

2018 Comprehensive Plan Survey

625

Total
Responses

477 Completed Responses

148 Partial Responses

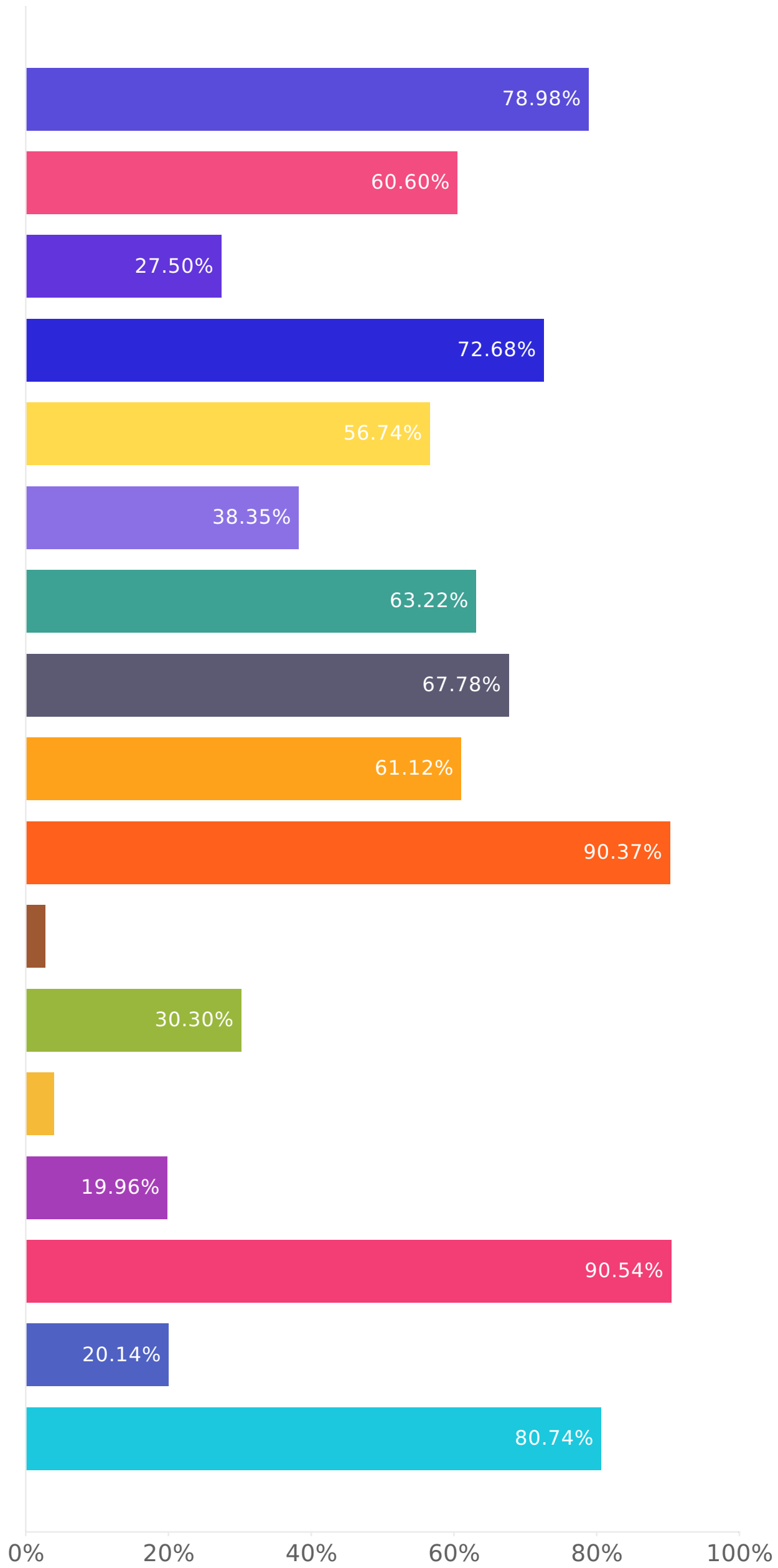
1392

Survey Visits

Q1

1. What makes the City of Lookout Mountain, Georgia a great place to live? (check all that apply)

Answered: 571 Skipped: 54



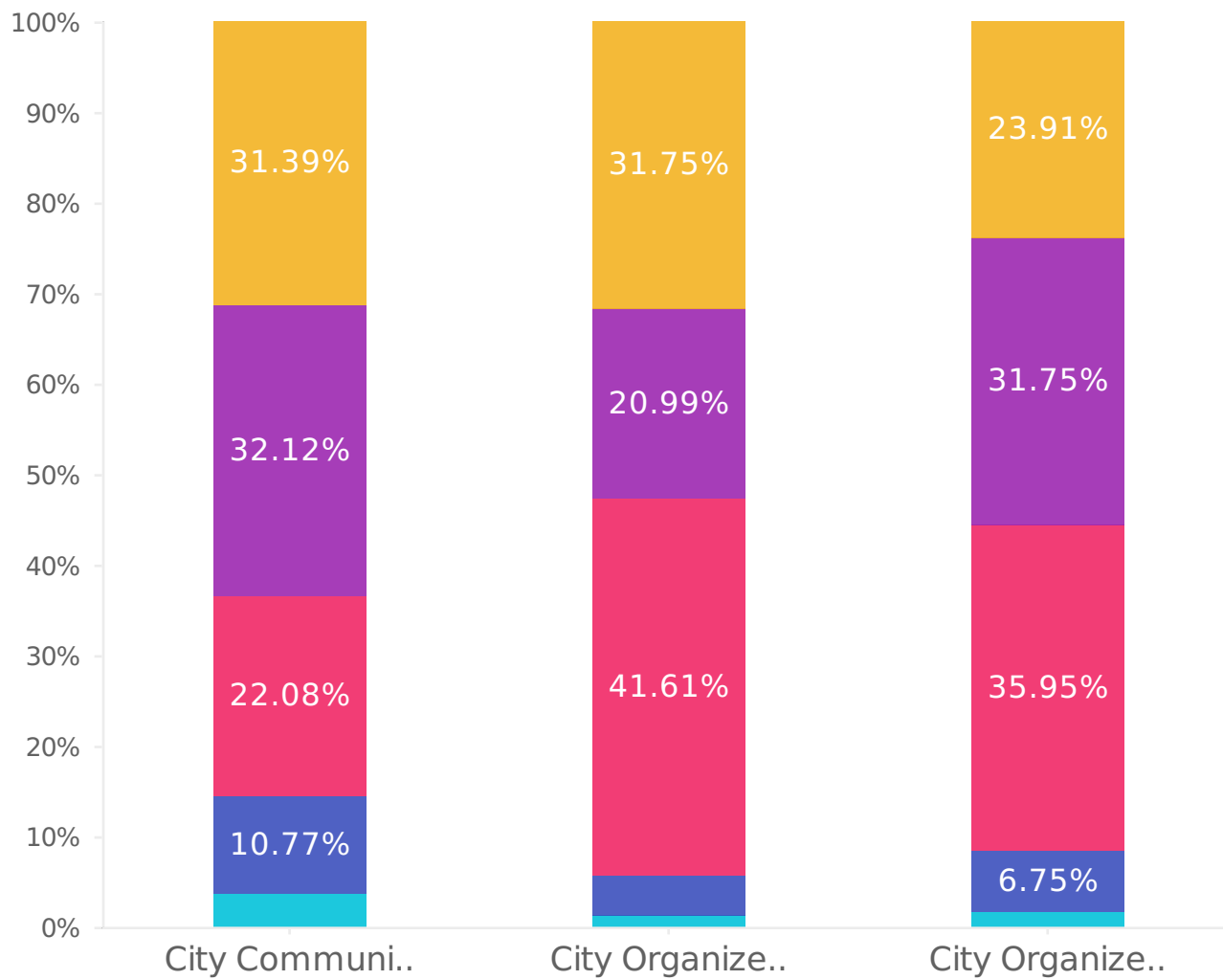
- Quiet/Laid Back Community
- Refined/Sophisticated Community
- Family Friendly Community
- Energetic/Lively Community
- Modern/Progressive Community
- Rural Setting
- Cosmopolitan Setting
- Safe Community
- Family/Social Connections
- Mountain Bluffs/Rock Formations
- Forest/Tree Cover
- Civic/Social/Religious Organizations
- Fairyland Elementary School
- Proximity to Chattanooga Metro area
- Proximity to Covenant College
- Proximity to Outdoor Recreational opportunities
- Scenic Views

Choices	Response percent	Response count
Quiet/Laid Back Community	80.74%	461
Refined/Sophisticated Community	20.14%	115
Family Friendly Community	90.54%	517
Energetic/Lively Community	19.96%	114
Modern/Progressive Community	4.03%	23
Rural Setting	30.30%	173
Cosmopolitan Setting	2.80%	16
Safe Community	90.37%	516
Family/Social Connections	61.12%	349
Mountain Bluffs/Rock Formations	67.78%	387
Forest/Tree Cover	63.22%	361
Civic/Social/Religious Organizations	38.35%	219
Fairyland Elementary School	56.74%	324
Proximity to Chattanooga Metro area	72.68%	415
Proximity to Covenant College	27.50%	157
Proximity to Outdoor Recreational opportunities	60.60%	346
Scenic Views	78.98%	451

Q2

City Hall

Answered: 548 Skipped: 77



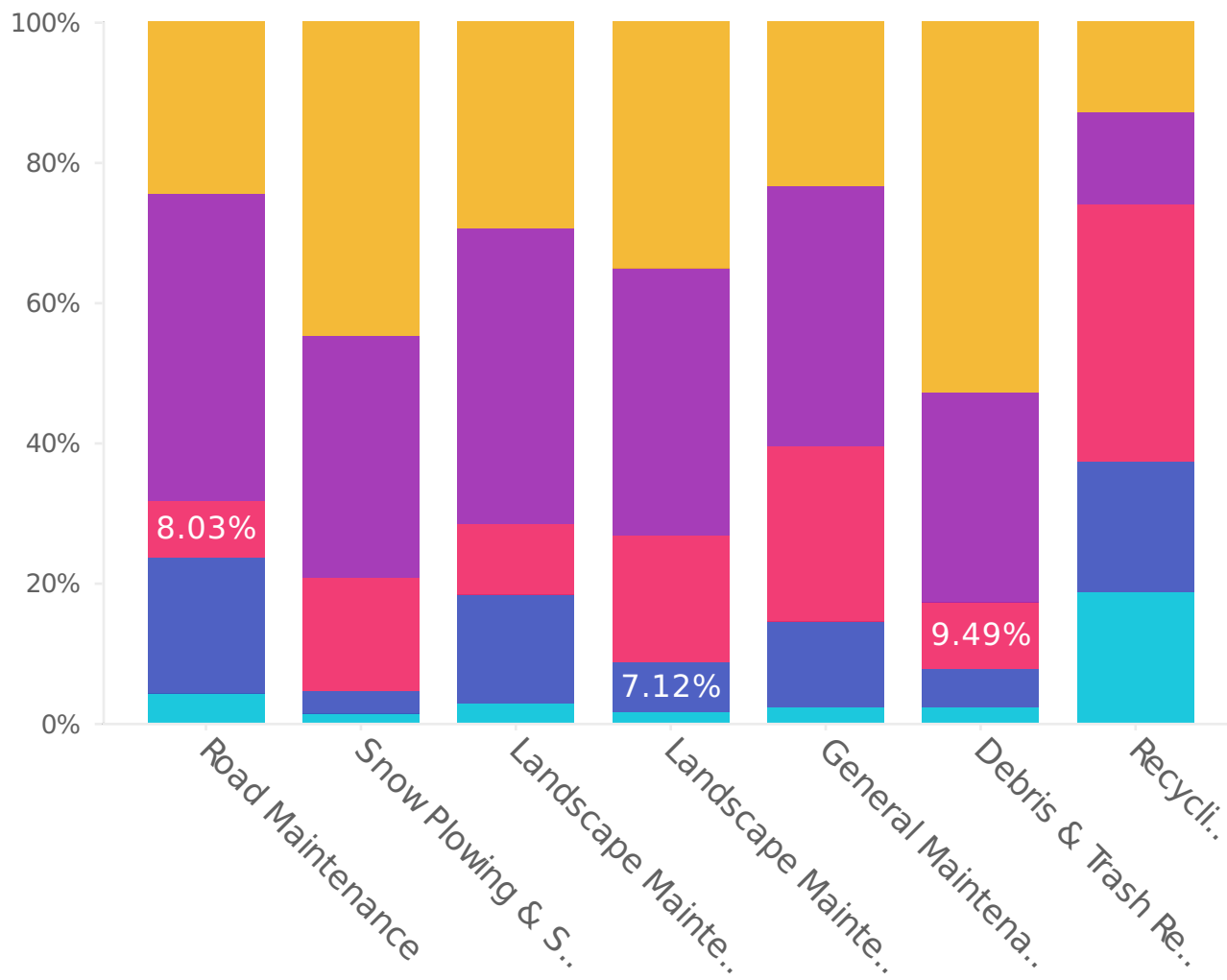
- Very Dissatisfied ● Somewhat Dissatisfied ● Neutral/ No Opinion
- Somewhat Satisfied ● Very Satisfied

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	So S	Response count
City Communication with Residents	3.65% (20)	10.77% (59)	22.08% (121)	3	548
City Organized Youth Recreation Activities	1.28% (7)	4.38% (24)	41.61% (228)	2	548
City Organized Community Events	1.64% (9)	6.75% (37)	35.95% (197)	3	548

Q3

Maintenance

Answered: 548 Skipped: 77



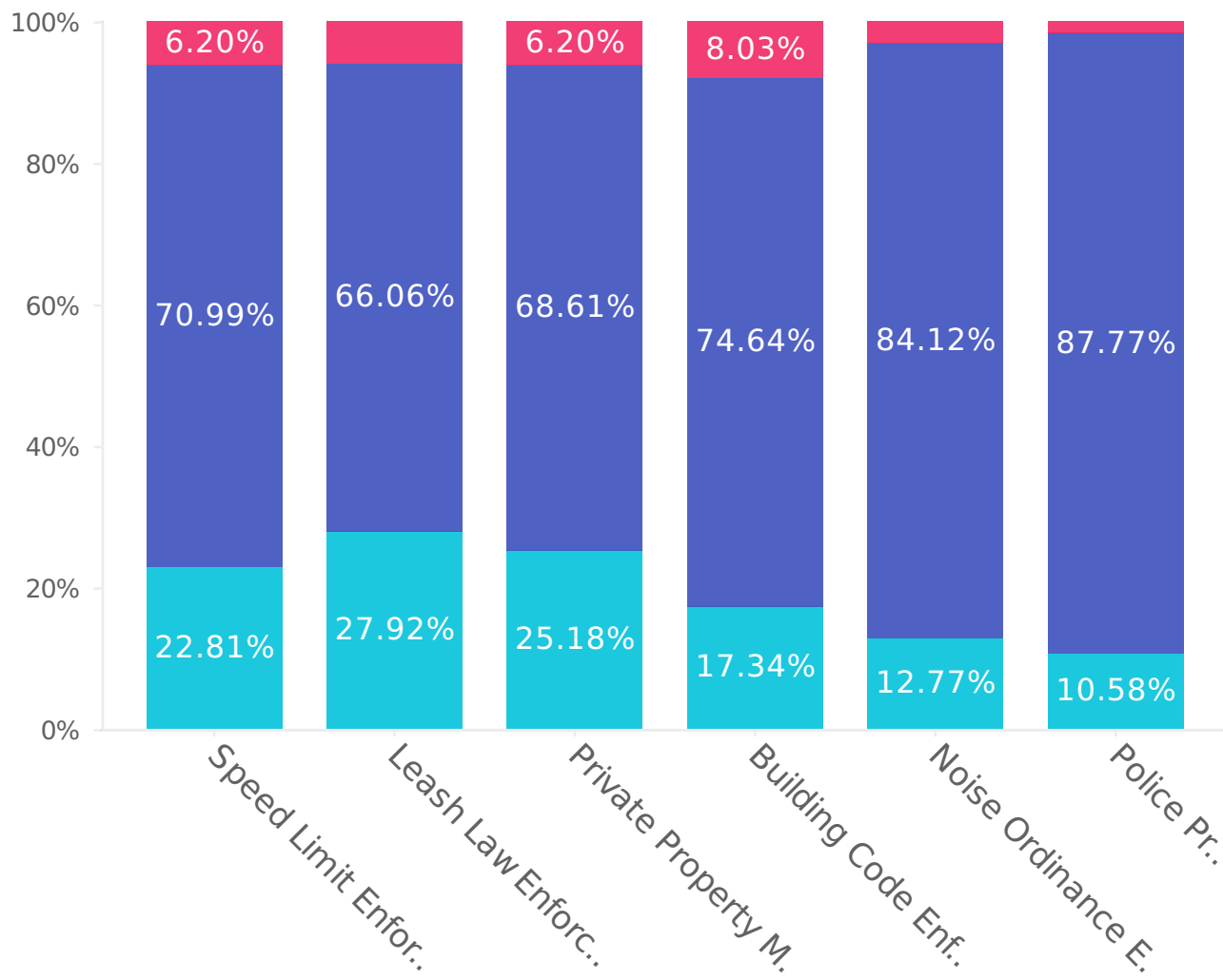
- Very Dissatisfied
- Somewhat Dissatisfied
- Neutral/ No Opinion
- Somewhat Satisfied
- Very Satisfied

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	Somewhat Satisfied	Very Satisfied	Response count
Road Maintenance	4.20% (23)	19.38% (106)	8.04% (44)	43.88% (240)	24.50% (134)	547
Snow Plowing & Salting	1.28% (7)	3.29% (18)	16.09% (88)	34.55% (189)	44.79% (245)	547
Landscape Maintenance along Roadways	2.74% (15)	15.54% (85)	10.05% (55)	42.23% (231)	29.43% (161)	547
Landscape Maintenance on City Property	1.46% (8)	7.13% (39)	18.10% (99)	38.21% (209)	35.10% (192)	547
General Maintenance of Public Buildings	2.19% (12)	12.25% (67)	25.05% (137)	37.11% (203)	23.40% (128)	547
Debris & Trash Removal	2.19% (12)	5.48% (30)	9.51% (52)	29.98% (164)	52.83% (289)	547
Recycling Service	18.65% (102)	18.65% (102)	36.75% (201)	13.16% (72)	12.80% (70)	547

Q4

Police

Answered: 548 Skipped: 77



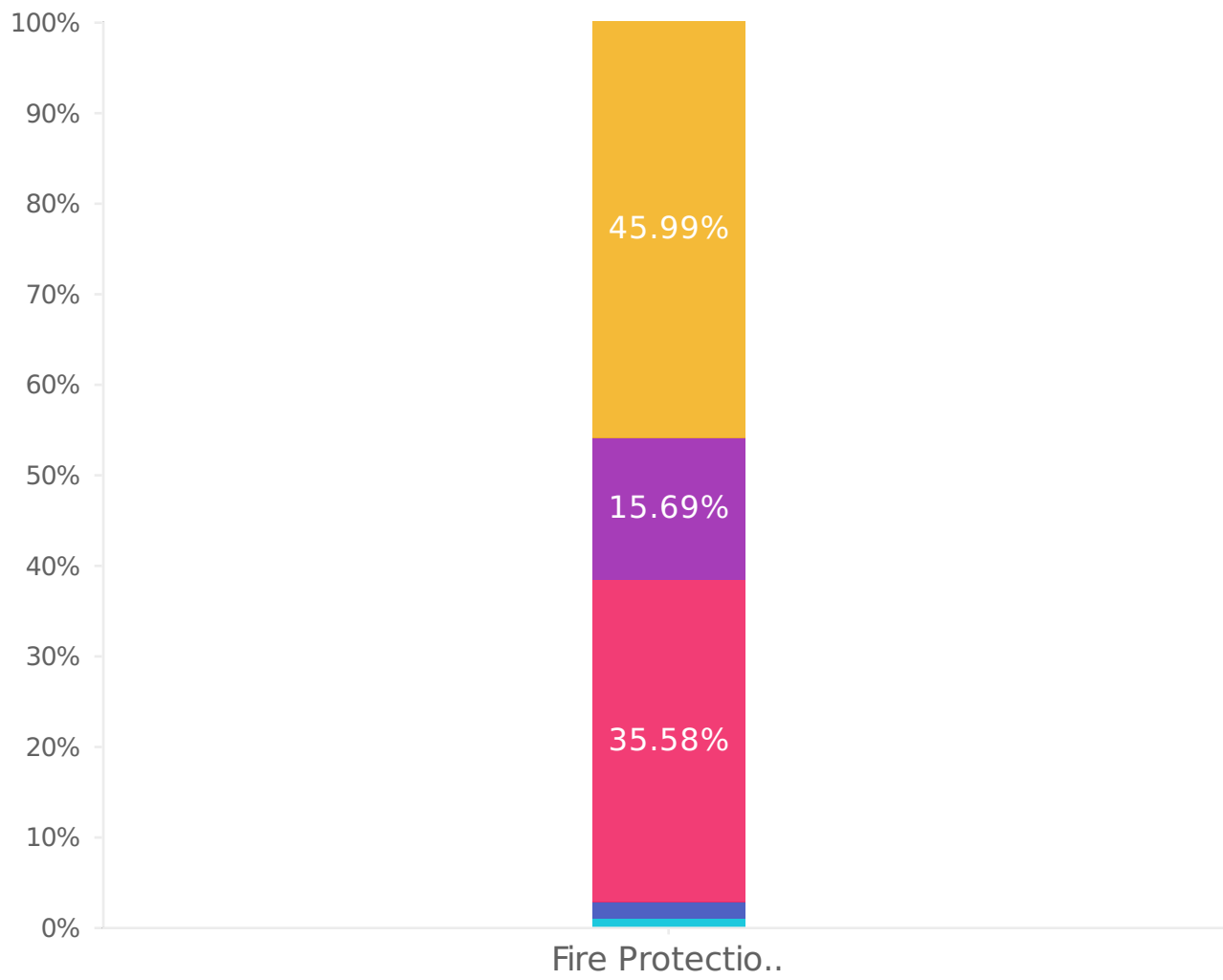
- More Strict Regulation/Enforcement
- Current Regulation/Enforcement
- Less Strict Regulation/Enforcement

Row	More Strict tion/Enforcement	Current Regulation/Enforcement	Less Strict Regulation/Enfor	Response count
Speed Limit Enforcement	22.81% (125)	70.99% (389)	6.20% (34)	548
Leash Law Enforcement	27.92% (153)	66.06% (362)	6.02% (33)	548
Private Property Maintenance Ordinance Enforcement	25.18% (138)	68.61% (376)	6.20% (34)	548
Building Code Enforcement	17.34% (95)	74.64% (409)	8.03% (44)	548
Noise Ordinance Enforcement	12.77% (70)	84.12% (461)	3.10% (17)	548
Police Protection	10.58% (58)	87.77% (481)	1.64% (9)	548

Q5

Fire

Answered: 548 Skipped: 77



- Very Dissatisfied
- Somewhat Dissatisfied
- Neutral/ No Opinion
- Somewhat Satisfied
- Very Satisfied

