706-282-3232 to make arrangement to receive a hardcopy.

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News

Advisory Committee

Suzy Bellamy: Before retiring, she served as a schoolteacher at Stephens County Schools for many years. Mrs. Bellamy has lived in Toccoa for much of her adult life and has a passion for zoning that serves Toccoa well.

Billie Thompson: She is a retired educator and currently works part-time for the Stephens County Literacy Council. She also runs several ministries, Walking Through the Word and Ablaze Prayer Ministry. She is active in community affairs and brings much local experience to the Planning Commission.

Angie Garland: She is retired from Regions Bank and currently serves on the Board of Directors for the Toccoa-Stephens County Humane Shelter. Mrs. Garland was active in leading the city and county to construct the Humane Shelter as part of a joint effort. She is also a volunteer for Neighbors 4 Neighbors, a food pantry program.

Tara D. Simmons: Ms. Simmons is a graduate of Clemson University w/a BA in Political Science and a minor in English. Ms. Simmons received her Juris Doctor degree in 2010 and practices law at Hotard and Hise in Clarkesville. By serving on the Toccoa Planning Commission, Ms. Simmons hopes to continue the progress of the city, so it is not only a better home to its residents but to attract positive growth to the area.

Walker Whitworth: Mr. Whitworth has been a Toccoa resident since 1971. He graduated from Georgia Tech with an Engineering degree. He has 40+ years manufacturing experience with local companies. It is his desire to understand the needs of Toccoa and aid in the responsible growth of the community.

Connie Tabor: Mrs. Tabor is the Community Development Director for the City, managing all planning, community, and economic development activities for the city. Through her efforts, Main Street Toccoa has been selected as a top 10 Great American Main Street City by the National Main Street Center and a Georgia Exceptional Main Street by the State of Georgia. She is a Certified Main Street Manager, a Master Georgia Downtown Development Professional, and has previously served as the Georgia Downtown Association President.

Christian Hamilton: Mr. Hamilton is the Main Street Manager for the City, working primarily on grant writing, grant administration, and implementing the Main Street program. He received his Master's in Public Administration degree from the University of Georgia. He assists the Community Development Director in city planning and economic development activities. He is a member of the Georgia Downtown Association Board.

Critical issues and ideas submitted by the Advisory Committee:

- Expand manufacturing facilities
- Recruit new commercial businesses
- Establish education opportunity to train new workers
- Recruit interesting & diversified shops for the downtown area
- Recruit franchise hotel for over-night stay
- Recruit different type restaurants to be located in different locations
- Remove run-down housing/ Improve housing (both medium & expensive) and apartments for seniors
- Ensure roadways are maintained
- Investigate upgrading telecommunications and broadband for city
- Maintain adequate water & sewer services
- Establish a plan for continued upgrade of historic downtown
- Define unacceptable locations & establish renovation plans
- Define acceptable locations & specify how to expand them
- Promote tourism development efforts in the community
- Recruit brewery or distillery for downtown district
- Maintain and expand upon community facilities and parks

II. COMMUNITY VISION

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something “... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that the community has at least tried to identify current values, describe how they’re to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

A. Vision Statement

A vision for the community’s future must be included in the comprehensive plan. The community vision is intended to provide a complete picture of what the community desires to become. The community vision must be based on public input, the assessment of current and future needs and be supported by the goals, policies, and objectives in the comprehensive plan. In addition, there must be consistency between the community vision and the Georgia Department of Community Affairs Quality Community Objectives as well as consistency with the community visions of other communities within the region.

The following vision statement was derived from the various comments and suggestions raised during public meetings and through the available survey process. They reflect the prevailing themes and issues cited in discussions about prioritizing the local residents over the strong desire to retain the current level of “*small town charm*” that is felt to define the community. In this the residents and stakeholders are speaking to a vertical fabric of being both geographically small and close knit in that most businesses are locally owned and unique, and people have a sense of comfort that they are familiar with one another. This cyclical relationship is defined by the community’s investment in the local businesses and the local business’ investment into the community. Many events are used to bring all of Toccoa and Stephens County together to reflect this desire.

The aim for the community is to grow from within, with the bulk of change coming from the revitalization of existing structures and neighborhoods rather than expanding outward. There is a preference to see older homes fixed before newer ones are built, to see existing industrial sites brought to use before new ones are added to the outskirts. Some of this is built on the nostalgia and appreciation for the urban fabric of the city, while much of it stems from wanting to make the most of the existing properties and not see the aging and dilapidated structures fall further into disrepair. The hope is that if Toccoa can achieve economic growth within this vision then it will be an even stronger and more unique small city amidst the slowly suburbanizing region.

Comments regarding the values, strengths, and weaknesses of Toccoa:

Values to be emphasized:

- Advantages of small-town living
- Being “local” in living, work, and play
- Sense of identity
- Connection to the past
- Slower/comfortable pace of life
- Safe
- Emphasis on family/the people
- Respect for our history
- Progressive vision for the future

Things to be preserved:

- Downtown
- Historic structures
- Outdoor recreation/ Parks

Things to be changed:

- Empty/worn out properties
- Need more businesses & commercial options
- Outdoor recreation/ Parks
- Leadership
- Telecommunications
- Cost of living/ transportation



VISION STATEMENT CITY OF TOCCOA

The City of Toccoa, Georgia, will strive to be a family-friendly, civic, and commercial destination serving area residents, business, and visitors, by offering small-town living and Southern hospitality.

The City of Toccoa will maintain its unique identity by preserving its historic downtown as the cultural center for the community, fostering many events and occasions to bring people together in celebration of its military, agricultural, railroad, and Appalachian heritage.

The City of Toccoa will provide efficient and high-quality services in support of local residents and businesses, protect, and promote the region’s mountains and natural resources, work to foster a more diverse and growing economy, and build partnerships with adjoining governments, and other organizations in pursuit of all these objectives.

B. Community Needs & Opportunities

To achieve its stated vision a community must understand those obstacles and issues that must be addressed in order to reach the goals implied. The comprehensive planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions so as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for Toccoa. Some were carried over from the previous plan, but the list has been confirmed and/or refined based on the discussions and analyses throughout the current planning process. *(Also shows year proposed or listed as policy)*

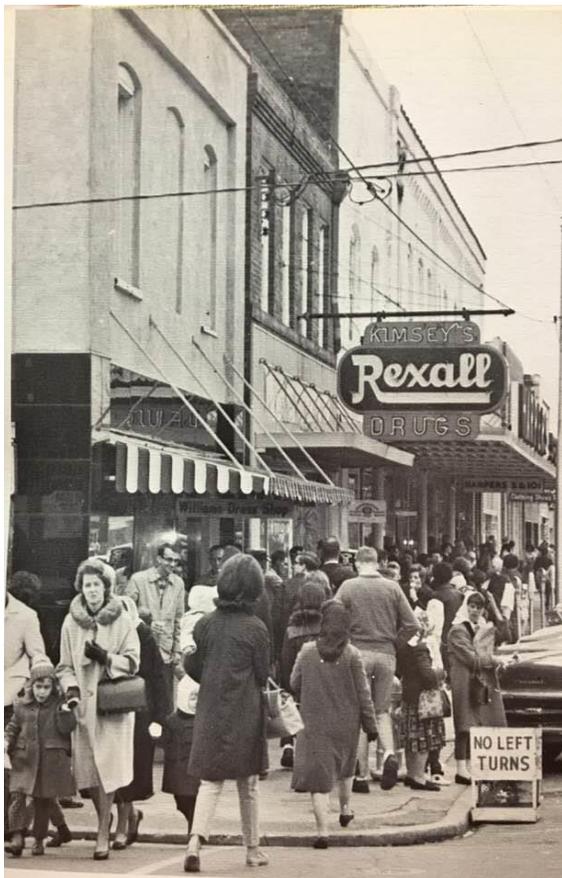
Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> Need for long-term management/ expansion plans for utilities and infrastructure. 	<ul style="list-style-type: none"> Update water/sewer demand forecast; Amend water/sewer network expansion plan as needed ('24)
<ul style="list-style-type: none"> Need to expand downtown streetscape efforts, pursue more infill. 	<ul style="list-style-type: none"> Develop bicycle/ sidewalk master plan ('24) Develop adaptive reuse plans for targeted properties ('23) Promote Urban Redevelopment Plan and funding resources for historic properties (P) Obtain grants for targeted streetscape projects ('23)
<ul style="list-style-type: none"> Need options for housing choices dependent on citizen demographic need. This includes but is not limited to single-family and multi-family residential. 	<ul style="list-style-type: none"> Develop adaptive reuse plans for targeted properties ('22 - '23) Attract new housing developers ('22)
<ul style="list-style-type: none"> Need to expand commercial options within and around downtown Need/Desire to bring office employment to downtown 	<ul style="list-style-type: none"> Develop adaptive reuse plans for targeted properties ('22 - '23) Obtain and promote programs like the Rural Zone and other state incentive structures.
<ul style="list-style-type: none"> Need to protect historic structures 	<ul style="list-style-type: none"> Update inventory of historic sites and adopt preservation policies ('22) Complete Citywide Historic Resource Survey ('25)
<ul style="list-style-type: none"> Need to improve telecommunications and broadband services (both cellular and landline based) 	<ul style="list-style-type: none"> Inventory infrastructure and service areas throughout county ('22) Develop improvement plan with North Ga. Network and GDEcD ('22)
<ul style="list-style-type: none"> Need to address possible blighted and distressed properties 	<ul style="list-style-type: none"> Evaluate annual monitoring report of code enforcement activity. ('21)

<ul style="list-style-type: none"> • Need to ensure optimal levels of natural resource protection and greenspace planning 	<ul style="list-style-type: none"> • Develop Greenspace Plan ('24) • Adopt/Promote conservation design policies ('22) • Develop report assessing all State listed waters in need of resource protection ('24) • Retain Tree City designation annually ('21)
<ul style="list-style-type: none"> • Need for overnight lodging within the city 	<ul style="list-style-type: none"> • Promote reporting highlighting lodging needs ('21) • Inventory properties (and include targeted properties currently included in targeted design renderings) that would be suitable for use as a hotel/motel/inn, including assessment of obstacles for development ('23)
<ul style="list-style-type: none"> • Need to rehabilitate older industrial areas 	<ul style="list-style-type: none"> • Maintain eligibility for Opportunity Zone status (P) • Develop adaptive reuse plans for targeted properties ('23) • Promote Brownfield Grant findings ('21)
<ul style="list-style-type: none"> • Need long-term plan for maintenance and possible expansion of railway spurs 	<ul style="list-style-type: none"> • Develop report assessing current and planned status of existing rail routes in the region ('24) • Develop study assessing options for expansion of new spurs in the area ('24)
<ul style="list-style-type: none"> • Need to improve education and skill levels for local labor force 	<ul style="list-style-type: none"> • Support greater coordination among local industry, North Georgia Tech, Toccoa Falls College and Stephens County schools; Explore more options for internships and practical training exercises (P) • Develop annual forum with Stephens County Dev. Auth. on education and employment conditions within the region ('22)
<ul style="list-style-type: none"> • Need to address character of gateway corridors into the city and the downtown district. 	<ul style="list-style-type: none"> • Develop beautification plans for major arterials coming into downtown ('21) • Start roadside clean-up campaign ('24) • Seek grant funding for beautification efforts ('22)

III. DEVELOPMENT STRATEGY

A. Land Use Assessment

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. As such communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

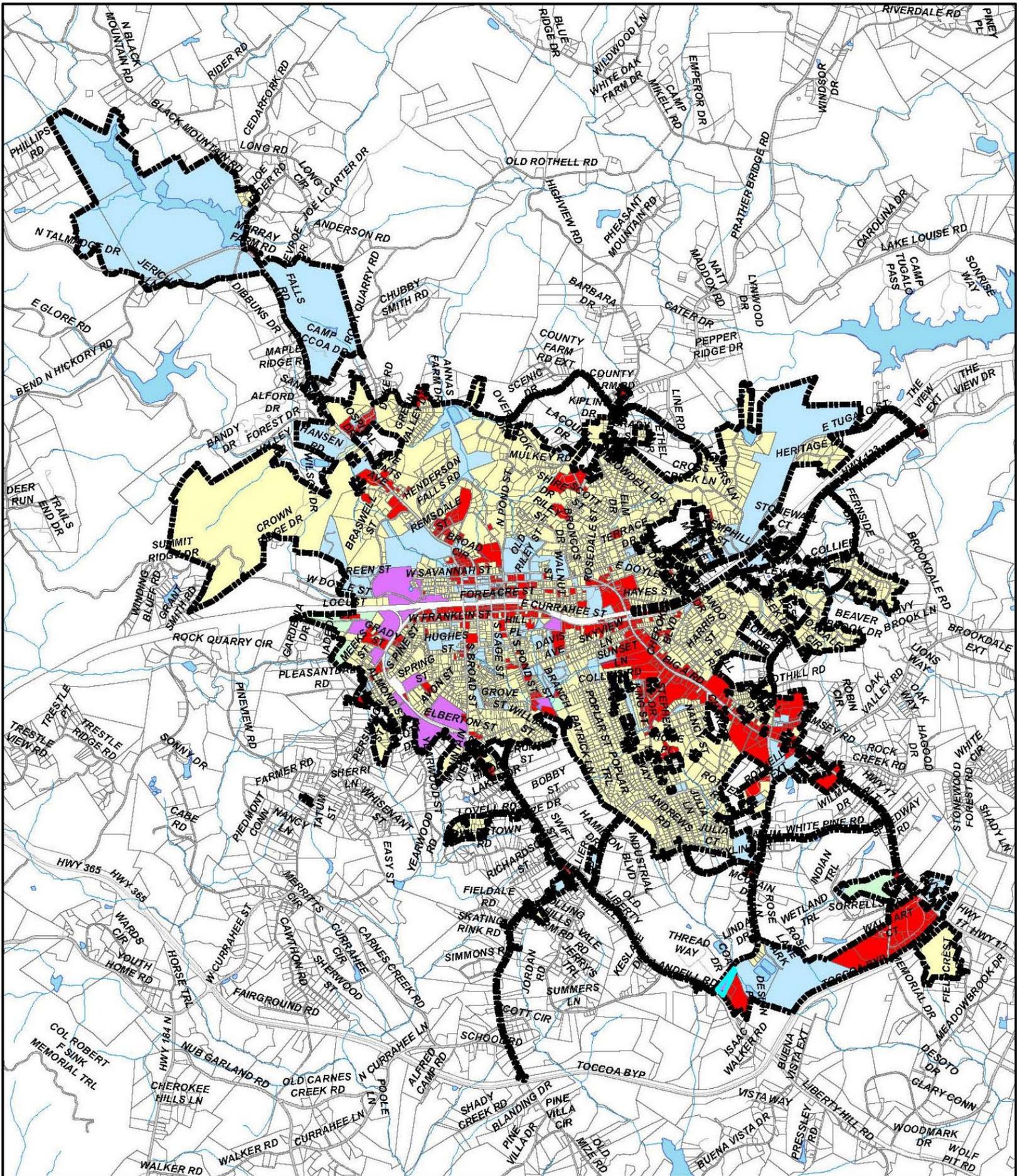


Land use, settlement patterns and economic development throughout Stephens County are clearly related to predominant physiographic features. Farming and pastures are located along gentle slopes or in the bottom lands where the soil is rich and the land level. Timber management and lumbering of woodlands have occurred in areas too poor to support farming. Mountain tops and steep slopes were maintained in a natural state because of their unsuitability for intensive use. Roads tend to follow narrow valleys, along ridge lines and streams. Since most of the valleys and ridges occur in a north-south alignment, most of the roads and rail follow the same direction.

With the establishment of the railroad, Toccoa began to grow and prosper to become a major transportation and shipping outpost, as well as an industrial center manufacturing a variety of products and goods. Downtown Toccoa evolved as traditional urban street grid pattern, branching predominantly east-west along the rail line, with downtown encompassing several blocks of classic zero-lot-line structures and streetscapes, surrounded by more bucolic neighborhoods that yielded to roads with more scenic, winding forms, and blocks shaped by the landscape.

Eventually, the automobile industry became more prominent, and housing developed further and further outside the urban core, with select arterials receiving destination status for regionalized commercial hubs. Indigenous growth is now following transportation corridors, with the most intense urban-scale development occurring along arterial road corridors and intersections, primarily where supporting infrastructure is available. The Toccoa By-pass opened in 1987 and was soon followed by water and gas infrastructure, greatly influencing development south of the city.

The most recent decades have brought an influx of older people living in retirement homes and resort locations. In addition, much of the county contains a large, transient, second home or vacation lot population, which swarms into the area during the summer months, weekends, and holidays. Engineering technology improvements and affordable construction costs have encouraged development to take place on sites (steep slopes) that were once impossible to access and build upon. “Retiree” residential development is occurring along connecting collector roads scattered throughout the County. Vacation homes are primarily located along the shores of Lake Hartwell, as well as various creeks and streams, and along the high ridgelines that provide scenic views. Homes are also being constructed in areas adjacent to the Chattahoochee National Forest. The National Forest brings a quality-of-life amenity to the Stephens County area with its numerous recreational opportunities. Many retirees are interested in building homes that are either adjacent or in close proximity to the National Forest so that they can be protected or surrounded by permanent greenspace.



**City of Toccoa
Generalized Existing Land Use**

Legend

- | | | | |
|-------------------|--------------------|--------------------|--------------------|
| Existing Land-Use | Public/Institution | Undeveloped/Vacant | Ponds and Lakes |
| Residential | Industrial | Roads | Parcels |
| Commercial | Agricultural | Rivers and Streams | Toccoa City Limits |



Georgia Wicatanah
Division of Community
Map Prepared: April 2021

B. Areas Requiring Special Attention

Analysis of prevailing trends assists in identifying preferred patterns of growth for the future. Such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

- *Areas where rapid development or change of land uses is likely to occur*

Development on the outskirts of Toccoa along SR17 consists of variations of commercial and residential use, as the county seat continues to experience natural outward expansion. The area has been targeted for such growth and development, but the City and the County may wish to review development options and potential for each area after updating GIS files and the reconsideration of land use management measures currently underway at Stephens County. (See *Big A Road Corridor* character area)

- *Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation*

Utilities are present in most areas of the City, including those experiencing development pressures. Current utility service areas are in accordance with community development goals for the local governments, and projected land use remains within existing utility capacities. This does, however, require the County to ensure high intensity development does not occur outside sewer services. Particularly, utility service improvements will need to be done on Hwy 17 Alternate from Fernside Dr. to the Bypass (Hwy 17) (See *Big A Road Corridor* character area)

- *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)*

Several small sections of the county have been cited for a need for redevelopment, most within or immediately outside Toccoa. The City is already engaged in programs to revitalize these areas and is addressing the effort one neighborhood at a time. Sections remaining in need of attention include the former Save A Lot at Big A Shopping Center, the Trogdon Furniture Mill and surrounding district, the Toccoa Casket Company property and 2 of the main gateway corridors leading into downtown Toccoa. (See *Urban Industrial* character area)

- *Large, abandoned structures or sites, including possible environmental contamination.*

The Trogdon Furniture Mill, Wrights Manufacturing, the Cotton Mill, and the Toccoa Casket Company are the most notable vacant properties within the city. These sites would require significant rehabilitation to be considered viable for modern business or residential use. (See *Brownfield Redevelopment* character area)

- *Areas with significant infill development opportunities.*

Beyond the sites already mentioned there are a few concentrations of sites suitable for infill development such as the City owned parking lots. Toccoa is actively pursuing measures to assist with residential and small business development within existing properties and parking lots and would be open to infill. (See *Downtown CBD* character area)

- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

Current economic conditions make it difficult to distinguish parts of the community as significantly more impoverished such that special attention is required. Toccoa is actively assisting with redevelopment in and around downtown and the Trogdon Mill district, and Stephens County is promoting economic development for the county as a whole. Stephens County and the three municipalities are actively partnering in programs to bring economic development, support the schools and local job training programs. (See *Downtown CBD* character area)

- *Areas of significant natural or cultural resources in need of attention*

Most of the historic or notable cultural attractions within the county are within the Toccoa City local historic district, for which the City is actively pursuing resource preservation and adaptive reuse. The City has an Historic Preservation Commission that assists with design guidelines and the City and County have jointly participated in several ventures to promote the region's history. At the moment, neither Toccoa nor Stephens County are being called upon to do more than current actions are providing. (See *Historic District/ Urban Design Overlay Area*)

With respect to natural resources, both Toccoa and Stephens County have enacted the necessary Environmental Planning Criteria and related development regulations. Much of the land within the county is protected through US Forest Service ownership. No significant action above existing measures has been identified for this element.

C. Character Area Assessment

Character area planning is designed to focus on the physical appearance (aesthetics) and function of a particular area. Development strategies are tailored and applied to each individual area. The goal is to enhance the existing character/function or promote a new, more desirable character for the future. Character areas identify portions of the community that have a unique or special character that needs to be preserved or require special attention because of unique development issues

A key component of the comprehensive planning process is the development of a Character Area Map that reflects the city's vision for future growth and development during the course of the planning period. This vision was developed through an extensive public visioning process and expresses the unique character of various portions of the city. The various character areas, then, are intended to support the overall future development strategy by organizing common themes of development patterns throughout the community. They promote the desired development patterns and provide a framework for coordination of capital improvement projects that may impact development. The following pages present the map and narratives of each Character area associated with the City of Toccoa.

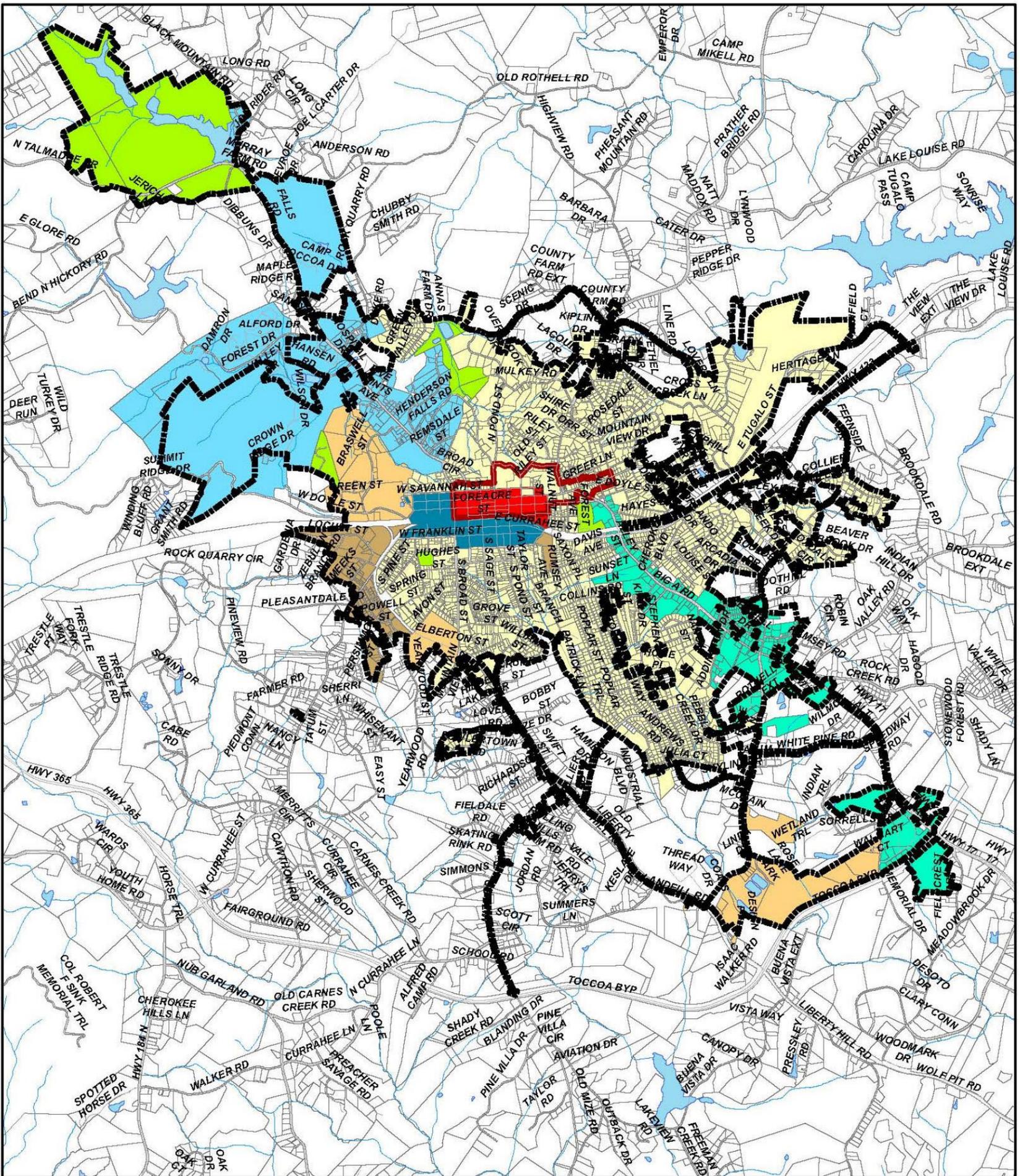
Each identified character area outlines a specific vision or plan that includes the following:

- Written description and pictures or illustrations that identify the patterns and scales of development encouraged in that area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.

The City of Toccoa has had some form of land use management policies since 1958 and historic resource protection measures since 2006, necessitating analysis of recommended or priority land uses within the character areas. As the City applies its land use management regulations and standards in the future it must ensure compliance between its policies and Character Area descriptions accordingly.

