

The following are individual responses to the three open-ended questions from the strategic plan survey. Other than a few redactions, the responses are not edited or fact-checked. We thank every person who took the time to take the survey, and believe their thoughts should be open to the community.

Please list three things you like about living in Rabun County.	Please list three things that would make living in Rabun County better.	If you want, please describe in a few words your “vision” for the future of Rabun County. What would you like the County to “look like” in the coming years?
Small community, Family owned, nature	Quit cutting down and tearing down things that have been around since I was born for flatlanders. Really enforce traffic laws in Clayton, and fix roads that people live on all year not just around the lake.	To stay true to who Rabun really is and quit focusing on what's gonna make outsiders happy. Everyone is too worried about how to make Rabun better for people coming in and not the people who actually live here and have lived here their whole lives.
1-The views. 2-The “small” population 3-The school system. 4-The amount of LOCALS	1-NOT placing MORE national retail stores here. 2-Affordable rent. 3-NOT making RABUN like Asheville or Metro Atlanta.	My vision for Rabun County is to remain the “small town” that it has always been & to have more affordable rent.
I have lived here all my life. My Mom grew up here. I love rabun county for its small size, local community, and isolation from the outside until recent years.	The growth is happening too fast. The county is beginning to feel like Gainesville. Trees and mountains and entire ecosystems need to stop being destroyed for new businesses. There are plenty of vacant buildings to be used. Stop construction, stop clearing land, renew and build on what we have here.	I would like the county to de escalate. I know that is a big and unlikely request but it's heartbreaking to see the small town where generations of families have lived a certain way being destroyed and made into a mainstream area.
1. The people 2. The views/land 3. Community support	1. Regulation on Air bnbs (There are WAY too many air bnbs) 2. Announce City council meetings to the public better and let the public know what the outcome of city council meeting is. 3. Do not put such a strict law on Tiny houses, for the locals, that may be all that can be afforded to be built /placed on family owned land or newly bought land.	I LOVE that Rabun County is growing, but I do think we could do a better job at making sure locals are not being COMPLETELY pushed out by out of town people or tourists, because those people may support our county and local businesses but what will we do when those people are gone and there are not nearly as many locals in Rabun.
The aspect of small town, and mountain living	More regulations on what comes in and out of the town, more thought into what's best for our community	I would like the county to remain relatively small, collected, and respected amongst the natives and people that live here
mountains, secluded, and community support	AFFORDABLE HOUSING, more activities for young people, more restaurants/shopping.	Housing available for rabun county residents, more shopping and restaurants (not fast food!!!) and putting the rabun county residents first and the main priority - not the out of town people/tourists/city people moving in!
I grew up here, family from generations are still here, it used to be a quiet place.	Locals living only, better school, cheaper prices on everything.	The way it did 16 years ago.
The community, my job, and the ability to grow.	Open minds, yes better housing (but that comes with time).	Traditional/Modern never lose its homegrown touch but we do have to keep up to date
The mountains, the lakes, short drives	More restaurants more places to live less tourist	

Nothing anymore too many out of towners. And county commissioners who are sellouts and should be removed from office	Local commissioners and local elected officials. No more catering to the lakes Better paying jobs.	NO MORE AIR BNBS. Less reliant on tourism
Small town, Extremely helpful people and community, wonderful shops and restaurants	Housing!, Activities for the youth (like an arcade, bowling alley.. something for the children and teens to do), and more clothing stores.	I would just love to see Rabun County grow, but stay the helping and loving community that I've grown up with. Not all this political nonsense and appeasing the people from out of town.
The hospitality of the locals, the safe environment for my family and it's my home.	Affordable housing, better jobs, benefits for locals	Pay more attention to the locals who can't afford the high end things. The boutiques and shops are nice and a great add for rabun but a lot of locals cannot afford it and therefore can't support buying local.
Locals, Mountains and Church	Building Regulations, Locals having more say in things, Cost of living going down some	i would like to see growth, but not so fast. i'd like to see the locals being able to still do local things and not be reprimanded. we don't mind growth but the changes are not for the better. cost of living is getting too high.
Landscape Jobs People	Less people Less stores Less houses	Empty
Scenery, locals, and great public safety resources	Slowing external growth (we cannot sustain it), reducing property taxes (why do our school taxes cost as much as taxes that pay for every county service), reducing RECKLESS spending by our county officials.	Affordable properties and homes for generational growth, a Main Street that isn't flooded with single-weekend visitors, and a county government that pushes to maintain needed services without wasting our tax dollars.
The small town feel, the feeling of home with community members, the support of the community.	More restaurant options. More grocery stores (like Publix or Kroger). Places to buy clothes that don't cost a fortune.	
Small and intimate town, hospitality, family	Better/ more childcare options, more reasonable shopping locations for local families, more affordable housing for locals	
Local, unique stores. Outdoor activities Close community	Indoor activities	
School system, school system, that's it. That's the only thing keeping me here.	Better pay, affordable housing, more chain restaurants	
		Preserve what we have. More people moving here is great, but we need to remember why people want to live here... it's a beautiful, small town that is not overrun by Walmarts and targets and a million other chain stores junking up the scenery.
Rural, weather	More jobs, better jobs, better pay for skilled workers	
Mountains, people and roads	Better jobs, better stores, more housing	Less airbnbs and more long term rentals
It's a step back in time. It's relaxing.	stopping the "blow ins" from destroying this place and making it like highlands and even Gwinnett or Forsyth county.	Needs to stay the same. Growth is good, but not for a place like this. How it is here now, is how it should be and should stay.
Family, Community, and the beauty	Healthcare, better wages, more housing	

	Restraunts	
Downtown Clayton, state parks, good schools	Affordable housing, better paying jobs, cheaper shopping options	More breweries, boutiques, festivals, a charming yet growing downtown
Hometown feel Good people Strong Community	Better roads Less Short term rentals More housing for locals	
Its a family, it's built from generations of my family and its somewhere that you can belong		
Outdoors, The small town feeling, and environment	More family owned stores with reasonable prices, and less city folk trying to change the culture	Skating rink, bowling alley, old school fun activities for families and less alcoholic places
Good people, seclusion, small.		
It's peaceful (or used to be), I love the mountains, I love the lakes and rivers	Better roadways (as in intersections lanes, etc), less outside influence, more laws and rules in downtown should actually be enforced	I would like it to grow at a decent pace and for locals to have more say in what happens. Less greed, more humanity and practicality. More Christian values in office. Less outside influence and catering to tourists. Think of locals first. Lobby for turning lanes at intersections before we try to invite all of Atlanta to move into our town. We're Clayton, Ga, not Highlands, Nc.
Small town feel, friendliness of locals, location	Less people wanting to move in and change county, better people in office focused on healthy growth while not being consumed by shady business, redoing of outdated codes and regulations	
1: small town life 2: safe 3: simple	1: slower growth 2: restrictions against massive developments 3: daycare options	
How secluded it is.	Keep work from home jobs out of the county	Better job for the local population that are not tourist related. Keep the work force local by supplying affordable housing. Don't market to Atlanta, market to the people that live here.
1. The physical land-being in the mountains. 2. Personally knowing the people in the schools and government. 3. Just enough business being available for basic needs and a few special things, but it not being overrun by elaborate big businesses that bring in even more people.	1. Better downtown development regulations. 2. Getting away from 'I have to have it my way' in the public offices. 3. Better utilization and management of the resources we have. To maximize enjoyment for everyone and keep Rabun feeling like a small town with wonderful opportunities to explore and enjoy.	I would like the community to be whole and strong in its beliefs and vision. To be able to get the most of what we already have. For outside pressure and expectations to not waiver our vision for our small town. Don't continue to add to the town thinking that' ll make things better. We need to capitalize on the resources we have. Expect better from businesses and employees, use our natural resources without them being abused or destroyed. Put in effort to preserve the feel of the small town the locals know and love. Right now locals feel they are being kicked out of our town.
The mountains, the small town living and the people	More restaurant options that aren't Mexican or fast food (Cracker Barrel for example)	

Variety of Local businesses, access to recreation, rural character	Affordable housing initiatives, restrictions on number of seasonal rental units, (continue) providing education and training opportunities for lower-skilled workers	Maintain rural character, attract employers that would support multi-generational habitation, push back on chain retail and restaurants
The scenery, the country living, and the people	Cheaper rent less outside people and more acknowledgment for the locals	How it used to look before all the outsiders moved in
The low crime rate. The small town feeling. The local people.	More manufacturing, more agricultural development, more investment in utilities.	A return to home town values, with community and also an increase in general production, in order to not be totally dependent on the tourist industry, as it was twenty years ago.
The simple living, the small town feel, the locals who live here year round	Housing/affordable housing for locals who work here, regulations on vacation rentals, increased wages to match the cost of living	I understand that growth is inevitable and essential to the local economy, however, I hope Rabun County never becomes "Helen" or "Pigeon Forge".
It's where I grew up, love the surroundings of the mountains and lakes, it's not trying to be like Atlanta	More affordable housing, less taxes, focus more on locals and not out of towners.	Less taxes on property better budget towards city and county law enforcement not on stupid stuff and more affordable living for the locals not everyone is rich like these non locals on the lakes
Nature, drive thru liquor store, Isly's sweet tea	***FOOD DELIVERY***, better internet than Windstream, Sunday alcohol sales	The housing crisis will end. Cost of living will once again be affordable for life- long residents who so desperately want to stay. Someone will have gotten the Clayton water situation under control. Amazon delivery trucks.
Diversity, them hills, the opportunity	Cheaper everything, more traffic lights, a private Christian school	I'd like to see Rabun County be the hub for revival in the Southeast. Christians need to stand up and fight fire with fire. Our kids future depend on us not sitting back and allowing Rabun turn into Asheville.
Small town, people care about each other, great schools.	Less politics in sports, less gossip	
Beauty Mountains Agriculture	More kid oriented places More country food restaurants or steak houses Affordable housing for people working the every day places (stores, gas stations, etc)	I'm not sure what I would have for a vision or if my opinion even matters but I will say this survey needs more. There are more than one answer to these questions.. example..the work force... There is work here but for some reason we can't find people to work. So is it because people have become lazy or is it because pricing and housing availability has already moved the majority of the working class out of town... If that's the case there is no reason to build more for there won't be anyone to work in these places.
Small population, natural resources, low traffic	Keep my small town small! Do we have great Healthcare? No, but I don't mind driving to Habersham	See previous answer.
Community school outdoors	Better housing, a bypass around clayton, better paying jobs	
Small town feel, privacy, and terrain	A kroger, paved roadways, fire hydrants in lakemont	Slow growth to not overwhelm the small town feel or escaping problems from other municipalities. Increased services in the county