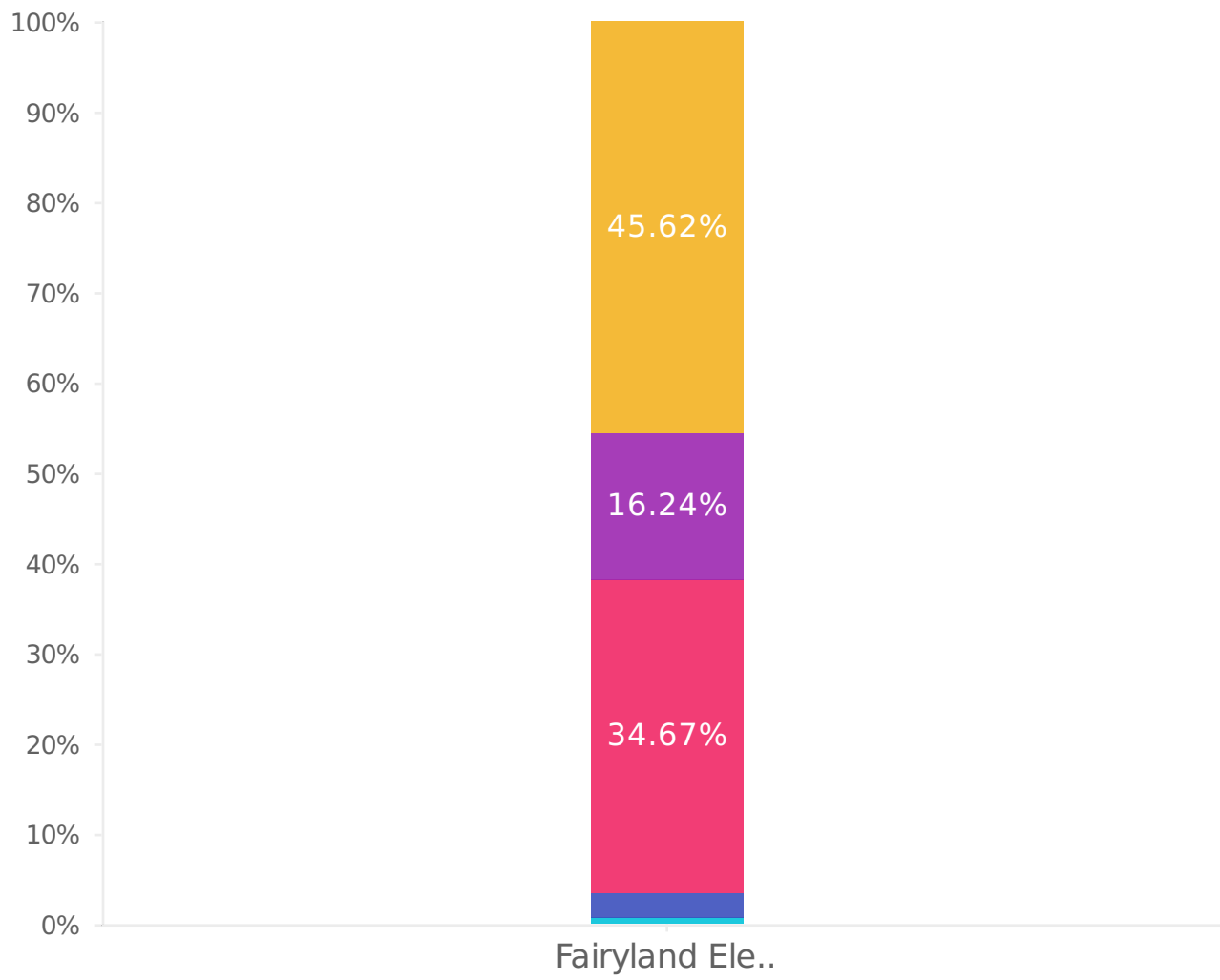
Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	So S	Response count
Fire Protection/Rescue	0.91% (5)	1.82% (10)	35.58% (195)	1	548

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	Somewhat Satisfied	Very Satisfied	Response count
Fire Protection/Rescue	0.91% (5)	1.82% (10)	35.58% (195)	15.69% (86)	45.99% (252)	548

Q6

School

Answered: 548 Skipped: 77



- Very Dissatisfied
- Somewhat Dissatisfied
- Neutral/ No Opinion
- Somewhat Satisfied
- Very Satisfied

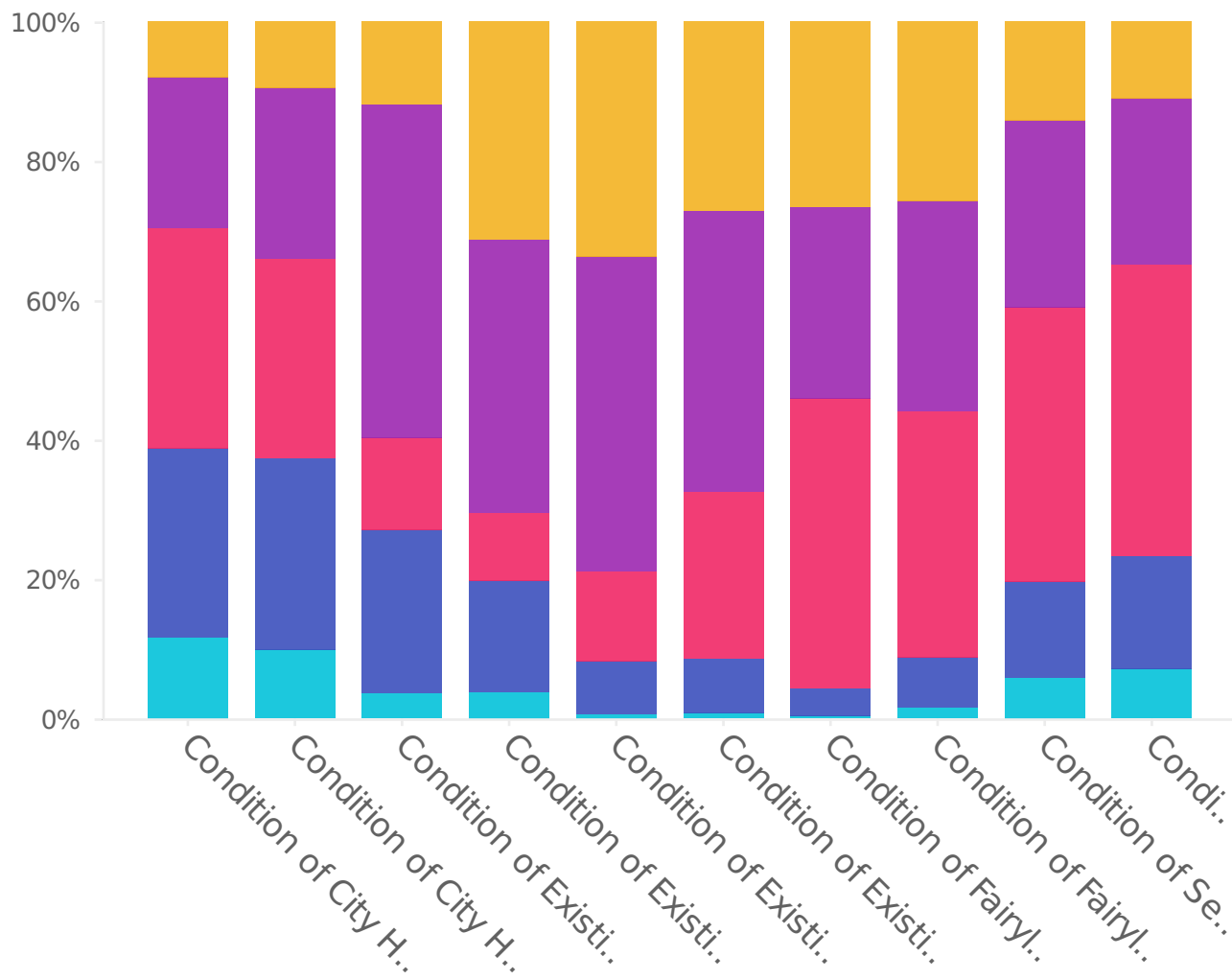
Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	So S	Response count
Fairyland Elementary School	0.73% (4)	2.74% (15)	34.67% (190)	1	548

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	Somewhat Satisfied	Very Satisfied	Response count
Fairyland Elementary School	0.73% (4)	2.74% (15)	34.67% (190)	16.24% (89)	45.62% (250)	548

Q7

Public Amenities

Answered: 536 Skipped: 89



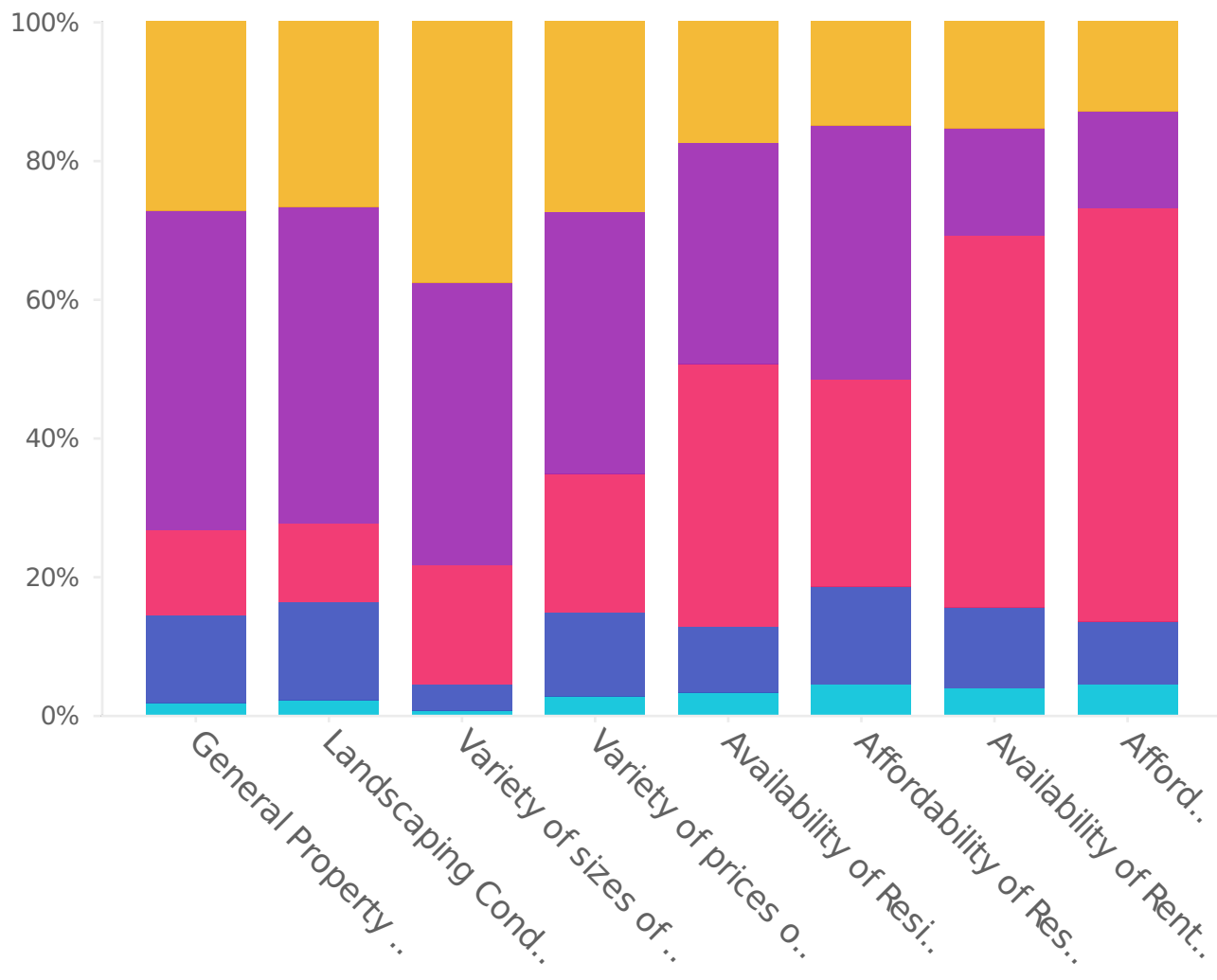
- Very Dissatisfied
- Somewhat Dissatisfied
- Neutral/ No Opinion
- Somewhat Satisfied
- Very Satisfied

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	Somewhat Satisfied	Very Satisfied	Response count
Condition of City Hall (Building)	11.57% (62)	27.24% (146)	31.53% (169)	21.64% (116)	8.02% (43)	536
Condition of City Hall (Landscaping)	9.89% (53)	27.43% (147)	28.54% (153)	24.63% (132)	9.51% (51)	536
Condition of Existing Roadways	3.54% (19)	23.51% (126)	13.25% (71)	47.76% (256)	11.94% (64)	536
Condition of Existing Sidewalks and Pathways	3.73% (20)	16.04% (86)	9.70% (52)	39.18% (210)	31.34% (168)	536
Condition of Existing Parks / City Owned Green Space	0.56% (3)	7.65% (41)	12.87% (69)	45.15% (242)	33.77% (181)	536
Condition of Existing Recreational Facilities	0.75% (4)	7.84% (42)	23.88% (128)	40.30% (216)	27.24% (146)	536
Condition of Fairyland Elementary School (Building)	0.37% (2)	3.92% (21)	41.60% (223)	27.43% (147)	26.68% (143)	536
Condition of Fairyland Elementary School (Grounds and Sports Fields)	1.49% (8)	7.28% (39)	35.26% (189)	30.22% (162)	25.75% (138)	536
Condition of Sewer Infrastructure	5.78% (31)	13.81% (74)	39.37% (211)	26.87% (144)	14.18% (76)	536
Condition of Storm Drain Infrastructure	7.09% (38)	16.23% (87)	41.79% (224)	23.88% (128)	11.01% (59)	536

Q8

Residential Properties

Answered: 530 Skipped: 95



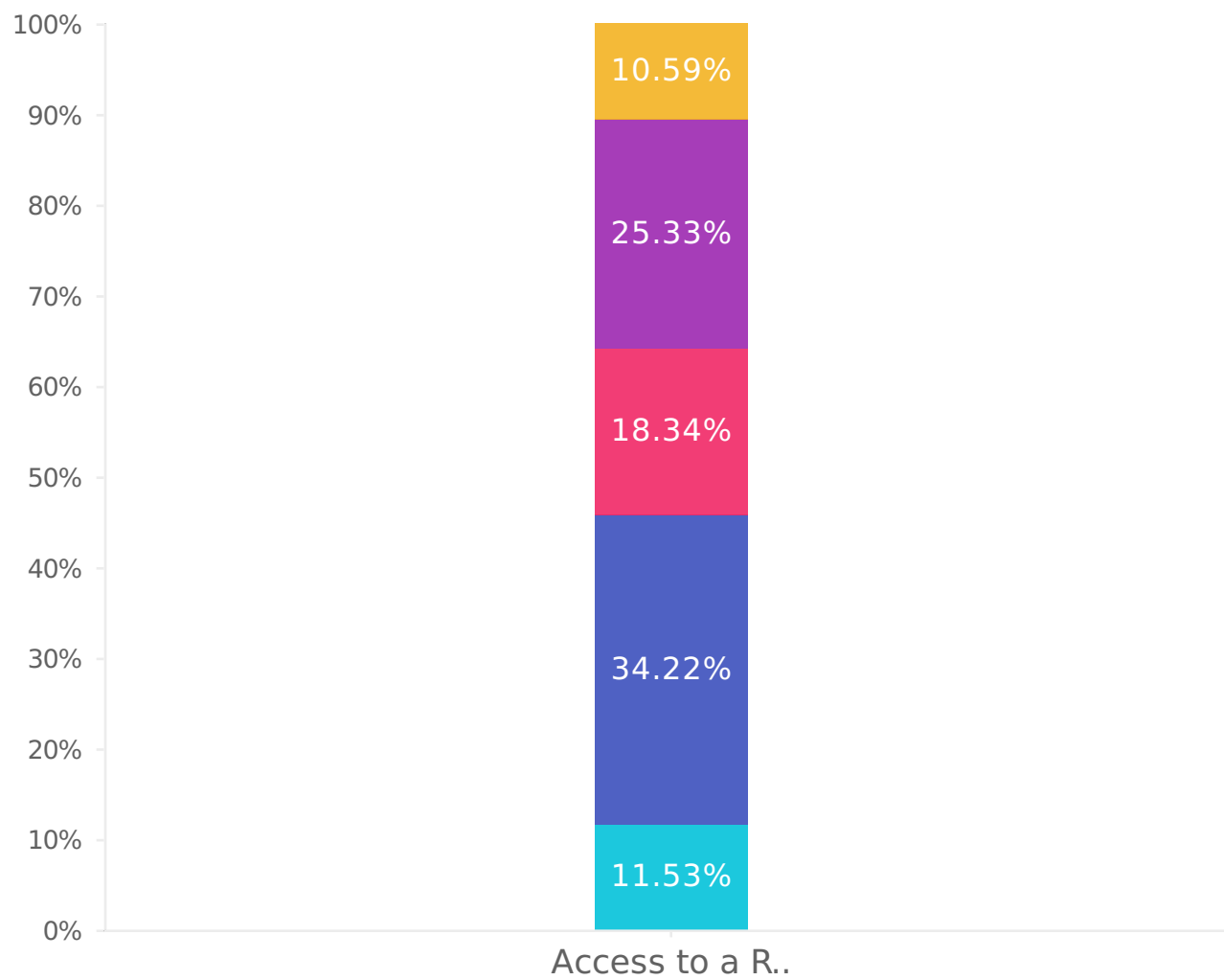
- Very Dissatisfied
- Somewhat Dissatisfied
- Neutral/ No Opinion
- Somewhat Satisfied
- Very Satisfied

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	Somewhat Satisfied	Very Satisfied	Response count
General Property Condition	1.70% (9)	12.64% (67)	12.26% (65)	46.04% (244)	27.36% (145)	530
Landscaping Condition	2.08% (11)	14.15% (75)	11.32% (60)	45.66% (242)	26.79% (142)	530
Variety of sizes of Residential Properties	0.57% (3)	3.77% (20)	17.17% (91)	40.75% (216)	37.74% (200)	530
Variety of prices of Residential Properties	2.64% (14)	12.08% (64)	20.00% (106)	37.74% (200)	27.55% (146)	530
Availability of Residential Properties for Sale	3.21% (17)	9.43% (50)	37.92% (201)	31.89% (169)	17.55% (93)	530
Affordability of Residential Properties for Sale	4.34% (23)	14.15% (75)	29.81% (158)	36.60% (194)	15.09% (80)	530
Availability of Rental Housing	3.77% (20)	11.70% (62)	53.58% (284)	15.47% (82)	15.47% (82)	530
Affordability of Rental Housing	4.34% (23)	9.06% (48)	59.62% (316)	13.96% (74)	13.02% (69)	530

Q9

Commercial Properties

Answered: 529 Skipped: 96



- Very Dissatisfied
- Somewhat Dissatisfied
- Neutral/ No Opinion
- Somewhat Satisfied
- Very Satisfied

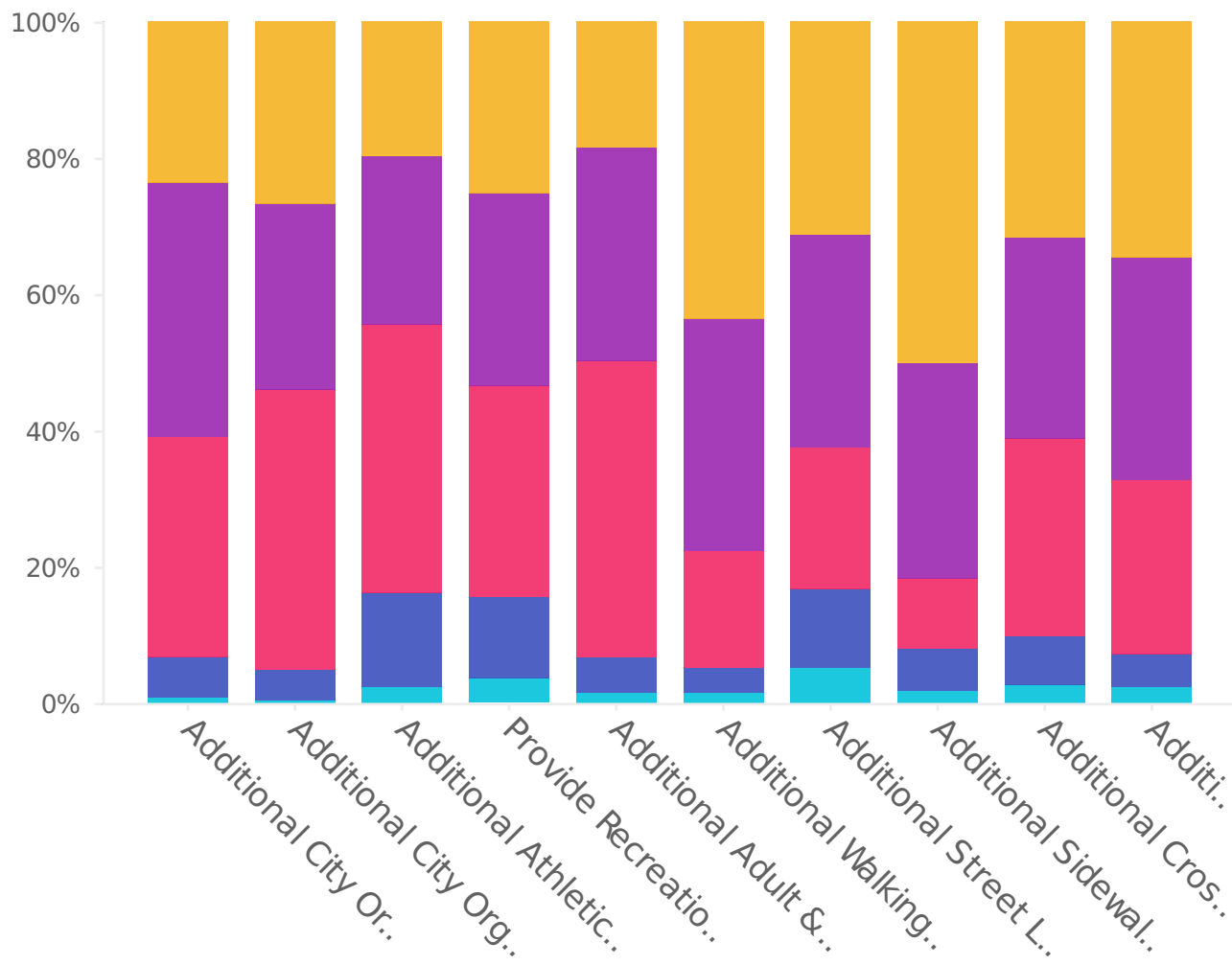
Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	So S	Response count
Access to a Range of Goods and Services	11.53% (61)	34.22% (181)	18.34% (97)	2	529

Row	Very Dissatisfied	Somewhat Dissatisfied	Neutral/ No Opinion	Somewhat Satisfied	Very Satisfied	Response count
Access to a Range of Goods and Services	11.53% (61)	34.22% (181)	18.34% (97)	25.33% (134)	10.59% (56)	529

Q10

Public Services and Amenities

Answered: 520 Skipped: 105



- Strongly Oppose
- Somewhat Oppose
- Neutral/ No Opinion
- Somewhat Support
- Strongly Support

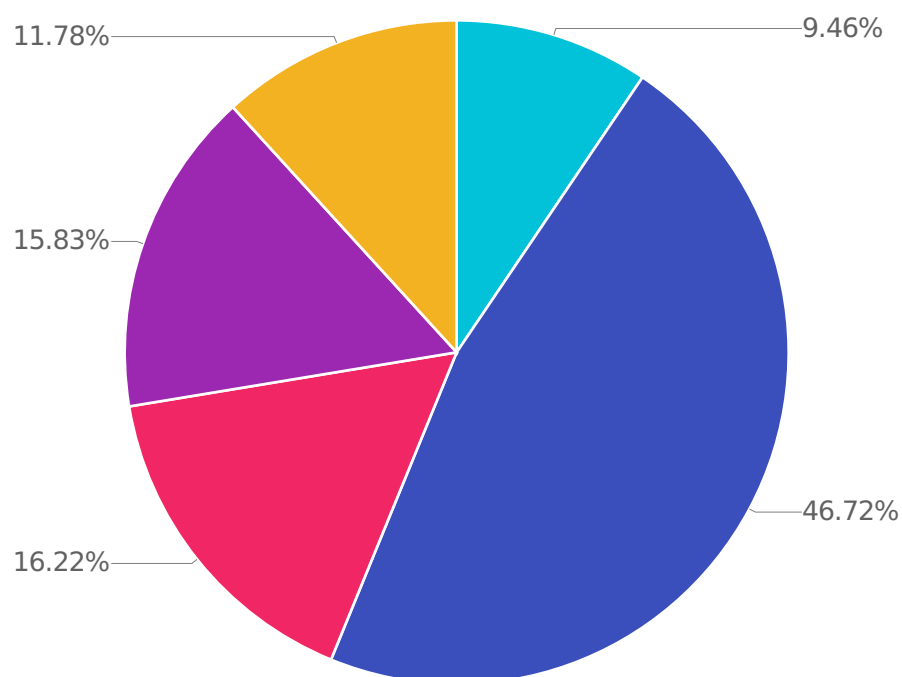
Row	Strongly Oppose	Somewhat Oppose	Neutral/ No Opinion	Somewhat Support	Strongly Support	Response count
Additional City Organized Community Events	0.77% (4)	5.96% (31)	32.31% (168)	37.31% (194)	23.65% (123)	520
Additional City Organized Youth Recreation Activities	0.38% (2)	4.42% (23)	41.15% (214)	27.31% (142)	26.73% (139)	520
Additional Athletic Fields	2.31% (12)	13.85% (72)	39.42% (205)	24.62% (128)	19.81% (103)	520
Provide Recreation Courts (i.e. Basketball, Tennis, Pickleball, etc.)	3.65% (19)	11.92% (62)	30.96% (161)	28.27% (147)	25.19% (131)	520
Additional Adult & Senior Citizen Activities/Classes	1.54% (8)	5.19% (27)	43.46% (226)	31.35% (163)	18.46% (96)	520
Additional Walking/Hiking/Biking	1.54% (8)	3.65% (19)	17.12% (89)	34.04% (177)	43.65% (227)	520
Additional Street Lights	5.19% (27)	11.54% (60)	20.77% (108)	31.15% (162)	31.35% (163)	520
Additional Sidewalks	1.73% (9)	6.15% (32)	10.38% (54)	31.54% (164)	50.19% (261)	520
Additional Cross Walks	2.69% (14)	7.12% (37)	29.04% (151)	29.42% (153)	31.73% (165)	520
Additional Public Green Space	2.31% (12)	4.81% (25)	25.58% (133)	32.69% (170)	34.62% (180)	520