CHARACTER AREAS	
Area	Development Types Encouraged
Downtown CBD	Urban form development (zero-lot-line); Retail, dining, and other commercial uses; Urban residential; Office and institutional uses
Central Transitional District	Urban form development (zero-lot-line); Retail, dining, and other commercial uses; Urban residential; Office and institutional uses
Brownfield Redevelopment Areas	Light industrial; Warehousing; Office and institutional uses; Regional scale economic centers
Big A Road Corridor	Retail, dining, and other commercial uses; Office and institutional uses; Regional scale economic centers

Falls Road Corridor	Institutional and office uses; Residential; Neighborhood scale commercial; Rural landscaping and scale
Parks and Recreation	Passive and active use parks; Trails; Preserved greenspace; Gardens; Passive gathering spaces
Mixed Use Redevelopment Area	Light industrial; Warehousing; Office and institutional uses; Neighborhood scale commercial; Residential
Neighborhood Infill and Revitalization Area	Urban neighborhood residential (single-family); Schools, parks, churches, and neighborhood-compatible uses; Neighborhood scale commercial (on arterial roads)
Historic District/ Urban Design Overlay Area	Development must/should be compliant with the City's Urban Design Guidelines



**City of Toccoa
Character Areas**

Legend

- | | | |
|--|---|--------------------|
| Big A Road Corridor | Falls Road Corridor | Roads |
| Brownfield Redevelopment Area | Mixed Use Redevelopment Area | Rivers and Streams |
| Downtown Central Business District | Neighborhood Infill and Revitalization Area | Ponds and Lakes |
| Central Transitional District | Parks and Recreation | Parcels |
| Historic District / Urban Design Overlay | Toccoa City Limits | |



Georgia Statewide
Regional Commission
Map Prepared: April 2021

Character Area Narrative**Downtown CBD**

Toccoa is the county seat of Stephens County and is among the first true mountain cities for tourists coming from south of the region. It is the home to Toccoa Falls College (and the falls, themselves) and was the location for historic military training operations in World War II. Today Toccoa is among the larger cities within the region, with a strong industrial base, a local hospital, and a regional airport.

The Downtown Central Business District, which features a National Historic District featuring many classic urban buildings, retains the scale and ambiance of a traditional urban core. It features some of the most retained and restored such structures in the region and has worked to revitalize their downtown that is considered a defining trait of the community. Since the 2007 removal of the concrete canopies that once covered a street-turned pedestrian mall, Toccoa has experienced a modest renaissance downtown. Several buildings have undergone renovations of at least their facades if not the whole interior, and more businesses have come into downtown based on the restored urbanity.



Toccoa is also a higher grade of urban environment compared to most other rural cities in north Georgia. Most structures in Toccoa are 2 stories (or taller) with more ornamentation and stonework. The density of turn of the century buildings in downtown Toccoa highlights the architectural character and sense of place that the city is known for. The orientation around the courthouse and prevailing block structure reinforces this character, as downtown has a uniform pattern for parking, sidewalks, and traditional urban form.

The City is in the midst of an economic revitalization downtown. In 2021, the Main Street Program was once again redesignated as one of Georgia's Exceptional Main Streets (GEMS) communities, the highest designation awarded by the state. Among other efforts, the city has completed multiple phases of wayfinding signage since the 2017 Comprehensive Plan Update and has installed alleyway lighting, built a railway viewing platform at the Historic Train Depot, and has worked with Amtrak to complete a \$2 million renovation to the Amtrak Waiting Platform at the Historic Train Depot. These, and other streetscape efforts along Doyle Street, have helped draw visitors and give local businesses a more inviting setting. The DDA and its partners are also aware of the need to give downtown special attention in the types of businesses to recruit and works closely with existing businesses in listening to their needs and objectives. The City of Toccoa was designated both a PlanFirst Community and a Rural Zone in 2018. These programs have provided, and continue to provide for, greater growth and development toward downtown.

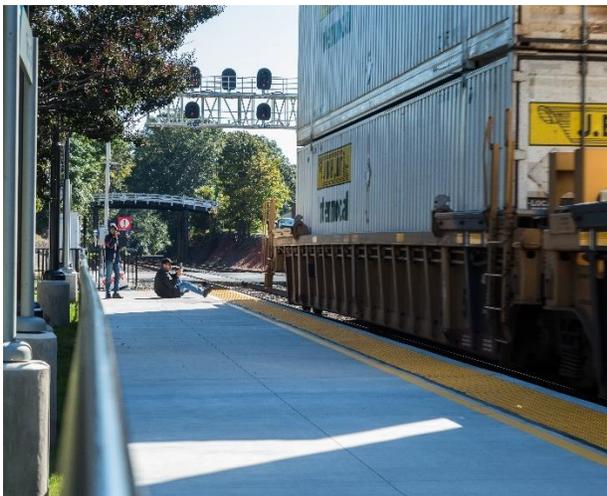
The primary traffic generators for Toccoa are the courthouse and government buildings, plus the Historic Train Depot building that doubles as the Currahee Military and History Museum. The latter facility is just one block off the courthouse square and features a modest conference room that hosts many events. The Amtrak train station is located downtown, as well, providing another unique draw to the city. One of only three stops in Georgia, the platform received a nearly \$2 million dollar revitalization by Amtrak in 2020.

Toccoa's efforts to improve the downtown have been well received and buoyed an already high level of public support and hometown pride. Festivals and downtown markets perform well, and business and

landowners invest in the upkeep and improvements of their downtown properties. That there is a well-received and clear vision has helped ensure a high level of consensus support from both the private sector and public leaders. The newly renovated Ritz Theatre presents approximately 100 shows annually for an attendance of about 15,000.

Toccoa is a very walkable city, both by virtue of city scale and form and in the quality of the sidewalks. The urban core of downtown has sidewalks on both sides of the street that feature mostly ADA compliant crosswalks and pedestrian amenities throughout. In 2020, the City completed installation of ADA ramps throughout southwestern Toccoa. Curbside parking helps buffer walkers from traffic, and the accessibility reaches for several blocks all around the city, even into adjoining residential neighborhoods. Some sidewalks could use additional improvements and select intersections could use better signage to outline pedestrian safety, but as a larger urban setting for mountain communities Toccoa is highly conducive to walking. Three phases of wayfinding and gateway signage have been installed, directing visitors to downtown businesses.

The mix of businesses in downtown is improving since the initial streetscape improvements in 2007 and has only slowed due to the recession. Doyle Street features a blend of retail and dining that can appeal to tourists as well as locals, and the type of service industries (studios, government offices) tend to feature more traffic than other industry options, aiding the foot traffic along downtown sidewalks.



Toccoa Downtown Historic District Design Guidelines

2017



Implementation Measures

Downtown CBD

- ***Pursue infill development.*** Toccoa features a number of redevelopment options and new construction possibilities. Immediate options for undeveloped lands should be explored. The City should pursue a comprehensive property survey of the urban core and surrounding areas that can be used to monitor structures, and lots targeted for (re)development or use. This would not only facilitate future capital investment programs but could be beneficial in knowing exactly the scope and conditions of available properties.
- ***Explore urban design guidelines.*** Toccoa has an established urban form based on neighborhoods and a core downtown, character areas that ideally should be preserved and improved in order to retain the City's cherished identity. Anchored by their National Historic District the City has an abundance of properties worth preserving and whose architecture helps define the community. Consideration of formal design guidelines for areas outside the historic district would help define the structural elements that contribute to this character and allow the City to better protect critical structures and places while also ensuring new development adds to the surrounding context.
- ***Expand and maintain pedestrian accessibility.*** This is crucial for any urbanized area like Toccoa that has made great strides at improving the streetscape downtown to lure more people there. Improving and expanding sidewalks, trails and other elements that foster walkable connections across properties and blocks should be a priority for the City moving forward. This would include developing a network expansion plan, a long-term maintenance strategy and policy, and an assessment of streetscaping opportunities and renovation work at the Broad Street underpass to serve as a gateway to downtown Toccoa.

- ***Development of a targeted marketing program.*** An exercise designed to identify the best types of industries that could succeed in small urban centers like Toccoa, based on labor force, location, and development conditions, should be orchestrated to give the City and all stakeholders a list of industries to target for recruitment and expansion. This can be done in conjunction with the Main Street program, the Ga. Dept. of Economic Development, the Dept. of Labor, the GMRC, and area colleges.
- ***Continue to push the Façade Rehabilitation Program.*** This program endows local property owners with access to tax credits and professional assistance in the restoration and adaptive reuse of older building exteriors. Toccoa has several properties that could benefit from this program and offer brighter, more inviting fronts to their businesses that would also enhance the public streetscape. The GMRC and the State offer assistance and guidance as part of their regular operations and could be made available to help Toccoa with any of these efforts. The Main Street Program and DDA also offer a façade grant program that is available to any property located in the Main Street District.
- ***Expand the Arts in Downtown Toccoa.*** The Historic Ritz Theater serves as an iconic anchor to downtown Toccoa. Since the City took ownership, extensive renovation work is ongoing, funded through grant monies and other sources. The City would like to continue renovation work and expand the programming at the theater to draw visitors to, and increase the economic vitality of, downtown.
- ***Continue implementation of Historic Resources Survey.*** To maintain Certified Local Government (CLG) status and for the benefit of increased grant funding, the City of Toccoa will continue to implement its city-wide Historic Resources Survey, beginning with the Historic Downtown District.
- ***Implement Overarching Downtown Wi-Fi Network.*** Rural areas have been susceptible to wireless network outages and decreased capability for internet use. A fully integrated downtown wireless fidelity network would allow Toccoa to remain competitive in rural areas and increase economic development and tourism.
- ***Design and install lighting and wayfinding signage to market Downtown Toccoa.*** Increased lighting and wayfinding signage serve to market Downtown Toccoa as a tourism destination in addition to increasing beautification efforts.
- ***Create and market the Ritz Theatre Plaza.*** As the City of Toccoa continues to market its downtown economic anchor, the Historic Ritz Theatre, efforts must be made to expand the Ritz Theatre plaza, including the establishment of an annex focused on exhibit space, restrooms, and additional lobby space, an amphitheater allowing for outdoor artistic endeavors, and increased greenspace surrounding this downtown focal point.
- ***Continue to expand greenspace.*** Downtown Toccoa is in a constant state of revitalization. Expanding the greenspace in the city serves to create a sense of place that is marketable in historic downtown districts for the purposes of tourism product development and economic vitality.
- ***Continue Streetscape Revitalization.*** Proceed with greenspace and quality of life improvements on Tugalo Street and conversion of targeted parking lots to parklets and also the renovation of the North Broad Street underpass.

- ***Economic development.*** Continue to attract and retain diverse business opportunities such as a brewery and/or distillery, lodging options such as a downtown hotel, and to also encourage businesses to relocate off Doyle Street.
- ***Housing.*** Encourage additional housing choices such as upper story residential living.

Character Area Narrative

Central Transitional District

Immediately adjacent to the downtown CBD is the extension of urban blocks that provide the transitional space between the historic urban core and the surrounding traditional neighborhoods. This area features a blend of historic and more modern architecture depicting the city's evolution into the automobile era, as the once tight urban core that served as the primary commercial and social center of the community began to feel pressures from an expanding Toccoa.

Most of the structures are placed along urban street fronts with sidewalks, with minimal surface parking and typically 1-2 story structures. There are some houses that have been converted to commercial use as well as conventional commercial structures of varying styles.



An area of declining development west and south of Toccoa's CBD, this area is currently a mix of commercial, heavy commercial, and aging residential along a commercial highway corridor. The area has high vacancy rate and dilapidated building conditions. There is potential for streetscape improvements, higher density mixed use including residential, commercial, and retail along main corridor. There is also potential for residential redevelopment, especially workforce and starter properties. Proximity to the CBD provides opportunity for connectivity and pedestrian amenities.



Revitalizing this area would advance the community's vision for enhancing the existing character of Toccoa, providing it with a vibrant urban fabric relatively distinct within the region. Redevelopment success has already been had with the construction of the Dollar General store in this area which opened in 2019. It would also aid in connecting the residential and commercial activities at a more pedestrian scale. If possible, the City would aspire to bring more back-office and professional service employment centers to this area to serve as an additional source of customers for the existing retail and dining options within downtown.



Implementation Measures

Central Transitional District

- ***Attain/Maintain Enterprise Zone and Rural Zone designation.*** The City should utilize every available State-authorized program and resource for encouraging job development within the area. Properties eligible for Enterprise and/or Opportunity Zone and Rural Zone designation should be nominated for such, with the city implementing the policies and programs necessary to support those designations.
- ***Workforce/Starter housing strategic plan.*** The City will work with local realtors and bankers to develop a profile for affordable housing in the area, based on price points and prevailing wages. This will include recommendations for new/amended policies and identification of sites for available housing (re)development.
- ***Review and update development regulations.*** The City should annually review the performance of their development regulations and identify and make changes, as necessary.
- ***Establish business incubator program.*** The City should seek ways to establish business incubators within or near downtown, especially within properties available for revitalization. This would involve the identification of funds for property acquisition and improvement, and coordination with the local colleges, the Chamber and Development Authority about contact with entrepreneurs to use the spaces.
- ***Establish Community Improvement Districts if viable.*** The City should explore special tax districts for areas in need of rehabilitation. Develop a report identifying the potential budgets and targeted improvements within the candidate districts. For any district deemed potentially viable the report should outline the steps for enacting possible designation.
- ***Continue Implementation of a beautification program/ Streetscape improvements.*** The City should create a general beautification program for prominent streets within and outside the historic district. This would include guidelines for signage and landscaping, public amenities such as benches and lighting, as well as coordination of litter control and Gateway signage.
- ***Adopt traditional neighborhood development ordinances.*** The City should adopt policies that support the development and expansion of traditional neighborhood forms with regard to block and lot sizes, Complete Street conditions, pocket parks and other conditions that expand upon the characteristics of the existing older neighborhoods.
- ***Maintain landscape ordinance.*** The City should annually review the performance of their landscape regulations and identify and make changes, as necessary.
- ***Develop and implement a Greenspace Plan.*** The City should work with stakeholders to establish a formal strategy for the identification and protection of natural habitats, both to preserve local ecology and environmental resources and to promote passive outdoor recreation.

Character Area Narrative***Brownfield Redevelopment Area***

This refers to the vacant or under-utilized industrial areas (existing and potential brownfields) located along the western rail corridor of Toccoa, as well as a few parcels south of the Downtown Central Business District. There is the potential for re-development as a mix of industrial and commercial uses, with incentives for remediation and integration into the larger community.

Most of these sites served as the original industrial production centers for Toccoa and the region long ago. The footprints are smaller than conventional industrial properties, but most do have railroad access and close proximity to the majority of city residents. Some environmental mitigation has already taken place at two of the properties to aid in their potential reuse, and the City is working with the Development Authority to identify businesses capable of utilizing such urban footprints. The City has also worked to secure Opportunity Zone status for these properties to aid in the financial incentives for new employment located in the area.

As these properties are also along one of the arterial roads leading into the city, they could easily handle some commercial traffic, feeding directly to the Toccoa Bypass just to the south. The goal is to regenerate the industrial activity of this side of town to put these properties to good use, maximizing the access to the rail spurs, and provide another source of employment in and around downtown. Targeted industries would need to have minimal nuisance impact due to the proximity to residential areas.

Over the course of 2020, the City of Toccoa worked with the Environmental Protection Agency and contractors at Vita Nuova to complete a brownfield survey that targeted several properties near the Downtown Central Business District. These properties were tested for contaminants and suggestions were made for adaptive reuse or rehabilitation. Community stakeholders participated in multiple virtual meetings, six stakeholder calls, and an interactive Charette to determine the future use of these brownfield properties. A report was issued in March 2021, and it is hoped that this report can help guide direction for redevelopment of these brownfield properties.



Implementation Measures

Brownfield Redevelopment Area

- **Attain/Maintain Enterprise Zone designation.** The City should utilize every available State-authorized program and resource for encouraging job development within the area. Properties eligible for Enterprise and/or Opportunity Zone designation should be nominated for such, with the city implementing the policies and programs necessary to support those designations.
- **Establish/Utilize brownfield redevelopment incentives.** The City should establish an incentive package, through local resources or combined with State and federal options that can be used to attract redevelopment and reuse of suspected brownfield properties. This could include environmental assessments or job tax credits or other means that lead to the rehabilitation of vacant properties in the targeted areas.
- **Establish business incubator program.** The City should seek ways to establish business incubators within or near downtown, especially within properties available for revitalization. This would involve the identification of funds for property acquisition and improvement, and coordination with the local colleges, the Chamber and Development Authority about contact with entrepreneurs to use the spaces.
- **Review and update development regulations.** The City should annually review the performance of their development regulations and identify and initiate changes, as necessary.
- **Establishment of a beautification program/ Streetscape improvements.** The City should create a general beautification program for prominent streets within and outside the historic district. This would include guidelines for signage and landscaping, public amenities such as benches and lighting, as well as coordination of litter control and Gateway signage.
- **Maintain landscape ordinance.** The City should annually review the performance of their landscape regulations and identify and initiate changes, as necessary.
- **Develop and implement a Greenspace Plan.** The City should work with stakeholders to establish a formal strategy for the identification and protection of natural habitats, both to preserve local ecology and environmental resources and to promote passive outdoor recreation.
- **Economic development.** Continue to attract and retain diverse business opportunities such as a brewery and/or distillery.
- **Housing.** Promote options for residential development that includes overnight lodging and residential living in areas that are Brownfields.

Character Area Narrative

Big A Road Corridor

This district represents the main commercial corridor of Toccoa and Stephens County in the form of SR 17 Alt as it runs southeast/northwest from the city. It is a conventional arterial road with multiple lanes of traffic in each direction and harbors a variety of retail, dining, service, and office operations that cater to both local residents and travelers in the area. Much of the development along this particular stretch is oriented around automobiles and drive-in customers, with only modest attention to pedestrian traffic. There are a few parcels available for redevelopment in the Big A Road Corridor. The road is designed to handle higher speeds and assist in getting travelers through the scene. The signage and curb-cuts imply the corridor is for moderate to heavy traffic, making it a conventional commercial area.



The corridor has developed due to the access of the roadway and the new connection southward to I-85 in Lavonia. It is considered an appropriate catchment area for such development patterns, affording the City the chance to retain downtown in a more historic manner and reserving the rest of the county for traditionally rural forms. Utility demand will be the driving factor for any expansion as the City and County both to maximize capacity for existing residents in a manner that keeps the county in a rural manner as desired by locals.

This highway features the connection with the Toccoa Bypass, providing a critical connection on the south side of the city to the western part of the county and US 441. Both roads handle a high volume of school-related traffic and serve several businesses. The length of Big A in and near Toccoa features comparable retail and office development, including more fast-food dining options, additional shopping centers and gas stations.



Implementation Measures

Big A Road Corridor

- **Continue monitoring report of code enforcement activity of corridor.** Ensure safety and general appearance of structures and properties. Ensure businesses are properly acquiring permits for renovation and signage.
- **Develop/Update an inventory of local business.** Identify mix of local commerce and retail; Assess needed or desired businesses for potential recruitment.
- **Update traffic profile of corridor.** Identify any hazardous conditions and plan for any needed improvements.
- **Establishment of a beautification program/ Streetscape improvements.** The City should create a general beautification program for prominent streets within and outside the historic district. This would include guidelines for signage and landscaping, public amenities such as benches and lighting, as well as coordination of litter control and Gateway signage.
- **Economic development.** Continue to attract and retain diverse business opportunities such as a brewery and/or distillery, restaurants, and a hotel.
- **Research possibility for conversion into boulevard.** Implement a feasibility study to determine the viability in converting Big A Road into a more traditional boulevard. This includes converting the central turn lane running the length of the road into a concrete median with turn-offs, trees, and greenery.

Character Area Narrative

Falls Road Corridor



This is the light arterial road reaching northwest from downtown headed toward Clayton, with its primary role serving as the route toward Toccoa Falls College and the Stephens County Hospital. It is mostly a two-lane road with some turn lanes as needed and does provide eventual access for tourists traveling to the mountains, parks and US Forest Service land that lures so many visitors to the region.

Falls Road is a mostly bucolic and winding drive with a variety of residential and institutional development on either side within and just outside the city limits. It is often

regarded as a scenic corridor by locals and passes several properties including the historic cemetery and the Lake Toccoa Recreational Park, a city-owned complex that contains a 9-hole golf course, a restaurant, event facilities, and a .7-mile walking trail. Falls Road also connects to the local college, Toccoa Falls College, and with access to this, along with Stephens County Hospital and city-owned properties, Falls Road is considered one of the idealized transitional corridors between the urban core of the city and rural Stephens County.

The goal for this corridor is to maintain its passive level of activity and general beauty. Development should be monitored for maintaining the general scale and architectural styles of the area, with an emphasis on landscaping and sign maintenance.



Implementation Measures

Falls Road Corridor

- ***Continue landscape plan at the City Cemetery.*** The City should complete and sustain landscape and beautification efforts at the City Cemetery and make a priority to emphasize the cultural and historic benefit of keeping the cemetery clean and attractive.
- ***The City should update their historic resources survey.*** The City must update and expand their records of historic sites and resources, then utilize this information to improve communication and promotion of historic resources as part of Toccoa's brand and cultural appeal. This should include a set of recommendations on existing resource needs and opportunities, as well as projections of future designated historic resources for preemptive protection.
- ***Amend development regulations to minimize automobile parking demands.*** The City should amend development standards and recommendations to reduce the amount of parking required and produce parking lots that are more environmentally sensitive, conducive to pedestrian connectivity and exhibits urban design characteristics.
- ***Develop and implement a Greenspace Plan.*** The City should work with stakeholders to establish a formal strategy for the identification and protection of natural habitats, both to preserve local ecology and environmental resources and to promote passive outdoor recreation.
- ***Wayfinding.*** Improve signage to direct people to the city parks.

Character Area Narrative***Parks and Recreation***

The City of Toccoa has several municipal parks – Lake Toccoa, Henderson Falls Park, Emory Johnson Park, Alewine Park, Doyle Street Park and Paul Anderson Park. The City also runs the Doyle Street Swimming Pool complex.



This district is reserved for natural and landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens, or popular spots designated for hiking, fishing, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

City-owned and operated facilities include Lake Toccoa Recreational Park, a municipal complex that houses a 9-hole golf course, a restaurant, multiple event facilities, and a lakeside walking trail. Henderson Falls Park is home to tennis courts, pavilions, an outdoor amphitheater, a playground, and the iconic Henderson Falls. Other neighborhood parks like Emory Johnson Park, Alewine Park, and Paul Anderson Park provide opportunities for passive and active recreation across the community.

These are spaces restricted from new development except for maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized, and development should incorporate high degrees of appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural culture and mountainous landscape of Toccoa.

Implementation Measures*Parks and Recreation*

- ***Develop and implement a Greenspace Plan.*** The City should work with stakeholders to establish a formal strategy for the identification and protection of natural habitats, both to preserve local ecology and environmental resources and to promote passive outdoor recreation.
- ***Parks and Greenspace.*** Continue renovations of all city parks.

Character Area Narrative***Mixed Use Redevelopment Area***

Made up primarily of large, under-utilized land parcels within the proposed Enterprise Zone, these parcels may currently be industrial, wooded, abandoned, or low density residential. The potential for future mixed used development exists due in part to large lots and transportation connections. These areas consist of the transitional zones between the Neighborhood Infill and Rehabilitation district and the remaining portions of the city and county. This is largely where the urban fabric began to face suburban development patterns as new non-residential development moved to the outskirts of the City and along arterial roads.

These areas feature a collection of building types, with an emphasis on more auto-oriented properties and more regional-scale commercial, service, and institutional uses. The building heights are less uniform, and landscaping takes on less importance since these areas see less pedestrian accessibility.

The goal for these areas is to retain their commercial viability but help manage their compatibility with the surrounding parts of the city. Infill development and using the area to bring jobs and retail to the area is key, with a growing emphasis on incorporating more aesthetic design measures where possible. Maintaining the viability of the roadway corridors is also critical.

Implementation Measures***Mixed Use Redevelopment Area***

- ***Workforce/Starter housing strategic plan.*** The City will work with local realtors and bankers to develop a profile for affordable housing in the area, based on price points and prevailing wages. This will include recommendations for new/amended policies and identification of sites for available housing (re)development.
- ***Utilize brownfield redevelopment incentives.*** The City should establish an incentive package, through local resources or combined with State and federal options that can be used to attract redevelopment and reuse of suspected brownfield properties. This could include environmental assessments or job tax credits or other means that lead to the rehabilitation of vacant properties in the targeted areas.
- ***Attain/Maintain Enterprise Zone designation.*** The City should utilize every available State-authorized program and resource for encouraging job development within the area. Properties eligible for Enterprise and/or Opportunity Zone designation should be nominated for such, with the city implementing the policies and programs necessary to support those designations.
- ***Housing.*** Continue to provide housing choices such as residential and subdivision expansion.

Character Area Narrative

Neighborhood Infill and Revitalization Area



The largest overall character area for Toccoa is that of the traditional neighborhoods that surround the urban core. Consisting primarily of aging single-family homes, some of which are dilapidated and many of which have been well kept or restored, these neighborhoods help define the historic and rustic character of the community. They complement the historic downtown with a deep residential component on almost 3 sides, featuring many beautiful streets and homes and providing people with a sense of what the area was like before suburbanization.



Blending older homes with some vacant lots and the occasional commercial or institutional building, these neighborhoods form the largest base of Toccoa's residential activity. There is significant potential for home rehabs and developing new housing stock within all areas of these neighborhoods, with the City aggressively pursuing infill development standards that ensure new construction and property rehabilitation respects the context of the blocks and streetscapes. Within these neighborhoods the scale is predominantly 1-2 stories with a variety of classic architectural styles. Landscape standards and sign controls are critical to the area, as is minimizing the through or commercial traffic on local streets.



The goal for these areas is to retain the character of the development and simply "fill in the gaps." It is targeted for continued residential use and compatible activities.

**Implementation Measures*****Neighborhood Infill and Revitalization Area***

- ***Workforce/Starter housing strategic plan.*** The City will work with local realtors and bankers to develop a profile for affordable housing in the area, based on price points and prevailing wages. This will include recommendations for new/amended policies and identification of sites for available housing (re)development.
- ***The City should update their historic resources survey.*** The City must update and expand their records of historic sites and resources, then utilize this information to improve communication and promotion of historic resources as part of Toccoa's brand and cultural appeal. This should include a set of recommendations on existing resource needs and opportunities, as well as projections of future designated historic resources for preemptive protection.
- ***Housing.*** Continue to provide housing choices which includes not only just workforce or starter housing but also endeavor to provide options and choices across all price ranges and demographics.

Character Area Narrative

Historic District/Urban Design Overlay Area

This overlay district is intended to preserve the local and regionally important architectural resources in the community in a fashion that recognizes their contribution to the overall character of the City. The formally established Downtown Historic District remains the core of the city, but many surrounding blocks and structures combine with that district to provide the prevailing historic themes and styles that define Toccoa's identity. These historically significant areas outside of existing historic districts could encompass industrial, commercial, or residential properties adjacent to downtown Toccoa



(such as old mill housing). Guidelines for new and existing structures in each of these districts can be established as an overlay to the existing requirements in order to preserve their character.