The mountain-scapes, The school system, the nature, the locals	More tourism, a public since ingles employees are rude, dismantling the 'good old boys' system	Progressive. I would truly love to see "the good old boy" mentality drop off the face of this county. We need more progressive tourists. I'm so tired of hearing bad things about our county because of the ignorance and bigotry that is SO prominent here
Outdoor activities, family nearby, easy access to nc/sc	More restaurants, more clothes shopping options, better paying jobs for women in the workforce	Well planned out, steady growth. If we are building so much new affordable housing there needs to be adequate entertainment and fully staffed restaurants.
The land, it's home, beauty	Affordable housing for people that work in what industries are available here. Prices to stop becoming so outrageous the every day people that work our stores and such can afford to stay here to keep those industries running rather than having to move to afford to live. Do more for every day people of the county rather than only lake people and tourists	
Small town 8th generation on same property Family	Stop so much growth Do not need to main stream Clayton leave it how it is Stop catering to only tourists do something for the true locals	
Small Town, tight-knit community, peaceful.	Affordable housing, less tourists, less nepotism/cronyism in public offices and administration.	1992
Small town feel, not over populated, I was born & raised here.	More restaurants that are affordable for families.	Small town feel! NO big chain stores, NO cramped housing, I DON'T want to see it turned into Highlands NC!!
The small town feel, the school systems, the lack of big subdivisions & national chain stores/restaurants	Less housing developments & more money invested in the current residents - more police, fire & EMS funding	We want to keep Rabun County small. The large housing developments are harmful to the current residents as the current infrastructure cannot support such a large influx of new residents. And frankly, we do welcome people from "out of town." They distributed the tranquility that is Rabun County.
I can list lots of things but the best thing is just living here	More housing, more restaurants, more things for kids/ teens to do	The county is gonna grow no matter how others want to stop it .
Locally owned businesses, beautiful and accessible natural environment, peaceful community with wonderful people	Affordable housing for local workers, less corporate influence, and getting rid of the confederate flag store downtown which is a blight on the area and makes our community seem regressive and racist	A peaceful haven for environmentally-minded people with a strong local business community of makers and doers
It's the northern most tip of ga; there is a good school system; within 5-10mins I can be in-any one of three states	For it not to end up being an extension of Atlanta or surrounding area; not allow to many big box type stores in area; not allow very many trailer hoods in neighborhoods	
Family	Lower taxes! Affordable housing, do away with 600 sq ft house limit	To be able to afford to live here and my kids actually have a future here, as of now, they don't

	Affordable housing Better wages to match the extremely high cost of living. Fewer vacation rentals and more permanent rentals for locals	
The scenery, the fact that it's small, downtown Clayton	Affordable housing, regulations for Airbnb, less stringent alcohol laws	More small businesses, nice affordable housing, a destination for fly fishing
HOMETOWN, PROXIMITY TO NATIONAL FOREST, SCHOOL SYSTEM	INDUSTRY TO GIVE AN OPTION FOR WORKERS, HOUSING COMMUNITY THAT PEOPLE CAN AFFORD,	
Smaller class sizes for children in school Less crime Little to no traffic	Affordable housing Increased jobs with better pay	Rabun will have to grow like other places but we should regulate the big chain stores and restaurants to keep the charm and mom and pop franchises. We could plan for this before we are over run and can't go back.
Small town, beautiful surroundings, low crime	Less traffic, recreation activities for older teens, safer roadways/enforced speed	Affordable housing for locals
Small/Quaint. Minimal traffic. PEACE.	More road maintenance. Nothing else. Love it here.	
Quaintness, small town attitude, spaced out houses	reducing amount of AIRBNBs,	
It's pretty. It's reasonably safe. My family is here.	Better jobs. Cops that did their job and not just worried about revenue and better representation on our council of the locals and how we feel.	I want to be left alone. I don't want people from Atlanta or Florida or wherever, moving in and changing everything.
Protected land, small town, community	More local restaurants, restricted outside of town, Uber	
Beautiful area, my clients, my family	Less tourism, less bars, better teachers	
Wilderness, space, chattooga	Paced growth and land and wilderness conservation	Highly valued for our natural treasures and wilderness areas, balanced downtown, minimal big business and more locally owned
The mountains, the lakes, the people.	Better paying jobs, the deep-rooted locals to accept growth, affordable rentals.	
Outdoors, People and small town	Aggressively bring in larger companies for people to have good paying jobs Although tourism is great it does not provide locals with adequate pay, benefits and careers	Growth is great for the community. Although some do not like where Rabun is going, the reality is its going to change. Control and planned growth for the future is key.
Small town, hospitality, and low crime rate	Less out of town residents, more affordable housing, and continuity of small town environment.	The same...less different
It use to be the small town feel	Let people do what they need to live on their land	Better than it does now too many people and the county thinks they can do what they want The rule for the housing (6+ footage) is crap
Locals. Mountains. Nature	It's growing too fast. Roads can't handle the traffic. More restrictions on housing codes why are there trailers and nasty yards in city limits? Getting very liberal	A small family friendly town
Small town feel, lakes, Mtn's	Publix grocery store, fewer SLOTS, less property tax	

Little traffic, outdoor activities everywhere, and Rabun Gap Nacoochee School for my kids.	Clean up all the drugs, make school about learning not just football (county), and get people back to work.	I would like for this county to continue it's lovely small town feel. However, access to better doctors and an actual store that sold shoes would be nice. Us vs them talk could dissappear. If you don't want someone on your land...don't sell it! A little more open mindedness about other cultures would be nice. Also it would be nice if folks would go back to work. There are federal jobs paying 19.06 an hour and they can't get them filled. Just everyone doing their part to make a safer and happier community.
The mountains, the people, the pace	More housing, less housing restrictions,	See more young people stay
Small town feel, close proximity to larger areas, school system	More attractions geared towards kids, less short term vacation rental development	
Proximity to hiking trails. Not much traffic.	More homes to be built. A subdivision of some kind that blends with the county. (Not homes on top of one another.) A gas station in the southern end of the county. More shops.	I would definitely like to see more growth.
3 State Parks Lots of Forest service land My family goes back generations	No houses on ridge lines or mountain tops More neighbors caring about each other Less people?	Still small town feel where you know your neighbors No big box stores!
Weather, mountains, people	Less diversity, better representation, more information	
Small town,	Stop trying to loose the small town atmosphere	
	Affordable housing and jobs for our kids to come home after college.	
Clean air, small town feel, not overly crowded like bigger cities	Lower prices on housing and just about everything else. Prices in town seems geared towards tourist. Can't find an decent rate on places to live. Main roads getting some mantinence whiles the streets we live on could swallow a car and is also causing damage to my vehicle.	I would like the town to stay with the small town feel don't over crowed the town I feel like that would just end up bringing more crime here as well
Community, Friends/Family, and Schools	Infrastructure upgrades, Better coordinating between Cities and County Governments, and more Arts	
Family history, locals community, natural beauty	Less tourists in town, less alcohol establishments, less useless branding stores (i.e wander, etc)	Moderate growth, somewhat controlled, possible impact fees for large developments to modernize infrastructure
Hometown feel. The mountains, lakes and rivers. School system	A Publix. Better employees. Be nice or leave	To support the growing county going to need more housing, grocery, firefighters, EMTS and teachers
Quiet. Small town feel of everybody knowing everybody. Beautiful.	Affordable housing. Less traffic. More medical specialists. Even if part time.	Maintain the things that make it beautiful. Nature not development. Keeping things small.
Small community, personal small business communication, schools	Limit the housing, growth, and traffic	