Additional Sidewalks	1.73% (9)	6.15% (32)	10.38% (54)	31.54% (164)	50.19% (261)	520
Additional Cross Walks	2.69% (14)	7.12% (37)	29.04% (151)	29.42% (153)	31.73% (165)	520
Additional Public Green Space	2.31% (12)	4.81% (25)	25.58% (133)	32.69% (170)	34.62% (180)	520
Widening of Existing Roads	11.15% (58)	19.81% (103)	27.69% (144)	20.96% (109)	20.38% (106)	520
Enhancement of Landscaping on City Property	1.92% (10)	9.23% (48)	27.88% (145)	36.35% (189)	24.62% (128)	520
Additional Stop Signs	20.58% (107)	27.12% (141)	33.65% (175)	11.92% (62)	6.73% (35)	520
Addition of Traffic Lights or Flashing Caution Lights	24.42% (127)	29.62% (154)	23.27% (121)	14.04% (73)	8.65% (45)	520
Additional Bike Lanes	16.15% (84)	18.46% (96)	21.54% (112)	24.62% (128)	19.23% (100)	520
Enforcement of ordinances for landscaping maintenance standards alongside roadways, ensuring unobstructed sightlines for traffic	2.88% (15)	3.85% (20)	17.69% (92)	34.04% (177)	41.54% (216)	520
Enforcement of ordinances for landscaping maintenance standards on private property	8.27% (43)	13.27% (69)	23.08% (120)	29.42% (153)	25.96% (135)	520
Enforcement of ordinances for general property maintenance standards on private property	6.92% (36)	12.88% (67)	22.12% (115)	29.62% (154)	28.46% (148)	520

Q11

7. What do you think about the development of a Town Center in the City of Lookout Mountain, Georgia. (check one)

Answered: 518 Skipped: 107



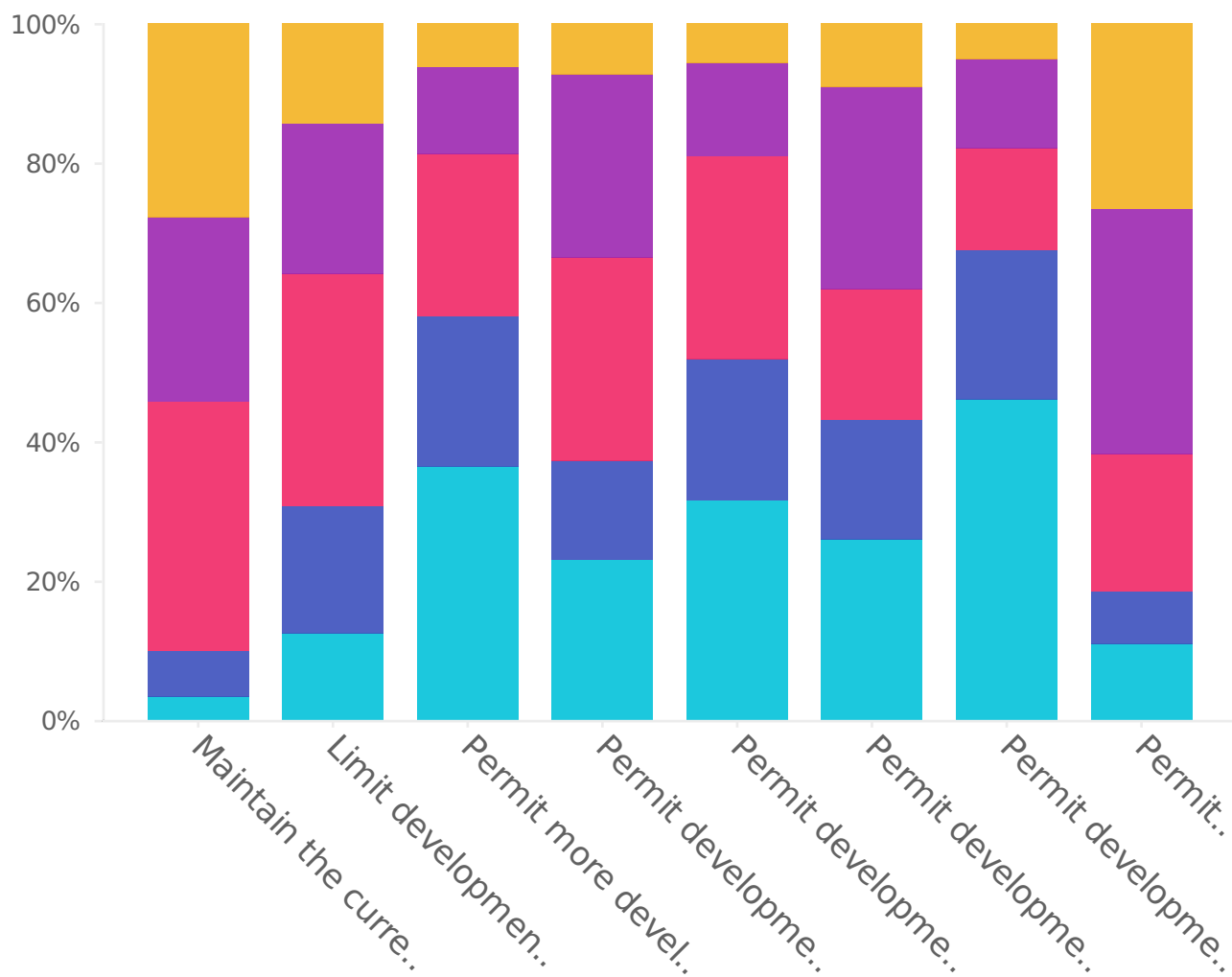
- A new City Hall should be built on the site of the existing City Hall.
- A new City Hall should be built and should be the focal point of a Town Center which would serve as the center of activity for surrounding commercial properties.
- A new City Hall should be built and should be the focal point of a Town Center which would serve as the center of activity for surrounding commercial properties and higher density residential properties.
- The existing city hall should be renovated.
- Do nothing to the current City Hall/Town Center area.

Choices	Response percent	Response count
A new City Hall should be built on the site of the existing City Hall.	9.46%	49
A new City Hall should be built and should be the focal point of a Town Center which would serve as the center of activity for surrounding commercial properties.	46.72%	242
A new City Hall should be built and should be the focal point of a Town Center which would serve as the center of activity for surrounding commercial properties and higher density residential properties.	16.22%	84
The existing city hall should be renovated.	15.83%	82
Do nothing to the current City Hall/Town Center area.	11.78%	61

Q12

8. Indicate your level of support for the following alternative Residential Zoning Policies in the City of Lookout Mountain, Georgia. (check one for each question)

Answered: 506 Skipped: 119



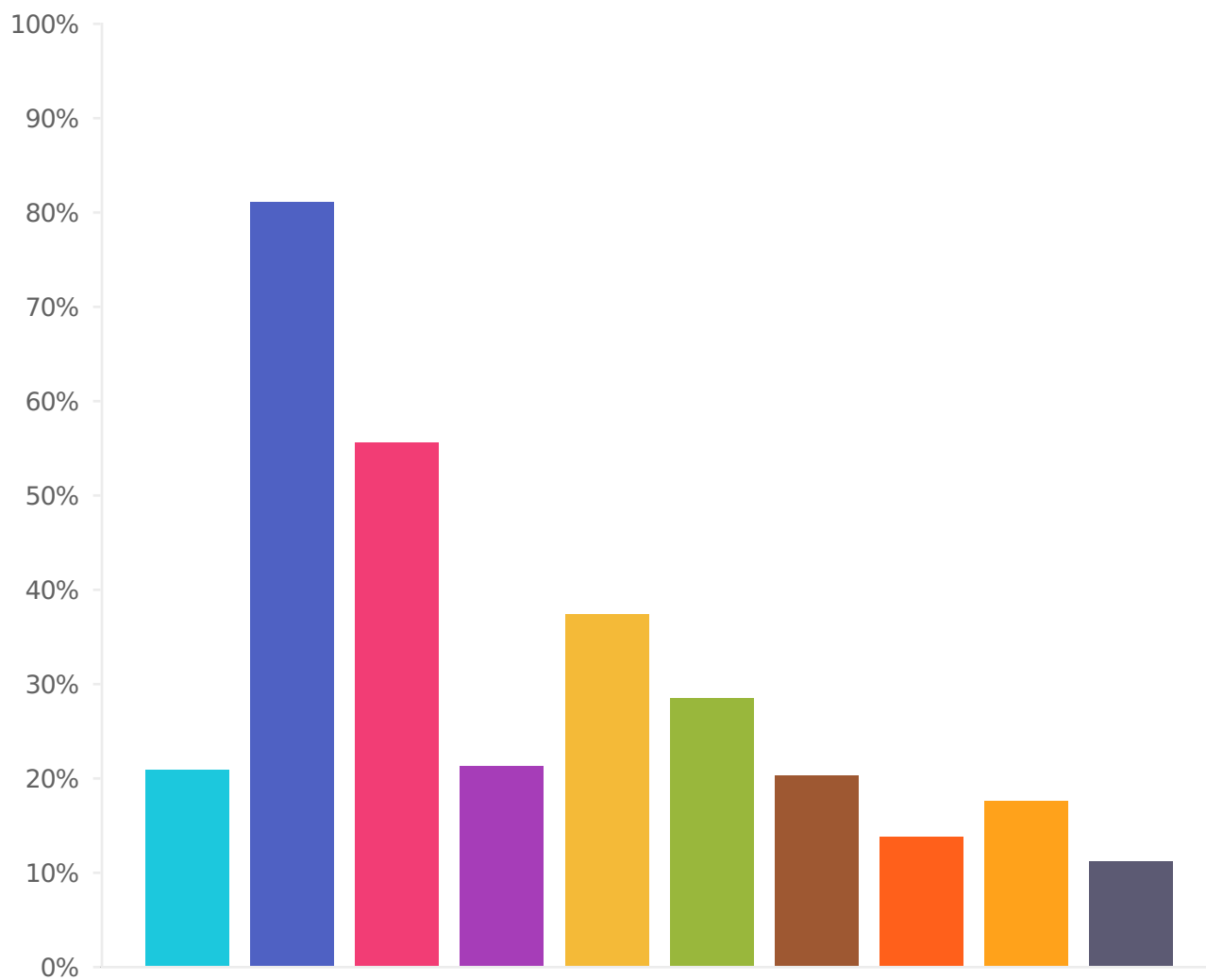
- Strongly Oppose
- Somewhat Oppose
- Neutral/ No Opinion
- Somewhat Support
- Strongly Support

Row	Strongly Oppose	Somewhat Oppose	Neutral/ No Opinion	Somewhat Support	Strongly Support	Response count
Maintain the current development policies: The minimum building site area for any existing lot is 15,000 SF for a single family dwelling. The minimum site area for any new/subdivided lot is 35,000 SF.	3.36% (17)	6.52% (33)	35.77% (181)	26.48% (134)	27.87% (141)	506
Limit development by raising the minimum lot size, yielding a LOWER MAXIMUM DENSITY than the current policy, in some zones within the city limits.	12.45% (63)	18.18% (92)	33.40% (169)	21.54% (109)	14.43% (73)	506
Permit more development by reducing the minimum lot size, yielding a GREATER MAXIMUM DENSITY than the current policy, in some zones within the city limits.	36.36% (184)	21.54% (109)	23.32% (118)	12.45% (63)	6.32% (32)	506
Permit development of a cluster of detached single-family residences on smaller lots, while preserving larger areas of undeveloped open space and maintaining the SAME MAXIMUM DENSITY of the current policy.	22.92% (116)	14.23% (72)	29.25% (148)	26.28% (133)	7.31% (37)	506
Permit development of a cluster of detached single-family residences on smaller lots, while preserving larger areas of undeveloped open space, yielding a GREATER MAXIMUM DENSITY than the current policy.	31.42% (159)	20.36% (103)	29.05% (147)	13.44% (68)	5.73% (29)	506
Permit development of townhomes, in some zones within the city limits.	25.89% (131)	17.19% (87)	18.77% (95)	29.05% (147)	9.09% (46)	506
Permit development of multi-family rental units (apartments, duplexes, etc.), in some zones within the city limits.	46.05% (233)	21.34% (108)	14.62% (74)	12.85% (65)	5.14% (26)	506
Permit the development of a detached guest house on the same lot as a primary residence.	10.87% (55)	7.51% (38)	19.76% (100)	35.18% (178)	26.68% (135)	506

Q13

9. What Commercial Activity should be added in the City of Lookout Mountain, Georgia. (check all that apply)

Answered: 505 Skipped: 120



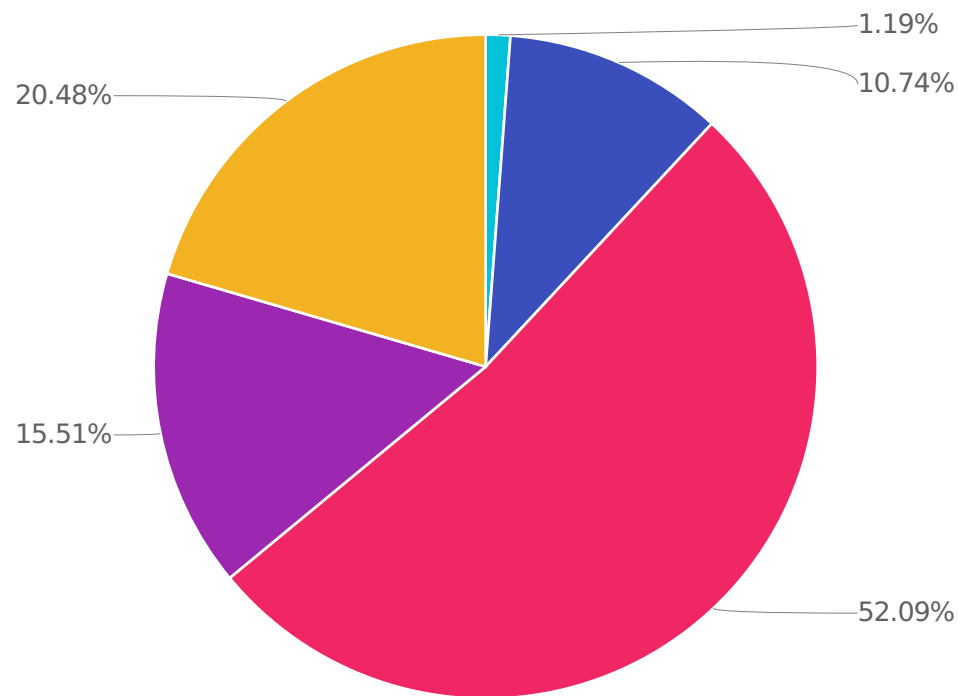
- High End Restaurant
- Casual Restaurant
- Grocery Store
- Gym/Health Club
- Specialty Retail
- Personal Services
- Hospitality (B & B's/ Inns)
- Tourist shops
- Short Term Vacation Rentals
- No Additional Commercial Activity should be added

Choices	Response percent	Response count
High End Restaurant	20.79%	105
Casual Restaurant	80.99%	409
Grocery Store	55.45%	280
Gym/Health Club	21.19%	107
Specialty Retail	37.23%	188
Personal Services	28.32%	143
Hospitality (B & B's/ Inns)	20.20%	102
Tourist shops	13.66%	69
Short Term Vacation Rentals	17.43%	88
No Additional Commercial Activity should be added	11.09%	56

Q14

10. How should the city government manage growth? (check one)

Answered: 503 Skipped: 122



- Encourage unrestricted growth
- Limit growth as much as possible
- Prioritize development in and around a Town Center
- Prioritize development in less developed areas of the city
- Do nothing; Let development happen naturally

Choices	Response percent	Response count
Encourage unrestricted growth	1.19%	6
Limit growth as much as possible	10.74%	54
Prioritize development in and around a Town Center	52.09%	262
Prioritize development in less developed areas of the city	15.51%	78
Do nothing; Let development happen naturally	20.48%	103

11. What do you love about Lookout Mountain, Georgia? (approximately 800 word limit)

Answered: 357 Skipped: 268

1. safe family community, great place to raise kids
2. I love the beauty, the nearness to Chattanooga, the small town feel, the people and the safety.
3. The green spaces and how private so many of the lots are. I love how quiet and close-knit the community is. I love the small town and laid-back feel of our community.
4. Our neighbors and local residents. Beauty of the mountain scenery and nature.
5. small town charm, safe place to live, friendly community,
6. Safe place to raise a family
7. Slower pace. Appreciative of family. Active residents in church, garden clubs, etc. caring neighbors. Kids walking to school. Safe. Neighbors visiting. Being next to LM TN. Lovely homes. Rocks. Nature is beautiful and keeps us all healthier. People are good and want to protect this special place.
8. How safe it is and how family friendly.
9. The laid back and friendly atmosphere, lots of old growth trees, houses not all jammed up on each other, NOT like what has happened to Chattanooga, having our own great elementary school,, almost everything.
10. community feeling; family-centeredness of residents
11. Sense of small community, like Mayberry The Lookout Mountain Club Fairyland Pharmacy School
KEEP IT SIMPLE
12. The natural beauty!
13. I love the lot size requirement.
14. I love how welcoming and hospitable it feels. The beautiful views and and landscaping are a wonderful setting for such a wonderful community.
15. I love that Lookout Mountain has the feel of a small town, yet is close enough to Chattanooga to enjoy the benefits of a bigger city.
16. The small town feel- with the strong values influenced by Covenant and churches
17. The safe community. The fact that people move to Lookout Mountain because of what it is now and not what it might become. The fact that people walk in the community and stop and talk to each other. The fact that we know our police men. The fact that our counsel does not get persuaded easily to jump on the next fad because someone moves to Lookout Mountain and tells them that North Chattanooga has this or that and we just have to have it.
18. I love living on Lookout and have loved raising my children here. I love the sense of community.
19. The community feel & Fairyland school
20. Peaceful and quiet
21. I love our quiet, friendly, and safe neighborhood where people come out of their houses and visit with each other. I love the limited traffic congestion/noise and the limited commercialization in our residential area. I also love the easily accessible outdoor walking, running, hiking, biking, sightseeing activities combined with the rich history of the mountain.
22. This is a wonderful small community that is like living in a village. It is quiet and a perfect location to live and retire. We are only a few minutes away from restaurants and other shops as well as churches. We moved here 33 years ago because it was a quiet community with plenty of walking/jogging/biking space. Lookout Mountain, Georgia has a charming aura about it and we love it. Our adult children and grandchildren love coming here for the same reason, the absolute beauty of the mountain.

23. I love the rural, beautiful mountain setting. I love the closeness to even more rural beautiful mountain landscapes. I love the vast amount of wildlife, both plants and animals, many of which are not often found in towns of our size. I love the quiet atmosphere. I love the slow traffic on the roads, because of slow speed limits. I love the rich history on this mountain, with homes and other buildings built over a long range of years. I love the relatively safe atmosphere. I love the distance between the mountain and urban areas. I love the trenches that were used by soldiers during the Civil War, and other times, and other reminders of the very interesting and rich history here. I love the fact that many of us here have been here for many, many years, for many generations, and that there is much familiarity between/among us. I love the NATURE!!!! I love the quiet! I love the dog-friendly and cat-friendly and wildlife-friendly atmosphere.
24. It has a rural feel and generally the lot sizes are on the large size. There are undeveloped areas that allow wildlife to survive relatively unmolested in our community (the area north of Fort Trace is a good example)
25. The rural setting, plenty of access to the woods, the beautiful scenery, and the friendly, low-crime community.
26. Safe, friendly, convenient, valuable community.
27. A wonderful place to raise a family. The Police and City workers are always helpful and help to maintain the quality of life we enjoy.
28. The landscape of the area, trees, rocks, waterfalls, planned well thought out development. Community atmosphere, safety, isolated from downtown Chattanooga.
29. The fact that everybody is so friendly and knows each other. Of course Fairyland School is the shining star in our community. I feel like we live in Mayberry.
30. The natural beauty and the small town feel. The people who work for the city are all very nice and do their jobs well. I think the Mayor does a really good job too.
31. Family oriented, small, safe
32. Close to downtown and work, quiet, safe, outdoor activities are close.
33. The small community!!
34. The ability to let kids be kids, ie let them ride their bikes or go to the soccer/baseball fields without concern for safety.
35. Quiet private community that encourages family and neighbor gatherings.
36. safe, quiet community.
37. Safe for kids Close to Chattanooga Beautiful
38. The views, the rocks, and Covenant College.
39. The safe, close knit community
40. Everything.....
41. Tree -canopied streets, more affordable housing than the Tennessee side, quietness, caring, friendly neighbors, trusty police, convenience to Chattanooga, residence status at Rock City.
42. Community, scenery, and availability of elementary education
43. It's a quiet family community!
44. The natural beauty, the people , the proximity to Chattanooga.
45. It's home
46. security, privacy, less busy neighborhood feel, the opportunity to use the roadways for walking, jogging, strolling babies, cycling, kids to visit neighbors without being driven by parents in cars.
47. Family friendly environment, a great SAFE place to raise kids. You can come home to a much more laid back relaxed pace of life. Small tight knit community
48. Small tight-knit community. Safe place to raise a family. Close proximity to downtown.