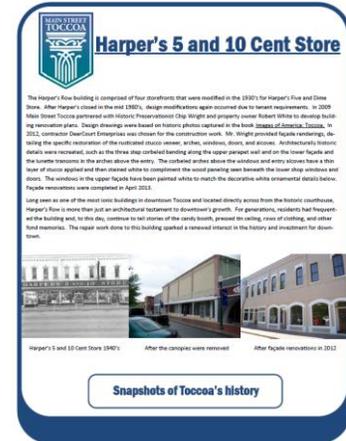


Implementation Measures

Historic District/Urban Design Overlay Area

- ***Need to sustain Certified Local Government status and historic district ordinance.*** The City should prioritize sustaining their Certified Local Government (CLG) status with the State Historic Preservation Division, as well as maintaining the ordinances necessary to protect and promote the downtown area and surrounding blocks and neighborhoods.
- ***Review and update development regulations.*** The City should annually review the performance of their development regulations and identify and make changes, as necessary.

- The City should update their historic resources survey.** The City must update and expand their records of historic sites and resources, then utilize this information to improve communication and promotion of historic resources as part of Toccoa's brand and cultural appeal. This should include a set of recommendations on existing resource needs and opportunities, as well as projections of future designated historic resources for preemptive protection.
- Outreach.** Communicate with business and property owners regarding downtown design and façade programs.
- Implement Downtown Entertainment District Overlay.** The City should prioritize adopting an Entertainment District Overlay to drive economic development and tourism efforts downtown. Current ordinances should be addressed that impede business growth and development toward the historic downtown.



D. Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural, and historic resources while looking to the future and developing to its fullest potential. This assessment should be used a tool by a community to compare how it is progressing toward the sustainable and livable objectives, but no community will be judged on its progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective it may consider this assessment a means of monitoring progress towards achievement.

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

The City and their partners recognize the importance of a strategic approach to sustaining their strong economy and maintaining the area's vital character. The City supports the local Chamber of Commerce, the Industrial Development Authority, and the Main Street Program as part of ongoing efforts to support economic development for the community. The government also maintains contact with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

The government maintains contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area. The government also employs policies and practices related to State Vital Areas, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Through this planning process, ongoing efforts to update area mapping, and regular communication with each other, the City works to ensure local development policies support

sustainable development that enables economic growth while managing local resources, utilities, and infrastructure.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Through this planning process and ongoing coordination among emergency responders, and through regular communication with other stakeholders (such as the regional hospital), the City of Toccoa and Stephens County work together to ensure the community is properly poised to prevent, manage, and respond to growth pressures and natural and man-made hazards.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Through the use of the Main Street Approach and downtown rehabilitation activity Toccoa has made tremendous strides in the development of its sense of place. Current development patterns are a result of this success.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Toccoa actively coordinates with the County and the other cities in maintaining their local Service Delivery Strategy and SPLOST program, and participate with the Georgia Mountains Regional Commission and other appropriate regional organizations. The governments also maintain regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The City and County are considered active partners in regional activities and do not feel threatened or adversely impacted by any regional partners.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

As the county seat and most urbanized area, Toccoa has the greatest capacity and support for housing variety. Toccoa has participated in the GICH Program previously. There are two new subdivisions within the city limits with additional homes being constructed in existing subdivision

lots. Stephens County policies encourage higher density housing to locate in accordance with utility capacity, but not necessarily within or adjacent to the cities.

8. Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Neither Stephens County nor the cities provide any form of sponsored public transit service. There is minimal service through State sponsored rural transit vans and shuttle programs. This will be reevaluated once the Georgia Mountains Regional Transit Plan is completed and provides additional information about possible multi-jurisdictional programs.

Toccoa's growth has advanced to the level where sidewalk placement is key to the development of new commercial and residential properties. A considerable amount of work and expense has been incorporated in the several phases of new streetscape design in the central business district.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

The City works with the Stephens County School Board to ensure access for quality primary and secondary educational facilities and programs for area residents. Both governments also work with other partners to ensure access to viable post-secondary resources such as Toccoa Falls College, North Georgia Technical College (with its Toccoa campus), and other area educational institutions.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

The governments work with Stephens County Hospital, St. Mary's Hospital in Lavonia, and the Stephens County Health Department to ensure access for quality health care facilities and programs for area residents. The governments also work with other partners to monitor residents' needs and requests in providing access to these services as the area grows.

IV. IMPLEMENTATION PROGRAM

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals. Identifying these items helps the community organize their actions

A. Policies, Long-Term Activities and Ongoing Programs

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

In addition, several items have been identified as policies, general objections, and directions for the City of Toccoa in regard to different issues. These policies will be used as guidelines for general, long-term practices for the respective government.

In addition, several items have been identified as policies, general objections, and directions for the communities in regard to different areas of concern. These policies will be used as guidelines for general, long-term practices for each government.

- Improve collaboration with Federal, State, and regional groups, e.g., ARC, WDA, GDEcD, DCA's Office of Downtown Development, Georgia Council for the Arts, GA Trust, GMA, NE GA Travel Association, GDA
- Continue to improve quality of interaction between communities
- Maintain involvement with tri-county Development Authority
- Maintain or improve levels of service for all public facilities
- Continue to invest in the commercial viability of Downtown Toccoa
- Work to improve and sustain the viability of quality housing within existing neighborhoods
- Develop monitoring report of code enforcement activity and performance review of code enforcement procedures and policies
- Develop/Update an inventory of local business
- Expand single family housing with new subdivisions
- Maintain eligibility for Opportunity Zone and Rural Zone status
- Promote Urban Redevelopment Plan and funding resources for historic properties

- Support greater coordination among local industry, Toccoa Falls College, North Georgia Tech, and Stephens County School System
- Continue to expand greenspace
- Continue landscape plan at the City Cemetery
- Continue to push the Façade Rehabilitation Program
- Expand and maintain pedestrian accessibility
- Obtain grants for commercial, redevelopment, renovation, as well as tourism development
- Expand the Arts in Downtown Toccoa
- Enact landscape ordinance
- Pursue infill development.
- Need to sustain Certified Local Government status and historic district ordinance
- Explore urban design guidelines
- Redevelop brownfield areas (e.g., cotton mill, Trogon Mill, Wright’s Manufacturing)

B. Report of Accomplishments

This is the review of the Community Work Program from 2017 - 2021. As a new work program is produced every five years, the items within the previous work program must be identified for their status as either complete, in progress, postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next work program where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

Action	Status	Comment
Purchase recycling truck	Cancelled	Lack of funding.
Review/Update Service Delivery Strategy	Complete	City, County, and GMRC
Inventory infrastructure and service areas throughout county	In-Progress	Item added to 2022 Work Program.
Update water/sewer demand forecast; Amend water/sewer network expansion plan as needed	In-Progress	Item added to 2024 Work Program.
Develop annual forum with Stephens Co. on education and employment conditions within the region	In-Progress	Item added to 2022 Work Program.
Develop adaptive reuse plans for targeted industrial properties	In-Progress	The City worked with the development authority on this task. Item added to 2023 Work Program. Also now includes: “commercial properties, including a hotel franchise, brewery, distillery, and restaurants.”

Develop facility needs report for Farmer's Market	Cancelled	Farmer's Market is now utilizing a permanent facility.
Develop telecom improvement plan with North Ga. Network and GDEcD	In-Progress	Item added to 2022 Work Program.
Identify potential properties and cost estimates for Farmer's Market	Complete	Farmer's Market is now utilizing a permanent facility.
Develop report identifying industry needs for hotel locations; Identify critical issues for Toccoa	Complete	The City of Toccoa, the County, and the Chamber has now partnered with a consultant to meet this need.
Develop monitoring report of code enforcement activity	Complete	New ongoing policy.
Inventory properties that would be suitable for use as a hotel/motel/inn, including assessment of obstacles for development	In-Progress	Reporting coordinated with multiple agencies and organizations including NextSite 360 and the EPA. Item added to 2022 Work Program.
Update inventory of historic sites and adopt preservation policies.	In-Progress	Phases I & II have been completed of a citywide Historic Resources Survey. Item added to 2022 Work Program.
Performance review of code enforcement procedures and policies	Complete	New ongoing policy.
Adopt/Promote conservation design policies.	In-Progress	Item added to 2022 Work Program.
Develop adaptive reuse plans for targeted commercial properties	In-Progress	Four properties have been identified and surveyed for reuse. Item added to 2023 Work Program to combine search of commercial and industrial properties.
Develop bicycle and sidewalk/pedestrian master plan (w/ County)	In-Progress	Item added to 2024 Work Program.
Attain/Maintain Enterprise Zone designation	Complete	The Downtown Rural Zone Designation was awarded.
Review and update development regulations	Complete	Staff/TPC Review complete.
Develop beautification plans for major arterials coming into downtown	In-Progress	Gateway planning completed; grant funding targeted. Item added to 2021 Work Program.
Develop and implement a Greenspace Plan	In-Progress	Item added to 2024 Work Program.
Develop and implement a Parks	Cancelled	Lack of funding.

and Recreation Master Plan		
Implement Overarching Downtown Wi-Fi Network	In-Progress	Item added to 2026 Work Program.
Adopt traditional neighborhood development ordinances	Complete	TPC reviews subdivision plats for compliance.
Workforce/Starter housing strategic plan	In-Progress	Item added to 2022 Work Program.
Develop reference guide for urban housing models for seniors/young adult households	Cancelled	City determined this to not be a priority.
Develop annual monitoring report of enforcement activity	Complete	This is now an ongoing policy.
Develop adaptive reuse plans for targeted residential properties	In-Progress	Properties are being identified by city personnel for adaptive reuse. Item added to 2022 Work Program and combined with Workforce/Starter housing strategic plan
Develop study assessing options for expansion of new rail spurs in the area	In-Progress	Item added to 2024 Work Program.
Amend development regulations to minimize automobile parking demands	Cancelled	City determined this to not be a priority.
Create and market the Ritz Theatre plaza	Complete	USDA Grant Fund assistance.
Design and install lighting and wayfinding signage to market Downtown Toccoa	Complete	GDEcD Grant Fund assistance.
Develop/Update an inventory of local business	Complete	New ongoing policy.
Establish business incubator program	In-Progress	Item added to 2026 Work Program.
Establishment of a beautification program/Streetscape improvements	In-Progress	Streetscape Phase VI completed; beautification programs ongoing. Item added to 2022 Work Program: Seek grant funding for beautification efforts and 2023 Work Program: Obtain grants for targeted streetscape projects.
Develop report assessing all State listed waters in need of resource protection	In-Progress	Item added to 2024 Work Program.
Develop report assessing current and planned status of existing rail routes in the region	In-Progress	Item added to 2024 Work Program.

Update traffic profile of Big A Road corridor	Complete	Profile completed and regularly updated with assistance from NextSite 360.
Update Comprehensive Plan	In-Progress	Item added to 2026 Work Program.
Start roadside clean-up campaign	In-Progress	Item added to 2024 Work Program.
Development of a targeted marketing program	Complete	City, County, and Chamber have established unified branding for business and tourism recruitment efforts.
Establish Community Improvement Districts if viable	Cancelled	City determined this to not be a priority.
Establish/Utilize brownfield redevelopment incentives	Complete	City worked with development authority on grant applications.

C. Community Work Program

The third forward-thinking element of the Implementation Program is the Community Work Program. This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period from 2021 - 2026. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

Year	Department	Action	Estimated Cost	Funding Source	Responsibility
2021	Lake Toccoa	Complete Walking Trail around Lake.	\$240,000	City, FHWA	Public Works/Comm. Dev.
2021	Lake Toccoa	Complete Reflections improvements, including Bridal Suite and upgrades.	\$5,000	City	Public Works/Comm. Dev.
2021	Community Development	Complete Alleyway Lighting project downtown.	\$10,000	City, GDECD	Comm. Dev.
2021	Police	Complete improvements to the Pond Street Substation and utilize facility.	TBD	City	Police
2021	Community Development	Implement downtown parklets.	\$10,000	City, Grant Funding	Comm. Dev.
2021	Community Development	Update City websites under new custom design.	\$20,000	City	Comm. Dev./Finance
2021	Utilities	Complete Toccoa	\$220,000	City, SPLOST	Utilities

		Creek Bridge relocation.			
2021	Utilities	Implement automatic meter reading pilot program.	TBD	City	Utilities
2021	Lake Toccoa	Move pro shop and make upgrades to maintenance building.	\$60,000	City	Public Works/Lake Toccoa
2021	Utilities	Acquire and utilize the Trimble GIS equipment to continue sanitary sewer inventory and location mapping.	TBD	City	Utilities
2021	Human Resources	Apply for funding for wellness incentive and safety grants.	N/A	CIGNA/LGRMS	Human Resources
2021	Fire	Plot fire hydrants for 911 mapping.	N/A	City	Fire
2021	Police	Implement certified online training program.	TBD	City	Police
2021	Police	Replace/update in-car video systems along with body cameras.	TBD	City	Police
2021	Community Development	Promote report highlighting lodging needs.	TBD	City	City/Chamber/SCDA
2021	Community Development	Retain Tree City designation annually	N/A	City	City
2021	Community Development	Promote Brownfield grant findings.	N/A	City, SCDA, EPA	City/SCDA/EPA
2021	Community Development	Develop beautification plans for major arterials coming into the downtown.	TBD	City, DCA	Comm. Dev.
2022	Police	Complete upgrades to Police server and security needs.	\$64,000	City	Police
2022	Public Works	Complete interior and exterior renovations to City Hall.	\$280,000	City	Public Works
2022	Police	Implement "Citizen's Police Academy".	TBD	City	Police
2022	Community Development	Inventory properties that would be suitable for use as a hotel/motel/inn,	\$25,000	City, Grant Funding	Comm. Dev.

		including assessment of obstacles for development. Also identify in-fill properties with incentive opportunities for redevelopment.			
2022	Community Development	Implement beautification upgrades at Broad Street Underpass.	\$50,000	City, Grant Funding	Comm. Dev.
2022	Utilities/Public Works	Replace aging fleet and equipment.	TBD	City	Utilities/Public Works
2022	Lake Toccoa	Complete additional park improvements.	\$200,000	City, USDA	Public Works/Comm. Dev.
2022	Community Development	Workforce/Starter housing Strategic plan to develop adaptive reuse plans for targeted residential properties	\$5,000	City	City/GMRC
2022	Community Development	Update inventory of historic sites and adopt preservation policies by completing citywide historic resources survey; update inventory of historic sites and adopt preservation policies.	\$25,000	City, HPD	Comm. Dev.
2022	Utilities	Eastanollee Creek Plant Phase I improvements.	\$8,600,000	City, GEFA	Utilities, GEFA
2022	Utilities	Upgrade dechlorination system.	\$100,000	City, SPLOST	Utilities
2022	Utilities	Replace sludge line from Lagoons to Anderson Road ponds.	TBD	City	Utilities
2022	Human Resources	Apply for funding for wellness incentive and safety grants.	N/A	CIGNA/LGRMS	Human Resources
2022	Police	Purchase additional traffic unit.	TBD	City	Police
2022	Police	Graduate to e-tickets for all citations.	TBD	City	Police
2022	Police	Continue rifle/handgun buyback program:	\$4,000	City	Police

		Phase II			
2022	Fire	Purchase one gear extractor.	\$17,000	City/County	Fire
2022	Fire	Purchase one gear driver.	\$1,000	City	Fire
2022	Public Works	City-wide Sidewalk Assessment and Improvements.	TBD	City, GDOT, LMIG	Public Works
2022	Community Development	Attract new housing developers.	N/A	City	City
2022	Utilities	Inventory infrastructure and service areas throughout county.	TBD	City	City/County/GMRC
2022	Community Development	Develop telecom improvement plan with North Ga. Network and GDEcD	TBD	City, County	City/County/GMRC
2022	Community Development	Adopt/Promote conservation design policies.	TBD	City	City/GMRC
2022	Community Development	Develop annual forum with Stephens Co. on education and employment conditions within the region.	TBD	City, SCDA	City/SCDA/SCSS
2022	Community Development	Seek grant funding for beautification efforts.	TBD	City, DCA, GDEcD	Comm. Dev.
2023	Public Works	Locate additional land for cemetery expansion.	\$80,000	City	Public Works/City Clerk
2023	Utilities	Purchase portable standby pumps for use at lift stations and in both wastewater plants.	TBD	City	Utilities
2023	Public Works	Complete installation of ADA ramps downtown.	TBD	City	Public Works
2023	Community Development	Develop adaptive reuse plans for targeted industrial and commercial properties, including a hotel franchise, brewery, distillery, and	\$10,000	City	Comm. Dev./GMRC

		restaurants.			
2023	Utilities	Upgrade CNG Station for additional supply.	\$250,000	City	Utilities
2023	Human Resources	Apply for funding for wellness incentive and safety grants.	N/A	CIGNA/LGRMS	Human Resources
2023	Community Development	Obtain grants for targeted streetscape projects.	TBD	GDOT, USDA, ARC, GDEcD	City/DCA/GMRC
2024	City Clerk	Update cemetery signage.	\$5,000	City	City Clerk
2024	Community Development	Develop and implement a Greenspace Plan	\$5,000	DCA	Public Works/DCA
2024	Public Works	Develop report assessing all state-listed waters in need of resource protection.	\$1,000	City, GMRC	Public Works/Comm. Dev.
2024	Public Works	Start roadside clean-up campaign.	\$1,000	City, GDOT	Public Works/City Clerk
2024	Utilities	Continue to work on PSC compliance.	N/A	N/A	Utilities
2024	Community Development	Implement mural work in Downtown Toccoa	TBD	City, Grant Funding	Comm. Dev.
2024	Utilities	Eastanollee Creek Plant Phase II improvements.	\$12,000,000	City, GEFA	Utilities, GEFA
2024	Utilities	Upgrade Toccoa Creek Wastewater Treatment Plant.	\$10,000,000 - \$12,000,000	City, GEFA	Utilities, GEFA
2024	Utilities	Install gas transmission lines into Haystone Brady Industrial Park.	\$500,000	City	Utilities, SCDA
2024	Utilities	Update water/sewer demand forecast; amend water/sewer network expansion plan as needed	\$5,000	City	Utilities, SCDA
2024	Human Resources	Apply for funding for wellness incentive and safety grants.	N/A	CIGNA/LGRMS	Human Resources
2024	Police	Replace four traffic speed lasers.	\$50,000	City	Police
2024	Police	Update police fleet vehicles and equipment.	TBD	City	Police
2024	Community Development	Develop bicycle and sidewalk/pedestrian	TBD	GDOT	City/GMRC

		master plan.			
2024	Community Development	Develop study assessing options for expansion of new rail spurs in the area	TBD	City, GMRC	City/GMRC
2024	Community Development	Develop report assessing current and planned status of existing rail routes in the region	TBD	City, GMRC	City/GMRC
2025	Police	Purchase in-car computers in all Police vehicles.	\$80,000	City	Police
2025	Community Development	Create Tugalo Street Parking Lot Greenspace.	TBD	City, Grant Funding	Comm. Dev.
2025	Public Works	Expand and improve Emory Johnson Park	\$250,000	City, Grant Funding	Public Works/Comm. Dev.
2025	Human Resources	Apply for funding for wellness incentive and safety grants.	N/A	CIGNA/LGRMS	Human Resources
2025	Community Development	Construction of Public Library addition.	TBD	County, Library Board, Grant Funding	Comm. Dev.
2026	Fire	Replace all aging air packs with newer models.	\$200,000	City	Fire
2026	Fire	Purchase new fire truck.	\$750,000	SPLOST	Fire
2026	Community Development	Adopt subdivision design ordinance.	N/A	City	Comm. Dev./GMRC
2026	Community Development	Implement Overarching Downtown Wi-Fi Network	\$50,000	City, Grant Funding	Comm. Dev.
2026	Community Development	Establish business incubator program.	TBD	TBD	City/Chamber/Dev. Aut./GDEcD
2026	Community Development	Create and market Ritz Annex.	\$200,000	City, Grant Funding, SPLOST	Comm. Dev.
2026	Public Works	Add additional 9 holes to golf course.	\$800,000	City, Grant Funding	Public Works/Comm. Dev.
2026	Utilities	Expand sewer system on Big A Road (Rose Lane to the Parkway)	TBD	City, SPLOST	Utilities

2026	Human Resources	Apply for funding for wellness incentive and safety grants.	N/A	CIGNA/LGRMS	Human Resources
2026	Fire	Complete purchase of state-of-the-art safety equipment.	TBD	City	Fire
2026	All Departments	Update comprehensive plan.	\$10,000	DCA	City/County/GMRC

V. APPENDICES

- A. Population and Demographic Profile**
- B. Area Labor Profile for Stephens County**
- C. Summary of Comprehensive Plan Survey Results**

A. Population and Demographic Profile

Available from: [U.S. Census Bureau QuickFacts: Toccoa, Georgia](#)

GEOGRAPHY	
Geography	
Population per square mile, 2010	893.7
Land area in square miles, 2010	9.50
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	8,336
Population estimates base, April 1, 2010, (V2019)	8,575
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-2.8%
Population, Census, April 1, 2010	8,491
Age and Sex	
Persons under 5 years, percent	6.2%
Persons under 18 years, percent	20.8%
Persons 65 years and over, percent	19.5%
Female persons, percent	56.1%
Race and Hispanic Origin	
White alone, percent	78.1%
Black or African American alone, percent	18.8%
American Indian and Alaska Native alone, percent	0.3%
Asian alone, percent	1.6%
Native Hawaiian and Other Pacific Islander alone, percent	0.0%
Two or More Races, percent	1.0%
Hispanic or Latino, percent	2.7%

White alone, not Hispanic or Latino, percent	75.6%
Population Characteristics	
Veterans, 2015-2019	587
Foreign born persons, percent, 2015-2019	3.9%
Housing	
Housing units, July 1, 2019, (V2019)	N/A
Owner-occupied housing unit rate, 2015-2019	55.6%
Median value of owner-occupied housing units, 2015-2019	\$86,500
Median selected monthly owner costs -with a mortgage, 2015-2019	\$976
Median selected monthly owner costs -without a mortgage, 2015-2019	\$391
Median gross rent, 2015-2019	\$671
Building permits, 2019	N/A
Families & Living Arrangements	
Households, 2015-2019	3,359
Persons per household, 2015-2019	2.45
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	86.3%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	4.0%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	77.9%
Households with a broadband Internet subscription, percent, 2015-2019	67.5%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	80.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	19.1%
Health	
With a disability, under age 65 years, percent, 2015-2019	17.0%
Persons without health insurance, under age 65 years, percent	21.9%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	55.3%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	47.3%
Total accommodation and food services sales, 2012 (\$1,000)	19,314

Total health care and social assistance receipts/revenue, 2012 (\$1,000)	107,524
Total manufacturers shipments, 2012 (\$1,000)	127,546
Total merchant wholesaler sales, 2012 (\$1,000)	N/A
Total retail sales, 2012 (\$1,000)	162,376
Total retail sales per capita, 2012	\$19,321
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	22.1
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	\$42,422
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$22,525
Persons in poverty, percent	18.8%
BUSINESSES	
Businesses	
Total employer establishments, 2019	N/A
Total employment, 2019	N/A
Total annual payroll, 2019 (\$1,000)	N/A
Total employment, percent change, 2018-2019	N/A
Total nonemployer establishments, 2018	N/A
All firms, 2012	1,135
Men-owned firms, 2012	603
Women-owned firms, 2012	401
Minority-owned firms, 2012	184
Nonminority-owned firms, 2012	861
Veteran-owned firms, 2012	209
Nonveteran-owned firms, 2012	861

B. Area Labor Profile for Stephens County



Stephens County

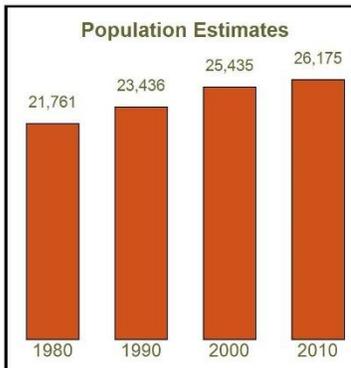
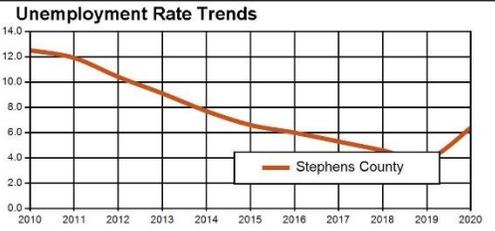
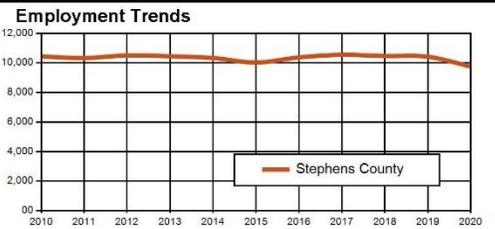


Updated: Apr 2021

Labor Force Activity - 2020

	2020 ANNUAL AVERAGES			
	Labor Force	Employed	Unemployed	Rate
Stephens	10,414	9,745	669	6.4%
Banks	9,778	9,359	419	4.3%
Franklin	9,892	9,308	584	5.9%
Habersham	18,691	17,675	1,016	5.4%
Stephens Area	48,775	46,087	2,688	5.5%
Georgia	5,072,155	4,741,191	330,964	6.5%
United States	160,742,000	147,795,000	12,947,000	8.1%
Oconee, SC	35,056	33,180	1,876	5.4%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.
 Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.