Green space, awesome local business owners, a lot of choices for worship.	More childcare, higher paying job opportunities, more affordable housing (affordable for average wage earning people), traffic lights, more traffic enforcement, fewer airbnbs, and better medical care. Build a skatepark for the kids!	A place that protects its green spaces and is a good, affordable place for average folks to raise a family (not just for wealthy people).
The mountains, the local businesses, the climate	Better housing options for middle to lower class, less fast food,	
Hometown, most beautiful place & shop local	NOT having our trees cut down to make it look like we live in the city! We are in the country! Keep it that way!	
The natural resources and beauty, the conservative/traditional/rural environment, that it is not too far from airport and other urban amenities	More commercial shopping, better/more roads (particularly better highway access east and west via an improved 76), better management over the nature and location of growth and development	A largely rural community preserving our natural beauty with pockets of lightly urbanized life in Clayton, Dillard, and Tiger that continues to attract visitors but in a managed way that reduces congestion/lack of housing with sufficient entertainment and commercial opportunities for residents and guests alike.
-Accessibility to natural surroundings -what's left of the "small town" feel -history	-better traffic flow -less traffic congestion -stricter requirements for out of county/state, part-time residents and new home construction.	
Landscape, family, peace	Outdoor pickleball courts, government that's responsive to citizen needs, racism awareness	A diverse and welcoming community that provides good jobs, housing, and continuing education to its citizens
Good schools, low crime, storied culture.	More jobs that middle class workers can work. More opportunities for those graduating schools both high school and collegiate level. County workers getting better wages and benefits.	I would rather not see "cluster homes" where the houses are a few feet apart that stresses the local infrastructure and services. I wish people would not try to "Atlanta the mountains." Develop businesses along the 441 corridor and business park areas with adequate infrastructure to create services and jobs. People need to realize that although a large part of our community are retirees, those retirees need services and goods. People cannot and will not support their families with part-time, no benefit jobs to provide labor for said service and goods.
Love the people, love the beauty of the area, love how quiet it is.	Better internet, make the downtown bigger and clean it up, limit the number of short term rentals	Update downtown clayton which is happening already, enlarge it, a handful of new better resteraunts, bring in more jobs.
Location to outdoor life style, small to medium size business focus, location to Atlanta, Greenville, Charlotte, Asheville	For focus on housing variety, labor force skill development, business variety not just focused on the seasonal resident	Community growth that keeps the town in touch with the outdoors, focuses on the year round residents health and wellbeing and honors the town's seasonality.
The mountains, hiking, clear water ways	Affordable house for local residents, helping the unfortunate residents in programs to build them up, activities for the seniors	A diversity of community leaders and protecting the land, and animals habits.
How our community cares for each other, location - the beauty of our small town, creeks, and waterfalls, and school and recreation for my kids		

		Growth that favors locals and the services they need such as access to pediatric healthcare, mental health services, tax breaks for local business and greater scrutiny of outside investors.
The natural beauty. The tight knit community atmosphere. Small town goodness.	Stop all of the building on our mtns and building housing developments. Better jobs and healthcare.	I understand that growth and change happens but we need to keep the small town goodness of Rabun County. If folks want to move here don't try to make it a big city or like where you came from. Leave it alone!
Climate, strong Christian faith, school system is remarkable	1. More job opportunities for college educated people. We need our graduates to be able to come back to Rabun! 2. Affordable housing for middle class families 3. Quality shopping and things other than fast food	I would love for Rabun County to become a place where our children can return from college to great job opportunities. Our children leave here with a quality high school education, go to college, and then are not able to return to their community because of a lack of opportunities for educated applicants.
Mom and Pop shopping - knowing my money is staying and strengthening Rabun Knowing the community Nature	Protection our nature areas Putting more money into downtown making it a nice place to extend our outdoor living Breaking up the good old boy system	Controlled growth with a respect for our heritage and natural beauty.
Use to be no traffic, knowing a fellow local, less drugs	Stop the so called housing for move ins who will only stress the county, fix the damn roads, deal with the thieves and dopers	Like it did 20 years ago, but with paying jobs, not 40 year old pay wages like reeves.
The land, traditions, people	Industry jobs not seasonal or tourist jobs	Better infrastructure in the city. We should do better at planning and not allow growth randomly planned and all at once.
Nature, pace of living, my neighbors	equity between the wealthy and the working class, more affordable housing for the working class, living wage (\$20/hr) in service jobs OR more employment opportunities outside of service.	Equity. Affordability. Community-focused.
Lots of public land trout fishing and still have a small town feel	Better jobs affordable housing slower growth	More manufacturing jobs for locals and less catering to tourists. We need a balance and the current way is too one sided
Quiet small community	Better paying jobs for hard working families	To have better job opportunities for the up coming generations. Better paying jobs for the locals trying to stay here. Locals can not afford to eat and shop local with the pay rates in the county. There is no place to rent that does not cost a fortune. Most are living pay check to pay check.
Supportive community, small town vibe (less busyness), beauty	Actual affordable housing (not 1 bedroom -\$1000), limit "big" retailers	
The forests, rivers and lakes. The small town atmosphere and the ease of traveling to larger cities	Industrial plants or factories in the business park so higher skilled wage jobs were available. Affordable housing. Traffic control	

Like how residential homes are being built on the higher mountains but the tree canopy isn't being destroyed. Our neighboring counties to the west have allowed the entire mountain top to be cleared and it is an eye sore that can be seen from miles away...hope it doesn't happen in Rabun.		
Small town, great scenery, good people	More choice grocery stores, clothing stores, bigger chain restaurants	I would love to see a bypass. Traffic is horrific. I would love to see more strip mall stores. More industry. Affordable housing that is not HUD. Apartment complexes that are not low income.
Beautiful mountains Rural area Peace and quiet	Less traffic flow issues I would like to be able to do business in my own town without being crowded out by out of towners More opportunities & activities for young people	More mountain town, less upscale resort town- CLAYTON IS NOT HIGHLANDS I think more of our Appalachian culture should be highlighted in our town and county and get back to our roots because it is going in the opposite direction
No crime. Not much traffic. The people.	Making contractors have licenses. Standards and codes for new business exteriors.	
The beauty, small town and the local people	Blow the bridges, get rid of the politics and get better medical personnel	Like it was 30 years ago
I liked it when there were less people, I like that we don't have so many big box stores our Walmart is efficient, The mountains and rivers and everything isn't mowed down and overflowing with apartments. yet	Less people, less people and less people	Like it used to be, when Covid hit everyone wanted to come here! It's no longer for the locals, we can't even afford to live here. It is more geared to retirement and people moving in.
The beautiful mountains and nature. The friendly locals. The small town vibes.	Less traffic! If local stores weren't so expensive I'd shop local more.	
I love the country feel, the people, and the scenery	Crowd control is the only thing	
The land is clean, a lot of space, know my neighbors my whole life	Focus on long-term businesses, focus on locals needs not tourists	Bright, clean. Friendly. Thriving but not just a tourist venue
The people, the national forests, the ruralness.	Fewer tourists, fewer high end restaurants, more agriculture	Sustained growth, reaching a balance of agriculture, tourism and industrial jobs
People are friendly and they rally around those who are in need.	Affordable housing, road work, things for the younger population, i.e movie theaters, bowling.	
Small enough to know everyone, low crime rate, beautiful mountains.	Better roads, light ordinances, and affordable housing/land.	Low growth with preservation of mountain ridges and light ordinances to preserve night skylines. Controlled growth to preserve the small hometown feel that I have loved my whole life.
Small town atmosphere	Keeping the small town feel	
Natural beauty, rural feel, small population	Better quality jobs, slower growth, more common sense regulation	
Outdoor life community small town	Low impact high paying jobs	

Natural beauty, slower pace, quality of life	More honest/reliable home repair providers, better health care, a more diverse selection of restaurants	Better controlled/quality future development, because like it or not it is coming.
		Rabun County should be: A small-town community that is thriving. A place where the children and grandchildren of those who have lived here for generations can receive a first-rate education, can build or work in businesses and afford to live year-round in the place they call home.
Small- town atmosphere Sense of community Knowing people and their families	More affordable housing for working people/locals More skilled/professional jobs Controlled growth	A place where the locals and those who have arrived more recently or who are just passing through can all enjoy the peace, beauty and culture of Rabun County.
	For our children to have the same opportunities as other children in the country, for our children to have exposure to culture, for local families to have the opportunity to make an above average wage. Opportunities for our children to stay here and not have to leave to succeed.	
The people, the natural beauty, slow pace		
Wildlife/outdoors Food and local restaurants/bars Safe crime free living	Better support of the cities from the county. By-pass Power grid improved	The county most likely needs to embrace the idea of becoming a tourist driven economy. With the current economic downturn for America and the lack of production jobs available the odds of courting a company in here to create real jobs with benefits and a livable pay scale are small.
The beauty, living and working close to home, the access to lakes	Abandoned properties cleaned up. Derelict buildings torn down. Nicer looking buildings along 441, better signage.	A place where all classes of people can live and work with the possibility of upward mobility within the county.
Mountains, schools ,state parks	Grocery stores, build codes, fair law enforcement	Small town
Weather, not too crowded, lots to do outside	Better healthcare facility, affordable housing for locals,	
It is not a large overpopulated county, yet. Still is a small town with many local businesses. Very caring about the local community.	Not allowing the rich to come in and build things that are not helping the community as a whole. Allowing locals the more of an answer to what happens. There to be more tickets wrote on speeders driving way over the speed limit.	We do need growth in the county but right now it way out if control for our size. We aren't able to keep up.
Low Population. National Forest Land. Low Crime.	Slow the growth of people moving in wanting to change it. Stop the development of the PUD on Hwy 76 West where they clear cut the land and then proceeded to burn the trees for weeks with no concern to the environment.	Stay a small friendly community. Keep crime low. Don't allow the mountains to be overdeveloped.