49. It is a special place , what makes it so is it's being different than other communities in the Chattanooga area. It has charm & character. By allowing higher density and or more rental property or even allowing to much commercial properties, and the issues that come with them, we would effectively be making ourselves more like other communities.
50. I like the feeling a small town community and the natural beauty of the area.
51. I love the natural beauty, the family friendly community, knowing my neighbors, trusting my neighbors, having a great elementary school, relatively quiet neighborhoods but with noise of children playing, having economic diversity at the elementary school, coming together for parades & holiday events, people generally maintain their homes and yards, having a variety of housing options (could use more).
52. Safe place to live. Natural beauty. Low key government and police. Neighborliness and community. Strong Christian environment. Property values are maintained. Not Signal Mountain.
53. I love the safety and the privacy in relation to downtown. I love the family friendly atmosphere. I love knowing good people all through the neighborhood. I loved my kids walking to and from school. I love our wonderful city employees. I love that the pharmacy delivers.
54. Safe community, great mayor, beauty, churches, youth leagues, Love Lookout, sidewalks, no big apartment complexes, awesome town council.
55. ...lookout mountain has a "feel" about it!...it's feels ancient and green and magical!...the thing i love most is the incredible botanical diversity within its indigenous plant community...it is unique in this!... (i believe there are over 1500 species?).....i think we should promote the botanical significance of our mountain MUCH more!...(in fact, if i had the property and other resources to do it, i'd look into the construction of a beautiful botanical park featuring the native plants of lookout...either attached and incorporated into a town center, or separate).....unlike some residents, i don't mind the tourism aspect of our mtn at all....i think its rather wonderful that others want to come experience lookout!.... (which is one reason i think we should have a botanical park)....every big city has a facility to accommodate growing things, and i have long thought chattanooga should have such a place..... i think lookout mountain, with its already abundantly "green" feel would be a perfect location!....even if it were small scale, and quaint, to have a native plant collection that was totally representative of the mountain would be a source of pride and revenue, education and recreation, conservation and culture and just plain joy!...(also, many botanical parks feature attached restaurants, as well!....so perhaps that could be an option!).....i love the plants here on the mountain, some of which you rarely find anywhere else in the world!....grocery stores and tennis is ok, but we have a WORLD of beautiful and interesting natural treasures here on lookout and i would love to see them featured somehow!...
56. Family-friendly, always feel safe, love the greenery and scenic views!
57. The community and being on top of the mountain
58. Excellent elementary school. Proximity to Rock City Gardens. Quiet social community
59. Safety, availability of services, presences of churches and schools.
60. Beauty of natural surroundings. Safety. Friendliness and helpfulness of community employees.
61. Lookout Mountain is special, indeed unique, due to its combination of friendly residents in a small town atmosphere, beautiful single family homes, lack of traffic volume/congestion, low crime and natural beauty.
62. Natural beauty, quietness especially at night, darkness so you can see stars, fresh air without pollution, friendly neighbors, close knit community, Fairyland School, safe neighborhood for children, family oriented. Narrow roads are part of the charm.
63. As indicated earlier, I like the quiet, secure community. I also like access to Rock City and Starbucks.
64. Good City services, police, fire, utilities, proximity to Chattanooga, family friendly neighborhoods, pride in ownership in most cases, good elementary school (no school age children) and Churches that serve the community well. Covenant College is a plus as are the parks, trails and sports fields.
65. The small, intimate community where everybody knows everybody and residents feel safe and secure.
66. The friendliness of the residents.

67. Natural beauty, a sense of community, safe environment, no cookie-cutter development, many custom homes and diverse styles of architecture, established neighborhood and multi-generations of residents.
68. Its beauty, the lovely people and the family and God-oriented culture
69. Safety, trees, small town feel.
70. Small town close to larger city. Youth group of First Presbyterian Church. Natural beauty. Carter Field and activities. "Thrive" keeps older persons near family and friends.
71. The consistency. The quaintness of our small village. The Mayberry feel. The feeling that this town is still mostly the same as it was the way when we were children ourselves. The simple, uncomplicatedness of it all.
72. The home town feeling.....The peaceful ,comfortable style of living.....I happen to be a very senior citizen, so I have certain ideas to fit self... I love it on this mountain, and probably am just satisfied.. So am not too much help concerning the future of this area...
73. Peace.
74. I love the neighborhoods filled with families with children mixed with retired couples. I love that the families send their kids to Fairyland Elementary. I love that Fairyland Elementary has wonderful teachers. I love that there is a golf course and club. I love Rock City and how beautiful their grounds are kept. I love that we are a small community. I love the drive up and down the mountain. I love the views. I love the youth programs at Carter field. I love our police force. I love that our neighborhood is safe. I love the halloween community party and the potato gun contest. There is so much to love about Lookout Mountain!!
75. Proximity to Chattanooga, the individualism eccentric residents, the Law Enforcement personell are awesome, the natural landscape, the fact that growth can occur via Durham and towards Cloudland, the texting system that's being built, the sidewalks...
76. I love the quiet and relaxed feeling on Lookout Mountain. I also enjoy the amount of woodsy, natural areas on both private and public land. It is beautiful up here in a very natural way. I especially love our trails and outdoor recreational areas.
77. The sense of community with other residents.
78. beautiful, safe environment
79. Fairyland School
80. Community feel. Safety
81. I love the open space and quiet. I also love my neighbors and the neighborly feel of the town.
82. Family friendly and safe
83. We love how tight-knit the community is and how easy it is to get to know our neighbors. The kids sports leagues are excellent as well.
84. Going for walks in the evening and talking to neighbors. Walking to Rock City to catch the raptor show and get some coffee. The clean air and the friendly neighbors.
85. The feeling of "neighborhoods" and warmth of the community, but not "sub-division" feeling...
86. Peaceful, family oriented, dog friendly, scenic, mature, unique
87. The size of the community (small town) with close access to a metropolitan area.
88. The beauty of the rocks and trees and the location. It's close to a city but doesn't feel urban.
89. small town community,safe,quiet,family oriented, Fairyland School,local pharmacy&health center
90. Safe neighborhoods, the police department, churches, community wide events, Covenant College, the peace and quiet, not much traffic, nature.
91. The people and the spirit of the place
92. school, clubs, safety, convience,community interest.
93. The community is bar none.

94. Safe, family friendly, natural spaces
95. It's my home. It's where I've always been. I can't imagine living anywhere else.
96. Small, tight-knit community in which it is possible to get to know many of the residents. We love the youth sports and location of the mountain relative to Chattanooga.
97. I love the safe, friendly atmosphere. I love that I can walk to friends. I love the nature trails and views. I love our connection with Covenant College.
98. The quiet laid back way of living. Not have any large businesses.
99. Quiet, safe, family-friendly community
100. Fairyland School
101. It's a great balance of everything we love about life and our current state - love the school, the safety of the neighborhood, the walkability of the neighborhood, the people, a pharmacy that delivers, the permitting of golf carts, etc.
102. This is a very peaceful place to live and is a very low crime area. It is a very close net community and conveniently located Next to our bigger cities.
103. Small town village! Quaint streets. Sidewalks. People wave at passers by!!!
104. I live that it is family oriented, safe, quiet, low key, an all around great community . The historical value is the best thing.
105. People
106. The tight-knit family-first community.
107. Small community
108. Schoo, views
109. rural feel particularly of landscaping
110. The small feel of it and the intimate feel of the community
111. Scenic setting, beauty, history, community feeling and support, opportunities to participate in community groups for the betterment of resident experience, safe and nurturing for families, small-town size and neighborliness, Fairyland School, youth activities, Churches and Garden Clubs, community traditions and events, Rock City, Starbucks, The Mountain Mirror, small enough to have a personal relationship with Police, Public Works crew, merchants, and Public Servants, diversity of architecture. A great place to raise a family.
112. Size, people, variety of homes, school, lack of commercial footprint
113. The school and the safe neighborhoods. I also love the feeling of a true community who supports each other.
114. rock formations, outdoor activities, seems safe and clean and friendly.
115. we have lived on the GA side on and off for over 26 years. It is a beautiful neighborhood with a variety of price points in housing. Fairyland school is a tremendous asset to our community.
116. Beautiful, scenic, friendly residents, rural w/ access to Chattanooga metro area, great schools.
117. Quiet, scenic,nice walking paths.
118. Good neighbors and generally progressive government
119. ease of living
120. Quiet, safe community with little traffic where kids are safe to walk, play and explore. Community, neighborhood activities designed to bring people together. Organized sports activities for kids and adults on the mountain. The proximity of the mtn to Chattanooga.
121. Proximity to Chattanooga and it's relaxed quality of life.
122. The schools, small tight knit kid and family friendly community, close proximity to City, but rural on the mountain. Close proximity to outdoor nature activities and hiking.

123. Lookout Mountain, Georgia is a unique, safe, family-oriented community. I appreciate the small town feel while also enjoy its proximity to a city.
124. Mostly everything
125. The quiet, natural setting.
126. We have a safe, family-oriented community which is something rare to find these days. We should make sure any residential developmental that is permitted focuses on continuing this family-centered community.
127. The simplistic, friendly neighborhood feel away from the hustle of downtown. That is, and always has been, the main attraction.
128. Great community and the confidence to let kids walk/bike around in a generally safe atmosphere. Police and Fire are engaging and friendly and professional when needed.
129. the amount of Trees and green space. The amount of opportunity we have to capitalize on the south Side growth.
130. The people and the small scale charm
131. City employees police officers climate solitary outlook
132. I love it because it has a Mayberry feel - officials, paid staff and residents know and care for one another - watch out for each other!
133. I never grow tired of going up & down the mountain because of its beauty. The weather, time of day or season always provide a new look for the mountain. I've always felt safe in my neighborhood. I especially feel that our police force is one of the best. The maintenance team is also a real plus for us.
134. The safe community and the beautiful land.
135. The scenic and removed feeling of the mountain
136. Proximity of a fairyland to the ordinary world.
137. friendliness, safety, love the trash removal - they do an excellent job and are usually quick about pick up so that piles are not left for days, weeks, etc.
138. This has been and remains a wonderful place to live and raise a family. Our family has benefited greatly from raising our children here and living here. The proximity to downtown Chattanooga is perfect. We need to become more welcoming as a community. I would love to see our community become more diverse- racially, economically, etc. For this to happen, we need to keep a broad range of housing prices and options for new residents.
139. Well, I have kids and it's been a great place to raise kids in a community of family oriented people. I have been extremely disappointed in the lack of building a town center and removing a place of unification for all our residence and tourists. It would be a HUGE gift to see a two story town center with apartments above, like an Italian piazza where people of all ages could gather and live life more in community. Small shops, lots of variety,but I've lived here all my life and I do love this place! It's a treasure!!!
140. Sense of community
141. quiet neighborhoods
142. safety and community feel
143. The community is safe for children to play in. It's convenient for walking, so people see and know their neighbors, who are out and about. Parents are involved in the school. The Fairyland pond is available for the children to fish. Carter field and soccer games. I also love the established feel of the neighborhood. There is just enough new construction to maintain a good mix of old and new houses. It's a rare balance, but Lookout Mtn. has it.
144. We love the community. As a family who moved on the mountain about a year ago, it has been wonderful to feel a sense of community and safety here. We have small children and we are thankful for a strong school system and safe streets to walk for our kids.

145. I love the great people that are my neighbors! Lookout Mtn, GA has been a great community to raise my children. Fairyland School is a great asset to the community. We enjoy being able to walk the streets of Lookout Mtn. It is nice that it is a quite community. I feel it is a safe community. It is a beautiful place to call home.
146. community, safety, nearness to the College, laid back
147. environment away from the city. family friendly and safe
148. A small community which promotes the benefits being closely knit, away from the hustle and bustle, less to no crime, no crowds or congestion. character and an atmosphere and a charm that develops when the community is small enough to become intimate and know each other. When someone becomes ill the entire community quickly jumps in to help the family. When someone dies the community quickly comes to the aid of the grieving family. When someone new moves into town they are quickly greeted with open arms and a big welcome. Community spirit is alive and strong! While we must grow, it can hopefully be with an eye to allowing the benefits of a small community to continue.
149. Family friendly, safe neighborhoods. Good school, increasing green spaces and sidewalks, bike paths. Easy access to Chattanooga. Limited multi-resident dwellings. Affordable.
150. Quiet, peaceful neighborhood Beautiful scenery Great place to walk if they're were more sidewalks Very safe and well patrolled
151. Trees. Quiet. Safe. Friendly. I love that Rock City tourism is thriving but does not negatively impact our residential areas. I love that the police are visible and are protecting our community .
152. Safety, community and size.
153. I love the community feel on Lookout Mountain. The city employees are hardworking respectful individuals that take pride in their jobs. I love the diversity of economic backgrounds of the community. I love that people are walking, riding bikes, and talking with their neighbors on a daily basis. I love the cost of housing is very affordable with a variety of styles and house sizes.
154. I love the sense of tranquility, smallness, beauty, and safety of living in the Lookout Mountain community. Although, I may not be living in my lovely home much longer in the future due to the high taxation I have been very thankful to the Lord to be able to create many warm happy memories for my daughters and I living in the Lookout Mountain community. It also has upset me that the Lookout Mountain, Georgia community has had to endure the negative repercussions of excessive taxation due to the shortcomings of the previous Georgia county leadership team. My family does not even use Hutchinson Medical Center for our healthcare needs. My family sees practitioners in the Chattanooga, Tennessee area and has all these years. Here again the Lookout Mountain, Community was penalized financially for the negative actions of some of our Georgia county administration. Do these Lookout Mountain, Georgia politicians understand the financial implications that all single parent families face let alone "any" family for that matter? Maybe not. And how is it that we have some politicians continue to serve on council that are not just/ ethical in our Georgia government and are permitted to continue to serve and probably have better salaries than some other Georgia citizens who work in other types of employment? In short, I have been VERY THANKFUL for being able to reside on Lookout Mountain for the time I have been raising my children in such a beautiful surroundings like one I had grown up when living in New England; Massachusetts...which reminds me of of the community I grew up in.
155. Privacy, rural feel, small town feel, little commercial development
156. Small, safe beautiful place to live. Already has many amenities, Fairyland and Golf club, rock city, ruby falls. Chanticleer. It is a charming place with no fast food establishments etc....let's keep this place a hidden gem and not over develop
157. It is quite, family based, non-commercial -- the recent construction has challenged these characteristics with increasing traffic and noise.
158. It's quiet, beautiful, great place to walk.
159. The privacy and beauty and security of it along with the proximity to Chattanooga. We also have deep familial roots and like the community.
160. THE LACK OF GOVERNMENT.
161. quiet, safe, beautiful place to live
162. Everything!! The people. The way I feel safe. The beauty of it. The small town community feel.

163. Love the community feel
164. Mostly everything.
165. The small-town atmosphere — a quiet and friendly place — is one reason we enjoy life on the mountain. While the need for growth, generating additional tax revenue, is understood and appreciated, rapid development or high-density development that would change traffic patterns and the general feel of the mountain are not what I would wish to see. Continued growth of single-family residences in the undeveloped part of the mountain would be welcome. As Chattanooga continues to develop, particularly along Broad Street and in St. Elmo, I would hope the mountain continues to be a quiet suburban refuge in close proximity to a wealth of resources.
166. See answers to question 1.
167. The beautiful, family oriented environment.
168. It's people
169. Small village atmosphere. Quiet residential community. Nice people.
170. Safety, serenity.
171. Lookout Mountain's safe neighborhoods is a primary benefit, often taken for granted. Conservative financial management of the town has been good for all residents (wish the same was true for past County administration). The green space and access to National Park Service, Cloudland Canyon and Lula Lake parks and trails is a great amenity.
172. Fairyland School. Friendly community. Safety. Police that are available to come to the rescue of older residents. Charming homes.
173. Family culture, safe community, schools, rec opportunities
174. Family friendly
175. I love the beauty of Lookout, the safe community to raise my family.
176. The people and the environment
177. I love the small town feel where you can have your prescriptions delivered to your door, and the pharmacist knows you by name. I love feeling safe and knowing that my children are safe and free to play and ride bikes around the mountain without being in danger. It is a little bit like going back in time. I feel like my kids are growing up very much like I did. I love our school, our church, and our neighbors. It truly is like living in a "fairyland".
178. It has been, is now and will continue to be my familial home.
179. Safety, close to Chattanooga, beauty of the mountain
180. My wife and I fell in love with Lookout Mountain, GA on our first visit to Chattanooga. I knew we wanted to settle in this amazing community and start a family. It is such a privilege to have Fairyland Elementary so close by. We love the neighborhood, our neighbors, Rock City, and our home! We hope to become members of the clubhouse in the future and fully embrace the mountain and all it offers.
181. I love the people and culture of a safe, walkable neighborhood.
182. Friends, neighbors, family, church, schools, city employees
183. I have history here just love living here.
184. Small town feel with access to big city amenities.
185. FES is fantastic! Beautiful place to live as well.
186. Family friendly, safe, beautiful
187. Privacy, safety, beauty
188. The small community
189. Great community with great people. A wonderful place to raise a family up to and including a place to retire.

190. I love how quiet and safe our community has always been. I have lived on this mountain most of my life and there is no better place to raise children in the Chattanooga area.
191. Peaceful and safe place to live.
192. I have grown up on this mountain and I love the safety of it, the social community, and the natural beauty of it. Everybody knows everybody, and if you don't you still treat them like family. It's such a special place and it deserves to be preserved. Development is a great thing unless it ruins the core of what Lookout Mountain is to all of its inhabitants. The natural views, hikes, and greenery are all things that can be lost if there is too much development, as well as loss of connection, depth, and appreciation of the people who live on the mountain with one another.
193. Scenery; quaintness, weather.
194. It is beautiful, quiet, safe, small, and very close to downtown Chattanooga. I do not want city life to come up the mountain. It would spoil the mountain as a retreat from the city.
195. safe. great community.
196. I love the small town feel that is only minutes from a larger city.
197. proximity to Chattanooga, quiet neighborhood, excellence of Fairyland Elem.
198. The beauty and safety
199. Its casual vibe and low key attitude. Local scenery is great and I am surprised the area doesn't grow more. But that's what is appealing about LM, GA: Why encourage it to grow more?? Growth will be here soon enough as Chattanooga overbuilds and tries to squeeze in more people and services.
200. The natural formations are unique and must be maintained! Good planning must start with unselfish community input AND an unbiased Engineering Planning firm that has no vested interest in ownership, etc.
201. We enjoy the safety and low crime of LM along with the friends that make up the community. We do hope for the development of additional amenities to make LM an attractive location to live.
202. People, pooches, and pretty views. Seriously, we love our neighbors, our street, the natural beauty of the mountain, and Covenant College.
203. Quiet, natural environment, trails
204. I love the scenic and safe nature of our neighborhood as well as its natural beauty. I also love that it is a hospitable place to visitors including those who frequent area attractions like Rock City Gardens.
205. The natural barriers of the mountain that make it a separate community: safety in limited access.
206. Safe community, cooler climate
207. Community.
208. Mountain environment minutes to downtown
209. Fairyland Elementary School Safety Sense of community
210. We love the family friendly neighborhood and spaces, beautiful views, walk-ability (in most places), the many trees and natural/mountain-style landscaping.
211. Small community
212. Tight knit safe community focused on family.
213. community spirit
214. I love the peace and family atmosphere.
215. Casual lifestyle, family friendly and crime free I have lived in San Francisco area, Switzerland, Hawaii and Alaska and other states and this is my favorite place to live, by far. I like how easy it is to get around anywhere and is close to Nashville, Atlanta, Birmingham and Knoxville. Easy access to airports and great outdoor recreational areas
216. Safety, small community feel, slower pace, non commercial, civilized, friendly, folks are young and old and in between...prefer churches and limited commercial activity over convenience and increased traffic.

217. The friendly community that is more like a big neighborhood rather than a city.
218. I love that it's a safe community, and that we have preserved that. I like that it feels "closed" and moderately exclusive.
219. I love the small town feel, the safe environment to raise a family, accessible sidewalks, Lookout Mountain Club, city events such as parades and Christmas tree lighting, city green spaces, Fairyland Elementary School.
220. Safety, beauty and convenience to downtown and other metro areas.
221. Safe, family friendly, small, beautiful, great school, limited access
222. Beautiful scenery, quiet neighborhoods, clean, friendly community.
223. I love the people, the beauty of the mountain, the schools, the churches, the community involvement, the kids' recreational activities, the feel.
224. The safety and beauty of our community,
225. I love the community where everybody knows each other and takes care of each other.
226. The safe family friendly environment.
227. Beautiful area, police are close by.
228. The people, the school, the community.
229. I love that it is so safe. Many leave their doors unlocked and I always see small children unaccompanied playing outside. I love that everyone knows everyone and that it feels like a tight knit community.
230. Safety. Excellent government services.
231. Quiet, close to work, many areas are pedestrian friendly even though there are few sidewalks,
232. The quiet family friendly atmosphere And close proximity to downtown Chattanooga.
233. Everything
234. Love the community feel, trees and natural spaces, cute town and homes along the sidewalk. Family fun (but would like more playground or senior center opportunities so we can utilize the GA side more).
235. Quiet, friendly and neighborly, historic legacy, natural beauty, true sense of community
236. Scenic beauty
237. I love Lookout Mtn because it is somewhat of a time capsule. I love that it is so peaceful and that we have a homogenized population who recognized it is a privilege to live in such a beautiful place and is willing to make the financial sacrifice necessary to live there. I love that it has so far been untouched by development and that only few areas are dedicated to high density housing.
238. The beauty of the community is unparalleled. A little landscaping would highlight the natural beauty, and sidewalks are desperately needed - for safety and to simply allow residents to enjoy the community residents live in. It is absolutely a shame that the Georgia side does not even provide basic sidewalks on neighborhood streets, especially where there are steep curves and winding roads - residents are forced to walk on streets with children and strollers carrying babies, there needs to be sidewalks.
239. The diversity of residences. The safe, community feel, where you still can stay on the mountain and run into people you know.
240. Natural beauty, slow pace of life; casual atmosphere; social connections, removed from the city but close to work and shopping and restaurants
241. I love that as a child I was able to play in the woods and develop trails and explore. It's a safe community so children were able to play outside without fear. Now as an adult, I see the the improvements made, the sidewalks and the established homes and it's attractive. The mountain has grown but is not overpopulated so it still feels small and private which is what I love.
242. It's safe and community atmosphere with fine elementary school.

243. Quiet, little traffic, safe community.
244. The family spirit of the community.
245. Quiet, safe, friendly community, close to downtown Chattanooga.
246. Undeveloped green space which attracts wild life.
247. Sense of community. Quiet streets.
248. Easy access to Chattanooga, primary care medical office close by, pharmacy close by. Quiet but friendly community.
249. I love the small community feel and the ability for people of all ages to walk and bike all over. I love the little gas station and Fairyland School. Plus, Fairyland is just a neat neighborhood.
250. generally quiet, pretty community
251. I love that it's a safe/quiet community in which to raise my kids, love police presence at the school and in community, love that Fairyland Elementary is such a great school, love the youth athletic activities, love the "small town" vibe
252. Safety, beauty, and good elementary school
253. Walkable community where people actual know one another and care for one another.
254. Safe, secure, quiet, low key bedroom community.
255. That kids can walk to and from school.
256. Small community. Low population, crime, traffic etc
257. Safe place to raise families.
258. Small Town Feel. Close to Nature, Woods, Animals. Somewhat removed from city density, traffic but convenient. Views. Higher Altitude, Cooler Summers. Relative Safety. UNCROWDED.
259. Safety, security, minimal traffic, local small town feel, low taxes, access to natural outdoor recreation, private club options.
260. The fact that the houses up here have individual character.
261. Safe. Convenient to city. Charming. Beautiful views. Affordable taxes. Reasonable real estate prices to maintain the standards of the environment.
262. The community, the college, and LMPC, and the views
263. The nature, lots of undisturbed greenery and green space that is natural. Love the friendly atmosphere of neighbors always talking to each other, love how the sidewalks encourage relationship building by getting to safely stop and chat and safely get kids to school in groups walking. Love the priorities of safety and family.
264. The small town feel and charm with mountain beauty. The friendly, safe, environment with a mixture of young families and older residents .
265. Small, quiet, natural setting and closer to downtown than it feels.
266. safe neighborhood. friendly people for the most part.
267. The beauty, quiet community, safety, etc. Love going for walks in the neighborhood. Love hiking.
268. Family friendly, sweet community
269. safe environment, quality of people, superior school, suburban, proximity to city life, diversity of house sizes, family friendly, scenery, and privacy
270. Safe , secure, very friendly neighbor hood

271. I love the family/ legacy aspect, as well as the limited population. Lookout Mtn is safe for children. It is a small, tight-knit community. Our family has lived on the mountain for many generations and we raised our children here. Where else can you find a place this idyllic? My children walked to and from school and to the club without my ever having any qualms. I knew if my children ever misbehaved or needed anything, I would get a call from a neighbor. On snow days and during summer vacation, I made stacks of sandwiches or gallons of hot chocolate, because I never knew how many children I would be hosting. On the weekends, I never knew how many children I would be stepping over, sleeping in my playroom. I love the fact that it was almost an insult if someone locked their door during the day. I love the fact that whenever anyone had a baby, we had a Sip and See and everyone brought poppy seed chicken casseroles. I love the club and the fun it brought to summers, and look forward to watching my grandkids on the swim team. I love the Fairyland School and the Festival, and the fun it brought. I loved putting the children in the stroller and letting them feed the deer at Rock City. I love the fact that people give directions by who lives where. Or better yet, by who owned the house before! I love the fact that there are no shops, or restaurants. This adds to the community feel and sets the town apart from others places in the Chattanooga area. It taught my children that shopping is for necessities, not a weekly hobby. It taught my children that after school was for playing at their friends' houses and enjoying the beauty of the mountain and that going out to eat was a treat, not a right. Also, I feel we have enough tourist traffic with Rock City and do not need to encourage any more. There are not enough words to express how much I love this community and wonderful it is.
272. Fantastic family friendly community that is not too big and is close to so many different things (Chattanooga, Covenant, Hiking, etc.)
273. Small community.
274. Friendly people. Near to downtown. Post office. Bank, drugstore, medical center. Trash, limbs and garbage pick up. Starbucks. Carter field! Covenant college. Hiking trails. New sidewalks, natural beauty, availability of active, dynamic church. Fairyland club
275. I love that it is safe for my kids. The streets are quiet. The neighborhood is charming, having unique character with older homes and mature trees on large yards.
276. I love the beautiful views from rock city and the bluff looking ove trenton.
277. It feels far away from metro area, but it is not.
278. Property individuality (lack of cookie cutter housing)
279. I love the community feel of Lookout Mountain.
280. Everything!!
281. Slow pace. Escape from the commercial world. Variety of home styles. People are out walking their dogs and with their families at all times, it's just great. The police also seem to be out checking on the neighborhood often, wonderful service.
282. This is a safe community without too many homes and commercial properties. I love the natural habitats for nature and no limited street signs however, I do think a caution light or stop light is needed at Rock City intersection. People love the Mtn. for its natural surroundings and limited population and buildings unlike Signal Mtn.
283. I love the views/natural areas. I enjoy the peace, serenity, relative security/safety, and quietness of the area. I enjoy the current sidewalk along Lula Lake Road from Red Riding Hood to the Tennessee state line. The way that the park/green area is decorated at Christmas time is very pleasant, tasteful, and has a "down-home" feel. Also, the staff at City Hall and Police Station are very helpful and friendly. Police force is quick to respond.
284. The easy access to walking trails and nature.
285. Beauty, safety, walking community
286. Quiet, safe, neighborly
287. I love getting to drive through a National Park on my way to and from home. I love living in a community surrounded by nature and yet being only 15 minutes from downtown. I love that it's cooler on the mountain than it is in the valley. I love being so close to the great outdoors: Sunset Rock, Point Park, Lula Lake, Cloudland Canyon, hiking, climbing, fishing, and mountain biking.