	Population					
	2010 Census	2019 Rank	2019 Estimate	% Change 2010-2019	2025 Projected*	% Change 2010-2025
Stephens	26,175	73	25,925	-1.0	26,744	2.2
City of Toccoa	8,491					
Stephens Area	181,678		193,382	6.4	207,611	14.3
Georgia	9,687,653		10,617,423	9.6	11,335,283	17.0
United States	308,745,538		328,239,523	6.3	349,439,199	13.2
Oconee, SC	71,983		79,546	10.5	87,500	21.6

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
 Equal Opportunity Employer/Program
 Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 3rd Quarter of 2020

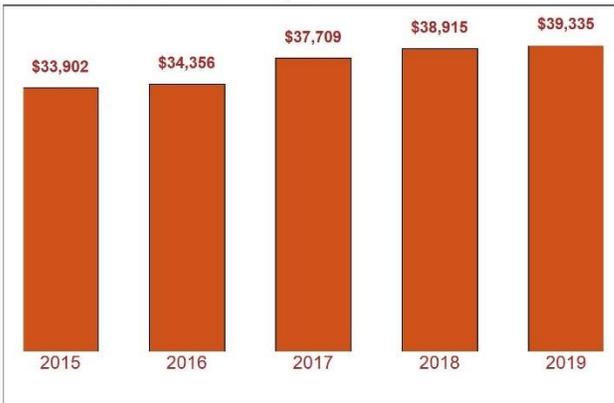
INDUSTRY	Stephens				Stephens Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	106	2,481	30.2	841	411	8,810	26.7	874
Agriculture, Forestry, Fishing and Hunting	5	43	0.5	674	46	807	2.4	1,051
Mining, Quarrying, and Oil and Gas Extraction	1	*	*	*	2	*	*	*
Construction	50	256	3.1	913	210	1,093	3.3	871
Manufacturing	50	2,172	26.4	834	153	6,890	20.9	853
Food	2	*	*	*	13	*	*	*
Beverage and Tobacco Product	1	*	*	*	1	*	*	*
Textile Mills	6	395	4.8	781	10	597	1.8	755
Wood Product	4	78	0.9	576	17	262	0.8	736
Paper	2	*	*	*	2	*	*	*
Printing and Related Support Activities	1	*	*	*	7	128	0.4	637
Petroleum and Coal Products	1	*	*	*	1	*	*	*
Chemical	2	*	*	*	4	284	0.9	1,005
Plastics and Rubber Products	3	*	*	*	7	669	2.0	735
Nonmetallic Mineral Product	3	9	0.1	306	8	44	0.1	688
Primary Metal	1	*	*	*	1	*	*	*
Fabricated Metal Product	9	185	2.2	985	38	837	2.5	892
Machinery	4	*	*	*	8	746	2.3	836
Transportation Equipment	1	*	*	*	8	289	0.9	842
Furniture and Related Product	8	649	7.9	832	13	677	2.1	829
Miscellaneous	2	*	*	*	11	884	2.7	1,207
Apparel	0	0	0.0	0	1	*	*	*
Textile Product Mills	0	0	0.0	0	1	*	*	*
Electrical Equipment, Appliance, and Component	0	0	0.0	0	2	*	*	*
Service-Providing	414	4,161	50.6	683	1,770	17,996	54.5	664
Utilities	0	*	*	*	6	172	0.5	1,606
Wholesale Trade	30	160	1.9	769	117	1,040	3.1	957
Retail Trade	105	1,257	15.3	553	424	4,579	13.9	557
Transportation and Warehousing	12	81	1.0	825	57	952	2.9	743
Information	6	74	0.9	1,076	26	507	1.5	925
Finance and Insurance	30	154	1.9	815	118	544	1.6	1,157
Real Estate and Rental and Leasing	15	69	0.8	1,701	59	177	0.5	1,106
Professional, Scientific, and Technical Services	34	119	1.4	815	144	484	1.5	836
Management of Companies and Enterprises	4	235	2.9	1,419	12	312	0.9	1,413
Administrative and Support and Waste Management and Remediation Services	31	251	3.1	594	142	1,188	3.6	567
Educational Services	2	*	*	*	13	941	2.9	775
Health Care and Social Assistance	65	682	8.3	871	216	2,313	7.0	857
Arts, Entertainment, and Recreation	7	109	1.3	477	20	261	0.8	398
Accommodation and Food Services	36	558	6.8	290	207	3,736	11.3	327
Other Services (except Public Administration)	37	177	2.2	650	138	731	2.2	698
Unclassified - Industry not assigned	18	9	0.1	687	71	56	0.2	812
Total - Private Sector	538	6,651	80.9	742	2,181	26,806	81.2	733
Total - Government	26	1,571	19.1	774	143	6,211	18.8	759
Federal Government	4	75	0.9	975	24	289	0.9	875
State Government	9	57	0.7	598	48	733	2.2	742
Local Government	13	1,439	17.5	771	71	5,189	15.7	755
ALL INDUSTRIES	564	8,223	100.0	748	2,324	33,018	100.0	738
ALL INDUSTRIES - Georgia					313,740	4,252,270		1,083

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 3rd Quarter of 2020.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

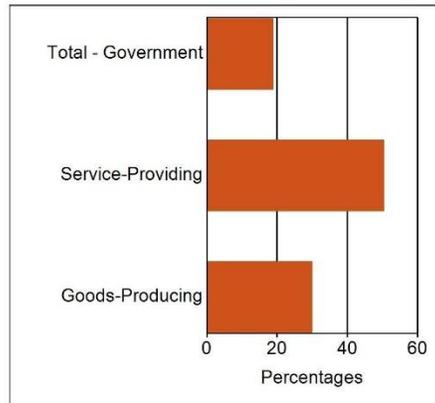
Stephens Per Capita Income

Source: U.S. Bureau of Economic Analysis



Stephens Industry Mix 2020

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2020*

Stephens

- 1st Franklin Financial Corporation
- American Woodmark Corporation
- GEM Southeast, Inc.
- Heritage Healthcare of Toccoa, LLC
- Ingles Markets, Inc.
- Nifco Ktw America Corporation
- Patterson Pump Co
- Sage Automotive Interiors
- Toccoa Falls College
- Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2020. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Stephens Area

Employer	COUNTY
Autozoners, Inc.	Franklin
Carry-On Trailer, Inc.	Franklin
Ethicon, Inc.	Habersham
Fieldale Farms Corporation	Habersham
GEM Southeast, Inc.	Stephens
Ingles Markets, Inc.	Habersham
Piedmont College	Habersham
St Marys Sacred Heart Hospital, Inc.	Franklin
Walmart	Stephens
Walmart	Habersham

Education of the Labor Force

Stephens Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	8.7%	2.5%	9.7%	6.0%	6.4%	18.3%
Some High School	16.0%	16.6%	14.9%	15.0%	15.3%	18.8%
High School Grad/GED	37.6%	40.3%	32.3%	39.0%	40.1%	34.4%
Some College	19.5%	36.5%	20.5%	17.5%	16.9%	13.3%
College Grad 2 Yr	5.0%	1.7%	8.8%	5.7%	5.0%	3.5%
College Grad 4 Yr	8.4%	2.4%	9.2%	10.5%	10.3%	6.7%
Post Graduate Studies	4.9%	0.0%	4.7%	6.4%	6.0%	5.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2020

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	204	—	204
Franklin	248	—	248
Habersham	432	—	432
Stephens	235	—	235
Stephens Area	1,119	—	1,119



Note: Public schools include city as well as county school systems.

* Private schools data is not available for 2020 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Stephens Area

Banks

Milledgeville Campus (Satellite campus of Central Georgia Technical College) www.centralgaitech.edu

Franklin

Emmanuel College www.ec.edu

Habersham

North Georgia Technical College www.northgaitech.edu
 Piedmont College www.piedmont.edu

Stephens

Currahee Campus (Satellite campus of North Georgia Technical College) www.northgaitech.edu
 Toccoa Falls College www.tfcedu

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2020*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Accounting Technology/Technician and Bookkeeping ^o	30	50	42	66.7	-16.0
Administrative Assistant and Secretarial Science, General	39	26	32	-33.3	23.1
Allied Health and Medical Assisting Services, Other ^o	7	6	6	-14.3	0.0
Autobody/Collision and Repair Technology/Technician ^o	17	31	19	82.4	-38.7
Automobile/Automotive Mechanics Technology/Technician ^o	41	23	69	-43.9	200.0
Child Care Provider/Assistant ^o	7	108	31	1442.9	-71.3
Clinical/Medical Laboratory Technician	3	9	15	200.0	66.7
Commercial Photography ^o	22	33	13	50.0	-60.6
Computer Installation and Repair Technology/Technician ^o	4	30	23	650.0	-23.3
Cosmetology/Cosmetologist, General ^o	68	90	81	32.4	-10.0
Criminal Justice/Safety Studies	27	26	28	-3.7	7.7
Culinary Arts/Chef Training	18	18	9	0.0	-50.0
Electrician ^o	39	51	56	30.8	9.8
Emergency Medical Technology/Technician (EMT Paramedic) ^o	46	84	28	82.6	-66.7
Environmental Control Technologies/Technicians, Other	6	9	11	50.0	22.2
Food Preparation/Professional Cooking/Kitchen Assistant ^o	12	26	11	116.7	-57.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology ^o	46	75	66	63.0	-12.0
Industrial Mechanics and Maintenance Technology ^o	15	1	14	-93.3	1300.0
Licensed Practical/Vocational Nurse Training	28	34	32	21.4	-5.9
Lineworker ^o	59	62	61	5.1	-1.6
Machine Shop Technology/Assistant ^o	15	30	19	100.0	-36.7
Mechanic and Repair Technologies/Technicians, Other	7	4	5	-42.9	25.0
Medical Insurance Coding Specialist/Coder ^o	11	1	15	-90.9	1400.0
Medical Office Assistant/Specialist ^o	7	10	9	42.9	-10.0
Medical/Clinical Assistant	39	14	33	-64.1	135.7
Network and System Administration/Administrator ^o	13	25	25	92.3	0.0
Pharmacy Technician/Assistant	8	7	8	-12.5	14.3
Professional, Technical, Business, and Scientific Writing ^o	6	2	4	-66.7	100.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor ^o	21	22	32	4.8	45.5
Web Page, Digital/Multimedia and Information Resources Design	6	1	4	-83.3	300.0
Welding Technology/Welder ^o	142	172	57	21.1	-66.9

Definition: All graduates except those listed as technical certificates(^o) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2018, 2019, and 2020.

Note: Please visit TCSG website for any college configuration changes.

Georgia Department of Labor Location(s)

Career Center(s)

37 Foreacre Street

Toccoa, GA 30577-3582

Phone: (706) 282 - 4514

Fax: (706) 282 - 4513

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

C. Summary of Comprehensive Plan Survey Results

The following represents the summary results of survey's provided March through May of 2021. Combined paper and online (SurveyMonkey) responses totaled more than 390 submissions.

2021 COMPREHENSIVE PLAN SURVEY

TOCCOA, GEORGIA

*Want to tell your civic leaders what your community should be like in 10 – 20 years?
Want to tell them which issues you feel are most important?*

Here's your chance!

Your Toccoa elected officials, appointed staff and volunteer leaders are continually involved with the challenge of identifying community needs in order to work together in solving community issues. This is one of your opportunities to participate in helping to identify needs and establish a vision for Toccoa's future.

The City of Toccoa is updating its *Comprehensive Plan*, which is a plan designed by your community leaders and government to help address and guide how to respond to quality of life issues, development, and capital projects through 2030 and beyond. The community can only achieve its vision if it knows what that vision is and what its people would like the community vision to be. Please take part in this process and tell us your vision for the future of Toccoa.

Take a few minutes to complete the following survey and submit your results to the location listed below. *All comments will be read and incorporated into the Comprehensive Plan, and all responses will be kept confidential.* Be sure to also check for future announcements about additional meetings and other opportunities to participate.

Please submit your completed survey to:

Connie Tabor, Community Dev. Dir.
City of Toccoa
PO Box 579
Toccoa, GA 30577
O: 706.282.3269
F: 706.886.7766
Email: ctabor@cityoftoccoa.com

or to

Joe Rothwell, Regional Planner
Georgia Mountains RC
PO Box 1720
Gainesville, GA 30503
O: 770.538.2619
F: 770.538.2625
Email: jrothwell@gmrc.ga.gov

I am submitting comments as a: Resident Business Owner Neither Both

- 1) I would like my community to try to _____ **quality of life** issues in the community.
a) examine/study b) improve c) ignore/stay out of

[**Quality of life** is the general well-being of individuals, families, and the community. It observes life satisfaction, including issues like healthcare, employment, recreation and parks, security and safety, environment, living conditions, good quality affordable housing, and affordable living.]

- 2) I would like my community to try to _____ **growth and development**.
a) attract a high volume of b) attract some c) limit

[**Growth and Development** is a phrase used to describe the process of increasing housing, job creation, city/county infrastructure, and recreation.]

- 3) New growth and development should be directed toward: _____
a) downtown b) along Big A Road c) at the Toccoa Bypass d) other/please list _____

(Survey continues on the back)

2021 COMPREHENSIVE PLAN SURVEY

TOCCOA, GEORGIA

4) City government will be seeking grants, donations, and other funding sources like federal and state agencies and others for community improvement projects. What kinds of projects would you like to see the funding go toward? Please place a check mark by as many choices as you would like.

Parks and Recreation

Affordable housing

Senior housing

Sidewalks and street improvements

Assistance with house renovations for elderly and low income

Seeking business development

Your ideas _____

5) Our community's most important asset that should be **preserved** in the future is...

6) Our community's biggest liability that should be **changed** in the future is...

7) With respect to **economic development**, our top priorities should be (pick 2):

Attract new commercial businesses

Attract new manufacturing and industry

Attract any business to help develop a new downtown area

Attract any business with high paying jobs

Attract overnight lodging

Your ideas (please list)

8) With respect to **housing**, our most important needs are (pick 3):

More affordable housing

More apartments

More senior housing

Fewer dilapidated houses

Design guidelines for new construction/subdivisions

Your ideas (please list) _____

9) Please rank the following priorities, with 1 being the most important:

Preserving Toccoa's small-town character as a good affordable place to live

Improving the appearance of Toccoa

Attracting more businesses like retail or dining and new job opportunities

Preserving the low cost of living

Improving the quality of the standard of living

Your ideas _____

10) For the following public services, please rate as: Needs Improvement (NI), No Opinion (NO) or Fine As Is (FAI):

Water and Sewer Police and Public Safety Fire Protection Roads

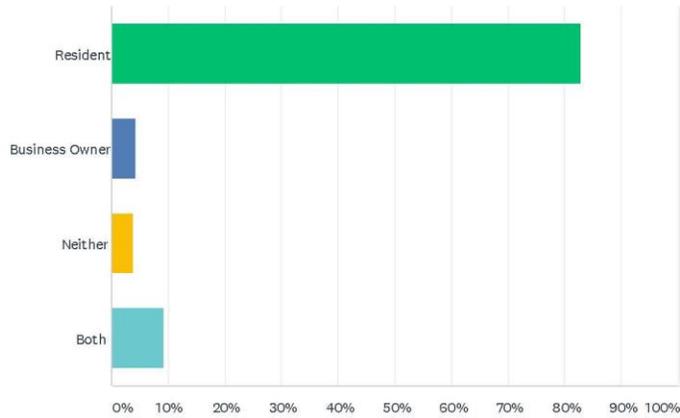
General Government Parks and Recreation Other (please list) _____

Thank you for your time and for caring about Toccoa!

City of Toccoa

Q1 I am submitting comments as a:

Answered: 389 Skipped: 1

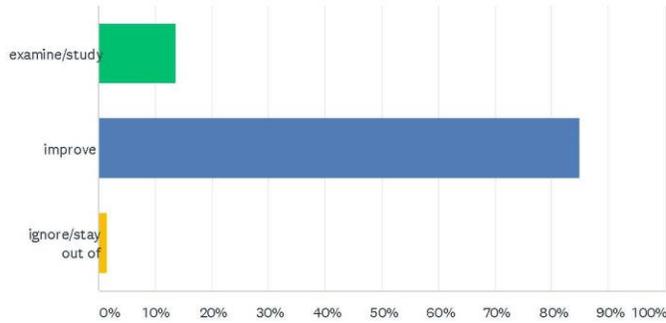


ANSWER CHOICES	RESPONSES	
Resident	82.78%	322
Business Owner	4.11%	16
Neither	3.86%	15
Both	9.25%	36
TOTAL		389

City of Toccoa

Q2 I would like my community to try to _____ quality of life issues in the community. [Quality of life is the general well-being of individuals, families, and the community. It observes life satisfaction, including issues like healthcare, employment, recreation and parks, security and safety, environment, living conditions, good quality affordable housing, and affordable living.]

Answered: 389 Skipped: 1

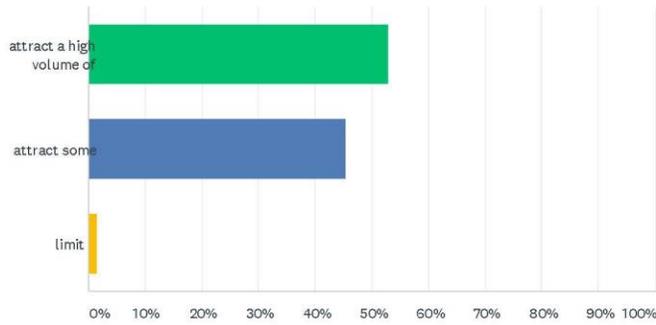


ANSWER CHOICES	RESPONSES	
examine/study	13.62%	53
improve	84.83%	330
ignore/stay out of	1.54%	6
TOTAL		389

City of Toccoa

Q3 I would like my community to try to _____ growth and development. [Growth and Development is a phrase used to describe the process of increasing housing, job creation, city/county infrastructure, and recreation.]

Answered: 389 Skipped: 1

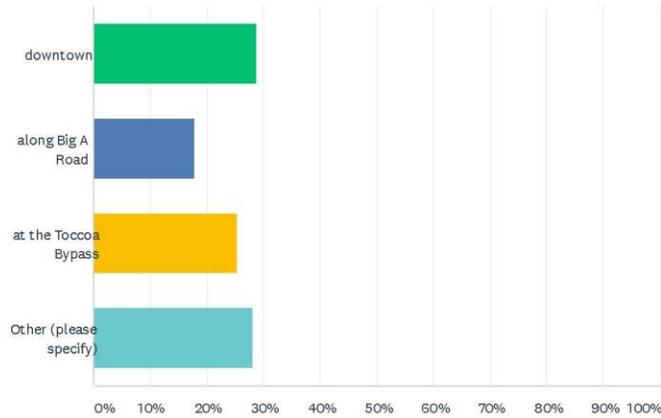


ANSWER CHOICES	RESPONSES	
attract a high volume of	52.96%	206
attract some	45.50%	177
limit	1.54%	6
TOTAL		389

City of Toccoa

Q4 New growth and development should be directed toward:

Answered: 386 Skipped: 4



ANSWER CHOICES	RESPONSES
downtown	28.76% 111
along Big A Road	17.88% 69
at the Toccoa Bypass	25.39% 98
Other (please specify)	27.98% 108
TOTAL	386

#	OTHER (PLEASE SPECIFY)	DATE
1	Throughout the city/county. There are several areas that are underdeveloped. The bypass and further into Eastanollee and Martin. Downtown is okay.	4/29/2021 4:09 PM
2	All the above as well as industrial parks	4/28/2021 8:46 PM
3	A decent restaurant to sit down and eat similar to Applebee's. We have little to choose from .	4/27/2021 9:12 PM
4	all of the above	4/27/2021 5:26 PM
5	Everywhere	4/27/2021 3:49 PM
6	Every part of Toccoa's business districts	4/27/2021 3:16 PM
7	Outside the city limits	4/27/2021 11:12 AM
8	Nothing, just get out of the way and stop taxing people so much.	4/26/2021 8:52 AM
9	All the above	4/25/2021 9:57 PM
10	All of above	4/24/2021 11:25 AM

City of Toccoa

11	All of the above	4/21/2021 2:17 PM
12	Old buildings already standing instead of building new ones!!	4/21/2021 9:33 AM
13	All of the above. Every place around us is growing.	4/21/2021 7:05 AM
14	All the above	4/20/2021 10:22 PM
15	Any area	4/20/2021 9:32 PM
16	All over	4/20/2021 2:51 PM
17	Every where	4/20/2021 12:00 PM
18	All of Toccoa.	4/20/2021 11:36 AM
19	All areas of Toccoa	4/20/2021 8:45 AM
20	All the above	4/19/2021 9:48 PM
21	Children and teens need more to do. There is plenty of room between highway 145 and 106 on the bypass to bring in businesses for job growth and activities.	4/19/2021 7:07 PM
22	All of the above	4/19/2021 2:24 PM
23	All of the above	4/19/2021 2:04 PM
24	All of the above	4/19/2021 12:41 PM
25	All three	4/19/2021 11:53 AM
26	whole county	4/19/2021 11:37 AM
27	Anywhere in town that supports the residents.	4/19/2021 10:04 AM
28	The above are fine, but MLK is a very long strip of road with mostly rundown old buildings that could be replaced with new businesses.	4/19/2021 9:49 AM
29	Any of the above	4/19/2021 7:41 AM
30	All of the above	4/18/2021 10:32 PM
31	All of the above.	4/18/2021 10:17 PM
32	All throughout the county with an emphasis at the Toccoa Bypass due to accessibility to I85 and 985. Jobs fuel growth; we need more opportunities for jobs!	4/18/2021 3:54 PM
33	On tocco bypass and big a road would love to see more business come to tocco	4/18/2021 3:15 PM
34	All the above	4/18/2021 2:34 PM
35	The entire area	4/18/2021 2:14 PM
36	All of the above	4/18/2021 1:53 PM
37	Empty buildings, cleaning up areas of age.	4/18/2021 11:37 AM
38	Anywhere	4/18/2021 10:19 AM
39	All of these places.	4/18/2021 7:58 AM
40	We have so many vacant buildings, while left empty these structures will continue a broken window effect. We need to offer incentives to attract development into said structures.	4/18/2021 7:54 AM
41	ALL OF THE ABOVE!!!!	4/17/2021 9:10 PM
42	Industry	4/17/2021 2:53 PM
43	Big a road and downtown	4/17/2021 2:52 PM
44	Not one single place all of Toccoa	4/16/2021 10:20 PM
45	Anywhere would be great	4/16/2021 6:20 PM
46	Growth in any area would be beneficial.	4/16/2021 2:38 PM

City of Toccoa

47	Anywhere it makes sense.	4/16/2021 10:23 AM
48	It shouldn't be focused in just one general location it should be from one end to the other.	4/16/2021 8:17 AM
49	From one end of the city to another.	4/16/2021 8:16 AM
50	I would like to see the empty buildings on big A Rd. have establishments moved into them. Also see some development on the bypass.	4/15/2021 10:16 PM
51	All of the above but more bypass	4/15/2021 9:44 PM
52	Everywhere	4/15/2021 9:23 PM
53	All areas	4/15/2021 9:15 PM
54	All over toccoia because we have hardly any	4/15/2021 8:50 PM
55	Big business	4/15/2021 7:26 PM
56	All of the above! We need good restaurants and places where kids can have fun without getting into trouble. We need more sources for our teachers and schools!!!	4/15/2021 7:19 PM
57	both Big A Road and downtown with Big A Road being the primary target.	4/15/2021 1:07 PM
58	all 3 - utilize spaces already available and currently vacant	4/15/2021 12:16 PM
59	anywhere	4/15/2021 11:49 AM
60	Downtown and bypass	4/15/2021 11:14 AM
61	All of the above	4/15/2021 11:08 AM
62	I agree with along Big A Road and the Toccoa Bypass.	4/15/2021 10:53 AM
63	Families	4/15/2021 10:23 AM
64	All of the above	4/15/2021 10:16 AM
65	All of the above	4/15/2021 9:09 AM
66	Balance	4/15/2021 8:30 AM
67	It should be directed at all three.	4/15/2021 8:26 AM
68	Broad Street MLK	4/14/2021 2:01 PM
69	All locations; we need to grow in the right way	4/12/2021 8:37 AM
70	All areas	4/9/2021 12:22 PM
71	all of them	4/2/2021 12:12 PM
72	Downtown and along big a road.	4/1/2021 7:59 PM
73	All above	4/1/2021 7:39 PM
74	Just allow growth where it'll naturally be attracted.	4/1/2021 6:08 PM
75	All the above	4/1/2021 4:43 PM
76	Wherever the need is felt most by Toccoa's poor folks.	4/1/2021 3:00 PM
77	All of the above	3/31/2021 11:08 AM
78	Broad street and west Currahee st	3/28/2021 12:07 PM
79	retail along big A and downtown. Comerical along the Bypass	3/26/2021 12:43 PM
80	industrial park	3/26/2021 12:10 PM
81	the industrial park	3/24/2021 9:30 PM
82	Downtown including Currahee street	3/21/2021 9:54 AM
83	downtown and at the Bypass	3/18/2021 9:48 AM

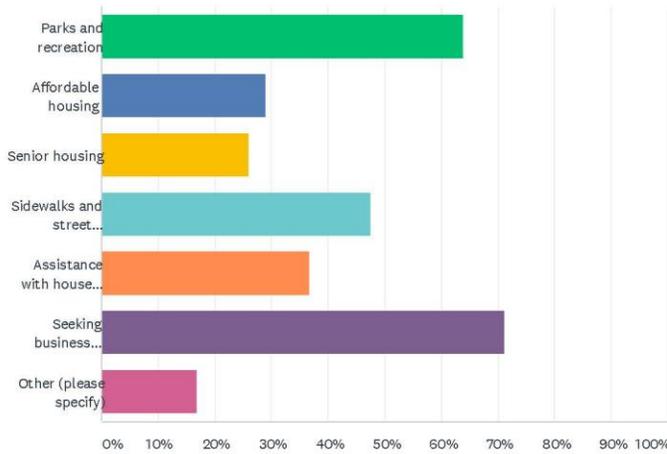
City of Toccoa

84	where the growth activity fits optimum long-term land use	3/16/2021 3:56 PM
85	All of the above.	3/16/2021 1:41 PM
86	All three locations	3/16/2021 12:36 PM
87	Both Big A rd and downtown	3/15/2021 4:07 PM
88	blighted retail / industrial ares	3/15/2021 4:06 PM
89	Industry and downtown	3/15/2021 12:35 PM
90	All over	3/15/2021 8:51 AM
91	Toccoa needs new businesses for employment of its citizens. Not just fast food/stores. Look at what Hall and Jackson counties are doing!	3/13/2021 11:01 AM
92	All of the above	3/13/2021 10:48 AM
93	MLK Way has been neglected forever and it is a major roadway	3/5/2021 8:47 PM
94	Downtown, Vacant buildings in existing shopping centers, non polluting industry in exiting industrial parks, work North Georgia Technical College to offer industrial training for incoming industries	3/5/2021 5:05 PM
95	All areas	3/5/2021 2:52 PM
96	All of Toccoa	3/4/2021 7:53 PM
97	Both downtown and along Bypass	3/4/2021 7:52 AM
98	Both downtown and Big A Road	3/3/2021 7:16 PM
99	More name retailers, namerestaurants, tear down old structures and abandoned blogs. Toccoa needs good parallel road to Big A. To much traffic and accidents on one main road. Or build up Bypass. But sadly Toccoa leaders do not want to grow. They like their good boy control.	3/3/2021 1:17 PM
100	All areas	3/3/2021 11:01 AM
101	All the above, but please start somewhere	3/3/2021 6:32 AM
102	ANYWHERE AND EVERYWHERE. Let's start by brining restaurants and boutiques downtown. There is a lot of opportunity within our county but we are not capitalizing on it.	3/2/2021 11:53 PM
103	Anywhere we can get them.	3/2/2021 9:21 PM
104	Also, Outdoor recreation tourism	3/2/2021 7:53 PM
105	All over the town	3/2/2021 11:51 AM
106	All along the Toccoa bypass as well as all of the blighted, vacant areas in the city.	3/2/2021 11:18 AM
107	blighted industrial areas	3/2/2021 11:12 AM
108	Both Downtown and at the Toccoa Bypass. Big A Road is full.	3/2/2021 10:50 AM

City of Toccoa

Q5 City government will be seeking grants, donations, and other funding sources like federal and state agencies and others for community improvement projects. What kinds of projects would you like to see the funding go toward? Please place a check mark by as many choices as you would like.