Small town feel, mom-and-pop restaurants and Education system is top rate	Medical care, law enforcement that would stop speeders or patrol and daycares	I'd like to see Rabun keep a small-town feel while also supporting growth. The housing industry in Rabun is way beyond what most locals can afford to pay. I work for the State of Georgia and still could not afford the new apartments being built. Highlands has grown but the growth has not taken over their town. Too many people in Rabun look at dollar signs and not what all the growth is going to cause. One thing that needs to be fixed is the water system and this needs to happen before more growth in Clayton takes place.
Safety, friendly people, quaint town feel	Affordable and/or transitional housing for employees of lower paying jobs, better zoning, local government getting it together to fix water issues	
	1. Local life residents making Governmental decisions 2. Less catering to tourists 3. Keep growth small and controlled.	Small controlled growth; keep the small town feel!
Nature	Jobs	Stay small town, but have more jobs.
Still has local atmosphere. People are friendly. Beautiful country.	A movie theater. More jobs for HS (non-college) graduates. An incentive program to educate tradesmen, i.e., master plumbers, licensed electricians.	
It's my home town and everyone used to know everyone but there are still neighbors that will help each other...the schools are good	Not so many people....Stop taking our mountains away and stop selling Alcohol on Sunday	We the people that has lived here their whole life want our county back...there's too many people moving here wanting to change everything...I would love to see our little town back to where it used to be
Quiet, small town/county, "Mayberry"	Stop building things on top of each other, have more things for small children to do/go, get Celebrate Clayton back up and going!	A small town "Mayberry" lifestyle where we are not sitting in top of each other like another Atlanta/Gainesville. Where children are playing at parks, where there is affordable childcare, affordable homes for seniors who get less money a month than someone working full time at Chick-Fil-A.
I'm beginning to dislike it. Stop selling us out!	A gate at Tallulah Falls!	Absolutely not growth!
The small town feel, the awesome school system, and the family atmosphere in small businesses.	Governmental cooperation between city and county agencies, better water/sewer, and better internet.	I would like Rabun County to retain that small town atmosphere and not fall into the "we have to expand to be better" mindset. Rabun County has become too expensive for locals to afford because all of the people moving in trying to make it into where they left. If it was so good where they left, why did they leave?
The trees the waterfalls the weather	Less development better paying jobs building codes	Less development better paying jobs year round
Reasonably low population, National Forest Lands, Lots of recreational opportunities	Reliable and consistent health care, Environmental groups to stop bitching about every little thing and allow the Forest Service to actually manage the land, a venue like a park where musicians/bands could play maybe once per month from May-Oct. Dahlenega does this and it's great.	

It's been our native home and we use to know everybody. Lots of national forest land.	Less traffic, less people moving in, less changing rules and regulations.	
Proximity to cities and outdoor areas, friendliest of the people that live there, the current businesses, the schools	Affordable housing, need more restaurants, better healthcare	
Unique, local, beautiful	Less tourist activities, less people, more focus on past	Restricted growth, strict zoning laws, less houses and development
The people, beauty & recreation activities	High tech jobs, restrictions on people begging in front of Walmart, or anywhere, clean up Savannah street right hand side buildings. They look terrible.	No more storage units. No National chain stores or restaurants. Keep things "local".
Location - proximity to other metropolitan cities. People (most of them). Existing businesses.	More housing options. Positive growth. Open minds.	Positive growth!!! Better zoning (p+x board is doing a good job) Medium size hotel - Hilton garden inn or Marriott courtyard.
Outdoor recreational opportunities, slow paced, and rural		
The natural beauty. Privacy and peace at home. Not over developed with USFS land available to all and as a hedge on development.	Get control of development before what has made Rabun County so desirable is ruined. Somehow need to come up with truly affordable housing for local residents. Tighter animal control laws and enforcement to protect homeowners and their pets from neighbors who do not look after or take care of their "pets". Neighbors dogs come on our property and killed three of our cats and four of my sisters chickens. Animal Control Officer was called and simply told us to shoot and bury them. Also, limit shooting of guns in residential areas. Current neighbor literally shoots for 4 to 6 hours straight at least two to three times a month. This is both dangerous and disturbing.	I know our county will continue to have growth but if we're not careful and manage it, over development will destroy what has made our area so desirable in the first place.
Quality of life Rural environment and natural surroundings Small town life and "feel"	more "white collar" jobs higher earning capacity another grocery store	a higher end community that offers mid-level income based jobs to support young families.
The mountains the people small town atmosphere	Limit growth quit building clear up infrastructure issues	
	Higher pay, affordable living, less traffic.	More like the Home Town that it used to be.
The friendliness. The natural setting. The local small businesses.	More affordable housing. Better zoning controls. More green space in the more urbanized areas.	Please no more big box stores or national chains. Local small businesses keep a larger share of their economic output in the community than businesses with outside ownership, putting that output to work to support schools, public safety, roads, parks, and affordable housing. They also contribute to the character and individuality of the community.
Natural forestation with fresh air, small town care/intimacy	More sense of community with less divisiveness	A friendly small town able to accommodate tourists that values care for the land and the people that live here.
Southern Hospitality, Proximity to Atlanta, Climate	Housing, High paying jobs, further economic diversification	

		<p>10-year plans by Forward Rabun does not address the real and critical problems that plague our County right now. Little Caesars is closed due to lack of employees, Waffle House hasn't been 24 hours in 2 years and that is totally a function of lack of help, Cupboard Cafe is barely holding on with lunch 5 days a week due to lack of help, Pizza Hut closes for dine in in the evenings due to lack of help, many of our convenience stores are not fully staffed.</p> <p>When our tax credit rental properties are allowed by the Georgia Department of community affairs to let their tax breaks expire and then to set the rental rates based on the average mean income of the county and then you have someone like Nick Saban who gets a million dollar bonus for winning the NCAA football season but files taxes in Rabun County and that is used as part of the yardstick for what rental incomes ought to be you have your problem right there. The people who can barely get by paying \$700 a month rent cannot stomach rate increases in 2022 of upwards of \$150 a month while working as the assistant manager of places like clipper petroleum, Wendy's, Dillard House. If you expect to have hospitality employees who live and work in Rabun County this has to be addressed.</p>
Conservative Republican leanings of the county	Affordable housing to sustain the workers in our hospitality industry	
Low crime rate	As rapidly as possible, solve the leaky pipes in downtown Clayton while at the same time improving the sidewalks to allow for ADA access to all merchants	
Bucolic, rural nature of the county	Complete the widening of US 441 from Habersham County all the way to Macon County	
Slower pace, nature, friendliness	No more big stores moving in, a good steak restaurant, affordable housing	
The outdoor activities, the local businesses, the people	Better housing, more jobs, more fiber optic internet service	It would wonderful if we could keep the beauty of the county while increasing the jobs/local businesses and housing.
Natural beauty, knowing your neighbors, slower pace of life.	Ridge line ordinance.	As much as it looks now as possible.
Slow pace, love the people, good food	More parking lots for up town	I Love it just as it is that is what is so great about it
Roots and history and beauty	Better housing options that is affordable	Just a small town with a good caring feel.
Small town lakes outdoor activities	Better traffic flow. Better communication parking	More parking building code enforcement noise ordinance
Small businesses, sense of community, great recycling	Better acceptance of new small businesses, cohesive downtown development, better local cell service	I would love to see a small- business-focused community that supports artists and craftsmen, organic farming, and local heritage. Tourists are coming- that's a fact. Rabun can capitalize on tourism without becoming an 'outlet mall town', but that will require planning and conscious effort. We cannot stop progress, but we can guide its path to maintain and support small businesses.
Natural Beauty; Small Town Atmosphere; the People	High Tech Jobs; Adequate Housing; Convention Center	

People, Climate, Natural Beauty	Affordable Housing, High Tech Jobs, Higher Wages	Affordable housing opportunities with high paying jobs to support young families wishing to stay and live in Rabun County.
Weather, people help people, somewhat slow pace	Fewer liberals, better sheriff, more housing	Like it is now. No more, no less
School system.	More drug related arrests. Secondary roads better maintained.	
The people, the environment, the laid back way of living	More affordable housing, clearer ordinances, better cooperation between cities and county	I want it to retain its laid back slow way of life, full of beauty, no high rises, no parking garages, yet acknowledge that technology exists and we need to embrace that. We need high speed internet here in the county (everywhere for all who desire it). More and more people are working from home but plenty of people still come here for short stays and we need hospitality workers also. Those service workers need a place to live! We need affordable housing for low and middle income families. Currently, we are missing the 25-45 age demographic in our county. We need this age group. They are our young families who provide children to attend our excellent school system. If we want it to remain excellent, we need children to attend it.
the people, the beauty, small town	better pay, better housing, better politicians who are forward thinking and not stuck in the 1970s	
The schools, the heart of people and the history of life living in the county.	A better plan to deter clear cutting and earth moving the mountains; an increase plan for preserving the quaintness of the county and a better plan to preserve the ridges, so structures are barred from perching the tops of the mountains.	A United governmental force between the county commissioners and City Councils of Clayton, Tiger and Sky Valley to be one against big tech corporations settling in to influence We The People.
Rural lifestyle; friendly, helpful neighbors; nature	Less commercial development; affordable housing for workforce; less short-term rentals	
The natural environment, small population, weather	housing for lower wage workers, traffic control on 441, fewer Republicans	I hope for careful but sustained growth with a priority to preserving the natural environment.
Small Town atmosphere, it's my home town, beautiful, quiet communities in outlying areas of Rabun	Industry- outside of tourism, more resources for advanced healthcare, remove restrictions on affordable housing on private property - ie allow private land owners to live in used mobile home or RV while house is built, etc	Would like more skilled industry, while keeping small town charm and values.
Natural habitat and the outdoor experiences available	Quality housing at a more affordable cost. Better and coordinated cooperation between county and city government. Preparing for growth in advance, infrastructure tends to get a back seat and then it's too late.	Measured and sustainable growth through vision and strategic foresight.
Small town feel, THE VIEWS, Quiet, safe community	Affordable housing for workforce, more healthcare options (specialists & services), better access to a variety of goods and services	Thoughtful growth with requirements and inspections. Growth that maintains the look and feel of a mountain town. Get every building in downtown occupied. Affordable apartments for workers (the 76w rentals are going to be too expensive). Work opportunities outside of service industry. Animal control laws in county. Attract shopping and healthcare options.