288. I love to drive up the mountain and feel the change in the temperature. I love my neighbors and love the fact that we don't live on top of each other. I love the space between homes. The police department is fabulous when you need them!
289. Beautiful setting Safe Neighborhood Value of home investment Residents take pride in their property Variety and housing styles (lots of high quality homes)
290. Safety and privacy, lovely well kept homes.
291. The quiet community feeling.
292. Getting away from the rat race in the valley/downtown and surrounding high density suburb areas
293. I enjoy the close-knit type of community and it's friendliness. We have great neighbors.
294. Family friendliness; great elementary school; generally acceptable governmental policies, though that has been changing for the worse in last couple of years;
295. Easy access to the city, yet all the advantages of a semi-rural setting.
296. I love the small town community feel yet being 10 minutes from the southside of Chattanooga and downtown. I like the quietness and safety to raise a family yet don't feel secluded from the city here. Our children are not old enough yet to attend school but Fairyland Elementary was also a big pull for us to move here. I also love living in Georgia.
297. The small town feel. Ability to walk around in safety and have kids walk/bike around by themselves without fear for their safety. The laid back atmosphere. Decreased regulations. Non pretentious, welcoming attitude.
298. I am thankful for the sidewalks, the track around the school and other ways neighbors are able to get out and get to know each other.
299. Small town feel with a local police and fire for protection and safety for my kids. Fairyland Elementary was a huge part of why we moved here. Need to slack up a bit on some of the building and fence rules.
300. I love the community, my church, athletic opportunities for my kids, and the quiet neighborhood feel.
301. The quick response time of first responders. The feeling of a small community.
302. Safe place to live; beautiful surroundings; well-designed homes.
303. In a nutshell security
304. Safety - Paramedic and Police / Fire response time. Outside of Chattanooga, but close.
305. He general look and feel of the community.
306. Safe, Family friendly small town atmosphere, Staff at pharmacy, quality construction of homes, proximity to amenities of Chattanooga.
307. People and nature
308. Safety, natural beauty, family-friendly
309. Historic properties - please consider adopting a some design guidelines for the historic properties
310. The natural beauty
311. Safe; quiet; small-town feel, everyone knows everyone; clean
312. school and community feel
313. The club
314. The sense of community—and of course all the natural beauty.
315. I love how safe and family friendly the community is. I also love that it is removed from downtown, but only 10-15 min away.
316. It is a beautiful, safe place to call home.
317. Great family-friendly community, tight-knit. Beautiful aesthetically, including vistas, access to nature, rustic wildlife.

318. The Outdoors
319. I love the safety of our community! It is nice to be able to get up in the morning or late evening and take a walk and feel safe within our community. Friends and family work together to keep it safe. It is a beautiful place to not only live, but to utilize the hiking trails.
320. I love the family friendly community that safe for kids. I love that it's a residential area
321. see first coupla questions on survey
322. quite and quaint community
323. Great family oriented community that feels really safe. Enjoy the small town feel and the fact that it feels like everyone knows each other. Secluded from downtown Chattanooga, but still easy to get there.
324. Safety, good schools, conservative community, views, lack of crime
325. Beauty, weather, people, larger lots, walking ability
326. I love the casual nature of the city and the level of safety thanks to the families that make up the city and the excellent work of the police. I do have a family member on the volunteer/rescue crew. I think it is criminal that these volunteers are required to purchase their equipment, supplies and such. Their volunteerism is enough. Every homeowner should contribute to buy band-aids, wraps, jackets, helmets, etc. It's just wrong.
327. Safety, friendly
328. I love Fairyland School. I love feeling safe. I love the uniqueness of the neighborhoods. I love the sense of community.
329. View, quiet, friends, church, safety, recreation opportunities
330. I love the people, the churches, the community. I love how walkable it is and that my nine year old can ride his bike all over the mountain. I love the soccer league and the little events throughout the year like the 4th of july parade.
331. I love the neighborhood feel no matter what street you walk on. I love community events but wish more people would join in and be involved. I love the different price levels of homes that allow starter home to mini mansions and all those residents being within a small patch of land. I love the feeling of safety as I walk around in the dark and leave my house. The feeling that we are in the proverbial Mayberry community. I love having Fairyland School that small children walk to and from everyday with and without parents. That school is the gem that others have no idea about and unfortunately cannot be convinced about it being such a treasure.
332. family community
333. Scenic and laid back . Congenial nature of residents
334. It's quiet beauty and slower pace. It should not be over-developed or the Mountain's quality of life will be lost forever. It is community of all ages, and that is good.
335. Quiet, safe neighborhood.
336. The neighborhood feel, the lots with trees, the different style homes everywhere, the ability to walk out your front door and exercise, safety, the police and fire departments
337. Safe amazing community with an incredible public school
338. Community, walking, people, school, children's sports, nature
339. Nature. Community. Safety. Beauty. Friends.
340. Safe. Beautiful, great elementary school, friendly people, and community pride.
341. I love the beauty of the area and I love sharing it with visitors and students who come to Covenant College. We are privileged to live here and we are blessed to live here and we love having others come visit us.
342. Familiarity (I grew up here) and quiet, stable environment
343. Safety, fun loving community.

344. Beauty and community. LMPC
345. Quiet, safety, Fairyland school, proximity to Covenant College. Thankful to be able to live here.
346. Small town, friendly, family oriented feel with beautiful natural surroundings
347. It's an actual community where people know their neighbors, kids attend schools and play sports together, go to church together, see one another out walking or at the grocery store. It's family-oriented, safe, with conservative social values.
348. I love the community, along with the fact that it's safe beautiful place for people to live. Having lived on lookout since I was 2 I can't imagine a better place to have grown up, honestly I've been spoiled. It's an absolutely breathtaking place, the community is wonderful, and we are all safe. I know that if I ran out of sugar I could call at least 20 people and ask for it, better yet I could walk to 20 houses and ask, what other neighborhoods can make that claim. You always see the smiling face of someone you know no matter where you go. I couldn't imagine a better place to live. Everyone who lives on Lookout hit the jackpot, it's such a special place.
349. the people, the beauty of our mountain, our great school, safety in our homes
350. We have a wonderful community, safe and friendly with an exceptional elementary school. Our community is beautiful and allows us to feel far away from Chattanooga, but in reality very close.
351. The fact that it is NOT Signal Mtn!
352. Community, safety, scenic
353. It's a great place to live and raise a family; the people are friendly, it's safe and beautiful.
354. everything!
355. The beauty of the area. Proximity to Chattanooga.
356. Family friendly, safe, beautiful, small-town feel
357. All that was checked in question 1

12. What is your biggest concern about the future of Lookout Mountain, Georgia? (approximately 800 word limit)

Answered: 365 Skipped: 260

1. becoming too crowded, overloading sewer systems
2. I don't want it to change greatly but I know young people need public middle and high schools. I have no grand ideas about how it can go forward without losing its charm. I wish I did.
3. I am so concerned that the undeveloped areas will be filled in with more and more apartments or townhomes, taking away the privacy and beauty of undeveloped areas. I am hoping there will be more discussion on other options on how to handle and even encourage growth in our town, not just to develop any undeveloped areas. Also, I know it's not a simple solution, but I know many people don't want to live on the GA side of the mountain because of the taxes.
4. Stagnation and disinterest in exceptional development and renewal. Best evidence is the void of a town center as a central community meeting place and core of community—physically.
5. Making sure we are attracting young families to the mountain. We need lower property taxes to compete with having to pay GA income taxes and continued investment in Fairyland School
6. That it could change for the worst and get bogged down in red tape. Don't like cell towers.
7. I have lived here for 35 years and greatly desire to stay here until the end. As I approach my senior years there are very few houses that are senior life friendly. Very sadly, that means I might have to move off the mountain to find a place to live. On another note, I truly do not want to see the great atmosphere this mountain has diluted by short term desire for growth. Over the years I have found that people moving here are amazed at the great lifestyle that our community has to offer. Losing that would be tragic and would ultimately not help our great community.
8. Lack of communication between city officials and residents; failure of city government to realize that spending money is not always the answer to a question; i.e. why was there a property tax increase this year when it would have been possible to maintain old rate without doing so. the increase was small, but it was noticed. and why has there been no communication about the possibility of a new city hall that already has cost city residents tens of thousands of dollars in upfront (and uncommunicated) costs?
9. Tourism, bikers, hikers, etc., disrupting our quiet residential community.
10. That decision makers don't recognize the treasure we have in the form of natural beauty, community, and safety. We have many resources that people pay top dollar for in the North Carolina and Georgia Mountains but instead of it being a vacation community, it is our home!
11. My biggest concern is that the town, in an effort to facilitate "growth," reduces the minimum lot size, thereby allowing higher density development.
12. I would love to see the community connection be preserved as it grows.
13. That future development would not be well thought out and designed to attract families and young couples.
14. Walker County cannot bail the city out if the city makes a mistake. We have to be financially cautious in all the decisions we make. We cannot increase property taxes without a real reason or benefit in doing so.
15. I am concerned about "overdevelopment" of Lookout. Are commercial entities necessary? I would love to see more of the natural tourism ideas being developed rather than commercial spaces. More eco-tourism.
16. House values and being able to resale bc of GA taxes and Walker County taxes being so high.
17. Don't try to get too big
18. My biggest concern for the future of Lookout Mountain, Georgia is that our properties that come up for sale will eventually only be attractive to investors seeking rental income; and/or, only attractive to potential homeowners who don't want community structure and standards such as: keeping grass cut, parking cars in the driveway, maintaining the house, and getting building plans approved. Therefore, those investors and potential homeowners who do value community structure and standards will invest elsewhere.

19. Our biggest concern is the construction of large areas of townhouses and apartments that will bring additional traffic and crowded conditions in and around our small neighborhoods. We will become commercial and a much less desirable place to live.
20. I am extremely concerned about the development and growth that is being pushed here in recent times! There is much money to be made for those who have invested in the precious land here, and for the developers who wish to develop the land here. I understand that. But that does not make it desirable for the mountain, for its residents, for its wildlife, for the nature seekers and outdoors people, or for its tourists! This is a very precious, beautifully preserved, in many areas, area!!! It would not take much development to totally destroy that...forever. It could not be brought back. It would be gone FOREVER. That would be very, very sad. This is about much more than making money! Or bringing in more tourists! We have lots of that already. This is about responsibly protecting our precious mountain!!! Let's not be foolhardy and make the mistake that SO many other towns have made! We have lots here for tourists, etc., already! It has been working well for many, many years, with Rock City, Point Park, Ruby Falls, and more. More will DESTROY the precious landscape we still have here! In our beautiful ravines we frequently see eagles, owls, hawks, and other majestic birds flying through. Not to mention the existence of other rare and wonderful wildlife that loves those ravines. Will WE be the generation to foolishly destroy this? In the name of making more money? I certainly hope not!!!! That would be a very, very sad day.
21. Trying to encourage lots of growth and new construction. The desire to be a "trendy" community. The noise and traffic generated by Rock City and Grandview but also by the Fairyland Club (I frequently hear music inside my house from all 3, often after 10:00pm, and I am 1/4 mi from Grandview and almost 500 ft from the "wedding field" at the club)
22. My biggest concern is that the city will end up with high-density housing, less wild areas, and more restrictive city ordinances. I also fear that the beauty of the old community will be replaced with more modern, dull housing developments.
23. The financial distress in Walker County is driving up the property taxes to a level that will measurably cripple the working class of residents living here.
24. A lot of homes for sale and the value of our property seems to be declining.
25. That growth will not be controlled. We need better planning of residential growth so the density will be there to support the commercial Growth. Concerned that money will be spent for a Town Center just because the mayor and some council members want it, while the City doesn't have the money or the population to support retail development with the Town Center. We need to improve the quality of what we have before we build a new Town Center and hope people will come. Lookout needs to be promoted regionally to encourage residential growth. Then the commercial will fall into place. We need to better enforce our ordinances and create new ones to protect the Trees, wildlife, and landscape of the area. We need more experienced staff for the City to make these enforcements happen. Spend money on qualified staff not a new Town Center before we are developed enough to support it.
26. The fact that we have no school up here after the 5th grade. I also worry about Fairyland School and the way the county treats us. ie. the Cafeteria . Also Rock City seems to be able to do anything it wants. It parks up at the school and then gives a small donation. Then it buys the Courtneys house and takes down all the trees next door. Parking???
27. Kudzu and invasive vines - the natural beauty is going away. A lot of people don't take care of their property/house or or are being allowed to "junk up" or change their property/house in ways that don't fit in with the rest of the neighborhood. Houses need so much work that no one buys them and they become rental properties. Rules are not enforced. Everyone speeds and blows through stop signs because there are no consequences.
28. Families who can't afford private education for multiple children are moving away when children reach high-school age. Afraid community will stagnate as (grand) parents die off & grown children can't afford to raise their own children in community where they themselves grew up. Especially losing people to Signal Mtn & now Southside/No.Shore.
29. There seems to be a push to have high density development, even in an existing neighborhood. If high density is approved it shouldn't negatively impact existing homeowners and families. At least the city council took it off the table for awhile but it will probably come up again.
30. Becoming more populated and losing the feel of a small community.

31. Roadways, SPEED especially on Lula Lake Road... very concerned about children, walkers, people on bikes. Need sidewalks and caution lights on this road.
32. The value of our homes. Chattanooga is growing and Lookout Mountain needs to be competitive in attracting new buyers to the mountain. Lookout Mountain needs to offer a thriving town center, additional side walks, and covenants in maintaining yards and roadways.
33. Lose the safety
34. That property taxes will increase.
35. No concerns
36. Nothing
37. Short-term Rentals taking over my neighborhood houses on the bluff like we already have one, strangers trapesing through the woods on our property, state and county taxes being crazy high, too many restrictions on anything that bothers an very outspoken person(s).
38. We need growth and efforts to improve what we have. I REALLY do not want the neighborhoods to become cluttered with homes used for Airbnb. There are some already and it just doesn't fit a residential neighborhood like Fairyland.
39. Short term rental properties
40. losing its charm
41. Being over developed with cluster homes, apartments etc. there is plenty of that downtown and the lack of that is the appeal of Lookout Mountain.
42. That it would become a place where only the richest of people could afford to live here.
43. Smaller homes being torn down and huge houses built on small lots
44. too much traffic is limiting outdoor activities such as walking, jogging, strolling, cycling, etc. all of which require some use of the roadways. In my opinion, our current roads and paths cannot handle any further growth in population or volume of use. I've heard the same is true for the sewer system. Also, it seems that every new house brings, not only the traffic of the homeowners, but additionally the traffic of the yard service trucks, etc.
45. That growth would squash the " Mayberry" feel of the Mtn.
46. My biggest concern is our property value. I am actually fine with a tasteful higher density option in an area that makes sense. I can also understand it being advantageous to be within walking distance of Fairyland School and The Town Center. That said, I am adamantly opposed to putting high density housing on a neighborhood street. There is not a person on the planning committee that would vote that a high density development be put on their own street. I'm sure there is somewhere it could go that makes sense--NOT on a neighborhood street.
47. It is great like it is (a very special & unique place) to attempt to change it, or even to allow it to change from what it currently is , is to degrade it.
48. I am concerned the city will allow more rental homes, allow those that rent to sub-lease. LOM should be a community where the residents own their homes, live and work in the area. Allowing resident to short term rent a portion or all of a house could lead to more crime, traffic issues, etc. Then the renters leave and those of us who live here are expected to pay the costs!
49. I want to preserve the good things of our community but also want it to keep growing in having a diversity of ages. I would love an attractive town center area that offers retail and/or restaurant/s and community gathering spaces. I am concerned with keeping Lookout Mountain, GA vibrant and appealing without losing its charm and sense of community.
50. Progressive, intrusive government. Higher taxes.
51. Probably just the cost and ability of homeowners to keep up and improve older homes. We are an aging community. We need to keep taxes down as much as possible to counteract the fact that Georgia residents pay income tax and TN residents do not. That will always inhibit real estate sales.
52. Too many rental properties. Not finishing new town council center. Fairyland School not funded well. Too many commercial properties.

53.the destruction of natural resources!....(either by construction and development, or city mowing or poisoning, or rampant overgrowth of invasive exotic plants like kudzu which deplete property values)...i would love to see ordinances in place that would encourage landscaping with native plants and removal of toxic, aggressive exotics.....to have a few more conveniences up here, (such as a grocery or good shopping, galleries, restaurants or even a few more residential areas) might be nice, but i fear the addition of all the “bright and shiny”!.....i.e., an aesthetic that would detract from the current feel of the community....any new development should protect both the natural resources as well as the cultural and aesthetic beauty of our mountain....(we are “fairyland”, after all!...haha!...we should hang on to the magic!)....also....i hope we will continue to find ways to preserve the history, such as in the old homes, so they don't get run down....i would hate to see the community get TOO commercial, but there must be at least a little “life” so that folks want to continue to live here, build community, and care for their properties....hopefully development can occur that will retain the charm and match the “old tudor” “victorian” or “summer community” look that we are used to...to just throw up any old strip mall would be a travesty.....i dunno...its difficult to nail down, but this mountain and its community really is unique!....(a totally different feel than signal mtn for instance)....almost like walking back in time!....we can't let that storybook feel fade, though....so i guess it's really a balancing act.....not letting the community just die out, but giving it the life it needs without a ton of steel and glass and cinder blocks or corrugated siding.....keep the feel!
54. Getting too crowded and losing its charm.
55. Too crowded for roads
56. Effects of development of surrounding tourism
57. Concerned about the lack of racial diversity that does not seem to be of interest to developers and city planners.
58. Lack of diversity in community. Growing beyond our capabilities to serve residents well.
59. I fear that the city government will destroy what is precious and unique about Lookout Mountain by permitting or encouraging greater development. With more development and greater density will come greater traffic congestion, more crime, and less of a friendly small town atmosphere due to population growth. People who seek greater development, higher population density, more commercial activity and extensive new construction should go to Chattanooga where they can find all those things in abundance. Do not destroy what makes Lookout Mountain special.
60. Traffic coming up and down the mountain is heavy already. If you allow much more development of any kind of housing, our streets will be too crowded and our air will get more polluted. A new city hall with a casual restaurant (like Panera) And a couple stores or barber/beauty shop would be nice. Also an outdoor space for city festivals. Maybe a nice fitness center. But please no more development than that. Just make it better for those who live here now.
61. I am very concerned about the impact development will have on traffic and the inability of our police department to control it.
62. Developing a more dense population would not improve the quality of life here. Additional rental units would be most undesired. Let's maintain the good things we already appreciate here and pass on rentals. We don't see a demonstrable need for more retail, restaurants, shops or service industry here. The town hall needs should be properly evaluated and if renovation makes sense we would be in favor unless new construction makes financial sense. It would be good to see property owners take care of the dead or compromised trees that need removal close to the road. Property owners could also be urged to clean out their ditches or drainage areas to reduce flooding to neighbors. Yards should not be swamped because of ignored debris neighbors could easily remove.
63. Over-commercialization and over-population, though someone increase in both would be beneficial to the community. Additionally, the lax leash-laws and/or enforcement are troublesome and must be tightened up, especially in view of an increase in population.
64. The failure to attract young wealthier couples with children due to the income tax issues and the extreme difficulty of being able to sell a home that has a value higher than \$500,000.00
65. The biggest obstacles are (1) the GA state tax on income which impacts particularly the sales of higher-priced homes on the Lookout Mountain, GA side and also creates an environment where higher-income residents want to move to Lookout Mountain, TN (2) Increase in local property taxes with no relation to increased property value or to increased city services.
66. Creation of higher density areas that would destroy existing lovely neighborhoods; unchecked growth of unwanted wildlife: rats, coyotes, etc.

67. Do what is necessary to maintain the value of a private home.
68. Homes and yards in GA are getting a bit run down. Families worry a bit about where to send their kids to school after Fairyland. I've talked to people moving to the area that are told that Lookout Mountain is only for the very rich.
69. New people thinking we are not progressive enough. They moved here because of the lifestyle and now they want to change it. Maybe they should have tried a different neighborhood in Chattanooga if they think we are too old-fashioned.
70. That it will become too crowded, and too much change....
71. High property taxes
72. Too much commercialism.
73. My biggest concern is that in providing high density housing we would put too much strain on our roads coming up and down the mountain, strain such as lack of safety with too much traffic and also wear and tear on the roads. However, I would love to see our streets widened and the sewer costs decrease. I also am concerned about increasing the number of students at Fairyland without increasing the funding for the school. Is growth in the school sustainable?
74. Somone will get hit on Red Riding Hood if sidewalks arent installed. The appearance of Signal or East Ridge if signage becomes increased and/or arbitrary.
75. My biggest concern for Lookout Mountain is that too much growth would make the area too congested.
76. I don't want it to swing either direction of becoming overpopulated or being extremely exclusive
77. No public middle school or high school
78. Inconsistent application of standards and ordinances to allow some property owners to escape the scrutiny to which others are subjected.
79. My biggest concern is high end building as it takes the home feel away.
80. Maintaining property values without increasing taxes again
81. Tax increases
82. Storm water drains are not well maintained. The one in my backyard is crumbling, and my front yard is washing away along with the road (which is also beginning to crumble at the edges). I'd also like safer pedestrian pathways, such as sidewalks or at least a marked walking zone down Cinderella (similar to Rock City Trail). I think the focus on a new city hall is pre-mature when we've got deteriorating roads and an aging sewer system. The intersection of Red Riding Hood and Mockingbird/Fleetwood is dangerous. Many tourists are confused by the intersection and stop, leaving the other drivers in the intersection unsure of what to do. I've witnessed several close calls, especially when a tourist is leaving Rock City and turning left, not realizing that traffic coming up the mountain doesn't stop. Perhaps we need better signage, but I think it would be helpful to paint a dashed double yellow line turning to the left (connecting Red Riding Hood and Mockingbird) to emphasize to all drivers that traffic coming up the mountain shouldn't/doesn't stop.
83. Would hate to see the mountain lose its warmth and inviting , natural environment...do not mind minimal development, but tasteful and well researched before any implementation.
84. Overdevelopment. People love living and coming here as an escape from the city life. It's important to maintain the quiet neighborhoods and surrounding areas. Overdevelopment would also be an invitation to crime.
85. The amount of city taxes we pay, but have recycling only for paper. Our roads are the last to be salted during winter weather. Why not decrease trash collection to once a week to help reduce expenses.
86. That the population can no longer support the cost of living on the mtn so that homes might fall into disrepair.
87. Loosing our small town with it's unique qualities that make it special. That our town leaders will not enhance or build a new City Hall. We are a bedroom community of Chattanooga and choose to do most of our shopping there. Have a plan for a town center with commercial space but let's get started on City Hall.