Answered: 390 Skipped: 0



ANSWER CHOICES	RESPONSES
Parks and recreation	63.85% 249
Affordable housing	28.97% 113
Senior housing	25.90% 101
Sidewalks and street improvements	47.44% 185
Assistance with house renovations for elderly and low income	36.67% 143
Seeking business development	71.03% 277
Other (please specify)	16.67% 65
Total Respondents: 390	

#	OTHER (PLEASE SPECIFY)	DATE
1	First we need something for kids and teens. They have nothing to do but hang out in parking lots. There is plenty of real estate on the bypass to make something for them. There is very little rental apartments available. Young couples starting out have very little to choose from. What is available is either run down, in a bad neighborhood or very high priced. Would be nice to have bigger apartment complex that is not "low income housing" but not high priced. We	4/29/2021 4:09 PM

City of Toccoa

also need nicer hotels in the area. The 2 "decent" ones we have have had issues with drug dealers. I cannot even have out of town family stay on Toccoa. They go to the Holiday Inn or something in Lavonia. We need to attract decent business here too. We have the nice airport and several industrial areas but nothing here to stay. Too many places closing. How can we grow?

2	1. Sidewalks on Skyline, as discussed 30 yr ago. 2. Continue to work on indoor pool issues- mold, chlorine regulation, ventilation, limited dressing rooms.	4/28/2021 8:46 PM
3	Continue to clean up unsightly areas	4/28/2021 11:16 AM
4	Public safety	4/27/2021 6:53 PM
5	All of these areas listed.	4/27/2021 3:16 PM
6	Education awareness	4/24/2021 11:25 AM
7	Restaurants and walking districts	4/23/2021 9:10 AM
8	Add 9 more holes to golf course	4/20/2021 9:32 PM
9	Better and more restaurants	4/20/2021 9:03 PM
10	Something for our community's youth	4/20/2021 4:13 PM
11	Get more well known businesses to attract more folks to our area. Forget about being a retirement area. Let's rebuild and move forward.	4/20/2021 4:06 PM
12	Something for families to be involved	4/20/2021 2:51 PM
13	A good sit down restaurant	4/20/2021 8:20 AM
14	Higher end restaurants, attractions (breweries, local gathering spots with food trucks, etc)	4/19/2021 2:16 PM
15	Funding for our Public Library!!!	4/19/2021 10:40 AM
16	Dining, parks. And recreation, as well let's help our elderly. The youth has to have something meaningful to stay	4/19/2021 7:41 AM
17	More business and things for kids to do	4/18/2021 3:15 PM
18	Cleaning up area like the crackhead druggie neighborhoods and the projects. Build more places for kids.	4/18/2021 2:14 PM
19	Entertainment	4/18/2021 1:54 PM
20	Art venues and entertainment centers for young ppl.	4/18/2021 1:41 PM
21	We need to focus on cleaning our town up. Places of age, people's homes whom have tons of junk laying around.	4/18/2021 11:37 AM
22	Community gardens	4/18/2021 10:43 AM
23	Fix some of our crumbling roads	4/18/2021 7:03 AM
24	A safe, attractive and *legal* place for our youth to hang out!!!	4/17/2021 9:10 PM
25	All the above. We don't have anything. We need things for all ages. Toccoa is a dead town.	4/16/2021 6:20 PM
26	Internet Infrastructure	4/16/2021 11:07 AM
27	Job training for low income and/or at risk	4/16/2021 10:48 AM
28	Movie theaters, Youth centers, youth camps, playgrounds	4/15/2021 9:23 PM
29	New restaurants- your pie, Olive Garden, chicken salad chick, Applebee's, crispy cream	4/15/2021 9:15 PM
30	Restaurants and bars	4/15/2021 7:59 PM
31	Big business and kids environment	4/15/2021 7:26 PM
32	Something for kids to do in town	4/15/2021 6:40 PM
33	I would like Toccoa to have more options for dine in restaurants and also recreation for young	4/15/2021 4:27 PM

City of Toccoa

children and adults. There simply is not enough to do in Toccoa without having to travel. I would like to see a skating rink, and a arcade room or something along those lines for our community. I would also like to see a nice steak house restaurant.

34	family friendly entertainment (outside of parks and recreation)	4/15/2021 1:07 PM
35	Kid friendly activities	4/15/2021 11:14 AM
36	To better the police and fire department	4/15/2021 11:04 AM
37	Renovating existing vacant infrastructure to attract new business	4/15/2021 10:16 AM
38	Partnerships that both improve community and involve existing businesses. What is already being done well and how can the city strengthen those efforts with much needed funding. Ask your nonprofits!	4/15/2021 8:30 AM
39	Support more business for people of color	4/14/2021 2:01 PM
40	I wish the city should clean up Highland Ave & Park Street	4/2/2021 12:12 PM
41	Citywide WiFi	4/1/2021 7:59 PM
42	Attracting new business, redevelopment/reuse of existing	3/31/2021 11:08 AM
43	industrial park and streets	3/26/2021 12:10 PM
44	Bring in industry and quit opening fast food restaurants.	3/24/2021 9:30 PM
45	removal a blighted property	3/16/2021 3:56 PM
46	Lake Hartwell	3/16/2021 1:21 PM
47	i.e.skating rink; putt putt etc	3/16/2021 12:26 PM
48	Incentive for new bjsiness	3/15/2021 5:19 PM
49	Clean up Prather Bridge Road	3/7/2021 9:32 AM
50	Focusing on developing the Downtown area with a master plan that is executable by increasing business with help resolve other issues.	3/7/2021 12:01 AM
51	Greenway from downtown to rec department, also further development of SC parks like the Tugaloo bend site	3/6/2021 3:23 PM
52	Entertainment	3/6/2021 1:51 PM
53	Community development centers in low income communities	3/5/2021 10:46 PM
54	More vocational education programs with streamlined job programs.	3/5/2021 9:37 PM
55	Education grants at high school level and technical school level to offer job training for high school studentS	3/5/2021 5:05 PM
56	Entertainment	3/5/2021 11:11 AM
57	Further tax breaks for residential homeowners	3/5/2021 11:08 AM
58	Public transportation system	3/4/2021 7:53 PM
59	secure restaurants/sidewalk cafes and small novel and eclectic stores. Create a relaxing/strolling atmosphere in the downtown district.	3/4/2021 5:24 PM
60	Decent hotel	3/3/2021 4:24 PM
61	Enforce codes to require resident to clean up. It looks awful.	3/3/2021 11:01 AM
62	Downtown development: restaurants and small businesses	3/3/2021 7:16 AM
63	Things for our young people to do and places to gather without the law running them off.	3/2/2021 8:25 PM
64	Crime prevention	3/2/2021 8:00 PM
65	We do not need any more subsidized housing in Stephens County. We already lead North Georgia in public housing. We do need more NICE assisted living places similar to	3/2/2021 10:50 AM

City of Toccoa

Wilkinson/Clary.

City of Toccoa

Q6 Our community's most important asset that should be preserved in the future is:

Answered: 287 Skipped: 103

#	RESPONSES	DATE
1	Historic sites and museums	5/5/2021 9:02 PM
2	Parks	4/29/2021 4:09 PM
3	Nice parks like Henderson Falls and Rose Lane. That's about it.	4/29/2021 4:09 PM
4	Downtown area	4/29/2021 3:39 PM
5	Natural beauty.	4/28/2021 8:46 PM
6	Historic buildings, green spaces, infrastructure.	4/28/2021 12:16 PM
7	Natural beauty of area	4/28/2021 11:16 AM
8	History	4/27/2021 6:53 PM
9	Our history.	4/27/2021 6:42 PM
10	Businesses that provide jobs	4/27/2021 5:28 PM
11	Camp TOCCOA	4/27/2021 5:26 PM
12	Downtown area,community programs and entertainment	4/27/2021 4:26 PM
13	Growth	4/27/2021 3:49 PM
14	Our schools, parks and historic areas	4/27/2021 3:46 PM
15	Trees and greens spaces. Old historical buildings that can be renovated or repurposed and allowed to stand for perpetuity.	4/27/2021 3:16 PM
16	small town sense of community	4/27/2021 11:12 AM
17	Parks and natural spaces	4/27/2021 9:00 AM
18	Children, duh. And maybe the public library.	4/26/2021 8:52 AM
19	Natural resources	4/25/2021 9:57 PM
20	Young adults!	4/24/2021 11:25 AM
21	The Court house , old and new!	4/24/2021 8:39 AM
22	Sense of community	4/23/2021 7:53 PM
23	Clean Water	4/23/2021 3:50 PM
24	Natural Resourceslakes, hiking trails, falls...	4/23/2021 11:10 AM
25	Currahee Mountain	4/23/2021 9:23 AM
26	Small town but with 21st century controlled and orderly growth agenda. Toccoa should become a magnet for people exiting nearby big cities	4/23/2021 9:10 AM
27	Young people	4/23/2021 8:20 AM
28	The older generation and the younger generations that want to live in toccoa all their lives.	4/22/2021 1:56 PM
29	Fire departments, police departments	4/22/2021 11:01 AM
30	Hartwell Lake: Use for recreation, lake homes.	4/22/2021 8:54 AM

City of Toccoa

31	Way of life	4/21/2021 11:05 PM
32	Service Orientated endeavors	4/21/2021 7:37 PM
33	Downtown toccoa	4/21/2021 2:17 PM
34	Our future generations	4/21/2021 12:35 PM
35	Our history.	4/21/2021 9:33 AM
36	The historic downtown district and the events that go on there such as Ida Cox, harvest festival, etc...	4/21/2021 9:23 AM
37	Currahee Mountain	4/21/2021 7:05 AM
38	Small businesses, employment and education opportunities	4/21/2021 6:45 AM
39	Its history and peacefulness	4/21/2021 2:44 AM
40	Small town charm	4/20/2021 10:35 PM
41	Children	4/20/2021 10:31 PM
42	Historic downtown	4/20/2021 9:09 PM
43	Downtown area	4/20/2021 9:03 PM
44	Business	4/20/2021 6:29 PM
45	Youth. They are graduating and leaving because we have nothing to offer here.	4/20/2021 4:06 PM
46	Historic downtown and historic homes	4/20/2021 3:49 PM
47	Having four elementary schools that need to be open and have k-fifth grade in each one. Parents pay plenty of tax dollars save them some time and money.	4/20/2021 3:06 PM
48	Family	4/20/2021 2:51 PM
49	lakes and rivers	4/20/2021 1:07 PM
50	Our Children	4/20/2021 12:00 PM
51	The history and classic feel of the town. but with modern and upcoming business	4/20/2021 11:36 AM
52	ridding drug dealers	4/20/2021 9:59 AM
53	Downtown development Currahee Military Museum	4/20/2021 9:29 AM
54	Our heritage.	4/20/2021 9:23 AM
55	green space/outdoor recreation	4/20/2021 8:54 AM
56	Wildlife and forests	4/20/2021 8:16 AM
57	A quality school system	4/19/2021 9:48 PM
58	Historic value	4/19/2021 7:43 PM
59	Outdoor activities	4/19/2021 7:07 PM
60	That we are a small town with small town charm.	4/19/2021 7:04 PM
61	Historic Downtown/ the Charming appeal of downtown	4/19/2021 6:58 PM
62	Preserve the historic downtown and charm	4/19/2021 6:58 PM
63	The access to high quality train and highway availability	4/19/2021 3:54 PM
64	Currahee Club	4/19/2021 2:16 PM
65	Downtown area - history	4/19/2021 2:04 PM
66	Our natural beauty and the downtown area should have more restaurants and shops.	4/19/2021 11:58 AM
67	Good employees	4/19/2021 11:53 AM

City of Toccoa

68	lakes, rivers& forest	4/19/2021 11:37 AM
69	The surrounding natural areas.	4/19/2021 11:00 AM
70	Attracting young and professional people/families.	4/19/2021 10:11 AM
71	The well kept historical area and family feel	4/19/2021 10:04 AM
72	People come because we're near/in nature. Our parks need to be kept up with and we should keep as much forest as we can while developing and renovating the current buildings that go unused.	4/19/2021 9:49 AM
73	Historic downtown area	4/19/2021 9:34 AM
74	Hospital	4/19/2021 9:21 AM
75	The spirit of small country living. We want the best of both worlds here.	4/19/2021 7:41 AM
76	The Historic Downtown	4/19/2021 12:54 AM
77	Historical aspects	4/18/2021 10:32 PM
78	Small, Home town businesses.	4/18/2021 10:17 PM
79	Nothing comes to mind.	4/18/2021 9:58 PM
80	The park by Toccoa Elementary	4/18/2021 5:07 PM
81	The downtown area should continue to be preserved.	4/18/2021 3:54 PM
82	Parks and recreation, downtown	4/18/2021 3:42 PM
83	Our community is full of older people want the town to stay small and uninvitinh to family because there is nothing for children or family's to do beside go to the parks and those activities can only last a couple of hours especially during the summer I would love to see new info business for teenagers and children	4/18/2021 3:15 PM
84	Historic downtown	4/18/2021 2:34 PM
85	Small businesses, person to person communication, not everything online, green areas, parks.	4/18/2021 2:14 PM
86	Currahee mountain	4/18/2021 1:54 PM
87	War museum	4/18/2021 1:41 PM
88	Downtown & small businesses	4/18/2021 1:28 PM
89	Not just downtown. Big A rd,	4/18/2021 11:37 AM
90	Our youth, there is absolutely no place for them to go or things for them to do, to help the community flourish.	4/18/2021 11:09 AM
91	Agriculture	4/18/2021 10:43 AM
92	The businesses we have.	4/18/2021 8:12 AM
93	The small-town feel, while encouraging business growth.	4/18/2021 7:58 AM
94	Jobs and structure	4/18/2021 7:54 AM
95	Historical buildings	4/18/2021 7:34 AM
96	Industry	4/18/2021 7:03 AM
97	Paul Anderson Park	4/17/2021 9:21 PM
98	Small-town life with some upgrades	4/17/2021 9:10 PM
99	The kids growing up, not senior citizens	4/17/2021 2:53 PM
100	Providing running areas, updated trails, breweries to enhance tourism	4/17/2021 2:21 PM
101	Downtown area	4/17/2021 3:50 AM
102	Cannot think of an asset this city has.	4/16/2021 10:20 PM

City of Toccoa

103	Downtown Toccoa's look. Only the look. It's dying too.	4/16/2021 6:20 PM
104	Our children. By insuring they have a safe, and healthy environment in which to learn and grow, I believe we are investing in the future of our community.	4/16/2021 2:38 PM
105	It's rich military history and small town values	4/16/2021 12:14 PM
106	Downtown	4/16/2021 11:07 AM
107	Young adults, especially those graduating high school without college plans	4/16/2021 10:48 AM
108	I honestly can't think of a asset the city provides	4/16/2021 8:17 AM
109	The police department needs to be upgraded	4/16/2021 8:16 AM
110	Downtown Toccoa. It is sad to see 1st Franklin and other businesses taking up valuable storefronts that detract from the overall appearance of a downtown. They need to relocate elsewhere, and we need more small businesses and restaurants downtown.	4/15/2021 10:56 PM
111	The small town community where residents can live and raise their children in a wholesome environment as an alternative to living in an overpopulated city like Gainesville.	4/15/2021 10:18 PM
112	.	4/15/2021 10:16 PM
113	Quaintness	4/15/2021 9:44 PM
114	Our children need places to go to encourage positive behavior	4/15/2021 9:23 PM
115	Small businesses	4/15/2021 8:50 PM
116	Historic district	4/15/2021 8:20 PM
117	Small town feel	4/15/2021 7:59 PM
118	Nothing you waste to much money on the historical side of toccoa and the golf course.	4/15/2021 7:26 PM
119	Growing as a community	4/15/2021 7:19 PM
120	Young children	4/15/2021 4:57 PM
121	Recreational for our youth.	4/15/2021 4:57 PM
122	Our children. Our children are the future of our community and Toccoa should not be a "retired" community. Toccoa needs more for our young community.	4/15/2021 4:27 PM
123	community relations of a small town.	4/15/2021 1:07 PM
124	Keeping young people in the community instead of leaving to go find jobs elsewhere.	4/15/2021 12:16 PM
125	historical sites downtown	4/15/2021 12:05 PM
126	Downtown community	4/15/2021 11:49 AM
127	Small town feel	4/15/2021 11:14 AM
128	Our children and their safety and education	4/15/2021 11:14 AM
129	Downtown	4/15/2021 11:08 AM
130	Historical sites	4/15/2021 10:54 AM
131	The population. People are constantly leave to go to other counties and cities to spend their money. Toccoa population in the past 8 years has only increased at like 0.27%!	4/15/2021 10:53 AM
132	Our people	4/15/2021 10:48 AM
133	It's history and buildings	4/15/2021 10:33 AM
134	Our children. We need more for kids to enjoy in our community and for families to want to live here and invest here.	4/15/2021 10:23 AM
135	Community, family-friendly events (i.e. Harvest Festival, parades, etc.)	4/15/2021 10:16 AM
136	Parks and entertainment options for families.	4/15/2021 9:55 AM

City of Toccoa

137	Historical downtown, currahee, tocco falls	4/15/2021 9:55 AM
138	Natural beauty	4/15/2021 9:38 AM
139	History	4/15/2021 9:20 AM
140	Community events. It brings people together to form a stronger community.	4/15/2021 9:09 AM
141	Families	4/15/2021 9:03 AM
142	Historic properties	4/15/2021 8:45 AM
143	Our people. Find ways to retain and engage the folks who live here in order to strengthen the workforce and improve overall quality of life for everyone. Businesses will come but will not thrive without a quality workforce.	4/15/2021 8:30 AM
144	The history and look of buildings in the downtown area	4/15/2021 8:28 AM
145	Downtown area	4/15/2021 8:27 AM
146	Nature. Please keep the trees intact as much as possible.	4/15/2021 8:26 AM
147	Small town feel	4/15/2021 8:16 AM
148	The youth, focus more on opportunities for youth of color.	4/14/2021 2:01 PM
149	The small town caring feel	4/12/2021 8:37 AM
150	Small town living with good restaurants	4/9/2021 12:22 PM
151	Our children's well being and the commination of different agencies to help those in need.	4/5/2021 11:28 AM
152	Historic Downtown	4/2/2021 12:51 PM
153	Saving our historical buildings and homes and a community people want to raise their family.	4/2/2021 12:12 PM
154	The welcoming atmosphere we offer those coming into the community.	4/2/2021 7:27 AM
155	I don't know that there is a prioritized asset for preservation but water might be a place to start.	4/1/2021 7:59 PM
156	our history	4/1/2021 7:45 PM
157	Military Museum	4/1/2021 7:39 PM
158	The future of the younger generation that will be in charge one day. They're all leaving because there's nothing here for them.	4/1/2021 6:08 PM
159	Walmart	4/1/2021 4:43 PM
160	Its music and culture!	4/1/2021 3:00 PM
161	Not letting businesses leave Toccoa. Going above and beyond to keep them here.	3/29/2021 4:51 PM
162	Community spirit	3/28/2021 12:07 PM
163	Airport	3/27/2021 7:38 PM
164	uniqueness of a small town and friendly atmosphere	3/26/2021 12:43 PM
165	Young people	3/26/2021 12:10 PM
166	Parks and railroad and historic sites for tourism	3/26/2021 11:07 AM
167	Natural beauty	3/26/2021 10:39 AM
168	Downtown area	3/21/2021 9:54 AM
169	Our history	3/20/2021 11:51 PM
170	Our downtown area buildings, parks, and statues.	3/20/2021 5:40 PM
171	Natural beauty	3/20/2021 10:21 AM
172	Historical homes and buildings	3/19/2021 11:22 PM
173	Clean water	3/19/2021 2:51 PM

City of Toccoa

174	History and connections with nature	3/19/2021 1:11 PM
175	Security	3/19/2021 11:52 AM
176	Our downtown and any historical building or area.	3/18/2021 9:48 AM
177	Downtown	3/17/2021 10:20 PM
178	Charm of years gone by, primarily downtown.	3/17/2021 1:26 PM
179	Small town environment	3/17/2021 12:55 PM
180	Love the pride of being a small town and feeling like I "know" people in the town.	3/17/2021 11:48 AM
181	Currahee Mtn. Lake Toccoa. Broken Bridges. Lake Hartwell. We have the nicest downtown of all of our neighboring communities. It's been revitalized nicely. Now we need to focus on bringing shopping, dining, and entertainment.	3/17/2021 11:39 AM
182	Beautiful nature	3/16/2021 4:07 PM
183	top notch education opportunities including pre-k, k-12, post highschool college and technical schools	3/16/2021 3:56 PM
184	The downtown area	3/16/2021 1:56 PM
185	Our youth. We need to provide them ample opportunity to stay in the area.(work, housing, education, etc)	3/16/2021 1:41 PM
186	Historic buildings. Nature sites such as the water trails focus, hiking trails,	3/16/2021 1:27 PM
187	Lake Hartwell	3/16/2021 1:21 PM
188	A cute downtown	3/16/2021 12:36 PM
189	Keeping our Christian values, and helping rid our city of drug abuse and homeless.	3/16/2021 12:30 PM
190	Less alcohol;	3/16/2021 12:26 PM
191	Our history, with a focus on moving forward.	3/16/2021 12:16 PM
192	Our amazing history. I feel that we should find a way to incorporate our history into building our future.	3/16/2021 10:59 AM
193	I am not a member of the community, however, in general, I think towns should attempt to remain unique. So many developing cities are beginning to look very similar with roads lined with strip malls.	3/16/2021 9:53 AM
194	Our community's youth! Give them a reason to stay and help grow our community instead of having to move away to find decent business opportunities.	3/16/2021 8:35 AM
195	The natural beauty and small town vibes!!	3/16/2021 6:08 AM
196	Historic buildings	3/15/2021 10:38 PM
197	Historic buildings and downtown area	3/15/2021 10:05 PM
198	Land	3/15/2021 10:03 PM
199	Historic preservation	3/15/2021 8:20 PM
200	Water treatment system and water distribution system, along with watershed that protects the raw water.	3/15/2021 7:47 PM
201	Water Resources and historic neighborhoods	3/15/2021 6:19 PM
202	Public parks	3/15/2021 5:27 PM
203	Better education	3/15/2021 5:19 PM
204	Small town atmosphere	3/15/2021 4:32 PM
205	The charm of the small town but with great businesses and restaurants for our community	3/15/2021 4:07 PM
206	small town atmosphere	3/15/2021 4:06 PM

City of Toccoa

207	Schools	3/15/2021 4:00 PM
208	The vibe of a small town	3/15/2021 3:56 PM
209	No development of the land around Lake Toccoa. That is a filter for our drinking water and any development will cause harm to our great drinking water.	3/15/2021 12:35 PM
210	Family town	3/15/2021 8:51 AM
211	Better education standards for school system.	3/15/2021 8:43 AM
212	The education system in Stephens County is one of it's greatest assets but could still use more curriculum that's inclusive to over cultures. The school system should work on hiring a more diverse staff.	3/15/2021 12:38 AM
213	Aesthetics of being a small town where one wants to visit a town with desirable restaurants, stores, parks and outdoor natural attractions	3/14/2021 10:00 PM
214	Our youth and their future so they will stay here and not leave and not return.	3/14/2021 9:54 PM
215	maintaining a variety of reasonable and creative downtown features and businesses	3/14/2021 12:42 AM
216	Our most important asset is the natural beauty around us and it should ALSO be a vibrant downtown	3/13/2021 2:02 PM
217	It's history and small town feel.	3/13/2021 11:01 AM
218	Downtown area	3/13/2021 10:48 AM
219	Hometown feel/religious freedoms	3/12/2021 3:19 PM
220	Historic Downtown.	3/12/2021 12:58 PM
221	Downtown ambience	3/12/2021 12:51 PM
222	Henderson falls, downtown, Paul Anderson, Toccoa falls	3/12/2021 11:45 AM
223	Schools and churches Parks and playgrounds	3/12/2021 10:57 AM
224	It's rich history and surrounding beauty	3/10/2021 7:45 AM
225	Caring about ALL neighbors, regardless of demographic.	3/9/2021 4:39 PM
226	Historical buildings	3/9/2021 11:16 AM
227	friendly, welcoming variety of activities support local businesses	3/7/2021 1:14 PM
228	Historical buildings	3/7/2021 10:57 AM
229	History	3/7/2021 9:32 AM
230	Historical Downtown and maintaining an historical footprint.	3/7/2021 12:01 AM
231	Outdoor recreation and historical amenities. SC is home to 2 endemic species found nowhere else in the world except a small patch of NE Georgia. The Persistent Trillium and the Patch Nosed Salamander. We should recognize and protect these species, and the areas they reside (Tugaloo river corridor).	3/6/2021 3:23 PM
232	The downtown area. Tourist enjoy the small town feeling that our community gives.	3/5/2021 10:46 PM
233	The small town, hometown feeling	3/5/2021 10:17 PM
234	It's small town feeling in the downtown area.	3/5/2021 9:37 PM
235	Our scenery	3/5/2021 9:07 PM
236	It's history and historical buildings	3/5/2021 8:57 PM
237	Currahee Mountain and Toccoa Falls	3/5/2021 8:55 PM
238	Preserve is not the right word. INVEST in youth!	3/5/2021 8:47 PM
239	The landscape of downtown, the quaintness of the neighborhoods, our amazing natural resources such as waterfalls, trails, and such.	3/5/2021 8:42 PM