People. Nature. Downtown	Zoning, responsible accountable Leadership, Moving forward with water resolutions	
The locals, the old farmland, the schools	Slow the growth, look at the needs of the people, update zoning regulations	Growth is not always a bad thing. I would like to see the growth more censored so that it is an advantage for the people that live here year around. Slow it down!!
Small, mountain, rural	fewer people, fewer out of town people, better water system	Not like Asheville or Atlanta; it's losing it's small town charm
The forest setting, the quiet pace, the smallness of the community's size	Workforce housing, forward looking design, building, development & strategies, a vision where clinging to the past meets those strategies to adapt to the future	Smart, clean, & well thought out... wise. There's a big divide in what we want and what's possible within the community. We cannot "cling to the past" as many would like. This kind of "honoring who we were" is mythic, a fantasy. The community needs to find out what those values "really" are and use them wisely to shape the future... And for God's sake do part two of the city planning project.
Environmental beauty, quaint downtown, outdoor activities	Water improvement, internet availability,	
The quiet, the woods—the green space, but we also need smart development based on broad commitment from all sides.	Employees for restaurants together with the low to mid wage worker housing they need, 50 apartments or so, and second, a stroller, bike, walking friendly park loop (paved paths) in Clayton.	It would include homes and commercial properties developed using standards of "low to no waste" energy designs.
The climate, nature, people	Balance of available housing; better internet; stricter building codes	
Family, small town living, friends	Affordable housing, better paying jobs, better medical facilities	
Caring LOCAL community, outdoor activities, excellent senior center	Controlled/enforced downtown traffic & parking, roadside litter pickup and violators fined, crackdown on drug use and distribution	
Supportive community, low crime, personal attention in businesses	More internet options, reliable medical care/hospital, affordable city water	Rabun County needs to protect what makes people want to visit and/ or retire here by limiting large housing complexes that impact an already stressed and inadequate infrastructure.
Safe, Friendly, faithful community	Better medical care, more affordable housing (but houses should be on 1+ acres), more reliable service folks.	
The natural beauty. The places to find quiet. It's not the city.	Thoughtful zoning and building codes. Stop tearing down so many trees. Protect the beauty of Rabun.	Natural, beautiful, rural. Not overdeveloped, keeping businesses such as boat repair and storage a bit off the main paths to help maintain the natural beauty the attracts people to Rabun County in the first place.
BEING A SMALL TOWN THAT ISNT OVER RUN WITH OUT OF TOWN PEOPLE TRYINF TO CHANGE EVRYTHING	Out of town residents not allowed to run for public office	Staying try to the locals who have lived here for generations.
Friendly people, the support for local non profits, distance to other mountain communities	Road repair, more affordable housing to draw workers, more parking for visitors during busy seasonal times	
Weather, adequate retail establishments, my quiet mountain home	Safer highway with more lanes on 441, a couple more national chain restaurants, more downtown parking	

I have deep roots here.	Affordable housing, Access to mental health treatment, locals need more respect.	Preserve our natural resources, better childcare not affiliated with religion. More awareness of our climate change and work to keep it from getting worse.
Climate, people, lower taxes than Atlanta	More choice of national retail stores	
Low population	Slow pace of life	Not changing to look like the places people to come here
The natural beauty, the friendly people, the peace and wuite	Affordable housing, skilled jobs, safer roadways	A place where all income levels, all races, and all citizens honor and value on another and the land
Clean air, little traffic, friendly	Better access to medical care, more good restaurants (not chain), less litter	Intelligent growth would attract more responsible property owners (tax payers) who will eventually retire here. If it becomes overdeveloped, unpleasant and unmanageable, only will attract seasonal visitors and the tourist economy will never change.
The slower pace from Atlanta; the small town atmosphere without traffic jams; our beautiful scenery	Less development; a couple more good restaurants; lower prices at Ingles	A small cosmopolitan town and county like it's always been with a small amount of development
Mountains restaurants. People	Higher paying jobs, less clear cutting of land, better water system	Keep the small town feel, offer retail and restaurants that locals can afford.
Green, recreation, small town	Zoning, building ordinances	Pray the character of the county doesn't change!
Small town historical feel	Better regulation, officials focused on quality of life and not their own finances, infrastructure to match slowed growth	Controlled growth with emphasis on quality of life and preserved live ability for natives and locals
Community Oriented, Scenic Beauty, Safe Environment	N/A	Like our county to be a place the younger generation can raise their families with successful opportunities for employment.
Natural beauty, Peaceful. Small town feel.	Less people. Less traffic. Less building in our natural settings.	I would like to see the county keep natural landscapes and keep the small community feel!
Great sheriff, weather, scenery	Clean up wrecked cars, enforce ordinances, businesses open more	
The scenic beauty and the wonderful people! Also the absence of city life!	Zoning that would not allow clear cutting or cutting old growth trees!	Quality tasteful growth and preservation of our forests and waterways
It's home. Beautiful.		
Hills, Rural nature, rivers	Zoning, Clean water, better roads	Like it does now
Mountains, rivers, lakes.	Quality medical care facility. Completion of 4 lane 441 project. Do away with School tax for retired citizens.	
Natural Beauty Of Forests & Streams, Clean Air & Water and Light Traffic.	Low Taxes, Another Grocery Store like Aldi's, and Clean Cutting Of Mountain tops Stopped!	A Focus on Conservation Practices, Preservation and Enhancement Of the Natural Beauty!
My family is nearby. It's a beautiful place to live. Lots of hiking trails.	Lower property taxes. Special tax breaks for senior citizens. Better health care.	Fewer chain stores.

Quality of life, beautiful mountains and lakes Low crime	Stretigic plan for business that match workforce With growth comes traffic, demand for services and unfortunately crime Jobs are needed but a difficult place to attract industry Hard to stop growth but should be controlled and well planned Lake Burton out of control but difficult to slow down	1970
Less congestion (during weekdays), scenery	Better retail stores/restaurants and more variety	More restaurants and retail stores (TJMax/Marshall's)
County is a fair size for a community Rabun County folks are chartible Not much traffic in regular months	More grocery stores More chain restaurants Slow down traffic on hwy 441 thru area	
Beauty peacefulness small town atmpsgere	Restaurants open later	To maintain mountain small town feel
Trees, stream/lakes, charm	Stronger internet, better roads, affordable housing	Maintain charm, no Gatlinberg
Small town. Scenery. Climate	More retail stores. More restaurants. More culture.	Maintain small town feel with managed growth and improved economy for people who live here
	More independently-owned restaurants (not chains!), mid-priced clothing boutiques, moratorium on airbnbs, real estate sales contributing tax to tourism funding or count improvements	
Weather, people, activities	More restaurants	
Rural character. The people. It is not a big city	Updated ordinances to protect our rural character, stop the thought process that you have to be born here to contribute. Consolidation of water sewer	Community with reasonable building guidance codes that would allow developers to develop and still maintain the charm and character of this county
country living, the people, tolerance of people and ideas	people moving in would accept the pace of life, blow the bridges (just kidding)	We continue a country pace of life that provides opportunities for our children to live well, manufacturing is not the future for the county, there are exciting things happening that will draw the unrich to visit
Local folks, restaurants, view		
Outdoor activities, less hectic lifestyle, natural setting	enforceable zoning restrictions, conservative land use regulations, updated water/ service	Growth management to maintain its mountain community character
Retail, scenery, proximity to larger cities	Removing junk, jobs that pay more, higher education	
People, country living, quaint downtown clayton		Local business not national chains
	Consolidation of all municipalities under Rabun County. All law enforcement under Rabun County Sheriff's Office. A 25 year growth plan that is comprehensive, and with prudent building and development.	Functional government. The debacle of the water wars and Splost is embarrassing.