88. The lack of middle and high schools to attract young families. Also, the need to develop a community spirit of supporting our local businesses.
89. If we don't add services and conveniences, the newer generations will not want to live here, thus reducing property values and community diversity
90. Traffic speed on Red Riding Hood/Ochs Hwy is not enforced properly. The volume of traffic on this road has significantly picked up as well.
91. growth, need middle school
92. Not maintaining current roads, . Losing green spaces: unattractive buildings,
93. Too many people will move in. Especially ones that won't have the same morals and values as those who already live here.
94. Increase in property taxes
95. My biggest concern is the inflation of house prices. Things have gotten out of hand. It is very hard to find a reasonably priced home for a family here. That, combined with the enormous rise in tax and sewer costs have made living here difficult unless you are very rich.
96. Having High school for residents to attend. Also, to preserve the mountain.
97. I would like to see a limited amt of commercial development to reduce the need to leave the mtn to obtain basic supplies / entertainment: For example (a) an affordable alternative for supplies vs a trip down the mtn for groceries / gen'l merchandise (would even consider a Wal-Mart-esque establishment in some of the less developed areas on the outskirts of city limits perhaps), and/or (b) a few (1 or 2 should be plenty) more options for restaurants incl both unique home-grown options as well as a franchised option or two, and/or a tavern style bar, maybe.
98. Safe and quiet
99. Old houses aren't getting any newer, nor are the current homes increasing in value as much as the rest of Chattanooga. And we really need a new town center with new city hall, police/fire, and some retail, restaurants, etc. It would be an awesome focal point and vibrant space for the city!
100. The number one concern is the amount of rentals and no development of our commercial area. Please move forward with the town center development. Its now going on 11 years. Time to move forward and stop losing everything to our outer communities
101. Short term rentals Overdevelopment More fast moving ftaffic Kudzu takeover.
102. My greatest concern for Lookout Mtn, is that it will become another Piegion Forge.
103. Over crowding
104. Attracting residents that aren't families (or relatives of residents) and thus losing the safe, family first community we have.
105. Commercialism coming up here
106. The attitude of the residents. The elitist exclusionist treatment of "non mountain" people is disgusting. They shouldn't be allowed to leave the mountain. They should be required to fend for themselves on the mountain and not be allowed to use TN resources
107. that it will get too busy
108. Handicap accessibility, ADA compliant, HC parking including for vans Ex: Shopping strip in Lookout Mtn TN the ramp hard to use I can't even get in post office easily Cindy Tucker any questions 423-595-8704
109. That it will become over populated and commercialized.

110. My hope is that our Mountain home can preserve its close-knit, small-town appeal (see above) while continuing to evolve and attract new families to contribute to our future, while providing residential options (one-level town homes, for example) and care for our aging residents, too. Biggest fear: that we will get ahead of ourselves and start new development before addressing serious EXISTING problems, like storm water management and damage to property, crumbling roads, curbs, and shoulders, dangerous POTHOLEs, sewer issues, and security for Seniors and those living alone. Town Center could provide a public business center providing copier, fax, computer, printer, tax forms, maybe a notary? Bring back curbside recycling. Would be nice to have a tranquility/ meditation area to sit and reflect in one of our parks or green spaces.
111. I worry that higher density residential growth, especially apartments or small home rental properties, would over time erode the current ethos among residents- one of a commitment to community in all phases. An influx of people moving to Lookout for cheap housing would likely bring greater drains on services and a higher rate of transiency in exchange for an undramatic increase in the tax base. I don't want an increase in the commercial footprint of properties on the mountain either.
112. 1) We have to do something about the income tax and work with our legislators to bring that down - it is killing our community!!! 2) We need to think strategically and not just throw things against the wall to see if they stick!! For example. we do not need a public pool or any more public tennis courts. We need to create things that will bring new families and citizens to our community while also enhancing the current community.
113. no walking paths and no sidewalks. hard for families to walk about the city. do not want to attract more people by cheaper residences. need more lights at night. need more community events.
114. My concern is that Rock City is building too many parking places, and destroying the look of the Mtn in that area. I am worried that housing prices will be affected in that neighborhood. I also wish that there was a paint color ordinance on houses. Some houses driving up have awful colors and miss represent the feeling of Lookout Mtn. Also, we desperately need a new town hall, and shopping area
115. I would like the current town development to be tied together in some cohesive way -- from the city hall building to the bank & pharmacy. A new town center with new city hall building would be part, but include space somewhere for new retail dining, shopping & services to locate. Would LOVE, LOVE to see a public park/space for summer concerts & community gatherings & celebrations in the central business district.
116. There is NO enforcement of leash laws. A lot of people's pets have become a nuisance for this reason. Hard to enjoy the nice walking paths when people's pets are running free, barking, and growling. This a huge problem. The local vet said he deals with a lot of injured animals because of this. Pets are out of control on lookout. So bad we have thought about moving.
117. Almost total lack of communication between city council/government and residents. issues should be discussed BEFORE not during or after proposals, events, etc. failure of council to maintain steady property tax base. seems that every opportunity to maintain status quo is passed over in favor of millage increase
118. lot size
119. There should not be single family houses used as rental properties. They detract from the overall uniqueness of the neighborhoods.
120. The lack of vision for smart growth. The enourous loss of offering a better mountain experience as the city of Chattanooga grows. The decline of property values in proportion to the escalating values all around us.
121. The out of control development that is happening in Chattanooga spreading to the mtn increasing traffic and safety concerns. If one wants all of the businesses and services available off mtn then it is only a short drive down the mtn. Leave the mtn as a protected oasis.
122. Lack of speed limit enforcement. We are currently looking to relocate due to the speeding issues on Red Riding Hood.
123. As the City Planners said years ago... you haven't messed it up yet, so don't.
124. Too much growth That could bring crime and break up the closeness of the small quaint community
125. I would like to see the small-town size and community maintained. Growth can be helpful in some ways, but it does not necessarily improve the city.
126. Too much development

127. That we will need to increase our tax base to maintain and increase services in the future.
128. Getting so big or dense that we loose our way
129. That we try to become something we aren't. I feel a large part of the attractiveness of Lkt Mtn Ga is the limited commercial development. I know we can't rely on the TN side, but like the duplication of services and schools, I would hate to see Lkt Mtn GA try to develop duplicate commercial services. And while I would imagine not a popular approach for a traditional town development plan, we should coordinate with Tn side as opposed to duplicate for town revenue purposes. There are certainly commercial services that the TN side doesn't provide that perhaps we can. Also, with Publix going, there will be tremendous amount of commercial services being offered within a 10 minute drive.
130. That it turns into Signal Mountain with the added "negative bonus" of all the tourist traffic from Rock City.
131. some of the homes based on the appearance and amount of greenery growing looks like I live in Red Bank, TN. Stop with all the stop signs that no one pays attention to. install the speed bumps, like they have in Chatt , the big rubber kind. Home prices should be rising here as well. The city looks run down and out dated.
132. Overbuilding with high density residential
133. Higher taxes and water bill,s
134. we are very concerned about the appearance of homes/property on Red Riding Hood Rd - the lot on the corner of Cinderella and Red Riding Hood looks unkept - I vote for having a community meeting at the schood gym and talk about what we can do to all of our properties to have a positive curb appeal - we love our community and some people need to sell their homes - maybe working together would help the appearance of the mtn as a whole. And, please do something about the turn sign at the top turning left into Rock City - tourists do not see that sign and don't know how to proceed. Also proper maintenance of homes needs to be done in order to sell homes because the tax increases are making it difficult for homes to sell.
135. Most of the younger people want to live in downtown area (North & Southside). Most want newer homes (the HGTV affect). The elementary schools (both are excellent) end at 5th grade & kids have to go down the moutian for 6th grade.
136. decay, not being taken care of, becoming to commericalized
137. Property decay
138. Acceptance of controlled evolution.
139. that all the dead trees, vines, bushes, etc. not only cause a sight hazard, but a hazard of falling, breaking off, sight - the breaking up on the drain tiles, the erosion of the edges of the streets (main and side streets - some are in horrid condition)
140. That we will become too insular as a community and not be progressive enough to grow. We can manage growth and shouldn't fear it. We need growth as a community to remain healthy, but I think the growth should be planned and controlled. More single family developments, townhomes and even condominiums without large rental units would be great. We need some investment in infrastructure, particularly city hall and some commercial area around it. The city does a lot with a little to serve our community. The city employees, law enforcement and others are doing a great job!
141. That we try to hold on to the past and quit opening ourselves to the beauty of life and change and risks.....that we horde our place and become less attractive to everyone!!!
142. Too many people moving onto the mountain w/accompanying traffic and crime.
143. The infrastructure is outdated or non existing. There are no sidewalks/ curb and gutters. No real storm sewer drainage. You can't pass two cars on some of the roads because the city won't keep road sides cut or the city will not enforce private properties to keep their properties up. i.e. 1300 block of Peter Pan Rd.
144. lack of direction for improvement and resources on the mountain
145. We need to grow strategically so that we maintain what is best about Lookout Mountain and so that our tax base can grow.

146. My biggest concern is that too much growth, too fast, could cause Lookout to lose the charm that makes it so unique. The mature growth of trees and well kept homes dating across so many eras, is very important to atmosphere. We must preserve the appeal that happens only after many decades have gone by and several generations have loved the same place.
147. We want the mountain to continue to have the feeling of a small, quaint community as it continues to progress. We would love to see another restaurant or two, but not at the expense of losing the feel of the community.
148. property (public and private) deterioration, which leads to unattractive properties, which leads to lack of interest in living in the city
149. the tourism of rock city and ruby falls are out of control. city is not safeguarding residents in regards to ensuring safe emergency routes with clogged tourist traffic. tourists wander into neighborhoods and come on private property. tourism is degrading resale values of homeowner properties. should be a tourism tax to help for road repair and inconvenience for residents.
150. Unplanned growth, the loss of the above, failure to care for our environment as good stewards before we consider financial gain.
151. Unrestricted, unlimited growth. The infrastructure cannot sustain rapid, unrestricted growth. It would be nice to have more activities for seniors like those available on Signal Mountain at the MAAC. A small affordable grocery store would be nice.
152. Development of commercial areas that will take away the residential character of the city
153. Too much growth Traffic and road conditions Hardly any sidewalks Large trucks and tourist buses going up and down the mountain Slower traffic not pulling over when they have multiple opportunities - no answer to that one More enforcement at the stop sign at Cinderella going down the mountain
154. Creating something appealing to tourists which will cause our quiet little town to not be so quiet ... or safe ... any more.
155. Limit growth, commercialization and traffic around Rock City. The traffic associated with Rock City especially around the holidays needs to be better managed. It is a burden to the residents.
156. My biggest concern is that there isn't a growth mindset on this mountain. There needs to be some development and embracing of new ideas, new people, and new building. We should be aggressively marketing Lookout in national advertising to attract people. We should have a few signature community events that are Southern Living and Garden and Gun quality to attract tourists and new residents alike that bring in new revenue.
157. My concern regarding the future of Lookout Mountain, Georgia is that expensive and exuberant costly developmental expansion is not always a good thing. Lookout Mountain, Tennessee has had many a turnover in business developments in their town center; from having a beauty salon, an antique shop which one of my dear friends owned who now has passed away to a gift shop called; Twiggs, and then a restaurant, Talus which has now closed, to now where a law firm has evolved. The Tennessee side of the mountain has a dinery; The Mountain Cafe, the post office and a small grocery store which in my opinion is just enough which are right across the Georgia/ Tennessee line. I foresee our concentration should be on ensuring our roads are safe, using funds to update our current town hall and keeping finances under lock and key should future emergencies arise. I would like to see possibly Ooches Hwy having the same reflective devices placed on our guardrails and widening the two immediate curve (a) down the mountain where the railing is "always" damaged by large four wheeler trucks that are unable to make the turn in a reasonable amount of space and which can potentially be unsafe for all drivers. I feel that we have been blessed to have the Fairyland pharmacy all these years and the addition of the new physician office located directly behind the Methodist Church. We used to have a small gourmet shop called the Cornucopia which I loved; a little wine and deli shop which I loved..excellent chicken salad sandwiches and other delicacies. My ex- husband and I while updating - renovating our 1930s english tudor home would treat ourselves to lunch in this little shop. I think we should be thankful for the town hall we have and update the space we currently have instead of spending/investing a tremendous amount of money on elaborate new architectural developments that are very costly. In addition, with expansion comes the concern of increased traffic, noise and pollution to our beautiful surroundings. I love the quaintness and beauty of our surroundings on Lookout Mountain, Georgia as they are. I would like to see more community activities involving our families and the elderly population.
158. Getting too big, too commercial, allowing smaller lot sizes, disrupting the bucolic feel of this very private, secluded community

159. Over expansion which leads to over development Keep our mountain green and keep as many forests untouched to protect our wildlife and land
160. Becoming too busy, too commercialized, overpopulation, excessive traffic. If I wanted to live in a busy commercial place, there are plenty to choose from. Be different.
161. That the roads will deteriorate to an unusable level, the taxes will become so high normal people won't be able to afford them (pretty darn close already for Walker County taxes) and that the tiny children filling the streets (on Cinderella and Rock City Trail) are going to be run over as there are no sidewalks. Another area of concern is the road around the golf course which is used as a walking trail and has such limited visibility it is difficult to not run people over—sidewalks would be more than welcome.....
162. City and Georgia taxes, the sewer system cost and maintenance.
163. decreasing property values and increasing property taxes
164. That we would grow and not have that same small town feel.
165. No middle or high school
166. Airbnb, etc, wrecking the peace and quiet of the neighborhood. Also, some kid is going to be killed illegally driving a golf cart or scooter — that really needs to be policed more, bc it is not. Also, if the property taxes don't drop soon, no one is going to buy on this side of the mountain.
167. As Chattanooga continues to grow, there are certainly real estate markets hotter than the mountain. A city center could add to the vitality of the area, making it more attractive. However, I would not like to see a spike in taxes to achieve that goal. Compared to other areas of the Chattanooga MSA, local property taxes seem relatively high, and that would seem to add limits to possible growth or resell of existing properties. And a significant concern is the state of the Walker County budget, and the risk of continued property tax increases as a result. While I realize there is little the local government can do to effect change, it is one of my concerns for the area. Then while not a big-picture concern, a day-to-day problem is the number of people who speed through residential neighborhoods. Living on a street with a high level of foot traffic, I fear a serious accident is only a matter of time, and I'm disappointed greater emphasis has not been placed on this issue.
168. The incompetence of past Walker County governance has created a scenario where never ending tax property increases appears to be the norm. That is in addition to GA state income taxes, which further suppress property values in light of our proximity to TN. Some houses in Fairyland need to be maintained better as well. The goal should be an average sale price in excess of \$325K.
169. loss of school. uncontrolled development. taxes & debt level of county & city.
170. Proliferation of short term rental and apartment complexes.
171. Continuing to put folks in leadership that understand and value its timeless qualities
172. The state of our school. I would like it to grow in numbers and offerings to families but I don't want Fairyland to become congested or overcrowded as a neighborhood. it's a difficult situation.
173. My concern is that our city council people are eager to enlarge the community by building multi-family housing and low income housing for the purpose of enlarging the tax base. We don't need to expand the tax base by encouraging the expansion of the number of residences regardless of size or appearance.
174. AirBnB, apartments,
175. Thankfully, many of Lookout's steep slopes are within the park. Chattanooga and Signal Mountain have grown and demand for lots is great, so much so the steep lots are increasingly viable for development. With Tennessee (and Florida) soon having no income tax, the incentive to move across the state line will increase affecting demand and property values.
176. Property taxes in Walker County. The city center needs a major facelift.
177. Fairyland Elementary School will be continually disregarded and disrespected by Walker County. Limited recreation fields and limited voice in overall Rec between both mountain sides.
178. No 6-12 education on the mountain. We need k-12 public education to attract more residents.
179. Growth will not be regulated and it will end up being too many people in too small of areas which will reduce property values and quality of life for all of Lookout Mountain.

180. We need to embrace new commercial development such as a grocery store and shops. As well as support any new business that opens.
181. There are too many people, we should limit the amount of people and keep lookout mtn looking the way it does
182. My biggest concern is a deterioration of property and in turn diminished property values. I know each person is in a different place financially, but it seems many homes are just not being maintained. Some homes seem to be used as rental property and are not maintained. I'm in favor of allowing rentals (even short term rentals) if the property owner is present and actively managing a well maintained home. Whatever we do, we need to do well. I think allowing some creative/progressive use of residential property would be beneficial to generating some revenue streams that could be used to improve or better maintain property, but again this has to be done by people invested in this community and not remote operators.
183. My concern is that people will continue to move to TN unless we have a more attractive town center and more community centered activities. People thrive on being together in a town like ours, and we need to provide more opportunities to connect. Keeping our properties cleaner and better landscaped, including not being able to park cars in your yard, would help as well.
184. Ever-increasing taxes
185. Continued Walker County tax increases
186. We love the charm that the Fairyland community has. There is no place like this anywhere else. I want to maintain the beauty and healthy energy in this neighborhood. I strongly support the building of a new city hall and town center like described in past proposals. I think it would be a great addition to Lookout Mountain, Ga and provide more options for the community for shopping and dining.
187. Need more building restrictions and covenants on renovations, types of materials, exterior colors. Consistent use of tarps and unfinished building projects is unacceptable and an eye sore. Also excessive junk in yards needs to be addressed.
188. contentious, obstructionist, small-minded members of committees who seem to want to control what happens in our town. Sorry, guess that's some of you guys.
189. I would like to see more limited shopping options - so we don't have to go down the mtn everyday.
190. Lack of city center/town center will Continue to give the GA side a loose, laissez-fairy community feel — very amorphus. We need a place where the community can gather.
191. Irresponsible management of the resources as has been the problem for too long
192. More Commercial opportunities would be appreciated. A middle school would be nice.
193. To become too big
194. Becoming too populated and too touristy
195. Travel up and down the mountain with large vehicles
196. We need to pull together rather than special interest groups opposing development in their back yard or for other reasons. We all need to think in terms of what is best for the community as a whole.
197. The biggest concern I have is Walker County. I have seen my property taxes go up 3 years in a row, no thanks to Bebe Haskel. Also, our new county commissioner Shannon Whitfield ran on the idea that we would have more than one commissioner, this has not happened. Walker county is too big for just one, how can they know what our concerns are when we are an hour away from Lafayette. Just Saying!!
198. Becoming commercialized
199. My biggest concern is that there will be too much development and that the heart of the place I have grown up in will change - will quickly become too modern. The quietness of Lookout is something that makes it special, and a sweet escape from downtown.
200. 5G health issues, too much government.

201. High density housing on or near my street. There is plenty of high density housing only 10 minutes away near Broad Street. People who want to live that way can live there where they can easily access all that Chattanooga has to offer--and Chattanooga has and will have a lot more to offer in terms of city life than Lookout Mountain, which is fine.
202. Lack of willingness of some citizens to allow smart and careful development that will increase property values and enhance the community.
203. grow bigger too fast. don't need more tourist attractions.
204. That housing options allow families to move here and stay as their families change, i.e. children, empty nest, retirement
205. That the cost of purchasing a house here will inhibit young families from living here
206. There does not seem to be oversight of the use of property, what appears to be the rental of some single family homes to multiple people with multiple cars parking at the house and in the yard. This devalues all of our properties.
207. That it could become too crowded though it's not likely to happen given the terrain and lack of amenities up here
208. That the City is located within Walker County GA! Walker is still corrupt as it has been for decades. Taxpayers have suffered as a result of the archaic "sole Commissioner" structure that vests power in hands on one person. Debt is enormous! Couple this with the propensity of Walker County voters to elect inept, inexperienced, and yes, corrupt (or alarmingly stupid) Commissioners. Poor choices have burdened the County with debt and waste at least for the last seventy years! The County Taxes impact the appeal of Lookout Mtn. GA severely; making a choice to live there difficult. I see no viable alternative to this unfortunate location.
209. Allowing the town center development plans to sit dormant for another 10 years
210. That folks in the lower socio-economic tiers who live on the mountain will be forced out by unrestricted commercial development.
211. Continued Fear of Airbnb type rentals, don't like to have to identify myself as being from Lookout with the car decals for the name of "safety" ..it feels petty and unnecessary.
212. I think the biggest concern in the neighborhood is the quality of new buildings and homes in the city. I am all for a higher density option closer to the town center, but I think that whatever those options go in should be of a caliber that reflects the history and quality of the town that we live in.
213. 1. Rising taxes. 2. The costs of maintaining the sewer system.
214. High property taxes. Makes me want to move to Dade County.
215. If there is no new residential, the market will die. New Res will catalyze renovations and additions, as well as increase residential market values. Ultimately, this is a necessity for the long term growth and sustainability of LM Ga as a whole.
216. Expense of property. Old homes that are hard to maintain and costly to remodel. Very little new single family home construction. Price for city sewage is way too high.
217. We do feel that it is excessively exclusive, increasingly feeling like a "gated community" and this is a turn off to many young families.
218. The good ole boy network
219. Allowing development of homes that take away from the character and charm of the existing homes.
220. traffic control, need more safe walking areas
221. I worry the high school choices will price people out of living here. Also, the state sales tax is a killer - which I know is out of our control. For that reason, should try to make property taxes as low as possible.
222. Unrestricted growth without ability to support public services and traffic management
223. Development and growth and therefore an increase in pace, traffic, and a loss of that "small town" feel. Infrastructure would also be stretched and overutilized leading to the deterioration of same.

224. It will be overdeveloped, losing its charm that has always been so attractive. It would also increase traffic, especially large trucks that create challenges for us all.
225. We need to add services and infrastructure that continues to attract young/new homebuyers. The school and Club are excellent resources, but a town center would be a big draw. Rentals/apartments/duplexes will not maintain the unique feel we have held as our identity. We can grow without cheapening our community.
226. Traffic Price of housing Crowded schools
227. I'm concerned at the lack of funding for the police and fire departments. We need to make sure that we are allocating our resources properly. If there are not enough resources available to fully support public safety, I suggest making a public safety fee a top priority for the town at \$5 a month. If 600 residents paid a \$5/month fee, that would equate to \$36,000/year. That money could be allocated to desperately-needed new gear for the fire department (turnout gear, SCBA, radios, flashlights, etc.) and any gear needed by the police department. We need to be fully prepared for catastrophic events such as a school shooting/mass shooting or commercial/residential fires-- this can only be done with proper funding and training. These things happen to tiny communities across our country and we need not be ignorant. The public safety fee should be on a schedule to increase over time (such as a \$1/month every 5 years or something very basic and straight-forward as that). Every resident in our community should be able to get behind something like this.
228. This town could be so "picture perfect" if we required residents to maintain their personal property-exterior/landscaping etc. and have a responsibility to their neighbors to keep our streets and neighborhoods as appealing as possible. We also need a focal-point town center that is designed with the character of the community in mind. It is THE eye sore for the community, and it would be so refreshing to have a well-designed, attractive place to call home for our police/fire and council.
229. Too much traffic, becoming too expensive to live here due to real estate prices and taxes, also concerned about unrestricted development and losing the small town aspect
230. I would love to see speed bumps put up around the dangerous curves on Lula Lake. Too many wrecks and speeding is unbelievable!!!!
231. I hope there's not so much growth that we lose the feel. One special and highly unusual thing about our mountain is the multi-generational families. If you grow up here chances are very good you'll want to return to the mountain after school or when you want to start a family.
232. Having a vibrant community to attract future generations to move to the mountain, while maintaining the beauty & peacefulness of the mountain. I'm also concerned with the recent increase of property taxes.
233. Too many commercial outcroppings will encourage non-resident traffic.
234. Becoming too big with even more traffic and exposure to more crime
235. Neighbors are not maintaining their painting of their homes. Speeding is getting ridiculous making the rural feel disappear.... Neighbors are not maintaining their lawns.
236. No middle and high school. Rock City keeps enlarging to residential areas. The parking by the house they just bought.
237. No quality public high school. Lack of sidewalks on roadways where there are lots of curves/speeders. Limited access to groceries/dining. I also wish that recycling could be picked up from our driveway.
238. Whenever a project is proposed a group of people oppose it for a series of reasons like increased traffic, greater density, pressure on the infrastructure and so on. Brow Wood and Thrive are a perfect example. They moved the project 1/2 mile down the road and Dade county gets all the taxes that Walker desperately needs. So, we get the increase in traffic and Dade gets all the money.
239. Unplanned growth
240. Over development. I prefer the small leave it to beaver homey atmosphere and hope this doesn't change.
241. None
242. Development that might not fit with the Fairyland or German (Rock City) theme. Also that development of wooded areas would not include a plan for trail connection to the existing ridge trail.