City of Toccoa

240	Town hall	3/5/2021 6:07 PM
241	natural resources and including conserving land and water; quality education for students pre-k through technical school; providing a safety of living to all residents young and old	3/5/2021 5:05 PM
242	Water resources	3/5/2021 2:52 PM
243	Historic places, green space.	3/5/2021 2:43 PM
244	It's history	3/5/2021 2:22 PM
245	Downtown businesses (shops and restaurants)	3/5/2021 12:37 PM
246	Keeping trees, yards, friendliness and keep trash off roadways	3/5/2021 12:16 PM
247	Surrounding natural resources-- Tugaloo Corridor, hiking trails.	3/5/2021 11:59 AM
248	Our downtown.	3/5/2021 11:54 AM
249	Water	3/5/2021 11:30 AM
250	Airport, hiking trails, creeks and the lake accesses	3/5/2021 11:11 AM
251	Voting integrity	3/5/2021 11:08 AM
252	The military weekend events, presence of the college	3/5/2021 3:43 AM
253	HPC	3/4/2021 11:25 PM
254	Water Supply	3/4/2021 9:39 PM
255	Wide source of recreation areas.	3/4/2021 7:53 PM
256	Improvements I Stephens County Hospital and better medical care all around. Diversification in Medical Specialist so you don't have to travel to Athens or Gainesville	3/4/2021 7:53 PM
257	friendliness	3/4/2021 7:17 PM
258	Outdoor areas - forests, rivers and streams	3/4/2021 5:27 PM
259	Downtown district.	3/4/2021 5:24 PM
260	Historic downtown buildings	3/4/2021 7:52 AM
261	Nothing	3/3/2021 4:24 PM
262	Personally I see none other than to maintain what improvements you have made.	3/3/2021 1:17 PM
263	Small town appeal	3/3/2021 7:16 AM
264	The downtown area and Paul Anderson Park	3/3/2021 6:32 AM
265	Downtown area	3/3/2021 1:04 AM
266	Good schools. Community hospital. Downtown preservation.	3/3/2021 12:09 AM
267	The Charm, however, let me preface that the charm can be quickly lost by our leaders inability to see we MUST make changes and step out of our "formal" way of doing things. We are operating in the past. Toccoa has a lot to offer and we must capitalize on it.	3/2/2021 11:53 PM
268	The courthouse	3/2/2021 10:34 PM
269	Historical sites, natural beauty.	3/2/2021 9:21 PM
270	Jobs. (more reasons for our children to stay around)	3/2/2021 8:25 PM
271	Water Supply	3/2/2021 8:19 PM
272	Hospital and downtown	3/2/2021 8:12 PM
273	Lake Hartwell	3/2/2021 8:00 PM
274	The natural surrounding areas.	3/2/2021 7:53 PM
275	Downtown development and Historical value	3/2/2021 4:44 PM

City of Toccoa

276	Currahee Mt, it's over all history, maintain and improve trails, and public awareness of the area.	3/2/2021 2:55 PM
277	Small town living.	3/2/2021 12:54 PM
278	Beauty	3/2/2021 12:36 PM
279	integrity and what history is left	3/2/2021 12:07 PM
280	Our water source	3/2/2021 11:51 AM
281	The small town feeling	3/2/2021 11:29 AM
282	Our history. If not in place already set up historical regulations for renovation of historical building/homes and don't let any more be torn down.	3/2/2021 11:18 AM
283	Safety for all residents	3/2/2021 11:17 AM
284	small town feel	3/2/2021 11:12 AM
285	Small town feel, low cost of living	3/2/2021 10:50 AM
286	Downtown	3/2/2021 10:32 AM
287	Historic Downtown Toccoa.	3/2/2021 10:21 AM

City of Toccoa

Q7 Our community's biggest liability that should be changed in the future is:

Answered: 273 Skipped: 117

#	RESPONSES	DATE
1	Junky houses	4/29/2021 4:09 PM
2	Keeping places clean and not letting abandoned buildings get run down.	4/29/2021 4:09 PM
3	Too many banks, gyms and fast food places... Successfully recruit more commercial establishments other than the above. Target, Olive Garden...	4/28/2021 3:02 PM
4	More jobs, less unemployment	4/28/2021 11:16 AM
5	Entitlements , drugs, crime,	4/27/2021 6:53 PM
6	Our housing situation. Bring in more apartment complexes so we can bring more growth and expansion to Toccoa.	4/27/2021 6:42 PM
7	Empty eye sore strip malls	4/27/2021 5:28 PM
8	Neighborhood blight	4/27/2021 5:26 PM
9	Drug use, housing for homeless	4/27/2021 4:26 PM
10	Not letting businesses in	4/27/2021 3:49 PM
11	The amount of homeless and addicts seeking help	4/27/2021 3:46 PM
12	Litter! There should be a massive program that makes the community aware of the issue that will turn newcomers away for more advanced locales like Clarksville and Clayton.	4/27/2021 3:16 PM
13	The urban squalid look of most of big A road. A greenspace/landscaping code would correct most of this.	4/27/2021 11:12 AM
14	The poor condition of homes in the city (and county)	4/27/2021 9:00 AM
15	Big A Road. It's a traffic nightmare during all peak hours and people need to use differing routes and business need to move to other parts of town and not concentrate there.	4/26/2021 8:52 AM
16	Attract more perspective businesses to provide better wages and opportunities for the people in this community	4/25/2021 9:57 PM
17	Viable workforce	4/24/2021 11:25 AM
18	Total Redevelopment of Toccoa , we need Entertainment , Restaurants , Residential development ! Rid this town of "low income affordable housing" , we need home development starting @ \$200,000	4/24/2021 8:39 AM
19	Drugs and youth. Nothing for the youth of Toccoa so they tum to crime and drugs.	4/23/2021 8:20 PM
20	Lack of diversity in downtown businesses	4/23/2021 7:53 PM
21	Old buildings, dilapidated homes and drugs	4/23/2021 11:10 AM
22	Racist civil war memorials	4/23/2021 9:23 AM
23	Need to aggressively address Crime and drug abuse	4/23/2021 9:10 AM
24	downtown closing at 9	4/23/2021 8:20 AM
25	Not enough affordable housing for older individuals drawing social security.	4/22/2021 1:56 PM
26	The CITY COMMISSIONERS.	4/22/2021 11:01 AM
27	Need of beautification, better maintenance of city/county roadsides and personal property. ie:	4/22/2021 8:54 AM

City of Toccoa

	gravel drives washing into streets, lawn and property of residences.	
28	Water mains	4/21/2021 11:05 PM
29	The drug element	4/21/2021 7:37 PM
30	the amount of drugs	4/21/2021 2:17 PM
31	Drug issues	4/21/2021 12:35 PM
32	Allowing new buildings to be built instead of using the ones that are standing vacant	4/21/2021 9:33 AM
33	Crack down harder on drug use and sex offenders	4/21/2021 9:23 AM
34	Lack of growth. We can grow a certain amount and still be a smaller town. We have to leave Toccoa and put our money into other communities to be able to do anything fun, or eat at a decent restaurant. Toccoa is dying.	4/21/2021 7:05 AM
35	Drugs, no recreation for young people	4/21/2021 6:45 AM
36	Drug addiction	4/20/2021 10:35 PM
37	Children	4/20/2021 10:31 PM
38	A lack of businesses besides fast food and gyms. This town lacks involvement and entertainment.	4/20/2021 9:09 PM
39	Zoning	4/20/2021 9:03 PM
40	crime	4/20/2021 6:29 PM
41	lack of experienced labor force	4/20/2021 3:49 PM
42	Fixing the schools	4/20/2021 3:06 PM
43	More family oriented activities	4/20/2021 2:51 PM
44	homelessness and run down housing areas	4/20/2021 1:07 PM
45	Drug use	4/20/2021 12:00 PM
46	blocking incoming development.	4/20/2021 11:36 AM
47	illegal drugs	4/20/2021 9:59 AM
48	?	4/20/2021 9:29 AM
49	Neighborhoods becoming rundown. And better school system.	4/20/2021 9:23 AM
50	we need to embrace change	4/20/2021 8:54 AM
51	Empty buildings. They become homes for squatters and druggies. The owners should lower the rent to allow new businesses to come in and provide more options for our community and visitors.	4/20/2021 8:45 AM
52	Allowing companies like Fieldale to operate here.	4/20/2021 8:16 AM
53	Appearance: run down buildings, abandoned buildings, trash on residential property	4/19/2021 9:48 PM
54	Public Housing	4/19/2021 7:43 PM
55	Government housing. We need to cater less to to the poor, and use those areas to increase job opportunities so the poor can become the working class. Stephens county has too many low income areas already, and increasing those areas do not allow for growth. If anything adding more government apartments will hurt our economy due to there not being enough decent jobs in the area as is.	4/19/2021 7:07 PM
56	The historic downtown tax that runs small businesses out.	4/19/2021 7:04 PM
57	Lack of growth and development/ sustainable business	4/19/2021 6:58 PM
58	Lack of growth and development	4/19/2021 6:58 PM
59	Public Schools with needing added support to special education, and a more "school"	4/19/2021 3:54 PM

City of Toccoa

	environment to the kids instead of a desk "work for 8hrs" environment	
60	Low income housing	4/19/2021 2:16 PM
61	High taxes- mileage rate	4/19/2021 2:04 PM
62	The county. Abandoned homes and building should be condemned and dealt with. Grass around the county should be mowed and maintained.	4/19/2021 11:58 AM
63	better jobs	4/19/2021 11:37 AM
64	Community attitude. Quality restaurants and hotels are lacking. Bringing in quality restaurants and hotels would help so many businesses and individuals in the community.	4/19/2021 11:00 AM
65	The amount of drug activity	4/19/2021 11:00 AM
66	The roads leading in and out of town are ugly and uninviting. They do not make a visitor want to stay around to find out how nice the downtown is.	4/19/2021 10:40 AM
67	The drug use and generational poverty!!! Too many gov't assisted housing projects/areas.	4/19/2021 10:11 AM
68	Increasing the infrastructure in the area to support some bigger companies (i.e. improved sewer/water system and electrical grid)	4/19/2021 10:04 AM
69	Resistance to change amongst a minority in positions of influence limits the ability for the town to grow. It also seems that growth only occurs if it will be to the benefit of that minority.	4/19/2021 9:49 AM
70	Residents being unwilling to embrace change or try something new. Restaurants and businesses fail because locals won't vary outside of their normal routine.	4/19/2021 9:34 AM
71	Empty buildings	4/19/2021 9:21 AM
72	The drugs, wanna be gangs and the overall crime rates.	4/19/2021 7:41 AM
73	The quality of the neighborhoods around downtown.	4/19/2021 12:54 AM
74	Not enough high paying jobs to keep people here.	4/18/2021 10:32 PM
75	The crooked sheriff's department.	4/18/2021 9:58 PM
76	The community needs to allow for restaurants and entertainment to come in the Toccoa area. Lavonia and Comelia have been growing rapidly over the last 20 years and Toccoa has not been receptive to change.	4/18/2021 3:54 PM
77	Lack of consistent Downtown businesses	4/18/2021 3:42 PM
78	Toccoa is considered a retirement community and that's good and all but what about the children and teenagers that are already here and the families that more here there is nothing for children to do in my option toccoia is hurting themselves by have fewer and fewer opportunities for teenagers and children	4/18/2021 3:15 PM
79	Finish tearing down old abandon houses and factories. Make room for new. Revitalize older neighborhoods. Get beggars and druggies off comers.	4/18/2021 2:14 PM
80	Resistance to change and growth. Towns are either growing or dying there is no maintaining	4/18/2021 1:54 PM
81	Sidewalks	4/18/2021 1:41 PM
82	Food to Alcohol ratio	4/18/2021 1:28 PM
83	Empty buildings, Junk in peeples yards	4/18/2021 11:37 AM
84	There is no economic growth, we have hundreds of decaying buildings that could be restored and turned into productive business's	4/18/2021 11:09 AM
85	People who have occupied the same seats for many years. High profile business owners who are on the chamber of commerce.	4/18/2021 10:43 AM
86	Stop making Toccoa a retirement community. We need young working professionals and young families.	4/18/2021 10:19 AM
87	Change in mindset. Allow change and encouragement of growth and development in run down areas. Fill the empty buildings with businesses. Make Toccoa look valuable like it once was.	4/18/2021 8:12 AM

City of Toccoa

88	Limiting new businesses and hosting more job fairs to keep the businesses we have in our town.	4/18/2021 7:58 AM
89	Drug use has become overwhelming killing motives to work, increasing perso. On person as well as theft related crimes.	4/18/2021 7:54 AM
90	Allowing new businesses to develop here, it would bring growth and new jobs to the county. As well as affordable housing, and keeping the roads paved and pothole free!	4/18/2021 7:34 AM
91	Out of control spending by the school board	4/18/2021 7:03 AM
92	Condition of roadways	4/17/2021 9:21 PM
93	It's unwillingness to allow modern growth and development to our community	4/17/2021 9:10 PM
94	Juniors	4/17/2021 2:53 PM
95	Provide restaurants, places that people want to visit. Too many weekends too many people leave to go to other communities that provide more for their residents.	4/17/2021 2:21 PM
96	Big A Road	4/17/2021 3:50 AM
97	JUNIORS! Public safety is under staffed.	4/16/2021 10:20 PM
98	Allowing more business, franchise or commercial, to come in. Stores, restaurants, activities for families and kids. Give these kids something to do besides meth.	4/16/2021 6:20 PM
99	There's not a focus on family/kids venues and activities.	4/16/2021 12:14 PM
100	Litter and eyesores	4/16/2021 11:07 AM
101	Young adults, especially those graduating high school without college plans	4/16/2021 10:48 AM
102	1. The public safety is understaffed on all aspects. 2. The restrictions that are put on businesses looking to come to Toccoa is to high how can you expect a business to come if they are given strict rules to follow or if someone who has family ties to the council disagrees with a business plan/model it is shut down. The idea that we are a retirement community is laughable at most families in the community are middle class with children not elderly.	4/16/2021 8:17 AM
103	Public safety is understaffed. They need new equipment to better protect the citizens. The amount of homeless and drug users walking around makes the city look horrible. Employment opportunities needs to change.	4/16/2021 8:16 AM
104	The leadership. The city commission is out of touch and often disregards the best interests of entire groups of people in the city. The younger generation is not represented (hence the failure of the entertainment district). This is not just a retirement community.	4/15/2021 10:56 PM
105	Not allowing more growth and businesses to move here.	4/15/2021 10:16 PM
106	Drugs and thugs	4/15/2021 9:44 PM
107	Lack of high paying jobs	4/15/2021 9:44 PM
108	High drug volumes and crime in particular neighborhoods	4/15/2021 9:23 PM
109	Lack of income	4/15/2021 8:50 PM
110	Junky west currahee to bypass	4/15/2021 8:20 PM
111	Drug use/selling	4/15/2021 7:59 PM
112	All of the so called leaders on the boards in toccoa and the county.	4/15/2021 7:26 PM
113	Zaxbys drive thru line	4/15/2021 4:57 PM
114	Considering this a retirement city. It is not fair that there is more for elderly people than our young community to do in this city.	4/15/2021 4:27 PM
115	get out of retirement community mentality.	4/15/2021 1:07 PM
116	unsure	4/15/2021 12:16 PM
117	vacant buildings	4/15/2021 12:05 PM

City of Toccoa

118	Drug use, and related issues in our community	4/15/2021 11:14 AM
119	The lack of growth	4/15/2021 11:08 AM
120	Public Housing	4/15/2021 10:54 AM
121	It's police department needs to be brought into the 21st century.	4/15/2021 10:53 AM
122	Loss of population and business closures	4/15/2021 10:48 AM
123	Get all of the drugs out of the community and stop wasting money (beautifying) downtown. There could be a lot of growth on Big A and down the bypass. We need better leaders in this town!	4/15/2021 10:29 AM
124	The criminals who are repeat offenders and just keep getting out on bond and keep doing the same things they were just arrested for.	4/15/2021 10:23 AM
125	The severe drug problem in our community	4/15/2021 10:16 AM
126	Drug and gang activity	4/15/2021 10:16 AM
127	Government and low income housing.	4/15/2021 9:55 AM
128	Lack of children's/teens activities	4/15/2021 9:55 AM
129	All the empty buildings and abandoned houses	4/15/2021 9:38 AM
130	Crime	4/15/2021 9:20 AM
131	Drug problems and lack of willing workers. More people/companies would be attracted to the area.	4/15/2021 9:09 AM
132	The drug problem	4/15/2021 8:45 AM
133	Our resistance to change. The same people apply for and are selected to serve in positions of leadership regardless of their qualifications. We need diversity of thought. Engage young people early and often. Build and empower young leaders.	4/15/2021 8:30 AM
134	Downtown area improvement. These are linked together. The downtown area should be preserved, but needs vast improvement and attractive shops/businesses/restaurants in order for that to actually take place. If not changed the downtown area cannot be preserved.	4/15/2021 8:27 AM
135	Catering to the elderly community exclusively and rejecting development.	4/15/2021 8:26 AM
136	Same people in control	4/15/2021 8:16 AM
137	Our Commissioners do not represent the community. They focus only on the White community and what is best for them. Both City and County Commissioners should have people of color represented.	4/14/2021 2:01 PM
138	promoting young leaders	4/12/2021 8:37 AM
139	Helping our homeless and transient population, our special needs community, and our job seekers.	4/5/2021 11:28 AM
140	Unwillingness of leaders to accept and embrace change that is necessary for future growth.	4/2/2021 7:27 AM
141	Too many public and subsidized housing units inside the city limits.	4/1/2021 7:59 PM
142	Making Toccoa a place people desire to live in	4/1/2021 7:45 PM
143	The land on Big A Rd, that used to have a hotel on it.	4/1/2021 7:39 PM
144	Same as 6: The future of the younger generation that will be in charge one day. They're all leaving because there's nothing here for them.	4/1/2021 6:08 PM
145	Downtown	4/1/2021 4:43 PM
146	Lingering segregation.	4/1/2021 3:00 PM
147	blight	3/31/2021 11:08 AM
148	Staying the same. It's past time for change to grow our community.	3/29/2021 4:51 PM

City of Toccoa

149	Drug abuse	3/29/2021 12:07 PM
150	Drug problems	3/27/2021 7:38 PM
151	Lack of interest in bringing retail/ restaurant businesses to downtown. These types of businesses create increased and needed foot traffic for everyone there.	3/27/2021 10:58 AM
152	Need to clean up trash and run down property	3/26/2021 12:43 PM
153	reduce drugs	3/26/2021 12:10 PM
154	Allowing too many businesses that are exempt on taxes	3/26/2021 11:07 AM
155	Drug problem Empty building sitting everywhere	3/26/2021 10:44 AM
156	aging infrastructure & blight	3/26/2021 10:39 AM
157	Currahee street needs to be improved, it is the first impression of Toccoa that most people see- and it is an eyesore in most places.	3/21/2021 9:54 AM
158	Drugs	3/20/2021 11:51 PM
159	The huge number of vacant and decrepit buildings in our community.	3/20/2021 5:40 PM
160	Abandon structures	3/20/2021 10:21 AM
161	Clean up areas community into and out of community	3/19/2021 11:22 PM
162	Internet service	3/19/2021 2:51 PM
163	Resistance to change and lack of diversity in government also drug use	3/19/2021 1:11 PM
164	Lack of adequate Law enforcement (both in the city and the county)	3/19/2021 11:52 AM
165	We need term limits on commissioners in hopes of getting more diverse groups who have a better vision for Toccoa and can see the potential here that isn't being tapped.	3/18/2021 9:48 AM
166	Big A Rd empty buildings	3/17/2021 10:20 PM
167	Lack of investment one downtown	3/17/2021 1:26 PM
168	Lack of restaurants and unique shopping	3/17/2021 12:55 PM
169	The feel that there is nothing in Toccoa for our children and their future - job-wise, activities, etc...	3/17/2021 11:48 AM
170	The number of empty buildings, the number of slum housing, and the amount of homeless.	3/17/2021 11:39 AM
171	Drug issues	3/16/2021 4:07 PM
172	widespread junky hodgepodge of blighted ramshackle properties scattered throughout the entire area and general sense of apathy toward upkeep and respect for our community in general-- city and county	3/16/2021 3:56 PM
173	Not sure it's a liability but it would be nice to see more zoning restrictions on our main points is entry into Toccoa.	3/16/2021 1:56 PM
174	We need more job opportunities. We also need to cut back on drugs, and drug related crime.	3/16/2021 1:41 PM
175	Run down businesses and homes. Moneys or help to clean up.	3/16/2021 1:27 PM
176	The poverty look and the lack of businesses, specifically sit down restaurants and shopping.	3/16/2021 12:36 PM
177	Too much alcohol in downtown Toccoa.	3/16/2021 12:26 PM
178	Plight and fear of growing.	3/16/2021 12:16 PM
179	We need to work together to provide the unemployed proper training and encouragement. If we build a good work force in our community it will attract more businesses. Businesses do not want to relocate to a community where there are help wanted signs every where. Also, we need to find a way to promote all of the empty commercial property in our area. I feel that if a building is empty we should maintain the exterior of the building and make it look its best. Also as far as downtown buildings I feel that it would take minimal effort and money to dress up the windows. That would be more eye catching for people looking for a space.	3/16/2021 10:59 AM

City of Toccoa

180	Unemployment and low incomes.	3/16/2021 9:53 AM
181	The leadership that holds back our community's growth.	3/16/2021 8:35 AM
182	Parks for kids and running.	3/16/2021 6:08 AM
183	Appearance of properties outside the historic downtown area.	3/15/2021 10:38 PM
184	No nice hotel, drugs	3/15/2021 10:05 PM
185	Drug use	3/15/2021 10:03 PM
186	Control of drug activity	3/15/2021 8:20 PM
187	Unattractive roadways, dilapidated buildings, and unsightly areas that need attention.	3/15/2021 7:47 PM
188	Apathy toward keeping streets, sidewalks, curbing on City streets clean. Also public right-of-ways mowed and trash picked up	3/15/2021 6:19 PM
189	Dilapidated buildings	3/15/2021 5:27 PM
190	Clean up trash and deserted property	3/15/2021 5:19 PM
191	Dilapidated buildings and unkept yards	3/15/2021 4:32 PM
192	blighted industrial areas	3/15/2021 4:06 PM
193	Hospital	3/15/2021 4:00 PM
194	The way the city interacts with downtown property owners and businesses. Weekly to monthly contacts need to be done to keep lines of communication open.	3/15/2021 12:35 PM
195	Drug problem	3/15/2021 8:51 AM
196	The rampant drug use needs to be dealt with and not swept under the rug.	3/15/2021 8:43 AM
197	Judicial reform is a must. The same people have been in the ballot every single year since I was of voting age with no opponents. It's time for Toccoa to grow out of the small town mindset and develop into it's full potential. The world is evolving and Toccoa is being left behind and that has allot to do with who our elected officials are.	3/15/2021 12:38 AM
198	Communities unwillingness to want change for development that will nurture what's already in existence but also expand in a way that is economically pleasing.	3/14/2021 10:00 PM
199	favoritism	3/14/2021 9:54 PM
200	no opinions	3/14/2021 12:42 AM
201	Elected officials holding back progress on the development of the downtown area	3/13/2021 2:02 PM
202	Quality education-with rigor and accountability	3/12/2021 3:19 PM
203	Growth of strip mall type centers across the USA.	3/12/2021 12:58 PM
204	Deteriorating houses	3/12/2021 12:51 PM
205	Hey 123 in both directions out of town is pretty bad	3/12/2021 11:45 AM
206	Drug use poverty and homelessness	3/12/2021 10:57 AM
207	The loss of businesses, companies, abandoned buildings	3/10/2021 7:45 AM
208	Systemic poverty and addiction trajectories for children in low-income areas of Toccoa	3/9/2021 4:39 PM
209	Everything rolls up at 9 pm or earlier.	3/9/2021 11:16 AM
210	maybe traffic flow and parking	3/7/2021 1:14 PM
211	Run down houses, trailers and trash filled yards	3/7/2021 10:57 AM
212	TRASH! Clean trash besides major highways. Prather Bridge Road is a disgrace. We have people from all over the state coming in May for the Hidden Gem Paddle. They have to travel this road to get to the launches.	3/7/2021 9:32 AM

City of Toccoa

213	A lack of Leadership from both a make up of city government and apathetic residents that fail to recognize the impact of development to the tax base and the ability to strengthen the business atmosphere by attracting development and increasing and sustaining positive economic growth. At times I'm embarrassed by the lack of businesses in our community and when I travel to small towns north and south with less opportunities but greater support from those communities from all aspects of the area private and public it breaks my heart to see us struggle to get our downtown growth.	3/7/2021 12:01 AM
214	Regulation banning bars/breweries. Many other towns in the area have seen a revitalization because of breweries opening. Sylva NC, Franklin NC, Seneca SC, Cleveland GA, Clayton GA to name a few. Let Toccoa experience growth in this area.	3/6/2021 3:23 PM
215	The reluctance to grow and invite change. The city and county is dying and no one seems to be bothered. There is no entertainment or reason for people to visit or move here.	3/6/2021 1:51 PM
216	Derelict buildings and abandoned properties.	3/6/2021 1:19 AM
217	Make it more walkable and pedestrian-safe, especially along Big A.	3/5/2021 10:17 PM
218	Crime and adding more support in community rehab programs for ppl prior convictions, child custody issues, etc. People need jobs to be rehabilitated.	3/5/2021 9:37 PM
219	Small mindedness, the inability to try new things.	3/5/2021 9:07 PM
220	Hugh poverty rate and poor opportunities for good jobs	3/5/2021 8:57 PM
221	Stop neglect of local African American History. This is not the era of segregation so it is not full responsibility of Black residents. Should be done in equal partnership to plan with Black residents Funding sought by paid staff and elected officials.	3/5/2021 8:47 PM
222	The dumping of chunks of concrete in the park from the 80s, and now on North Pond Street and Alewine. It's just sitting on the side of the road waiting for someone to get hurt on and is an eye sore.	3/5/2021 8:42 PM
223	Homelessness	3/5/2021 6:07 PM
224	Community growth that is not well planned	3/5/2021 5:05 PM
225	Lack of future-minded civic leaders	3/5/2021 2:52 PM
226	Dilapidated houses -factories.	3/5/2021 2:43 PM
227	Lack of affordable public transportation.	3/5/2021 2:22 PM
228	Lack of good jobs	3/5/2021 1:00 PM
229	Attending to infrastructure (improvement of sidewalks and roads).	3/5/2021 12:37 PM
230	Need commissioners and leaders to be progressive on industry and other businesses and not to shut every idea down	3/5/2021 12:16 PM
231	Our downtown is not on a main thorough fare where tourists and those passing through would think to stop.	3/5/2021 11:59 AM
232	Vacant buildings.	3/5/2021 11:54 AM
233	Razing dilapidated unsightly buildings and houses	3/5/2021 11:30 AM
234	Voting discrepancies	3/5/2021 11:08 AM
235	Attitude of city's citizens	3/4/2021 11:25 PM
236	Crime and Drugs	3/4/2021 9:39 PM
237	First impressions when approaching our community. Much has been done but there is much more that needs to be addressed.	3/4/2021 7:53 PM
238	NO Nice hotels. And the hospital is falling on its face! Get someone in there that really knows how to run a hospital or try to sell it to one of the hospitals in Gainesville or Athens, like they did in St. Mary's hospital in Lavonia.	3/4/2021 7:53 PM
239	Most people are shopping out of town because of the lack of places to shop in Toccoa.	3/4/2021 7:17 PM