It's beauty, it's people, it unique restaurants	More affordable housing for low-middle class workers.	A nice combination between seasonal (2nd homes) and year-around residents (factories & businesses to support them); better utilities for sure. Less restrictions on building residential to encourage affordable housing. I've 6.5 acres & can't build what I want. I understand mobile home restrictions but square footage?
Weather, pace of life & people	Building codes, end the water wars & all city's work together to get things done	To still have that laidback feeling like it has now
Natural beauty, generous people, diversity of available activities	More health care specialists (including mental health), traffic control, managed development to protect our natural resources	I would like our county to still be known for natural beauty, with homes and businesses that respect those resources, and for housing to be affordable for those who wish to work and live here.
Natural resources, slow pace of living, small-town-type friendliness and safety	Better environmental conservation/preservation--backed by stronger ordinances. More conscious support for the local/regional food system (growing, cooking, buying/selling, etc.). Better health care services, especially MENTAL health.	Rabun becomes a model example for RURAL SUSTAINABILITY EFFORTS, fostering sustainable practices in business, government, housing, green energy, water conservation, wildlife and forest resources, overall quality of life. We earned "Farm-to-Table" credentials 10 years ago. Let's expand those horizons before we've killed the goose that lays the golden eggs.
1) Nature/scenic, 2) minimal traffic (easy to get around by car), and 3) low crime	Managed growth, following a growth plan, enhancing and enforcing current zoning laws and regulations. There is great opportunity to enhance the appearance of property 441 corridor in front of Home Depot and with its widening into Mtn City and Dillard. Aesthetics MATTER!	We don't want a mini Atlanta. We want the county to be clean with planned growth sensibly regulated. We want its natural beauty preserved to include clean waterways, light and noise abatement measures and the forests honored.
natural beauty, outdoor activities, people	improved access to a wider range of medical care, more restaurant diversity, more housing for workers and young people	communities and governments working together in a cooperative, coordinated and consolidated way. a vibrant economy based on the inherent strengths of the county
The beauty, the people, the weather	Better medical care, more clean industry, more high speed internet	Controlled growth, expand the tax base, more clean industry
Friendly people, beautiful mountains and great education	Improved health care, roads and highways	
Mountains, people, our water is the best	Less growth,	
Close knit community Natural beauty, state parks, etc Locally owned stores and restaurants	Moderately priced homes to fit with moderate income levels in the county Locally owned stores to provide clothing and food at moderate prices Regulation on purpose of new purchases	Remain as a small community that caters to moderate income families
The peace and quiet; nice people; less traffic	Widen 441 in Mountain City and Dillard; stop building Dollar General stores; stop developing beautiful land	I'd like to see minimal growth. Keep Rabun County beautiful for outdoor enjoyment.

Family roots, beauty of county, low density	More racial diversity, more affordable housing, planned growth	Most important is to have safe and steady source of clean water for drinking and daily use; second , second dedicated land and low interest rate, and housing for low to middle income first time home buyers. Thirdly keep public schools enriched, with art. Sports, academics and on site health cart.
It's beautiful. The locals are nice. It still has some quaint places left	More farm/rural atmosphere. Building professionals. Fair laws to protect local citizens that have lived here from invasive rich new developers that lie about what they are building and then proceed to do what they want causing hardship to them and their property.	A quaint affordable small town serving the locals and preserving the mountains wildlife trees all aspects of nature Places where you can enjoy without loud music. Maybe a natural park that provides activities for all ages. Keep mom and pop shops. Stop driving local businesses out of business
Natural beauty, friendly people, a sense of community	An actual all inclusive economic development plan, affordable housing, more citizen input	a strategic plan that generates the best development of environmental, economic, health, and and educational opportunities
clean clear air to breathe! clean pure water from my well! MOUNTAINS OUT MY WINDOW!	ASTHETIC ZONING!!	
Being rural and small town feel	One or two more plants! Similar to parkdale!! We used to have three more plants here 1 the shirt factory 2. Fruit of the Loom and 3 the pants factory !!	
The beauty of it The lakes The mountains	Do away with the clannish ways More friendly local businesses Finish the four lane to NC line	A local tourist town
Community, Weather, Forest & Lakes	Improved fire protection, less law enforcement for non violent crimes, politicians accountable to the citizens	Maintain the integrity of the county as an unique environment not part of the Agenda 2030
Natural Beauty Slower Pace Caring People	Care with thoughtful development	Still natural beauty balanced with thoughtful development
The mountains, the lakes, the transplants (people who have relocated here)	Easier access to the arts, better public access to our lakes, more affordable housing. Number 4: a shortcut to Gainesville!!	A bustling city from Ramey Blvd to The Clayton Pharmacy and from 441 to Smokey Mountain Village. A large, easily accessible park on Lake Burton with boat ramps, a small marina and a large beach area (like Towns County). Beautiful mountains not covered by houses.
The natural world even though it is under constant attack by the way we live here. I wish there were two more things I like, and cherish, but there isn't at present.	1. That the county was no longer run by the real estate & building industries. 2. That we go back to district voting to better reflect local values. 3 that we supported the health department more than we cdo the dog pound.	That we envision a future not based on what it looks like.
the people, the natural enviroment, the culture	All these people who have moved in go back to Florida. They come because of what we have and then immediately want to change it.	

National forest, scenic views, solitude	Less traffic, less crime, less people	A haven for retired people who seek peace and quiet. A worshipful community where people can share their faith without prejudice.
Smallness, hospitality and community and church involvement	Housing	Parking with little jitneys to transport people to Clayton Main Street. Parking is a huge problem. More flowers everywhere and updating existing buildings that look like they've been abandoned. Outer rims of county can be for larger chains but NOT TARGET!
The people, the climate and the beauty all around us.	Better medical services, more downtown parking, Better zoning ordinances.	Reduced price housing provided for workforce will keep young people at home. Zoning ordinances that will protect us from over building and a better variety of stores that will cater to residents and not just tourists.
the feeling of community, simplicity, beauty of the area	lower cost for low, mid income seniors, more social activities for seniors, better housing for seniors.	Active, vibrant, thriving.
Lakes	Mountains	Out for life
the beauty God's Country my Church (Bethel Baptist Church low crime rate	Slow growth rate need more restrictions on zoning Commissioners and county supporting Mental Health	Not to look like Dollywood Cherokee or Pigeon Forge stay a quaint little town
So beautiful here.		
friendly people	Preserving the rural character of the area	
The kindness of the people The natural beauty of the area No interstate or heavy traffic	More people willing to work I love that they are finally showing things that are happening in the county.	New businesses that have moved in should blend in with the quaint look of the downtown area.
- The people and the small town atmosphere - natural beauty and climate - demographics	better health care	no major changes
Used to love the small town slow pace living. It's fading away	Stop over population. The home market is unaffordable	Like it did 20 years ago.
Being a SMALL county without over population	Having ordinances in place to keep the small town charm. Not allowing people from outside the community move in and influence the county into becoming what they left to begin with if they were seeking small town then leave it how you found it.	Keep it small and the way it currently is. If the building market and new shops in town keep catering to tourists the small town charm will be lost. Local residents would love to go eat in the restaurants in downtown, but they are priced for tourists. Please leave the county as it is. If you want something different, then move to find it or do t leave where you came from.
Protected federal land, lakes and friendly local people	More activities for seniors, affordable housing, better roads	Like it looked 5 years ago.
I don't live in Rabun but use to. 1. the natural beauty. 2. nature all around. 3. simple life.	I think the people that have the great shops on Main Street have made Clayton better.	To limit new houses or subdivisions being built in Rabun County. Roads not so clogged up with traffic. Maybe even putting roundabouts in and around Clayton to keep roads flowing.

Weather, geography, people	Skilled/technical employment, equitable housing, affordable entertainment and dining	Good growth that is not all tourism based. Tourism does rely on decent housing options for the workforce in the tourism industry and better jobs and housing for residents. Mental health care is imperative. Tourism is important and necessary but growth needs to be more balanced. Rabun Co should not be only a playground for the wealthy but also affordable for native residents as well as others. Growing should not squeeze out natives nor mid level employability.
Beauty, people, living here is easy.	Better future planning. Healthcare specialists, a shoe store.	Above all, I would like to see the land and waters protected with heavy regulations to that end. I think tourism is important but let's be careful of dotting our highway with places like the Rebel shop, etc. and instead with places that serve the outdoors and outdoor activities. I don't know how you do that but preserving land values is not an altogether bad thing.
Not crowded, beautiful surroundings, Lake Burton environment, people, agriculture	More local restaurants, dependable service providers (home repairs), higher education, lower taxes, better dirt road maintenance	Smaller version of Highlands.
The size The natural beauty The schools	Lower taxes Higher pay Businesses other than restaurants and high priced shops	A place that takes into consideration that the people who have lived here their whole lives and may not have a lot but they helped to build this county should not have to sell out and move because of taxes when they retire and the county road department shouldn't be saying the roads aren't county roads when they have always been county roads up until the last few years.
It's small and rural.	Another good grocery store, better medical/hospital.	Better paying jobs, with less new tourists attractions and bid developments
Not over populated, good schools, choices on shopping	Mental health options for those that really need it, less letting drug offenders just go to court and get off, quit letting those out of county speeders on weekends just fly through	
Nature, weather and people. Mountains, friendly, good Community People, lakes, schools	Transportation, leisure activities for teens and affordable housing. Affordable housing, pay, More restaurants	Open, available and protected green space.
I love the people/culture/values of those that have been here for generations. I love these mountains. I love what little is left of the small town/community feeling.	Less tourism, less development that caters to "rich" people, and more for working classes/middle class folks, stop trying to make Rabun/Clayton like every other cookie cutter town with all the rules and regulations for every little thing that are based on the needs, wants, and opinions of those moving in from big cities. If they don't like it the way it is (was) then don't live here.	Unfortunately my vision will likely never be recognized by anyone. I am a middle class nobody that doesn't have the riches or the pull to make things happen. I would like to see more professional jobs and skilled labor that pays more than \$12 an hour. Instead of another restaurant, a manufacturing company would be great. No need for more fast food or overpriced "boutiques" or art dealers.