243. Commercial development beyond what is supported by the established/existing number of residences. The current density is appropriate based on the size of the town and its geography; aggressive commercial development or residential density would threaten all the things that make Lookout Mountain, GA a great place to live (quiet, neighborly, community, historic legacy, natural beauty).
244. Allowing lots of rentals
245. My biggest fear is that Lookout will change. I do not regard growth as a positive but rather as a negative. I am perfectly satisfied with Lookout the way it is. I would however welcome a beautification of the municipal buildings to better conform with the quaint aspect of the town. I would not welcome building a new city center if its aspect was too modern or expansive. New commercial facilities are not necessary since we already have commercial building vacancies as it is.
246. That the TN side continues to improve and the GA side continues to fall behind in basic infrastructure such as a lack of basic sidewalks, the dated, unimpressive town hall, and the sad, neglected city owned lots that could be beautiful pocket parks and community fruit trees and gardens.
247. The leadership of Walker County and the negative stigma that provides for Lookout Mountain, GA. (Tax increases, comparison to TN)
248. Decaying infrastructure and roads, declining home values, aging homes and yards increasingly in need of renovation or remodeling which in turn lowers values, inability to sell a home for what it costs to build
249. My fear is that the mountain will lose it's identity. The homes have always ranged from modest to large. I'm afraid that if we build higher density apartment buildings the established neighborhoods and communities I have learned to love will be destroyed. My other fear is that if more residences are developed along McFarland Road the traffic will increase. We already have to worry about Covenant College students flying down and around the curves there, but with even more traffic, I'm scared I would be hit driving out of the road. I love the community of Lookout Mountain. I love the homes and I'd love to see it continue.
250. it's dated town facilities, general decline in condition of many of the homes, etc. we need to attract more young families.
251. High density adversely affecting established neighborhoods.
252. Condition of residential homes (decaying garage doors, weeds and grass growing in gutters, building materials stored on front porches or in front yards for months and years, non-operational or unused vehicles parked in front yards, delapidated/rusted mail boxes, empty hauling trailers in front yards, long standing PODS,..... you all have seen it and it is way too prevasive, some eyesore on nearly every street) not only huge eyesores but hurting the attraction and value of the home sales of those properly and attractively maintained.
253. Growth - Traffic up & down is already bad. Sewers do not support the city. Drainage is bad and will worsen with development. The mountain can't support the Tennessee Town center. There is NO NEED for high density.
254. Unrestricted tourism, no standards for houses/ building, traffic violations and the "good ole boys club"
255. Property taxes are too high as is real estate. We are afraid this will discourage people from moving here. Lack of comprehensive recycling is disappointing.
256. I'm worried about the city trying to allow more growth by building duplexes or more apartments. Those just don't seem to fit the kind of neighborhood feel I love so much.
257. growth
258. My biggest concern is the potential effect of high density residential development on the school as far as crowding issues. However, I would love for my aging parents to be able to live in a higher-end condo/townhome nearby or in the city of Lookout Mtn.
259. Resting on laurels. The city needs to adapt to changing times. Younger generation values walkability, convenience to shops/restaurants/amenities, and does not necessarily value large lots/yards. Growing density around a town hall/city center would accomplish many of these goals.
260. I wish our community was more diverse, racially and socio-economically, and with rising property values and high-end development, I fear we will be increasingly a community of homogenous privilege.

261. Do NOT want high density housing. That will increase stress on existing infrastructure and increase traffic. If we wanted to live in a high density urban area we would have moved to downtown Chattanooga.
262. That it gets overdeveloped.
263. Increased growth that will change the look and feel of the community
264. Connecting current walking paths to outside trails or connecting paths to the tourist districts. I do not want visitors or tourists using our paths. Should be for residents only. Need to do something about the heavy traffic between Fleetwood/Red Riding Hood and Lula Lake Road/Handy Andy. On holiday weekends and the Christmas season it is a nightmare. Non resident bikers are creating many unsafe situations for our community. They should be encouraged to find other routes to use than our community roads.
265. Lack of local government transparency to public. Local Government that intentionally obscures development agenda from public. Too much residential, commercial, or tourist development. Storm water, groundwater flows impacting structures, landscaping. Destruction of Woods, Natural Habitat, Unstructured play, exploration areas for children.
266. Property values, tax increases, over development, over regulation.
267. If subdivisions and multi family dwellings are allowed we will lose that individuality and become just another cookie cutter community with no personality and traffic problems
268. High density growth. More traffic stressing the limited streets and highways. Causing erosion of the safe community in terms of traffic and crime.
269. Overdevelopment. Losing a lot of the natural land and having too many homes built.
270. Overdevelopment
271. Unrestricted growth of Rock City. The impression that the city will never say no to Rock City, even at resident requests. And the impression that Rock City does not pay appropriate taxes. All of this makes me nervous about the city's ability to appropriately manage other commercial development. Thank you for asking for resident input.
272. Development; loss of trees and "empty" space.
273. being forced to accept refugees
274. Wish we had greater diversity on the mountain. Very concerned about Rock City continuing to grow and consume more of the neighborhood. Want them to do well, but not to keep expanding. Trees keep coming down, greater traffic, etc. The last 10 years have seen RC continue to expand, and some awareness of this needs to be acknowledged. Especially concerned about growing more and more parking lots. Negatively affecting the beauty of the area.
275. Don't think we need a big town center with stores and such. I do think the police need a new space and the town center can be improved!
276. With all of the businesses, buildings, and commercialism, the traffic will become intolerable. Gone will be the ease of movement and privacy.
277. As people visit our mountain I am concerned about the amount of Trash that is constantly mounting on our connecting highways leading to our properties and attractions that make up Lookout Mtn. .Scenic Highway and for us in Ga. Ochs Highway. I Suggest getting a group together to look at ways to combat this issue.
278. My biggest fear is that the town will allow too much growth, both in population and brick and mortar aspects. Fairyland Club will suffer if we allow more restaurants, and tennis courts. We have an obligation to support the club and its beautiful setting. Also, I do not feel that we should cater to the new residents who want to change the mountain to suit them. If they want a different community, they should move to that community. We like our mountain the way it is! Please do not change our small, loving community to accommodate the louder voices of the minority.
279. Overcrowding
280. Growing too big.

281. Many homes and yards seem to be looking worse, gradually. I've talked to several people moving to Chattanooga and mentioned Lookout Mountain to them. They said the realtors said the Lookout Mountain is just where the rich people, very rich people live. One home on McFarland is in bad shape with a couple vehicles outside of it. Possibly the owner has difficulties. Can the community help in any way? No public school above 5th grade.
282. Allowing new construction homes to be built that look totally different from existing homes (specifically garage doors facing the street) and with artificial building materials, taking away from the character and charm of older, more aesthetically pleasing homes in the neighborhood.
283. If we grow we need to have some sort of grocery so residents don't have to travel thirty minutes to go to the store.
284. Development of city center with rental and micro lot housing. Thus long term property values being negatively impacted.
285. Not enough amenities to warrant the house prices.
286. The biggest concern is that our mtn will lose its quaint mountain feel...it is unique in that it does not have a subdivision look or feel..everything is maintained and unique to preserving the beauty of our mountain
287. Growth. Traffic. Commercialization. Possible stricter enforcement of landscaping and house maintenance needed to prevent neighborhood decline. There are a lot of old homes. (Yes, I hope we will finish our house soon to make out one less.) It is also very important to keep Fairyland school performing at an exceptional level.
288. There will be a Town Center built and ruin the natural beauty of the Mtn. Also, the City is wanting to add more housing. With all of this comes more population density and more pollution which will ruin our natural setting. We don't need it!!
289. My biggest concern is that the crime rate *might* change if/when outsiders and/or newcomers do not appreciate our current low level of crime.
290. Rentals with cars all in the yard and driveway
291. Walker county tax situation Our properties seem to be declining Fiscal stability of Ikt Mtn ga
292. 1. Utterly inadequate recycling. Despite warning signs adjacent to the receptacles adjacent to city hall, the receptacles continue to be clogged with bagged garbage and cardboard. The net effect of this is that the whole container, rather than being recyclable as mixed paper, will be destined for a landfill. The persistence of bagged garbage suggests that individuals are using this as a trash receptacle, something that only a household beyond the city limits (and scheduled garbage pickup) would resort to. If the contents of the receptacles are going to be bound for a landfill, there is no point in collecting recycling at all. Let the garbage trucks do all the gathering. 2. Road maintenance. Lula Lake Road from City Hall to the Tennessee state line is pock-marked with potholes and too-numerous patches (resulting from Utility companies digging up the roads). It needs a re-pave. Fleetwood adjacent to Rock City has evergreen hedges protruding over paved roadway and it gets worse as one proceeds past Rock City and approaches the site at which the City has a facility releasing chemical meant to reduce sewer odor. Not only evergreens but accumulating needles are progressively obscuring pavement.
293. I worry that development beyond the towns boundaries and jurisdiction might effect the towns environment or negatively effect it's infrastructure resulting in more monies needing to be spent on road and sewer.
294. Higher density and traffic issues
295. That someone will try to change the "feel" of the community and make it less neighborly.
296. Short term rentals Tourist traffic Taxes (keep going up!!!)
297. High density residential areas
298. That it will get too commercialized.
299. rental units will be constructed increase in # of residents on the mountain without existing infrastructure to support the increase. Road will continue to deteriorate without proper maintenance (especially coming up the mountain) and accident will result.
300. Rising property taxes

301. enormous lack of transparency in city government; spotty enforcement of traffic laws (including city stickers); very obvious bias by elected officials toward own plans for community rather than open communication and consultation with community residents on topics/subjects of communal interest; recent decisions to raise taxes when it would have been possible to keep those taxes at then current rates legislatively.
302. As someone living outside the city limits of Lookout Mountain, GA, I don't really have a voice here.
303. One fear is that development will be haphazard and unstructured and unplanned to meet the needs and vision of the community. I am not opposed to development of a town center, but it must be in line with the feel of the community here and done well, both aesthetically to fit this community and to offer appropriate commercial opportunities to community members.
304. Development without control leading to a cluttered, junky, overcrowded environment.
305. This is not a "concern" but you didn't have "community pool" as an option and we need one. Secondly, it is sad to see the beautiful flowers uprooted for the ugly "blue star" memorials in their place stuck in a patch of mulch. This is meaningless- it doesn't even list the names of who is supposedly being memorialized! Please bring the flowers back and possibly add something with the deceased service members names, for heavens sake! Hard to believe the garden club was behind that decision! But it is fixable.
306. I do not see the benefit in spending a bunch on a new Town Hall and Town center. I would love to see some sort of restaurant and grocery be put in on that property, but let someone else build it. Taxes are already high for Fairyland and my fear is it would become even higher with the town center plan. Renovate what we have.
307. That too many more people will over tax infrastructure like crumbling roads and the sewer system. That in turn may yield even higher property taxes and sewer fees (which already exceed my water bill).
308. Overdevelopment which would lead to the loss of small community feel and increase traffic. We should have stricter enforcement of speeders all along our major roads.
309. Need for a public middle - high school that could serve TN. and GA. as was previously planned about 25 years ago. We have lost residents to Signal Mtn because of this lack.
310. Creating an adequate tax base that raises the necessary funds that enhance schools and municipal services
311. Overdevelopment and city overspending
312. The cheapening of the community by encouraging smaller housing thus increasing the population density in the city.
313. Property tax increases.
314. That we become irrelevant with all the Development and amenities being added downtown
315. Nothing
316. That the Rock City traffic is going to continue to get worse (seems to worsen each year)
317. Oversized homes being built that are poorly designed and do not contribute to the aesthetic beauty of our residential neighborhoods.
318. Commercialism
319. Don't want too much growth or to lose the small-town feel, but think we could benefit from some new commercial development (primarily another restaurant, fitness center)
320. enticing younger families to move to the mountain
321. Increasing state and local taxes
322. Road maintenance must improve.
323. I'm afraid Lookout, like Chattanooga, will see so much growth that it becomes a burden to drive because of traffic. I voted limit growth as much as possible; I don't know if it should be limited as much as possible, but probably some.
324. I do not have any concerns.

325. Ability to afford a new town center. Concerned about how much a new town center will increase taxes.
326. Unrestricted development which changes the nature of the mountain.
327. There has been an inordinate amount of crime committed in the past year. Mostly break-ins and theft and it doesn't seem to be a major concern to the authorities. In the same vein (and I don't believe this to be mutually exclusive), I'd like to encourage more diversity (racially, socioeconomically, etc.).
328. I would love for our community to have the amenities that Signal Mountain has for its residents. It concerns me that everyone up here fights growth of any kind. We need more so that we don't have to go off the mountain for everything. We have one grocery store on the Tennessee side which doesn't always carry needed items. There is only one place to eat. Townhomes are needed at affordable costs for those that desire a low maintenance life style.
329. That it'll grow too quickly and lose the family friendly safety where neighbors generally know each other and each other's kids
330. It will become increasingly racially isolated.
331. Property values are lower than surrounding areas. When you are the lowest cost you bring in the wrong people
332. Short term Air B&Bs that take away from the community and invite outside folks like a revolving door.
333. Crime
334. Too much money spent on town center-our county taxes are very high-decrease in property value due to high taxes and lack of new citizens-especially since Oche highway has so many leaning trees and dangerous curves
335. LM, Georgia and LM, Tennessee to me are one facility. I have access to free tennis, and a playground at Commons. Thus, GA doesn't need to provide that which TN supplies already. There is no public workout facility in either city, so that is a void. I worry about Fairyland Elementary no longer being good enough for too many residents resulting in a disincentive to buy in Ga. There is something that feels right about a town center with stores around it, but the economics of retail on Lookout may not be very good. I don't think many retailers are successful on the mountain as we just don't have enough people.
336. Affordability
337. There is not enough support from the city for the school. Taxes and utilities are high and I feel like that should warrant better roads, streetlights and sidewalks.
338. I don't know that this is an issue of "future" but I do love the idea of small small, affordable houses for people to own or rent. It is really expensive for people to live on this mountain. I think specifically of older people and young adults and families. It would be nice to make it easier for them to live in the community.
339. That people are losing the connection with the community and they are keeping their children out of our community elementary school. The school has been the basis of the community as you tend to befriend the parents of your children's friends from school and their activities. As the kids leave the mountain for activities the parents lose or never gain that feeling of community. I fear that older homes will continue to fall further into disrepair and be sold cheaper and cheaper until a full gentrification will be needed to bring the community back. There seems to be a lack of pride by homeowners for pride's sake.
340. affordability of housing options for younger families and housing types for older residents
341. No concerns
342. In this day of people wanting to "get away from it all", we must remember that Lookout Mtn. already has a calming effect and a sense of timelessness. I don't want that to be compromised by over-building.
343. I am concerned there will be too much regulation (I think it is already too much) regarding additional development. I resent ANY increase in what I am told is allowed on my property. I am completely opposed to ANY increase in taxes.
344. The value of our homes increasing at the rate that other properties are in surrounding areas, need a town center that is welcoming to residents and visitors, need more commercial space that is used by community

345. Doing nothing. Build a town center
346. Stuck in a time warp and unwilling to grow
347. That it will get over developed and change its character and no longer be the Lookout Mountain it is.
348. Letting developers have free reign on areas of the mountain. The storm runoff situation is not under control and I know it is harming my property and other properties.
349. That growth (within reason) of commercial businesses and vacation rentals will be restricted is of concern to me. We should allow this growth because it is a great tax revenue. Without it, our taxes will continue to go up to support the infrastructure.
350. Escalating taxes (city, county, and state)
351. Restriction of private short term rental opportunities.
352. Run down houses on McFarland and elsewhere.
353. Cost- it's expensive for families. Convenience- a grocery store (with reasonable prices) would be awesome, and a gym (also reasonably priced) with an indoor pool would be amazing!
354. Losing it's historic small town charm Destroying its natural beauty due to overdevelopment
355. I don't want it to become over commercialized or over populated. Lookout is quaint everyone knows everyone (which could be good or bad, I view it as a positive). The larger we grow the less tight knit our community will be. It will also bring more business and developers which will lead to more property being taken to build buildings, less nature and more cement. Lookout mtn. Is such a beautiful place and it would be a shame to have it over populated and over developed.
356. The nay-sayers will not allow development of town center or some higher density residences in the city limits.
357. It is very stressful to think about continuing to live in Lookout Mountain when determining middle/high school options for our children. If one cannot afford private school (or drive 20 minutes each way out of the way to Chattanooga valley), then the only viable option is to move to another place with more school options. It would also be a game-changer to have a grocery store or commercial drug store (CVS, etc). I do not think we should draw too much attention to the more residential areas of the mountain with tourist attractions. We need more commercial development, but we also need to keep it simple like on the TN side business district.
358. That the nice rural areas will become to urban.
359. That greedy politicians and commercial developers will turn it into Signal Mtn!
360. Vegetation growth and maintenance, sewage cost and issues, inability to grow and flourish in a controlled way due to some residents not being open to change, costs of living and taxes increasing while not taking advantage of using new development and update opportunities to pursue additional tourism revenue outside of Rock City.
361. Young families not moving to our community.
362. we don't have middle and high school...
363. I think there is a huge discrepancy between the "haves" and the "have nots" here on the mountain. Housing prices are ridiculous. We are basically edging out any diversity and creating a bubble of rich, white people. That makes me sad.
364. Safety, more tourists
365. property values have not increased compared to other areas of Chattanooga but property taxes have skyrocketed. Dade county is becoming more attractive than Walker for this reason

13. What short term steps should be taken to improve the City of Lookout Mountain, Georgia? (approximately 800 word limit)

Answered: 289 Skipped: 336

1. n/a
2. more lights
3. A public middle school.
4. Move forward on developing a downtown.
5. I would love for there to be not a restaurant but a village pub in our city. I lived in England for ten years and this community would greatly benefit from an authentic pub atmosphere. Pick nic tables in garden for families, couples with their dog, and cozy boothes inside near the fireplace. A pub is less of an American bar and more of the hearth of the community. More of a comfortable armchair than a cold slick steel chair. Idea 2. Add sidewalks to connect and to help us get healthier. Idea 3 for beautification use grasses/ bee friendly perennials and no chemicals.
6. More sidewalks, build a community center
7. Develop the area around the city hall property
8. Better communication and prudent fiscal management. City government seems hell-bent on building a new city hall but has never asked via a binding vote or referendum if residents want it.
9. Build the town hall and allow natural growth. Find a way tax tourism
10. Improve communication, hire professionals to help us make wise informed decisions, and help us get our City operations running smoothly.
11. Add sidewalks (they've really improved pedestrian use of Lula Lake Road). Enforce speed limits.
12. It would be so great to have a grocery store and a few casual restaurant options, focused towards the residents.
13. I am not sure if this is short term or long term, either way, I think Lookout Mountain needs to develop more of a town center more retail, recreational/community opportunities and maybe even a library.
14. Finish the existing side walks. Plan a new city hall area that works but that is not designed to be extravagant and contain a bunch of things that are not needed (community concert area, play area, gathering venue). We just need a city hall.
15. Look at the number of rental properties within the city limits. Look at the number of houses run down. What can we do to help clean up our community.
16. Promote school better. Build town center.
17. Communicate to all residents the housing/property maintenance structure and standards already in place, warning those out of compliance, and provide notice to all residence of a date upon which the already set standards will be newly enforced. If structure and standards do not exist, create them and enforce them.
18. Our roads need major repairs. Removing the gravel and finishing the sidewalk from Fairyland School to Wood Nymph Trail. Additional street lights throughout the community.
19. Restrict growth.
20. Stop trying to encourage growth within the undeveloped areas within the current city limits.
21. This survey is a great start. Citizen input and participation is greatly necessary and often times not taken into account.
22. Enforce existing ordinances and codes. Hire better qualified staff and more staff to enforce. Stripe the roads!!! Put up more street lights. Enforce the leash law.
23. Pave walkway by the golf club. Have Rock City pay a policeman at the top of the mountain at their busy times.

24. Side walk by the golf course needs to be fixed (a permanent solution, not what is currently there.)
Enforce traffic laws - hand out more tickets! Enforce laws that are already in place. I know of a couple of rental houses that have a bunch of college students living in them (I thought this wasn't allowed). If this is allowed, let's change it - renters don't care about their property.
25. Peoples yards look junky.
26. Ordinances on the books should be communicated to all homeowners then they should be enforced with warnings then fines. Declining properties negatively impact the entire community, and do not encourage new people to buy here or build a home here. Also, our sidewalks and trails need to be extended. This would be a great selling point for newcomers to move here.
27. Maintenance of Carter field and pavillion.
28. Sidewalks , caution lights, speed limit enforced, slower speeds on Lula Lake.
29. side walks, landscape on main roadways entering Lookout Mountain.
30. More community events...better support of events
31. Widen Wood Nymph Trail to accommodate walkers & cars to move safely
32. Nothing at this time
33. Stop bushwhacking the roadsides, prune kindly. Get rid of coyotes, other possible rabid non-natives (bears?) , (losing our small pets!) Fix potholes and widen roads that are too narrow for the UPS truck and an SUV to pass at the same time! (Been run off the road), Wood Nypmh where the sewer did not touch was never paved since I have lived here except for culvert replacement, and sewer line depressions on Fairy Dell made ruts unfixed for years. Water company is ruining our roads always after they are paved! Maybe fine them! Don't allow short-term rentals (less than 3 months) unless resident (taxpayer) lives in the same dwelling. Golf course needs to work on non-native species removal before requiring any citizen! It will be impossible otherwise! Don't make landscaping rules when all that is about to change now that there is a realization that a typical green lawn is bad for the environment.
34. This has to be at least the 3rd time we have participated in something like this in the last 10 years.
We need to act on some of these recommendations NOW.
35. fix sewer
36. Focus any development on redoing town hall/center and putting tight controls on zoning restrictions.
37. No comment
38. signage reminding both residents and tourists/visitors and commercial vehicles that our community is primarily a quiet, walking, jogging, cycling community with slow speeds and vehicles yielding to pedestrians and bicycles. It amazes me everyday how dangerously closely drivers will pass walkers and cyclists.
39. more community events that bring people together
40. place moratorium is said is not already in place on any high density housing / condominiums and or rental properties as well as commercial properties.
41. Have the police enforce the stop sign laws on an on going basis. People run stop signs daily and someone is going to get hurt or killed. Also, if we have laws on the books concerning property maintenance, leash laws, etc., enforce them fairly and evenly to all.
42. Town center
43. Not sure that I can think of any.
44. more sidewalks - more public park space that provides access to scenic beauty of the area, this is our biggest drawback for sure. We have no place like a Signal Point to take visitors to show off the area and views without trespassing or driving over to the Incline- more street lights - improve the City Hall area - Rock City should offer more incentives for residents to come there, if only as a thank you for the tourist traffic hassles we all put up with
45. Finish Town Center. Continued police protection and city services.