City of Toccoa

240	empty buildings litter uncared for properties	3/4/2021 5:27 PM
241	Entry approach from Hwy 365 along Hwy 123 passing through the Habitat for Humanity/Toccoa Casket/Trogdon area.	3/4/2021 5:24 PM
242	Zoning	3/4/2021 11:08 AM
243	Changes needed to the alcohol ordinance to open up more opportunities.	3/4/2021 7:52 AM
244	The dilapidated houses and poor city and county zoning. There are so many awfully ugly buildings and houses that need to be razed.	3/3/2021 7:54 PM
245	Lack of business and industry.	3/3/2021 7:16 PM
246	A red light at bypass intersection by Home Depot	3/3/2021 4:24 PM
247	Dilapidated homes and bldgs removed. Improve roads!	3/3/2021 1:17 PM
248	No new industrial development with good jobs to bring new people to our area. This would also require a higher quality of life through our amenities.	3/3/2021 11:01 AM
249	Clean up approaches to downtown, too many abandoned or unkept properties	3/3/2021 7:16 AM
250	The number of run down, vacant houses	3/3/2021 6:32 AM
251	Absentee building owners, particularly in the downtown area who don't repair/upgrade their properties so they just sit empty.	3/3/2021 1:04 AM
252	Drug abuse. Stale ideas regarding businesses and attracting businesses to come here.	3/3/2021 12:09 AM
253	Our biggest liability is the fact that people want to see changes, but are too afraid to step out of their comfort zone. We have to take risks as a community in order to grow. I urge my fellow city leaders to have conversations with Clayton's city leaders or any Rabun County commissioner. They have done a phenomenal job of brining businesses in. TOCCOA CAN BE LIKE THAT, but it starts with the leaders of our city. You must be willing to open the doors first.	3/2/2021 11:53 PM
254	Blight	3/2/2021 10:34 PM
255	I know the city has been working on cleaning up empty, dilapidated buildings, but there are still too many!	3/2/2021 10:06 PM
256	Never keeping up with progress with changes in the local, regional, state and nationally. As in, get out of the old ways of thinking.	3/2/2021 9:21 PM
257	Job loss	3/2/2021 8:25 PM
258	Low income housing & lack of jobs	3/2/2021 8:20 PM
259	No where to eat, nothing to attract kids	3/2/2021 8:19 PM
260	Dilapidated buildings and trash	3/2/2021 8:12 PM
261	Urban blight	3/2/2021 8:00 PM
262	Lack of reputable hotels	3/2/2021 7:53 PM
263	Trash!! There's trash everywhere in Toccoa and Stephens County. Public lands, roadways and private lands. It's embarrassing. Don't the local citizens take pride in their own community?	3/2/2021 2:55 PM
264	Get some of the not so great areas (pond/Franklin/davis) in better shape	3/2/2021 12:54 PM
265	People in power.	3/2/2021 12:36 PM
266	safety when the city is visited	3/2/2021 12:07 PM
267	Let somebody live in a tiny house or camper on their own land	3/2/2021 11:51 AM
268	Getting more businesses and jobs coming in	3/2/2021 11:29 AM
269	I only moved to Toccoa a year and a half ago, but whatever it was in the city county government that allowed businesses to move, close, put people out of work, needs to be fixed. When you drive through town so many areas look blighted.	3/2/2021 11:18 AM
270	blighted areas. Vacant and abandoned areas.	3/2/2021 11:12 AM

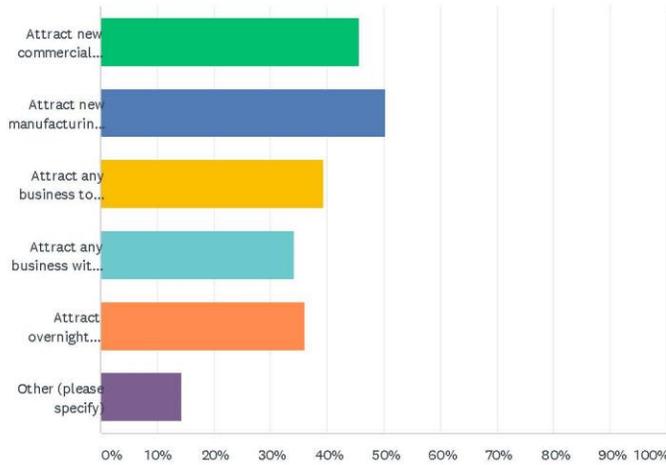
City of Toccoa

271	Drugs, thugs, gangs and the public housing mentioned above is what draws them to this community. We need to stop being the dumping ground for the Northern part of the state.	3/2/2021 10:50 AM
272	Ems/fire protection	3/2/2021 10:32 AM
273	Lack of Housing Options.	3/2/2021 10:21 AM

City of Toccoa

Q8 With respect to economic development, our top priorities should be (pick 2):

Answered: 388 Skipped: 2



ANSWER CHOICES	RESPONSES
Attract new commercial businesses	45.62% 177
Attract new manufacturing and industry	50.26% 195
Attract any business to help develop a new downtown area	39.43% 153
Attract any business with high paying jobs	34.02% 132
Attract overnight lodging	36.08% 140
Other (please specify)	14.18% 55
Total Respondents: 388	

#	OTHER (PLEASE SPECIFY)	DATE
1	Please be careful to avoid another Wilbros catastrophe.	4/28/2021 8:46 PM
2	Quality sit down chain restaurants	4/28/2021 11:16 AM
3	A sit down restaurant ... we have nothing and I don't mean another place like Juniors .	4/27/2021 9:12 PM
4	More housing options.	4/27/2021 6:42 PM
5	When any community has a thriving, vibrant downtown people will come and enjoy the offerings. Competition between businesses is good for all. No one business person, no matter how entrenched in the community should be allowed to negate the opening of competitors. Not even in Toccoa!	4/27/2021 3:16 PM

City of Toccoa

6	Get rid of high taxes, and the private industry will do it for you, duh.	4/26/2021 8:52 AM
7	We need A few Hoa type developments here!	4/24/2021 8:39 AM
8	Attract businesses from diverse cultural and racial backgrounds	4/23/2021 7:53 PM
9	Attract business that the younger generation will enjoy	4/22/2021 11:01 AM
10	Jobs and homesteading learning	4/21/2021 12:35 PM
11	Add 9 more holes to golf course	4/20/2021 9:32 PM
12	Entertainment/facilities to bring up activities to be involved in	4/20/2021 9:09 PM
13	More high end restaurants	4/20/2021 6:29 PM
14	Attract all businesses regardless of what they are coming to offer. More jobs, equals more tax money for the county if we can attract the working class to stay in our county and not turn to Habersham and Gainesville for better employment opportunities.	4/19/2021 7:07 PM
15	Support small and local businesses!	4/19/2021 7:04 PM
16	Increase pay for police officers and firemen and women	4/19/2021 3:54 PM
17	Attracting business that draw others to Toccoa	4/19/2021 12:41 PM
18	it seems as if there's nothing attractive about toccoa other than the abundance of the most basic food places. something needs to emerge to make the community more exciting as well as making it something people want to get out and be apart of instead of driving to a different town that has the things they are looking for	4/19/2021 10:46 AM
19	Attract businesses that people will shop at or frequently visit. We dont have to have chains but need more options for entertainment	4/19/2021 7:41 AM
20	Downtown is not the only place in our community. It is nice, and deserves attention, but the county as a whole deserves equal attention.	4/18/2021 11:37 AM
21	My family does not feel safe staying overnight in our local hotels - they always stay/eat out in Lavonia- that's a lot of revenue Toccoa is losing from one family!	4/17/2021 9:10 PM
22	Breweries	4/17/2021 2:21 PM
23	Attract higher end restaurants	4/17/2021 3:50 AM
24	All the above	4/16/2021 6:20 PM
25	Attracting businesses that appeal to families.	4/16/2021 2:38 PM
26	All of the above	4/16/2021 12:14 PM
27	Food choices	4/15/2021 9:44 PM
28	Attract more nice dine in restaurants such as Applebee's, longhorn steakhouse, Outback Steakhouse etc.	4/15/2021 4:27 PM
29	entertainment	4/15/2021 1:07 PM
30	Attract more things for kids to do	4/15/2021 11:14 AM
31	All of the above with a mind for the impact of competition and its impact on locally owned businesses.	4/15/2021 8:30 AM
32	grow the DT area with quality businesses	4/12/2021 8:37 AM
33	Create a citywide WiFi network starting with downtown and the big A road	4/1/2021 7:59 PM
34	Businesses that bring people in and create a busy and flourishing atmosphere.	3/27/2021 10:58 AM
35	improve industrial parks to help existing businesses grow	3/26/2021 12:10 PM
36	clean the place up starting with major thoroughfares and spreading from there. We look like we just do not care.	3/16/2021 3:56 PM
37	It would be great to fill empty buildings we have. Save a lot strip, Rite Aid, etc.	3/16/2021 1:56 PM

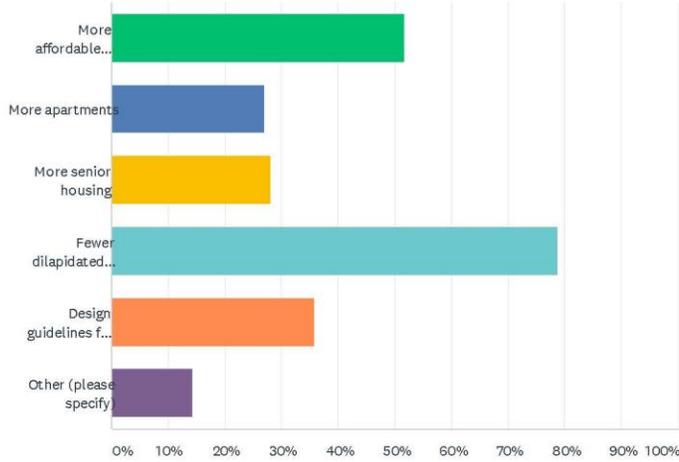
City of Toccoa

38	I think focusing on the first two will have a spill over affect on the other items listed	3/16/2021 1:27 PM
39	Good restaurant	3/15/2021 5:19 PM
40	Attract specific businessman/women that want to collectively grow a small mountain town that local residents and visitors will be pleased with	3/14/2021 10:00 PM
41	Restaurants and shopping	3/7/2021 10:57 AM
42	Once there is employment growth you get residual effects of those employed in the area. Developing and executing a master plan that ties in a specific sector of industry that best fits a growth in businesses in the downtown corridor then the city leadership needs to look at these opportunities.	3/7/2021 12:01 AM
43	Breweries!	3/6/2021 3:23 PM
44	Entertainment	3/6/2021 1:51 PM
45	Support entrepreneurs and small businesses	3/5/2021 8:47 PM
46	Attract quality non polluting industry	3/5/2021 5:05 PM
47	That is kept clean and not turn into area where prostitution is not occurring. Most of the medical students who come to town for months has to go to Lavonia or Cornelia for lodging!	3/5/2021 12:16 PM
48	Aldi's, Sprouts, other health food stores.	3/5/2021 11:54 AM
49	Restrict incoming businesses that emit pollution and stench	3/5/2021 11:08 AM
50	" come visit beautiful Toccoa."...But you will have to sleep in a hotel at the interstate 85 exit	3/4/2021 7:53 PM
51	Dining	3/2/2021 8:09 PM
52	Lodging! There are no decent places to stay here.	3/2/2021 2:55 PM
53	Restaurants	3/2/2021 11:17 AM
54	Can't pick just two. We are desperate for all of the above.	3/2/2021 10:50 AM
55	Restaurants. (Not fast food)	3/2/2021 10:32 AM

City of Toccoa

Q9 With respect to housing, our most important needs are (pick 3):

Answered: 385 Skipped: 5



ANSWER CHOICES	RESPONSES
More affordable housing	51.69% 199
More apartments	27.01% 104
More senior housing	28.05% 108
Fewer dilapidated houses	78.70% 303
Design guidelines for new construction/subdivisons	35.84% 138
Other (please specify)	14.29% 55
Total Respondents: 385	

#	OTHER (PLEASE SPECIFY)	DATE
1	Careful zoning	4/28/2021 8:46 PM
2	Cut out handouts	4/27/2021 6:53 PM
3	Help for home improvements for aging seniors	4/27/2021 5:28 PM
4	Not allowing growth	4/27/2021 3:49 PM
5	Toccoa requires a strong code enforcement office w teeth.	4/27/2021 3:16 PM
6	Stop taxing everything. Get out of the way and let people solve their own problems.	4/26/2021 8:52 AM
7	More affordable apartments and houses for rent	4/25/2021 9:57 PM
8	No more low income apartment housing! It attracts human roaches	4/21/2021 12:35 PM

City of Toccoa

9	Construction of all types of new homes	4/20/2021 3:49 PM
10	Cleaning up the abandon houses	4/20/2021 3:06 PM
11	new laws to clean junk out of people's yards on pond st	4/20/2021 9:59 AM
12	off campus housing for TFC and NGT students	4/19/2021 9:48 PM
13	I	4/19/2021 6:58 PM
14	More quality homes, way less government and low income housing	4/19/2021 2:16 PM
15	there needs to be a better system to insure existing housing stays up to code there are to many residences that really should be repaired or condemned right now.	4/19/2021 12:41 PM
16	better opportunities for first time home buyers	4/19/2021 11:37 AM
17	Mixed used development- like loft apartments with shopping downstairs.	4/19/2021 10:40 AM
18	Housing to attract young professionals so the people who work in the local industries don't live in other areas	4/18/2021 1:54 PM
19	Rental homes	4/18/2021 11:37 AM
20	Allow people to live in storage buildings or campers if they are nice and kept up well.	4/18/2021 10:43 AM
21	Reputable overnight stays that don't accommodate illicit trafficking	4/18/2021 7:54 AM
22	Leave people alone, and stop using county resources to benefit Talon Realty.	4/18/2021 7:03 AM
23	Stephens drive is an eye sore	4/17/2021 2:53 PM
24	All the above	4/16/2021 6:20 PM
25	Safer housing areas for lower income or renters.	4/16/2021 2:38 PM
26	Communities for young families, especially those with lower paying jobs	4/16/2021 10:48 AM
27	Y'all need to stay out of peoples business and and worry about the lost of business	4/15/2021 7:26 PM
28	I would like housing to be more affordable. There should be a limit on what a landlord can charge a tenant depending on the condition and value of a home.	4/15/2021 4:27 PM
29	Improve what we have	4/15/2021 10:23 AM
30	Assistance to those who want to improve dilapidated housing but do not have the funds to do so.	4/15/2021 9:09 AM
31	more nice and affordable apartment areas like Windward Way, but not areas like Stephens Drive	4/15/2021 9:03 AM
32	Affordable quality rental properties are hard to find.	4/15/2021 8:30 AM
33	The Housing Authority needs to be rebuilt they are not At All helpful for the people that need their help.	4/14/2021 2:01 PM
34	new housing in general	4/12/2021 8:37 AM
35	Crack down on slum landlords	4/2/2021 12:12 PM
36	Reduce the number of public housing units	4/1/2021 7:59 PM
37	economic development will bring demand for new housing	3/31/2021 11:08 AM
38	Less government assisted housing.	3/21/2021 9:54 AM
39	We definitely need more inventory	3/16/2021 1:56 PM
40	Upscale subdivision	3/15/2021 5:19 PM
41	Stay out of housing and focus and ending the drug problem.	3/15/2021 8:43 AM
42	Live work play development downtown	3/14/2021 10:00 PM
43	Apartment / Condos near downtown	3/12/2021 12:58 PM

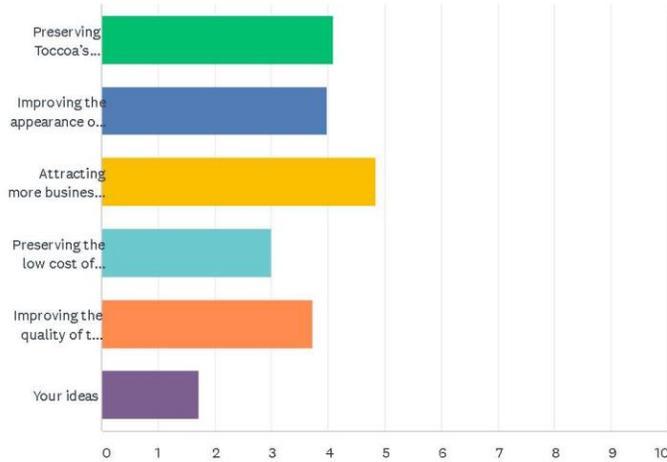
City of Toccoa

44	Utilize the big building near the new courthouse	3/12/2021 11:45 AM
45	Zoning laws	3/6/2021 3:23 PM
46	New housing	3/6/2021 1:51 PM
47	Improving, not tearing down the dilapidated building but renovating them to make them what the a modern historic house.	3/5/2021 8:42 PM
48	don't know	3/4/2021 5:27 PM
49	More downtown housing	3/3/2021 1:04 AM
50	We need to CLEAN UP a lot of run down houses and businesses around the city.	3/2/2021 11:53 PM
51	Cleaner property	3/2/2021 8:25 PM
52	New code laws requiring all properties be cleaned up of junk and litter. Have a tree ordinance: new development is razing the trees	3/2/2021 2:55 PM
53	We seem to have no, or not much, residential or renovation building codes.	3/2/2021 11:18 AM
54	We need 2 - 3 subdivisions with housing in the \$250K range, and one in the \$400- \$500K range. One high-end apartment complex that will be well maintained, with high rent, to keep it nice.	3/2/2021 10:50 AM
55	New Home Construction.	3/2/2021 10:21 AM

City of Toccoa

Q10 Please rank the following priorities, with 1 being the most important:

Answered: 388 Skipped: 2



	1	2	3	4	5	6	TOTAL	SCORE
Preserving Toccoa's small-town character as a good affordable place to live	22.76% 84	23.85% 88	17.34% 64	17.07% 63	12.74% 47	6.23% 23	369	4.08
Improving the appearance of Toccoa	14.25% 53	22.04% 82	28.76% 107	19.35% 72	13.17% 49	2.42% 9	372	3.98
Attracting more businesses like retail or dining and new job opportunities	44.65% 167	20.59% 77	16.84% 63	10.96% 41	5.88% 22	1.07% 4	374	4.84
Preserving the low cost of living	4.61% 17	10.30% 38	15.18% 56	26.83% 99	36.04% 133	7.05% 26	369	2.99
Improving the quality of the standard of living	11.67% 44	22.55% 85	20.69% 78	20.42% 77	21.49% 81	3.18% 12	377	3.73
Your ideas	6.86% 19	2.17% 6	2.53% 7	5.05% 14	10.83% 30	72.56% 201	277	1.71

City of Toccoa

Q11 If you selected "Your ideas" from Question #10 please share them.

Answered: 89 Skipped: 301

#	RESPONSES	DATE
1	Sit down restaurants (when unemployment ends and people will actually work!!!), a place for teens to hang out- like arcade, skating, bowling, etc	4/29/2021 4:09 PM
2	Keep our city of Toccoa workers involved in improving and repairing this community and not the ones you have chosen to sell water to. We have many drainage, sewer and water lines that need updating and repairs.	4/27/2021 5:26 PM
3	The city is already doing a fine job of "cleaning up" and renovating dilapidated areas. Keep up the good work!	4/27/2021 4:26 PM
4	Toccoa is in desperate need of new ideas from young, progressive thinkers w a vision that advances momentum for growth. Cleaning up Toccoa by reevaluating how the citizenry dispose of garbage and how it is collected. Gardens, green spaces, and an embrace of planting trees, wildflowers, and caring for them are essential in changing the look of Toccoa which is desperately needed. Businesses in Toccoa should have to follow an elevated standard on outside appearance w regard to signage, building maintenance and parking lots. It's critical mass here. Really!	4/27/2021 3:16 PM
5	The town I used to live in was smaller than Toccoa, but now has grown uncontrolled. The city had the chance to introduce guidelines to keep the city with trees, but failed to do so. Now it is a mess of powerlines, and urban sprawl. No thought as to the building designs or parking or streetscapes.	4/27/2021 11:12 AM
6	1. Continue to remove old buildings that dont meet code 2. Focus on developing and improving parks. I suggest a downtown park in the location of the old annex building. A down town park would bring more people with families to the downtown area and get more kids to use library. Update and improve Henderson Falls park consider putting in a lake in the grass field behind the lowest pavilion. Most women are scared of going to the park due to its isolation. A second entrance off scenic drive is needed. Wouldnt it be great if there was a small lake with a walking trail around it! 3. Start a cost sharing program to improve the appearance of homes in Toccoa. A SPLOST project around 200k would go a long way. All projects must be approved prior to work being completed and receipts must be provided after work is completed. Receipts will be matched up to 50% of cost shown on receipt with money paid out not to exceed cost for project. Max per resident could be capped at 500-1000\$ Below are a few examples: Improve landscaping \$250 Paint house \$500 Install gutters \$200 Pave driveway \$500 Replace Porch Road Facing \$500 Replace Porch rear or side \$250 Replace windows \$500 Replace Siding \$500 Replace Roof \$500 Consideration and priority should be made to family homes and rental homes second.	4/27/2021 9:00 AM
7	No. More. Taxes. Stop. Taxing so much. Lower taxes (or better yet, no taxes on private individuals) will attract everything this survey wants to do and make up the revenue in sales tax.	4/26/2021 8:52 AM
8	Education programs and/or programs that attract/promote high school and college age people. More entertainment portraying classical arts: orchestra, dance, etc.	4/24/2021 11:25 AM
9	Toccoa needs new faces in our Government, and there should be a Home stead exemption for private single family owned Homes and property! And we need 20-30 plot developments with community pools , playgrounds, ponds, paved paths for walking and exercising , benches , docks! "Golf cart community" without another golf course!	4/24/2021 8:39 AM
10	Sewer access	4/23/2021 3:50 PM
11	Create a tax development bond/zone and attract new businesses.	4/23/2021 9:10 AM
12	we must have things for people to do at more hours of the day	4/23/2021 8:20 AM
13	Teach fundamentals of survival in a small town. DIY workshops, farmers market, community	4/21/2021 12:35 PM

City of Toccoa

gardens, updated parks and recreation areas. Get rid of the old drug infested hotels, stop building low income apartments that ruin neighborhoods. Have more community involvement

14	A biking/walking path/ "greenway" through Toccoa, maybe to Martin	4/21/2021 9:23 AM
15	Develop the Albemarle Hotel as downtown living or boutique hotel	4/20/2021 3:49 PM
16	Fixing the schools.	4/20/2021 3:06 PM
17	Allow business owners to participate in city elections. We spend 50-80% of our lives in this city trying to improve and build the community. In my opinion, we should be allowed to vote on who governs the city.	4/20/2021 8:45 AM
18	There needs to be some consistency of operating hours downtown. I can't shop local, if stores are closed 3 days a week, and close before I get off work.	4/19/2021 9:48 PM
19	More jobs of all types, less government housing, more things for kids to do, fix the school system and bring in more things to attract out of town business.	4/19/2021 7:07 PM
20	Creating a real digital presence on all social platforms, not just Facebook. As a millennial, I always search the instagrams and twitters of areas before I visit, and Toccoa does not have a strong nor attractive presence on those platforms.	4/19/2021 6:58 PM
21	Make a real social media platform for Toccoa	4/19/2021 6:58 PM
22	If we want to attract business, we need to be open minded to change. When people spend money here it will make our town and our citizens more prosperous.	4/19/2021 10:40 AM
23	"Small town" is just another way of saying segregated, and unwelcome to change/improvements.	4/19/2021 9:49 AM
24	Ideas are just that. Ideas, young people leave here to go do axe throwing, escape rooms, and fine dining. We have someone finally working to save the bowling alley, let's get a few more things here. Downtown has some nice shops for shopping if we can get people here to shop in them.	4/19/2021 7:41 AM
25	Don't sacrifice quality of living for cost of living. Toccoa is a beautiful town but has some of the worst people because the low cost of living is attractive.	4/19/2021 12:54 AM
26	Fix downtown area roads and create more family oriented activities. Bring in new restaurants! Mexican is getting old..	4/18/2021 2:34 PM
27	Get rid of all the run down houses and move the projects to one area all together. Build nice newer homes in their place.	4/18/2021 2:14 PM
28	Clean up abandoned areas. Find a use for empty buildings.	4/18/2021 11:37 AM
29	Do something about the old manufacturing buildings that are overgrown and falling in. Seems like it would repel new business and residents.	4/18/2021 10:43 AM
30	Toccoa is not an affordable place to live. We have to have jobs that pay more. Your public safety departments are only making \$13 an hour. You can't live on the wages paid here.	4/18/2021 10:19 AM
31	.	4/18/2021 7:58 AM
32	Allowing new businesses to develop here, it would bring growth and new jobs to the county. As well as affordable housing, and keeping the roads paved and pothole free!	4/18/2021 7:34 AM
33	Let's consider creating a space devoted for our youth- downtown? Somewhere on Big A? They have NOWHERE to go in Toccoa, so they hang out (and get kicked out of) parking lots along Big A.... if we're not going to let them gather in parking lots, let's create a space for them!	4/17/2021 9:10 PM
34	Focus more on the middle class, Toccoa is not a retirement company.	4/16/2021 10:20 PM
35	Focus more on the middle class as I stated earlier we are not a retirement community we are a community of middle class families with children ideas should be focused around that.	4/16/2021 8:17 AM
36	Allow the police to police. Upgrade equipment. Clean up the streets. Make toccoa more marketable. Remove motels with high drug use. Find housing for homeless.	4/16/2021 8:16 AM
37	Representation for the young professionals in the community. We want to have space to grab a beer and walk around downtown with our families. You can't expect for the city to develop and	4/15/2021 10:56 PM