People, weather and size	Hospital properly run	
The people, the mountains, my family	jobs - both blue and white collar, housing - rental & ownership, leadership that isn't playing catch-up	housing available for residents through renting &/or ownership, jobs paying higher wages so that we can stay in our county and work, not having to travel an hour one way (like I do)
1)Nature, 2)Good people, 3)minimal traffic	1) No commissioners or government volunteer members with conflict of interest. 2) More enforcement from the Marshall office for environmental violations. 3) No more large investment by the county in commerce (i.e. the old hospital and former business park-both financial disasters and poorly planned and executed. NO performance art involvement! 3) Spend money on infrastructure instead of unnecessary projects (i.e. Rabun Arena).	All commissioners and volunteers of boards (i.e. planning and zoning) are vetted for conflicts of interest (there have been a few lately). Fines assessed where obvious violations are present (i.e. building development must follow rules or they are forced to correct or remove construction project). Smart growth policies to balance housing for incoming residents and those already here. Government positions are filled with the best available and not necessarily the easiest to find person. A more exclusive place to own property which reduces over growth. Higher property values are not always a bad thing.
Proximity to outdoors, people, downtown clayton	Less seasonal business focus, diversity in housing pricing, clear vision on how to grow organically	Continue to grow organically, less focus on seasonal work, develop a technical college to help build skills as well as jobs
Rural School.system Neighbor helps neighbor	Rentals cheaper Housing cheaper More jobs	Dont take the beauty away and make us little atlanta
The wild areas/nature. The lack of crowding. The rural feel	Slow down new housing.	It's fantastic like it is. Leave it alone.
Community, Outdoors and Small town feel	Housing, City & County working together, Labor Force	

<p>The small-town feel & being close to the mountains and rivers.</p>	<p>1. I think the number one thing is to regulate the amount of airbnbs/ vacation rentals in Rabun County. It doesn't matter if there are more/ better jobs available if there is not affordable housing for the workers to live here. There are many houses that would be great for housing but they are typically vacation homes or Airbnbs and not affordable or available for local workers.</p> <p>While having airbnbs/vacation rentals are great to bring in tourism dollars, they are taking up space for workers to be able to live. This impacts restaurants, stores, and other job sites that can't seem to find employees. I live close to downtown and out of the 6 houses that are around me, 3 of them of vacation homes/ airbnbs and are empty most of the time. Those houses could be affordable homes for local workers in the area.</p> <p>Building new homes is not the answer if they are going to be unaffordable or are going to be used as Airbnbs or vacation homes.</p> <p>2. Funding for mental health resources, child care, and health care. Many women have to travel out of town to give birth. There is not enough childcare resources for families who need to work and have someone watch their children. There is a great need for mental health clinicians in this area as well.</p> <p>3. Continue to work on fixing the water system.</p>	<p>Slow down on growth, devote dollars to supporting resources (health care, housing, clean water) that makes living here possible, sustainable, and healthy.</p>
<p>My home county, beauty, friendly.</p>	<p>Close the loophole on developers and stop the clear cutting as well as have regulations where the houses are not an eyesore, especially the five-story monsters that have to have a view. Stop allowing the people moving in decide what comes to the county. We have enough Bistrós and beer and wine. There should not be anybody with a conflict of interest that serves as a council member, commissioner, or on the school board and right now, I know of several.</p>	<p>Bringing the locals back into the picture. Right now it's fixed solely on the tourists and the "lake people." We can't afford to live here anymore and I think any future building should meet the needs of the locals first. People should be encouraged and provided assistance to keep their land for future generations. Real Estate agents need to keep Hands off and stop pressuring people to sell. Children of local families should be able to purchase or build a home instead of being forced out due to tourist, and developer pricing.</p>
<p>The natural beauty The small town feel The conservative morals</p>	<p>A few more national stores, i.e. grocery stores and department stores A new post office County Parks</p>	<p>Sustainably with a goal of preserving nature</p>
<p>Small town, beauty of mountains and lakes, less crime</p>	<p>Better paying jobs in manufacturing, technology</p>	<p>Keep the small town feel but we need more jobs, to keep families in town. Have strict guidelines for development</p>
<p>It's quiet, the schools are good, the people are kind.</p>	<p>More commercial stores/restaurants</p>	

Nature! Environment! The kind people!	Controlled growth! Please control land development, ESPECIALLY VRBO endeavors or mass neighborhood developments!!! Strong adhesion to controlling the environmental impact of growth! Don't lose the beautiful culture or nature by chasing convenience and or material wealth promised by big cooperations or greedy land developers!!!!!!	Maintain the nature and beauty of the community. Control cheap or excessive development. Please do not turn Rabun County into a giant parking lot with massive neighborhoods and fast chain stores! Please retain it's charm!
Used to be less traffic, noise and better skilled workers	Less drugs, less alcohol abuse, better county services, more building regulations, better ways of life regulations	
The people, the scenery, the schools	More businesses, better infrastructure, higher pay	
Abundant beauty, kind hearted folk, laid back atmosphere	Controlled growth (too much too quick equals disaster) More green space with more opportunities for walking, hiking and enjoying the abundant nature that is so indicative of Rabun County	
forest service land ,waterways,repblicans	less beer joints, less people, less demoncrats	less alcoholics and drugs, less people from demoncratic areas more jobs here in the late 80's and-on into the 2000's than now
the people, the community and the nature	more services, more opportunities for skilled workers, more housing	a place that protects nature, the raw beauty of the land, but also its people. A holistic approach to growth for better wages, opportunities and tourism, with an eye on zoning and regulation to grow in the right way.
Nature, lakes, people	Better infrastructure, better internet, better medical	
Small town life, friendly people and the scenery.	Slow down the growth. Widen 441 to the NC line. More arts and entertainment options	Much like it does now, with more arts an entertainment options.
• calling such a beautiful place home. • community that is willing to help in time of need. • a lot less congested than counties surrounding us.	• higher paying jobs for more skilled persons. • having the ability to move tiny homes to your own land. • more things for our youth to do.	I would like to see all local businesses fully staffed and residents thriving.
Trees, lakes, streams, quiet, remoteness	keep the high density housing near the major thoroughfare.	better education, starting at a young age. Less guns, more love and less hatred
How small it is, the local population, the seclusion	Make business more tuned the local /native population and less tuned to the tourist population.	A county that is still small, and is tuned into its native local population/ not Atlanta or Asheville. Encourage local jobs in industry and manufacturing/ not seasonal tourism.
Small town, less crime, little travel	Higher wage for county/city workers, less catering to the rich, lower cost of living	I would like it to stay the same!
Outdoor activities, close-nit community, local artisans	AFFORDABLE housing to match the average wage earned in Rabun, better traffic control in crowded areas, no tax on groceries	

less traffic than a large city beautiful outdoors Christian values /lack of crime	Less "good old boy network " zoning More medical care	It is a great place to live now! With zoning discipline and better medical care it would be perfect! Also some industry to give jobs with benefits
Good schools, quiet town, beautiful landscape	Middle class housing, better shopping options, better preservation of the mountains	I would like for the town to have better amenities but I also want the land preserved. I'm tired of seeing the mountains bulldozed down. If it keeps happening we won't have any left.
Low population, usda forest, friendliness	Better jobs, locals more accepting of second home owners, less republicans	
Being peaceful place and natural beauty	Less people	Like it use to be in the 70's
	More pay	
Low population density, natural environment, live and let live vibe	Better jobs, a community college, cooperation between governing entities	Developed city centers surrounded by ample unincorporated, rural areas. Cultural events and well planned venues that draw tourism year round. Non-intrusive and well intentioned governing agencies that put residents first.
Trees Some of the people The river	More ethnic food Some people of color Better water system and river preserve	Have the marshal remove the star and bars from his public car
woods, water, quiet	less litter, more environmentalism, population diversity	
Clean/fresh air, outdoor activities, locally owned businesses	Better disability accessibility & education, more focus on local residents in balance with tourism, less invasive construction.	As someone with asthma and an disabling autoimmune disorder, I live in Rabun because I can have clean air, less light/sound pollution, and the ability to work with my service dog. Sadly, the ever growing tourist season makes this increasingly difficult and begins to compromise my safety and accessibility. While there is a certain importance to promotion of tourism for our economy, we can't treat the Rabun county residents as perpetual slaves and servants to the tourist community- where we have to be second class citizens to make outsiders happy.
Small town, nature, good people		It wouldn't look significantly different than today.
Small community feel, no large apartment communities, still have forests and greenspace	Slow the building and growth (it's not all about \$\$\$), add more telecommunication towers, maintain roads	
Air, mountains, view	Internet, cell, food	
Air, water quality, sense of community, relative weather	affordable housing, quality jobs, more diversity	not the direction forward at this time that I could endorse
rural character, not Helen, abundant forests	more careful zoning, slower development, less ugly commercial strips	the anti-helen
The feeling of community, the beauty that surrounds us, most everyone has same common values	Better roads, affordable housing, better job opportunities	See above

It's a good place to raise kids. Close to good jobs in other counties, it's a beautiful place to live.	Bigger chain stores to fight inflation and provide jobs, and provide diversity. I have to go to other counties to find what I need. A by-pass for traffic control. Lower taxes. We have one of the highest tax basis compared to larger, more diversified counties around us. There is not one clothing or shoe store in Rabun county.	Rabun county government needs to consider its citizens. We need a true industrial park, not just a tax shelter one for the county. We need affordable housing that is not HUD. Honest government, not people looking to pad the pockets and ignore our infrastructure issues. Grow our economy in a positive way that serves the native citizens of this county not just the part-time, implant, and tourists.
All the open spaces. Small town atmosphere. Good local restaurants	Controlled growth with fair market housing allowing long time residents to keep their homes.	A low key community with "clean" jobs. Certainly not a carnival Pigeon Forge atmosphere
- How it feels remote but is still somewhat near larger cities - The natural features - Low population	- Make subdivisions and small lot housing not allowed - Quit clearcutting kits and cutting trees next to water sources - Allow open containers downtown so people can drink and shop	Y'all need to get rid of short term rentals using up all of our housing and get a HOTEL in town that people actually want to stay at. This town is going to be Gainesville at some point and all of these out of town builders see it as a gold mine to build cheap houses and sell them at a premium to be used as airbnbs, Everything we love about Rabun county is soon going to be gone unless rules and regulations are put into place to keep it somewhere that we love.
peaceful, friendly, good climate		
Slow pace, quiet, natural beauty	Less tourist, no changes, stop taking homes for the wildlife	Quiet, slow paced living, stop all the bars downtown we are becoming a party town
Hiking, population, proximity to bigger cities	More housing, affordable housing, more local restaurants	
Rural, mountains, lakes	Restricted growth, lower taxes, less local government	Locally owned businesses, no big chain stores.
The abundance of national forest to explore. The friendliness of neighbors. The beauty of the landscapes	I would like to have more job opportunities with growth behind them. There is not much opportunities outside of manual labor and service industry. The wealth disparity between second homes and local people leaves too much resentment and opportunities for the wealthy to take advantage. Less vacation rentals and more homes for people to actually live in. I don't think we need to build that many more, just to reclaim some of the ones that already are vacation rentals.	I would like to see slow and steady growth. Growth in industries that are not as a result of or for those vacationing to this area. I do not want to become Helen or highlands.

The natural land is beautiful. The people are open and friendly (mostly). I know almost everyone.	A better understanding of the heart of the community- its people and nature. A look at the need of its real economic need- long term, nonseasonal work - for example. Better outreach to the local community and understanding what they are trying to say.	What I would like to see is a deeper respect for tradition (not based in commercialism) that allows its children to take pride in where they come from and in turn will allow them to build a future in their own community. Jobs that allow people to build homes, futures in their own community instead of having to leave their homes and watch people take over their places for temporary vacation spots making them feel like what they are is replicable and insignificant. (because that's how they feel) Leaving homes that some families go back for generations. We need jobs that allow for young people to feel like they are successful and not having to compromise their education, training for paycheck.
Outdoor activities, schools, location being 2 hours max each direction to "city" life.	Higher Pay year round jobs, rental housing, carpool to school incentives to encourage students and staff to limit traffic in school zones.	
Beauty	Industry	
Unique, beautiful, community	Less tourism, better paying jobs, less housing growth	Strict zoning laws, less tourism focus, slower growth, less multi housing builds
Hospitality. Rural. Home. Family	Less tourists. Less people. Lower taxes	Rural back roads with hillbillies all over the place. Tourists suck.
Small town atmosphere, beauty of the natural soundings, low crime	Slower building development, rehab of existing buildings, building style restrictions	I'd like to see Rabun to grow but within a slow pace as well as restrictions on comercial building styles.
Small Town feel, a blend of small businesses and a few chain stores that balance with each other, and lots of nature kept		Very similar to now. Rabun is unique because of the small town feel and beautiful nature. There are chain stores, that some might say we are missing, in our neighboring countries. There close enough to get to with out adding them here and changing our small town culture.
	Outdoor activities, not crowded, quality people	A country town with a solid infrastructure
Clean water, clean air, trees	Regulated sign height, No billboards, junky yard/dead cars ordinances	No more trailer parks, landscaping and setbacks required fot businesses, More trees in developed areas. No more fast food businesses. Let the mountains and forests define us.
Access to public lands. No huge shopping centers. Quiet backroads.	Stop paving secondary roads. Limit building of chain retail shopping and restaurants. Install a traffic light at the 441 Chick filel and Ingels intersection	Less development. More concentration on conservation.

Sense of community. Scenic beauty. It is my home and always has been.	1. More skilled job availability with a higher pay scale. 2. Availability of mid income housing which requires infrastructure for utilities. 3. Better internet service throughout the County.	I would like for the County to remain much the same as it is today, with a few improvements. We need new small developed areas for moderate homes. In order to do that we need infrastructure improvements that will allow for smaller lots and less costly construction. We need small, clean industry or service related businesses that provide jobs for our residents without being dependent on low paying tourist related businesses. The USFS should be made responsible for preventative maintenance of their roads in order to clean up some of the silt that is filling up the lake and the streams. The County should be working with Georgia Power to keep the swimming beaches open to the public. The River corridor would be patrolled in order to make it a safer and better option for local people to use. We are close to having a perfect place to live here, in Rabun. We just need to continue in the direction we are going.
Closet community	Quietness	Quiet safe community where you can safely walk your dogs or yourself
natural environment, weather, lack of chain stores	improved internet provider, substantial medical community, better affordable fresh produce	development mainly along highway corridor, limiting clearcutting and mountaintop development (i.e. Hiawasee), sign ordinance, zoning to protect against nuisance entertainment i.e. dirt track racing as in Murphy (very loud), promotion of agriculture/agribusiness
The friendliness of the people, the beautiful environment we have, arts and music community is growing	We must stop the severe, and often ugly partisanship in our county. We must recognize that at least 25% of the people here are democrats and they need to be heard and appointed to boards and communicated with as well. Embracing diversity would help our area grow and be seen as more inviting place to live. There should be a more open and fair process for more people to serve on local boards instead of never even posting openings and having the county commissioners just appoint all their buddies.	We need to embrace the fact that we are growing! Let's clean up the downtown area to look more inviting! I would love it if we did not have a racist flag store on our main thoroughfare. I would love to see our school system embrace more diversity and learn to properly work with students with special needs.
1. Abundance of "local" stores rather than corporate owned. 2. Lack of development - go to Atlanta if you want development; people come here to escape that. 3. Rabun county is beautiful!	Stop the development of the condos and the high-density housing.	I would like it to look like it is now.
The people (locals), the culture, small town, slow pace, affordable	For the inconsiderate self absorbed newcomers to kindly return from whence they came	Like it did in 1990
The mountains, the people and the quiet	Less government involvement in private property, less taxes and fix the roads	The government to stop regulating everything
Small town atmosphere. Outdoor activities. Locally owned stores	Revitalize savannah street Traffic light at Ramey blvd. no apartments.	Retain small town atmosphere. expand Main Street. Preserve forested areas

Small town, scenery, hiking	Less destructive construction, affordable housing, better medical services	
Small royal town, God loving, beautiful	Stop building all this new stuff and clearing off land, people get back to work, slow down and enjoy the beauty of the small town we live in	Leave it the way it is. I don't want to grow so we look like Atlanta
Small town values, nature, small town population	Affordable housing, keeping locals...local. College students refuse to return. You are running off your workforce here in Rabun. Maybe add a few more retail jobs (put them outside the tourist area: Ross, Longhorns etc), less AirBnBs ran by out of towners, look for entertainment venues (mountain coasters, arcades, billiards, go carts). We want the tourists to visit and GO...not relocate here. I have seen what this rapid growth of money did to other towns. Catering only to the 6 month residents is a slap in the face of the locals busting their busts for these seasonal visitors. I also don't want to wake up each morning and seeing Screamer mountain covered in cabins and not trees. I don't want to see more of King mountain or Germany mountain covered in cabins not trees. People come here for nature, hiking, waterfalls, camping....keep up this progress and we will not have these adventures...we will be in a concrete jungle.	Same small town values. Less residential building placing increased stress on our already problematic water/sewer and road infrastructures. No more \$300k homes inside the city. Quit allowing people to build in new carbon footprints.
Slower pace, beautiful scenery, clean environment	Property taxes are outrageous, county commissioners that care for ALL of the people of Rabun Co, more open county government	
	Mostly quiet. Still allot of us natives here. Just the right size.	I'd like to look allot like it looks now. We have to keep up the fight to keep too many move ins out.we must protect our county so it doesn't become another Atlanta. Got to teach our kids to hold on to the land at all costs
Small community, the people, outdoor activities	More affordable housing, lower gas prices lol, less traffic	Not a screwed up puzzle piece with all this new development.
Mountains, small town feel, fairly quiet	More housing, regulations for limiting houses being bought for short term rental use. If city councils would quit running off legit franchises	Keep the small town feel but with higher wages better jobs & affordable housing. More community involvement
Natural beauty, lifestyle, friendly people	More access to nature thru interactive centers, better insurance prices, lower property taxes	Communities with focus solidly on quality of life, preserving natural beauty and resources.
Slower pace of life, Natural beauty. Caring community	Housing for locals, affordable. Better health care Upkeep and Repaired City streets. Updated city water system	

<p>Hometown People I grew up with The mountains</p>	<p>Housing is a big problem for the working single parents and families. People that move here need to move here because they like the place as is and not come in and change everything. They move here and takeover to change it to where they came from . Why move if you're happy where you are. More family oriented places like a skating rink or a safe place for our children and less ways for them to be around alcohol. Summer camps would be awesome.</p>	<p>Well....not going to happen it's changed way to much by simply higher ups being the only ones getting what they want. More places for family to gather and reunite. Don't destroy the mountains by building all those expensive rentals that nobody can afford and take care of the lifelong residents that have been here. Our town is not strong enough to be like Atlanta so don't turn it into a version of Atlanta.</p>
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