City of Toccoa

	grow if you aren't willing to accommodate the needs of many that are choosing to live here. Look at Cornelia and all of the growth they've had. They're progressive in an economic sense, and the community is thriving because of it.	
38	Our city has no outlet for our children. Our bowling alley is falling apart, they have to go to a different town to do any activities, even if the younger couples want to go out on a date, they have to go somewhere else.	4/15/2021 9:23 PM
39	Toccoa needs to be cleaned up as in the falling apart houses and old buildings. And new restaurant brought in.	4/15/2021 8:50 PM
40	I would like Henderson Falls Park to be renovated with a bigger playground for our children along with keeping the park better maintained and clean. I would also like to see more recreation for our children to be allowed. Our children should not have to commute 45 min to an hour to simply have something fun to do. I would also like to see Toccoa expand on restaurants.	4/15/2021 4:27 PM
41	improve city parks to attract families with young (under 10 years old) children	4/15/2021 12:05 PM
42	None	4/15/2021 11:54 AM
43	Need more businesses/restaurants to help decrease the unemployment. Need more activities or places for kids to spend time it have activities to do.	4/15/2021 10:53 AM
44	More sidewalks, walking trails close to town	4/15/2021 9:38 AM
45	Get a brewery to come.	4/15/2021 8:31 AM
46	Invest more in new and existing youth programs/partnerships. This will ultimately help curb our problem with drugs...the number one reason it is difficult to find quality workers.	4/15/2021 8:30 AM
47	Allow industry to come to the area that want to pay higher wages. In the past these companies have been turned away.	4/14/2021 2:01 PM
48	As I mention before many homes on Highland Avenue, Park Street and Forest Ave are off Doyle St and are in disrepair.(not all) these streets could be an asset for someone wanting to live close to town. Athens Ga changed an area like than and made wonderful quaint small homes. Most of the problem is slum landlords.	4/2/2021 12:12 PM
49	Create a business friendly attitude that starts with the city commission.	4/1/2021 7:59 PM
50	We've got to have something for the younger generations. Everyone has been complaining about the fact they have nothing to do for years, it's time actually do something.	4/1/2021 6:08 PM
51	Got to create development incentives to get new industry into City. Motivate property owners to improve/beautify/redevelop their properties.	3/31/2021 11:08 AM
52	infrastructure	3/26/2021 12:10 PM
53	The ridiculous amount of "convenient" stores, gas stations, and Dollar General's do nothing for this community. People need to work and that opportunity is limited to minimum wage jobs. Also, the amount of focus on downtown Toccoa makes no sense. It is roughly one block. The money that is poured into that small part of town is outlandish. Allowing people to walk around and drink is in downtown is absurd; sure, there are a handful of cute little businesses in that area but that is no reason for someone with money that doesn't live in the town to have a say in these matters. There is a meth and opioid epidemic in this town that is constantly overlooked; bringing industry and growth needs to be a number one priority as I believe that will help straighten people out. Opening Burger Kings, Starbucks, and other useless places does nothing for the long term value of this community other than making it a cess pool for people from Atlanta to come and raise property values and attempt to turn this town into Clayton. Toccoa isn't off of the highway in the way that Cornelia is; we can't keep throwing things at this town hoping that it will grow. Industry needs to be brought back to get your residents working again and back in good standing within the community. Allowing the gas stations to run gambling machines inside has done nothing for this town; another example of a useless idea for revenue. Gas stations have now become seedy hangout spots. Toccoa also has a growing homeless problem that needs to be addressed. In short, you need to look after your residents and not people from outside of the community that have only business interests in this town.	3/24/2021 9:30 PM
54	Adding to and expanding the downtown area, increasing the hours of operation so that people can enjoy it after their work day.	3/21/2021 9:54 AM

City of Toccoa

55	Need more diversity in local government	3/19/2021 1:11 PM
56	More involvement by civic organizations	3/19/2021 11:52 AM
57	Our streets need to be cleaned up. We have a lot per capita of homeless and drug addicts/dealers on our streets. Our education system needs to improve. Good schools attract higher educated people, higher educated people tend to care more and volunteer in their community. Win, win.	3/17/2021 11:39 AM
58	Pay workers a wage they can live on. Give priority to the health, safety and well-being of all our children. Attack litter and blight and stay the course.	3/16/2021 3:56 PM
59	Add healthy recreations for youth and adults less gyms	3/16/2021 12:26 PM
60	Provide training, motivation and encouragement for the unemployed in our community. I feel that this is an important step to achieving the rest of our goals.	3/16/2021 10:59 AM
61	Find a way to clean up dilapidated properties	3/15/2021 10:38 PM
62	The City of Toccoa should focus on keeping its infrastructure and utilities in top-notch condition, so citizens can depend on dependable water, sewer, natural gas, garbage pickup, street repair, and have these delivered at a price citizens can afford.	3/15/2021 7:47 PM
63	No county city or school tax assessment for one year for each employee a new business hires up to some limit.,This would be for retail as well as other business.	3/15/2021 5:19 PM
64	Use existing infrastructure in place I.e Amtrak, Lake Hartwell. Partner with Amtrak/Norfolk Southern, other industries that want to collaborate/partner with a small mountain town. Meet with other Chambers like Blue Ridge, Clayton, Dahlonega. Or, something different like Chatahoche Hills/Serenbe community. Form a co-op. Toccoa is not only a mountain/lake town but also a farming community. Build affordable homes that follow specific construction guidelines along with townhomes. Along with it comes nice restaurant, inn, community garden (small fee to use the land), stables for farm animals, general store that is convenient to the Lake but also downtown.	3/14/2021 10:00 PM
65	I want an entertainment district and I want to go downtown to eat, drink, and stroll. Currently I drive to every other town in the area to do this	3/13/2021 2:02 PM
66	Provide good and wholesome things for young families and teens to do with their time.	3/12/2021 3:19 PM
67	Clean trash along the roads.	3/7/2021 9:32 AM
68	The corridor which encompasses highway 123 that passes downtown needs to be incorporated into the Master Plan. I like to see the city to create city bonds to buy the land adjacent on both sides of highway 123. It's a eye site to incoming traffic from the 17 by pass going to South Carolina. Once bonds are sold the city ensures that the infrastructure is in place in the corridor and then sell the property to a developer that incorporates a Master Plan in which active senior living and family housing can be developed that provides walking access across the street (of 123) and or on the Doyle street side of the street so they can shop in downtown Doyle street freely and safely. Either build cross bridges or some safe access mechanisms. The developer can create historical buildings that tie into the downtown area of Doyle st creating business zones with a cross mix of small and middle size stores with a few larger ones. The impact of lower rents to entrepreneurs and shop owners. Business tax incentives can help with new businesses that can use for 3years or what is appropriate to establish their business. You develop walking aisles from both sides of Doyle. street creating additional shopping experiences and create more shops in a tighter area giving shoppers greater choices in a condensed area. Increasing revenue per foot within a larger footprint. Currently the number of businesses in the given area are limited and several buildings are empty not generating any revenue. The area is stretched out between businesses and city and County government offices. It requires vision, imagination, commitment and a master plan that is executable. By producing Bonds the city in conjunction with the county can payoff the bonds through the execution of selling some of the properties to a developer with the same vision. It's my 2 cents worth	3/7/2021 12:01 AM
69	Use Toccoa/SC's outdoor rec amenities to attract the leisure tourism industry. Allow breweries and craft beer bars to open in the downtown area, and build a greenway from downtown Toccoa to the rec department along Eastonalle creek.	3/6/2021 3:23 PM

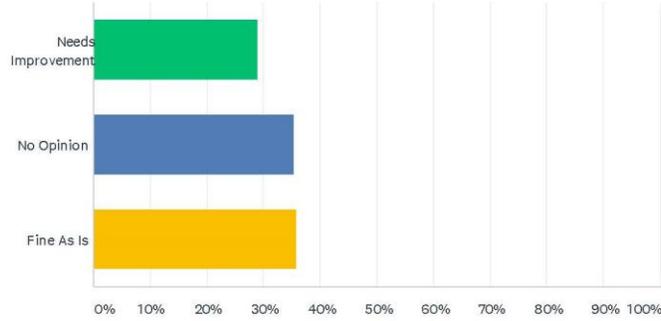
City of Toccoa

70	Quarterly Townhall style events (on Zoom) when citizens can engage in moderated conversations with staff and elected officials. Follow up with a report on what has and has not been done. Accountability is extremely bad.	3/5/2021 8:47 PM
71	Quality controlled economic growth keeping in mind the preservation of water and land and job training in schools are top priorities	3/5/2021 5:05 PM
72	Repurpose some of the old buildings. Possibly something like a market place.	3/5/2021 2:43 PM
73	People will continue to age and we need an affordable independent Senior community where Seniors can watch out for one another and be able to remain active.	3/5/2021 11:54 AM
74	All the entrance ways into Toccoa are ugly. Toccoa has too many dilapidated buildings and houses with junk in the yards. Razing these unsightly buildings would improve the looks of "beautiful" Toccoa.	3/5/2021 11:30 AM
75	See Martin Methodist College, Pulaski TN which is preserving its religious affiliation while becoming part of the University of TN system, lowering tuition, increasing salaries and making that school a destination. Would UG be interested?	3/5/2021 3:43 AM
76	Clean up the trash on the side of the road. I know people are pigs they love throwing out your Wendy's bag their McDonald's bag.....Throw out a \$500 reward or fine ,for anyone that is seen Littering the streets of Toccoa	3/4/2021 7:53 PM
77	The Toccoa Clinic building is very outdated and needs to be remodeled or rebuilt.	3/4/2021 7:17 PM
78	To improve the Toccoa Casket/Habitat/Trogdon area with a bike/pedestrian path/walk trail along the Hartwell RR tracks from Toccoa to Martin. The City of Martin also has an interest in improving their city. This trail would be considered recreation park.	3/4/2021 5:24 PM
79	ALL landlords should be held accountable for keeping their rental properties clean/neat looking. Some of the apartment areas in Stephens County are completely nasty/disgusting. (Stephens Drive is a prime example of nasty)	3/4/2021 11:08 AM
80	We just need to clean up, enforce laws, and GROW!	3/3/2021 1:17 PM
81	Working with absentee building owners to improve their vacant properties, particularly in the downtown area.	3/3/2021 1:04 AM
82	We are located in a prime location. Essentially, we are an hour from everything. We have multiple lakes, multiple hiking trails, and so many out door activities. HIGHLIGHT THOSE QUALITIES. People are wanting to live in rural places now. Showcase our town's amenities since our appearance and lack of businesses aren't doing the trick.	3/2/2021 11:53 PM
83	Invest more in public safety. Law Enforcement, EMS and Fire. Better pay to retain good employees.	3/2/2021 9:27 PM
84	places for kids/youth to go like a skating rink arcade room	3/2/2021 8:37 PM
85	Our young people need places to hang out and stay out of trouble. Some of the outskirts of town need cleaning up.	3/2/2021 8:25 PM
86	Toccoa has a unique opportunity to capitalize on the growing traffic to the nearby national forests and lakes. People are coming from hours away to recreate (bike, kayak, hike), but they need decent places to stay and eat if we want them to spend time and money in Toccoa.	3/2/2021 7:53 PM
87	Develop the cute downtown area and bring in more events, businesses and food trucks.	3/2/2021 4:16 PM
88	Improving the quality of education. The overall low school rankings is a big turn off to young families with school age children.	3/2/2021 2:55 PM
89	Bring a Brewery/Distillery to Downtown Toccoa.	3/2/2021 10:21 AM

City of Toccoa

Q12 For the following public service: Water and Sewer, please rate as:

Answered: 388 Skipped: 2

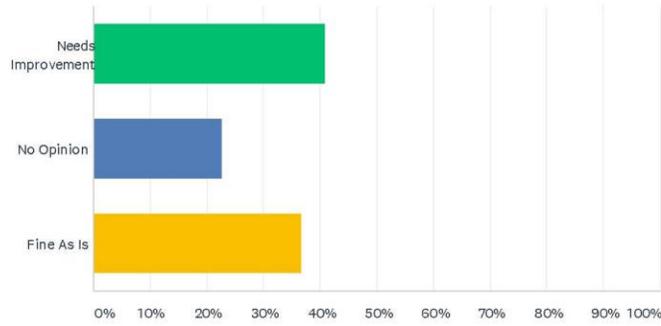


ANSWER CHOICES	RESPONSES	
Needs Improvement	28.87%	112
No Opinion	35.31%	137
Fine As Is	35.82%	139
TOTAL		388

City of Toccoa

Q13 For the following public service: Police and Public Safety, please rate as:

Answered: 388 Skipped: 2

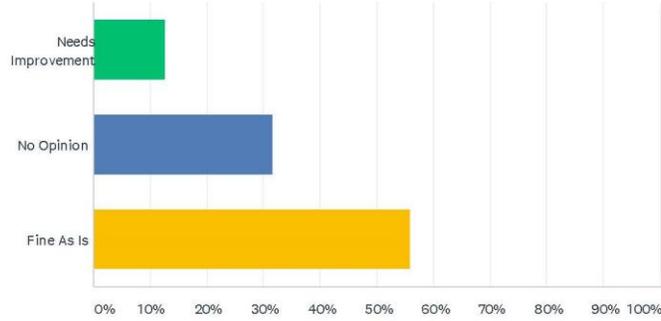


ANSWER CHOICES	RESPONSES	
Needs Improvement	40.72%	158
No Opinion	22.68%	88
Fine As Is	36.60%	142
TOTAL		388

City of Toccoa

Q14 For the following public service: Fire Protection, please rate as:

Answered: 389 Skipped: 1

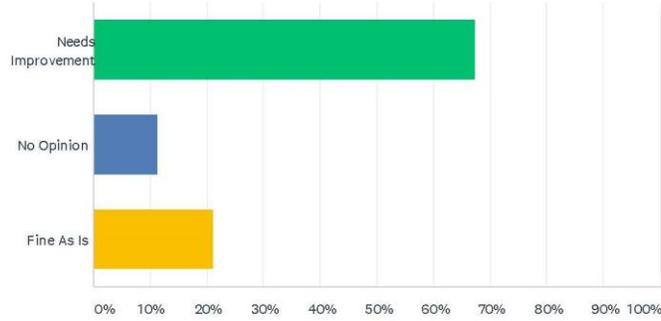


ANSWER CHOICES	RESPONSES	
Needs Improvement	12.60%	49
No Opinion	31.62%	123
Fine As Is	55.78%	217
TOTAL		389

City of Toccoa

Q15 For the following public service: Roads, please rate as:

Answered: 387 Skipped: 3

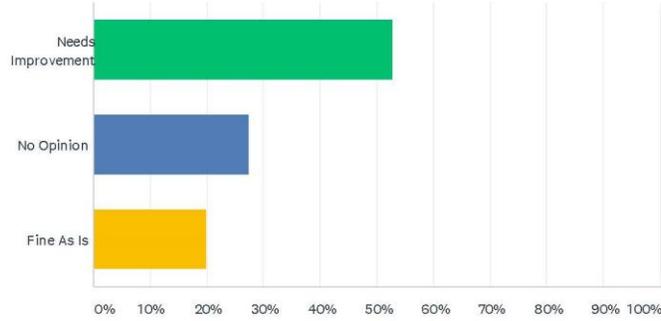


ANSWER CHOICES	RESPONSES	
Needs Improvement	67.44%	261
No Opinion	11.37%	44
Fine As Is	21.19%	82
TOTAL		387

City of Toccoa

Q16 For the following public service: General Government, please rate as:

Answered: 387 Skipped: 3

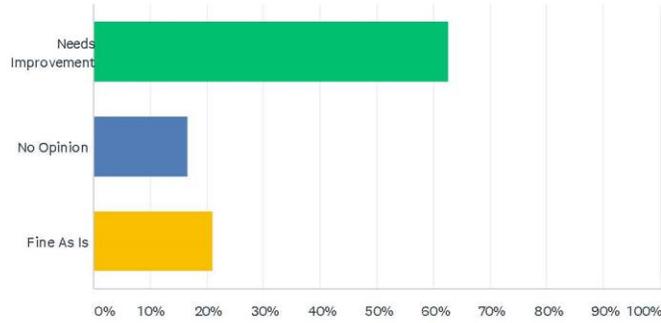


ANSWER CHOICES	RESPONSES	
Needs Improvement	52.71%	204
No Opinion	27.39%	106
Fine As Is	19.90%	77
TOTAL		387

City of Toccoa

Q17 For the following public service: Parks and Recreation, please rate as:

Answered: 387 Skipped: 3



ANSWER CHOICES	RESPONSES	
Needs Improvement	62.53%	242
No Opinion	16.54%	64
Fine As Is	20.93%	81
TOTAL		387

City of Toccoa

Q18 For any public service not referenced above in questions 12 - 17 please list it below and rate it accordingly: Needs Improvement (NI), No Opinion (NO), or Fine As Is (FAI).

Answered: 66 Skipped: 324

#	RESPONSES	DATE
1	Some roads need repaired that are not "on the list".	4/29/2021 4:09 PM
2	More park picnic areas	4/28/2021 8:46 PM
3	Needs improvement... city and county commissioners need to allow business and industry.. work with incoming business.	4/28/2021 3:02 PM
4	We need to replace some of our old thinking and replace with elevated, forward thinking individuals. Beautification projects, upscale restaurants, businesses, and an inviting atmosphere for visitors and residents. A little competition for the local businesses is healthy.	4/28/2021 12:16 PM
5	Stepens county has Several industrial parks that are underutilized as well as infrastructure and access to major highways. Why are we not courting larger industry with incentives so we can develop jobs.	4/27/2021 4:26 PM
6	Far too often in some city departments, there are those who head an office and are loathe to address some important issues that citizens have with the urgency needed. Employees and department heads should be more service oriented regardless of the issue, and not so quick to dismiss ideas and solutions out of hand. All city employees should have a standard that helps address a problem rather than exacerbate it. Talking down to the citizens and pushing them out the door is not a way to run any department. Everyone who works for the city should be well versed in their area of expertise and find ways to solve problems without consternation or upset. Kindness and understanding will go a long way with those seeking answers and assistance.	4/27/2021 3:16 PM
7	More sidewalks and more walker friendly traffic. NI	4/26/2021 8:52 AM
8	Clean up the dilapidated houses and properties (NI)	4/25/2021 9:57 PM
9	I appreciate what the city of Toccoa has to offer. And appreciate the people that make it happen, but there may need to be an option of new people and new ideas.	4/24/2021 11:25 AM
10	No one left out full service for internet if there is a Home on a property and or power there should be a good service of internet , (NI) should be a standard included in the development! And there should be no minimum oh homes on a dirt road to have the county Pave it if the residents want it paved! This is my #1 , therefore roads wouldn't need maintaining which is a recurrence of spending for tax payers and the county , and it would still be considered a private road unless its turned over or sold to the county!	4/24/2021 8:39 AM
11	Water department should not be so quick to turn off people's water.	4/23/2021 11:50 AM
12	Tourism needs to be improved. We need a quality, mainstream hotel.	4/22/2021 8:54 AM
13	I appreciate all that the city is doing especially with parks and rec, but they need more staff to maintain Rose Lane better	4/21/2021 9:23 AM
14	Fai	4/20/2021 3:06 PM
15	Please have more family friendly events...its not all about drinking	4/20/2021 2:51 PM
16	fire all city government and start over. there are way to many old people who are stuck in the past with old ways and crooks like Janet jamison	4/20/2021 9:59 AM
17	Some of the roads have many bumps and holes. I realize some are state routes, but they need to be paved. Tugalo from Courthouse to First Baptist Church and Currahee from MKL blvd to Big A.	4/20/2021 9:29 AM

City of Toccoa

18	Improve road conditions into town from Hwy 17. The stretch from Prather Bridge Road to Regions Bank is HORRIBLE.	4/20/2021 8:45 AM
19	County commissioners need to be replaced	4/20/2021 8:16 AM
20	Our recreation center needs to compete with Habersham. Get the pool open for more use, and possibly competitive swim.	4/19/2021 9:48 PM
21	Trash being dumped on streets and sidewalks is unacceptable. A home near ours always has a pile of junk in driveway waiting to be picked up. It is an eyesore.	4/19/2021 11:58 AM
22	After school programs (NI)	4/19/2021 10:11 AM
23	Schools need improvement, appearance is great but its what's inside that needs improvement. Get the drugs out of our schools.	4/19/2021 7:41 AM
24	Businesses need improvement very bad there are no nice places to eat or to go to spend time	4/18/2021 3:15 PM
25	There are so many potholes in roads in the city that need fixing...maybe start with that before you worry about what kind of grass to plant in a park in a bad neighborhood that no one that pays taxes will ever go to anyway.	4/18/2021 2:14 PM
26	FAI	4/16/2021 10:20 PM
27	Fai	4/16/2021 8:17 AM
28	EMS-needs improvement. They are rude and unprofessional	4/16/2021 8:16 AM
29	We have a convicted criminal serving our people who also takes bribes for "favors".	4/15/2021 9:23 PM
30	n/a	4/15/2021 12:05 PM
31	Toccoa gas department has a wonderful and helpful team whom deserve recognition (FAI)	4/15/2021 11:14 AM
32	#14- Our fire service is doing an excellent, noble job, however their compensation appears less than adequate for life-saving service.	4/15/2021 10:16 AM
33	Police- I work in SCH ER. We often have patients who need a ride home and have no insurance and are ambulatory. They take up beds and medical resources. It would be great for us and them to have a "safe ride" program to get them home and free up beds for people that need them. Many times patients are found intoxicated but otherwise medically sound and dumped on the ER by law enforcement when they just need a safe place to sober up. I wish county and city officials would talk to hospital admin about how to partner and create a program that can address these issues without draining resources from the ER. Parks and rec-how can you partner with local non-profits with your facilities to create amazing programs for youth and families?	4/15/2021 8:30 AM
34	Our Police Department needs help, what was done to Officer Neal was a disgrace. The City Manager needs to be replaced ASAP he has proven to have no respect for people of color.	4/14/2021 2:01 PM
35	Golf Course - Needs improvement Toccoa Natural Gas - Needs improvement City Marshall and Code Enforcement - needs improvement Business Permitting - needs improvement	4/1/2021 7:59 PM
36	FAI - The 2 Trash Amnesty Days per year. But please don't stop it.	4/1/2021 7:39 PM
37	Our governments communication with both the people and each other is absolutely terrible. No one is on the same page.	4/1/2021 6:08 PM
38	Public Health Service needs improvement	3/19/2021 1:11 PM
39	Senior citizen services NI	3/19/2021 11:52 AM
40	Need bike trails. Most needed	3/16/2021 1:21 PM
41	All in all, the City of Toccoa does a fine job with all its services. But there is always room for improvement in everything we do.	3/15/2021 7:47 PM
42	Quicker reply on permits	3/15/2021 5:19 PM
43	NO	3/15/2021 3:56 PM
44	The city's role in the Humane Shelter is appreciated!	3/14/2021 12:42 AM

City of Toccoa

45	Animal Control - NI	3/13/2021 10:48 AM
46	I continue to be concerned about the public school system. The rigor and expectations are just too low. Not challenging.	3/12/2021 3:19 PM
47	Bike paths, sidewalks improved	3/12/2021 11:45 AM
48	I've been disappointed in the agencies responsible for development other than Julie Paysen who I always see trying to increase downtown businesses to move here. I've had discussions with her on multiple occasions to secure businesses to Toccoa. But if she doesn't get support in developing a master execute-able development plan then she selling a non vision. Who will come to Toccoa to set up shop with a low walking traffic? Commissioners and County Development play a large role in the vision and imagination of improving the business atmosphere in Toccoa and I'm not sure if they possess the skills or the imagination to execute a Master Plan. I say this not as a critic but as an observer for 18 years watching other cities expand their downtown footprints with smaller population.	3/7/2021 12:01 AM
49	Soil and Water Conservation (NI), Board of Education (NI)	3/6/2021 3:23 PM
50	EMS needs more help and another med unit	3/5/2021 9:07 PM
51	Anyone can see the deterioration of Toccoa-Stephens County. Especially compared to our neighboring counties. All hands on deck is what we need. The old boys system of control is failing miserably.	3/5/2021 8:47 PM
52	Zoning NI	3/5/2021 5:05 PM
53	1 Police & public safety NI 2 Fire & Protection NI 3General Govtment NI 4 Parks & Recreation NI	3/5/2021 2:22 PM
54	EMS needs more trucks and staff.	3/5/2021 12:16 PM
55	Timing of traffic lights could be improved.	3/5/2021 11:54 AM
56	Cleanliness-NI Care and maintenance of sidewalks and curbing-NI Landscape and lighting downtown-NI	3/5/2021 11:11 AM
57	Why is the Election of the mayor of Toccoa, still being elected by the city commissioners? Every year a new mayor is appointed. We are a bigger city now – you can't always think of Toccoa he's a little tiny town in Northeast Georgia – will never grow up if you don't trust the citizens right to an election of mayor of Toccoa. We need new faces and progressive thinking people in our local government!	3/4/2021 7:53 PM
58	Roads/Sanitation; litter and trash along the roads is annoying. We should not rely on prisoners. Have civic, faith base and schools adopt roadways and saturday morning pickup days.	3/4/2021 5:24 PM
59	Sidewalks especially on large (vehicle) traveled roads. Since we do not have a bus transportation service for pedestrians to use. Both ways.	3/3/2021 1:17 PM
60	Would like to see trash and recycling pick up expanded to the county	3/3/2021 7:16 AM
61	All public safety need better pay. Toccoa is a training ground for the rest of Northeast Ga. They get experience here and leave for better paying jobs. That's Law, EMS and Fire.	3/2/2021 9:27 PM
62	Going to utilize this space for open comments :) Toccoa needs real, organic growth and less lining of personal/officials pocketbooks. The quality of life is not good here and this is not a comforting place to raise children. Toccoa must change in order to be profitable and to improve life for everyone here...unless we aren't worried about everyone and just a certain class?	3/2/2021 9:00 PM
63	FAI	3/2/2021 8:37 PM
64	I feel that Toccoa overall is a safe community. We do need more higher paying jobs/industries in our area.	3/2/2021 4:16 PM
65	This whole town just needs good leadership. It really sucks.	3/2/2021 12:36 PM
66	Toccoa/Stephens county needs more things for kids to do or get involved in	3/2/2021 10:32 AM