46.plant, plant, plant!....(and use tough NATIVE, (or indigenous), plants!....these can add style and beauty or a fresh new look anywhere!...to any existing space or park or landscape or structure or building!...(*maybe* a really GOOD restaurant!....nestled, of course, in a native landscape!)...bring some life!....some renewed interest!....let folks know we are progressive, but in a unique and artistic way!....
47. Pave sidewalks! Add another place to eat.
48. New city hall with activities
49. Good maintenance of existing streets
50. N/A
51. Rigorously control growth, maintain roads and sewer infrastrucure (the latter badly in need of repair), and preserve our special community.
52. Make green space in front of city hall into art garden, showcasing sculpture by local artists
53. Develop a nicer town square as I mentioned before. We need a casual inexpensive restaurant up here with a food selection similar to Panera. We need an option other than Cafe on the Corner- a place where families can drop in for an inexpensive, quick but tasty breakfast, lunch, dinner or snack at a reasonable price.
54. I think this survey is a step in the right direction. When completed, it should serve as a basis for short and long term planning. Plans should be developed and benchmarks with timelines should be set — and adhered to.
55. Enforce the leash law.
56. Sidewalks up and down Red Riding Hood with proper and impressive landscaping.
57. Trash and debris pick-up in a more timely fashion Road maintenance particularly yellow striping and reflectors
58. Maintain present city regulations for size and number of residents per property.
59. Can the run down homes on McFarland be improved. The owners helped if they can't do any thing or if they rent it out...improve it.
60. Work within the tax revenue we already have. Use volunteers and garden clubs to beautify what we already have. Paint and flowers do wonders. Keep the roads safe and in good shape but remember roads were built for cars not pedestrians.
61. Not many changes.
62. Create the new town hall and space for retail and restaurants. Widen roads and work on lowering sewage costs.
63. Street lights, That stay on. Carefully dont add to the clutter of signs. Replace the sign that reads “left turn proceed with caution” ... not many tourists interpret that as “Dont Stop, keep moving” Hey, we love the mountain and theres not a lot tugging on us to change.
64. more bike path/sidewalk access around the mountain
65. I love the thought of a town center!
66. improve horrible sewer system
67. Not sure
68. Nothing that I can think of
69. Improve storm drains, maintain the sewer system (especially aging sewage grinders), accept more types of recycling and improvements to the dangerous Red Riding Hood/Mockingbird intersection.
70. Beautification/town hall building construction.
71. I have not lived here long enough to give a proper opinion
72. Build a new city hall/city center

73. Care for roads, safety of pedestrians, and cyclists. Fix rough roads. Add bike lines. Paint the stripes. Add sidewalks.
74. Use the area in front of City Hall to create a better and more inviting green space for the community to use.
75. I think the city and its employees do a fantastic job!
76. Plan for more services and support them well
77. It's safe, scenic and close to downtown.
78. no opinion
79. Road and sewer maintenance, and sidewalks, New growth to code that makes storefronts look classy/inviting
80. We need at least a small grocery store. So we don't have to go all the way off the mountain when we need something.
81. Finish the sidewalks.
82. A small grocery store, hardware. Example: dollar store.
83. Renovate the Town Hall / develop the Town Hall ctr w/ a good balance of local business (e.g. a pizza parlor, various shops, perhaps a tavern, even a souvenir shop or clothing shop would be nice). BUT, NO real estate offices / law offices / mortgage offices or the like which offer no gen'l commercial appeal.
84. Town center
85. Make the city center happen in 2019!
86. Build our town center.
87. Build a shopping center or restaurant where the market once was. It is wasted space now!!!
88. Polish and maintain current structures. Well guided and prudent development of town center
89. Neutral/No suggestions at this time.
90. More sidewalks and bike lanes/trails. Better property maintenance enforcement, both private and public property.
91. More rentals at reasonable prices
92. Nothing
93. better communication with citizens
94. Limit or prohibit the development of undeveloped land surrounding see rock city
95. Engage a geoservices engineer to assess and provide a plan for improved storm water management. Direct time and money to repairing storm water damage to roads and property and implement above-mentioned plan to prevent future damage. Develop a security/check plan (through Police) for seniors or anyone living alone-- optional sign-up. (This was proposed years ago by Dennis Eischeid, iirc...?)
96. More sidewalks.
97. 1) Get speeding and running stop signs under control 2) Finish the sidewalks on Lula Lake 3) Find ways to engage the community and their talents
98. improve walkability in the city. more community food gardens.
99. landscaping around the town hall, cleaning up trash along the highway
100. Create a lovely park or concert space on the UGLY LOT in front of town hall! Create a theme for our commercial district & put up banners, lights, sidewalks, etc. Let's start a weekend concert series that will draw residents to town hall area to picnic on the lawn & listen to music. Add more sculptures, artwork and benches to existing sidewalks. Add more sidewalks and tie them together to make walking trails! We should have a bike & walk friendly community!
101. MORE BIKE LANES.

102. provide better services, i.e. road repair, leaf, debris pickup; better enforcement of useful regulation like leash law
103. n/c
104. The notion of a town hall with a small development of shops and maybe a restaurant is a nice idea, however, the small shopping area and post office in Lookout Mountain, TN struggles for business
105. Availability of new growth with the new ideas people have of creative community around beautiful densely populated communities that enhance life together.
106. Improve the road and walkways to ensure safety for pedestrians. More visible appearance of police on the mtn to deter crime. Develop activities for seniors on the mtn.
107. Town Center
108. We agree with adding The town center, but would prefer for it to not include apartments/multi family housing or any destination type shopping of any sort that would increase the traffic on the mountain. The town center should be a great place for families and college students to gather and have simple conveniences.
109. There should be more paving of sidewalks along Lula Lake road, heading south from Fairyland School along the golf course.
110. Beautification, not commercialization.
111. Not much. Keep up the good work.
112. Enforce people to mow their yards and keep their yards kept up. NO PARKING ON LAWNS. Police should stop being afraid to enforce the laws. More Police presence as well. The new Police vehicles look intimidating Use them to your advantage
113. More green space
114. Please fix city hall - a new one, please
115. Redo the ugly city hall! Bring in some cool stuff there that fits the vision of our little community and make it a hot spot for our little city
116. Stricter speed limit enforcement to make roads safer.
117. get rid of all the dead trees and hugely overgrown brush - so very unsightly
118. Redevelop city hall and with commercial district around it Plan growth to increase density, but do it with a range of single family homes (size and price), townhomes and possibly condos Don't over regulation the community We have survived for years while Rock City visitors visit our neighborhood. They all pay to visit Rock City, but I think we could get more tourism dollars spent in our community if we had more for them to do- restaurants, shops, etc.. Create the commercial areas with residents and tourists in mind.
119. I'd like to see the town center become a center.....truly this is the only step I see as important at this time.....maybe a public pool.....would be a huge gift as well.....but that is way less important!
120. More stop signs, keep the landscape trimmed near existing stop signs, enforce parking violations of non-residents
121. Start enforcing the current ordinances/laws
122. planning and smart development
123. Sidewalks and recycling.
124. No more sidewalks to nowhere (e.g. along Lula Lake by the golf course), enhance beauty wherever possible, enforce existing laws relating to landscaping and home maintenance
125. side walks control tourist attractions that are making huge profits while residents suffer for the traffic, danger to safety and inconvenience. police don't even challenge rock city to parking issues that easily could cause emergency vehicles to not be able to enter certain neighborhoods.
126. Continue to increase green spaces, sidewalks, bike paths. Perhaps establish activities for seniors that are as well developed as the youth activities.
127. Sidewalks Stop sign enforcement at Cinderella

128. I love it just as it is!
129. Enforcing city ordinance as far as private property is concerned. Many homes rent and do not maintain their property. Leash law needs need to be enforced. I have been bitten and chased by several dogs on different occasions.
130. A town hall with retail and business space needs to be built ASAP.
131. Short term steps to improve the City of Lookout Mountain should include updating our pre-existing town structure making it more suitable to meet the needs of the community for holding meetings and community activities and ensuring Ooches Hwy is safe for drivers; adding reflective devices to the current guard rails and widening two sections of the road that are "constantly" being damaged by large trucks coming up and down our mountain. I would like to see additional street lights placed on roads..one on my street Pied Piper Trail. The one I had on my telephone pole that my ex-husband had devised was removed due to the telephone pole requiring replacement which is in my yard.I wish I had, had a street light when my children were younger and even now our neighborhood has had so many new young families move into the area it would be nice to have a street light to keep children and just anyone safe. There are two or three road bumps on my street that I question how effective they are since people still speed down our street even with the speed bumps. When considering a small business for our center, I for think a shop like the Cornucopia would be nice to have in order to obtain fine wines, speciality sandwich meats, or other unique delicacies.
132. Stop any unnecessary, development
133. A cross guard/ policeman presence to help direct children, parents and homeowners on Cinderella when school lets out. Sidewalks for Wwoodnymph (aka the golf course circle).
134. Paint City Hall.
135. better speed/stop sign enforcement on Cinderella Road and at the intersection of Red Riding Hood & Cinderella, personal property landscaping enforcement, get cars off of lawns
136. TRAFFIC ENFORCEMENT!!!!!! And speed humps. PLEASE SPEED HUMPS! People just runs the stop signs.
137. See prior response.
138. A more active neighborhood watch should be delegated security responsibilities in fairyland/surrounding hwys during holidays or other high crime potential times.
139. Clean up the Simms' property and any similar neglected properties in the city limits.
140. Improve public landscaping.
141. Facelift for town center.
142. City Hall transformation with Town Center.
143. More sidewalks and less power lines visible
144. Do nothing until a master plan with both GA and TN input
145. I don't know
146. Build the town center and let the mayor do his job!
147. Add Recycling program. Reduce mandatory sewer debt service charge (\$15 / month).
148. Middle and High School development
149. Begin with the end in mind. Take a pause until you can do this.
150. Build the town center--on existing property; use plan previously developed and presented to the community
151. Patch roads
152. The current city hall area and around it looks bleak and almost like a ghost town. More should be done in the short term to add more trees, landscaping, and more interesting things to look at.
153. Manage assets properly, and start developing for future.
154. N/A

155. Increase and continue neighborhood safety for families and kids through patrolling and policing.
156. Let's get the Town Center / City Hall built!
157. Better representation and better roads
158. Slow drivers down
159. Development that benefits the people who live there - like you suggested things for elderly and for youth. Keeping the community connected and active.
160. Leave well enough alone. Stop trying to control everyone's property use. Place more value on individual rights.
161. Provide more sidewalks.
162. Do something with the town center to improve the look and feel.
163. Build a community pool
164. sewage grinders should be replaced with newer ones
165. Zoning rules should be enforced
166. Make recycling easier and more comprehensive and one stop oriented if possible
167. Cautious, judicious spending. Keep an eye on the Court House!
168. n/a
169. Find ways to include Covenant College students/community in community events.
170. Safety and traffic on Och highway, Better communication from city hall, bike lanes on popular bike routes, allow airbnbs
171. More sidewalks for walking around the mountain as well as enforcement and development of some building covenants on new homes.
172. Being a good steward of revenue.
173. Execution of new town center and denser home builds in close proximity. There are thousands of communities that have used similar strategies to achieve healthy growth.
174. Equality among people and not just pro rich or buddy buddy. Growth toward the end of town with fire hydrants going to the end of the city limits
175. Limiting home types/materials to preserve one of the things what has made the community so special.
176. Improve traffic control to deter speeding Do not yield to developers wanting to build high density housing
177. Re-open the Fairyland elementary cafeteria. Create a small commercial zone that might attract shoppers but mainly support the community (some instead seem to move to Signal due to more "on the mountain"): namely restaurants, grocery, live music. Need nice sidewalks on Lula. Keeping the pharmacy and Dr offices are a must.
178. Road conditions Better police presence
179. It is vital in the short term to get a town center built that is impressive and serves as a great focal point of our wonderful town.
180. Build the mountain stone archway over Red Riding Hood welcoming everyone to LM
181. Add sidewalks
182. There needs to be a town center!! It would be nice to have a small casual restaurant.
183. Building a community pool, building a new town center, minimizing large tourist buses & 18-Wheeler's, & local, strong support of Fairyland School.
184. Spruce up the town center and connect/add more sidewalks/bike lanes for residents to exercise safely.

185. More police presence for speeding. Stoplights vs stop signs. More places to eat. Having neighbors/residents paint homes and take better care of their private property.
186. Pave walkway by golf course.
187. Add recycling. Add more sidewalks and bike paths.
188. Move forward on the town center project.
189. Enforce speed limits better, especially near entrance to mountain on Ochs Highway Extension, work on city center.
190. Maintain the roadways, and update the city hall area with a grocery store and a restaurant.
191. N/A
192. Focus on business development first (for community and tourism). That would provide tax dollars for road and community center development.
193. I am open to -- though I don't de facto support -- anything that improves the sense of community and preserves the historic legacy and natural beauty of the city, such as walking/biking paths, green spaces, and a small, locally-owned grocery store or restaurant.
194. I would welcome a better landscaping of the city hall/police/fire station parking lot and nicer marking on the buildings.
195. Sidewalks
196. Improve image, as compared to Lookout Mountain, TN New city hall, commercial area - that is the first thing people see when they reach the top of the mountain!
197. Build a new city hall as the focal point of a town center. Enhance the recreational facilities at Fairyland School and Carter Field and improve the connection between the two. Convert the gravel path next to the golf course into a sidewalk and connect to the new park at the corner of Red Riding Hood Trail and Lula Lake Rd and improve the cross walk to FES.
198. Short Term Steps would be to continue the side-walks up McFarland Road. I would love to walk my dog to the side-walk that is there along Lula Lake Road, but I cannot walk down McFarland Road without fear of being run-over by speeding Covenant Students and/or other drivers.
199. Limit growth in or adjacent to established neighborhoods.
200. Town hall area looks really bad. Make it look nice and sharp with a restaurant and nice convenience store.
201. Fix up the town center area so that it has some form and useful services.
202. Enforce residential codes and strengthen them . (TN side has more stringent codes and the difference is clear and visible)
203. Convert the land in front of the City Hall to a park. Do a facelift on the existing City Hall. Enforce speed limits. Enforce landscape and property maintenance standards. And of course anything that can improve the sewers would be welcome.
204. Set standards and follow them. Enforce laws that make life equitable
205. You really need a new city hall.
206. enforce speed limits
207. I think increased street lighting and street widening would be very helpful. This survey is important as a way of improving communication between residents and the city. A monthly email newsletter would be awesome. Better recycling options would be great — the current pick up service is too expensive
208. -Slow down traffic on roads to improve walk-ability (speed bumps, stop lights, stop signs) -Increase sidewalks (especially along Red Riding Hood Trail) -Reduce trash pickup to once a week and replace with recycling pickup instead -Stop requiring car stickers for cars that are parked in garages. Alternatively, change the car stickers to a window cling or rear view mirror hang tag (something that is more subtle/easily removed) -Start enforcing leash laws
209. Make visible progress toward an improved city hall. Better communication. More transparency in city leadership and budgeting. More community involvement in city council.

210. Keep the number of rental spaces.
211. Fix walking path on Lula Lake/ golf course section. Get the town hall built.
212. 1. Ordinances to protect fragile slopes, woods and natural habitat, historically significant sites, especially along slope below Scenic Hwy and along East Brow. 2. Improved ordinances to control storm water, groundwater flows and resulting erosion, especially as impacts structures, landscaping.
213. Figure out the commercial area.
214. Enforce restraint laws on animals, and develop a central, useful town center.
215. Properly repair roads when work is done digging into them. Build more sidewalks on main routes.
216. Lots of trailer homes and people living on sketchy properties
217. A casual restaurant could be nice.
218. have a nuisance dog regulation
219. Unsure if this is an issue the city of Lkt. Mtn. can address: road maintenance for Ochs Ex. and Ochs Hwy. The large delivery and construction trucks are causing problems with traffic issues, safety and road repair.
220. Clear up the trash along side of the roads going up Ochs Hwy,
221. Ban all short-term rentals, townhouses, and other multi-purpose buildings! I cannot emphasize this enough. The feel of the town will be changed forever, and it will look like everywhere else. Also, it is already getting increasingly more difficult to get up and down the mountain. Do not decrease lot size, please. If you had a beautiful jewel, would you like to present it in a lovely setting, or chop it up and let a bunch of strangers each have a piece?
222. Redo city hall
223. Develop new construction regulations, having approved plans for new homes with aesthetics and building materials that maintain the city's charm and quality.
224. New city hall
225. Keep the PD/FD building from crumbling.
226. Limit city center development to Lula Lake Road. Take action to remove the existing condition of the Sims property. Property either needs to be condemned and cleaned up or require the Sim's estate to remove all abandoned structures. This is a safety concern at the very least.
227. I would love to see more sidewalks. I would also like to see more speed bumps. We live on Oberon and have 2 small kids. We are seeing cars using it as a cut through and going way too fast.
228. Sidewalk on Red Riding Hood. Additional stop signs. Also shrubs trimmed at intersections. Plan to limit growth. Lookout will lose its charm.
229. no opinion
230. Enforce maintenance of yards and housing that is neglected and an eyesore.
231. No suggestions other than more vigorous enforcement of bylaws requiring proper yard maintenance.
232. Sidewalk paved west side of golf course along Lula Lake
233. Improve city hall and police department buildings. They are in very sad condition.
234. Eliminate short term rentals. We have safety concerns regarding short term rentals.
235. New city hall
236. N/a
237. Better road maintenance and quicker brush pick up service. The neighborhood looks bad for a long time after residents place brush on the road or their yards are damaged after lengthy placement of brush that waits sometimes a month before removal by Lkt. Mtn.
238. No comment

239. A city government more attuned to needs and desires of community. At moment, residents seemed to be informed of events/occurrences after the fact, i.e., Sims property, rather than before. That's not the only example. Indeed, in the 2+ decades we've lived on mountain, the only meeting I can recall that allowed residents to discuss topic before it reached critical mass was about sewers.
240. Same as #12.
241. It would be nice to have the gravel walkway paved that lines Lula Lake Road past Fairyland Elementary to Wood Nymph Trail. It has run off/erosion issues and is difficult to get a stroller through currently. I also think it would be great if the city offered recycling as part of trash pickup.
242. Paving (with concrete or stone) the gravel side walk on Lula Lake Road that borders the golf course. The gravel currently looks terrible and causes erosion into the street. Plus, strollers cannot go on the gravel due to erosion which make them have to go on the road which is unsafe.
243. Enforce existing laws regarding things like leash laws, maintaining property, lawns etc. Keep taxes down while encouraging limited development around the city hall and preserving green spaces. We are unhappy when people lie when they buy a lot, divide it in two, and build two houses on it.
244. Build another sidewalk down Red Riding Hood, probably down the Rock City Side to keep from having to cross down near Rock City. Renovate Town Hall instead of building a new center.
245. Pave Lula Lake Road from Fairyland to the state line. Add sidewalks where possible — perhaps from Wood Nymph to Turnberry. Pave the golf course gravel sidewalk.
246. More lighting on Lula Lake Rd.
247. complete sidewalk along Lula Lake Road
248. Enforce laws that now exist, especially on the roads with heavy traffic loads, ie: Lula Lake, Red Riding Hood, etc. Those that don't live on those roads are the majority of culprits!
249. Look at ways to improve the city area boarding lula lake road.
250. Small grocery store, enforce speed limits
251. Nothing
252. Renovate around city hall
253. Update city hall area
254. Additional commercial development, but keeping it aligned with the look/feel of the mountain (restaurant/fitness center)
255. Important appearance of town hall area
256. enforcement of traffic laws. speeding has become a real issue, mainly by residents and workers. also, on street parking in Fairyland has become a problem.
257. Build town center
258. First, road maintenance.
259. I would like to see AirBnB's allowed.
260. Anything that will make us more attractive than Tennessee since Tennessee has no income tax.
261. Careful plans for new City Hall and commercial area.
262. Police crack down on theft and break-ins.
263. Renovate the city buildings rather than rebuild.
264. Grocery store
265. New town center and pathways
266. Greater communication among the community
267. More retail / restaurants

268. More clear signs for tourists turning into Rock City when they are coming up the mtn. Widen and make safer Mc Farland Road between Lula Lake Road and Scenic Highway-more landscaping(not formal) and low maintenance near the town hall.
269. Pot holes and reflectors on the roads. Stop the speeders on the popular walking streets.
270. Better recreational fields/courts
271. Sewer, upkeep of current roads, city hall
272. Build up pride in the way a home is kept by giving awards or highlighting positive things happening. Encourage block parties and communication between neighbors. Have a volunteer group to help those in need to keep their lawn maintenance or make small repairs. Church groups do this and that should be more encouraged and should be promoted to be non-secular and non-denominational. Any efforts should be in support of those groups and not try to replace them. We need to start by making our main streets safer by having sidewalks on the main two streets and/or a bike path. We cannot do much on the state highway running to Carter field but it is our main field outside of Fairyland. Connectivity there may be nice but only if the private owners are willing to work with the city.
273. Improve road maintenance
274. finish the sidewalks, widen some roads that are almost impassable with 2 sport utilities on the road, upgrade the sewer/fix the major drain runoff issue that persists in fairyland
275. Pathways
276. Build city center with high density small lot sized options-get some young people into community-also, allow guest houses(accessory housing units)
277. N/A
278. Improve storm runoff
279. Not sure.
280. Improve road maintenance: already narrow roads are crumbling at the (almost non-existent) shoulders; and encroachment by trees and bushes at the shoulders make walking along some high-traffic, high-speed roads unsafe.
281. See previous answer- grocery store (affordable), gym with indoor pool (affordable). Pizza place!
282. I do think that Lookout needs some more restaurants, something unique that would draw people to eat and support our community.
283. Side walks, removal of kudzu, take pride in our community
284. Enforce traffic laws more vigorously, especially on Scenic Hwy and Fairyland areas
285. Develop town center with a couple shops, restaurant, etc. Aggressively address vegetation overgrowth, vines, dead trees, etc. in common areas, maybe even offer a program to residents to assist with addressing vegetation and dead trees on private property at reduced cost of through a scholarship program to increase overall appeal of the community. Work with residents who have larger lots to add paths, etc. that could be available for public use.
286. More sidewalks, increases law enforcement of speed zones.
287. bike trail
288. Building town center
289. fix the gravel sidewalk where it washes away with a permanent solution instead of just dumping more gravel/sand on it. It is a disaster right now.

14. What long term goals should direct the future of the City of Lookout Mountain, Georgia? (approximately 800 word limit)

Answered: 269 Skipped: 356

1. n/a
2. A public high school and a larger grocery store.
3. High density development in the center of town should be avoided.
4. Improve the "community" and draw on the resources of the many new residents at not only south of town growth but also the expansion of Covenant College and calculate the college students' needs into the plans for a downtown center.
5. Above.
6. Don't try to fix something that is not broken. While there are some limited areas for improvement, overall the community is a jewel.
7. Managed growth and amenities matched by justifiable and justified tax growth.
8. allow naturally occurring market driven growth, not influenced by outsiders, tourism, realtors, or current large landowners for their financial benefit.
9. new town hall with some retail and community park
10. Become a vibrant community nestled in a beautiful natural setting with the best Elementary School in the State. Allow development that complies with current zoning density and ensure that each permitted development is sensitive to our natural resources and enhances our community.
11. We do not need more people on Lookout Mountain. Take action that is likely to increase home values and encourage young families to want to live here. Reducing minimum lot sizes so as to allow dense development will do the opposite.
12. Maintain our small community feel and values. Maintain a safe community.
13. Look to having Fairyland houses put on the national Historic register. Encourage good historic preservation
14. Improve property values
15. review housing/property maintenance standards and structure of the community, revise, and enforce.
16. Provide additional resources for law enforcement for the safety and protection of our community. Develop an immediate plan to upgrade and repair roadways.
17. Capitalize on the great natural beauty of this town and protect it.
18. Fiscal stability and a quiet community
19. Build on the historical legacy of this wonderful city and take it in a progressive, modern direction without sacrificing the things that make it such a great place to live.
20. Promote residential development on the Georgia side of Lookout to be able to support the businesses that would be developed when a Town Center is developed. Improve the infrastructure of the City Roads and parks. Work more closely with the Tennessee side to have better costs. We have to have more residential growth to support any future commercial growth.
21. Help Fairyland School and see what could be done about further education on the mountain.
22. Improve look & community feel of Town Center. Currently, only visible thing is a gas station!!!!
23. We should try to encourage development of some of the larger tracts of undeveloped land south of the more populated areas of the city and provide incentives if these developments include recreational areas (trails, parks, greenspace) that the entire community can enjoy. This could increase our tax base without disrupting existing neighborhoods.
24. Possible soccer complex if space is available or becomes available.
25. Same as above

26. side walks throughout neighborhood. thriving town center
27. Keep the charm and safety, but more retail
28. Encourage growth & renovaton so younger families can move up here
29. Nothing at this time
30. Enough police for any crisis, good communication like this campaign, if a town center make it a nice place to run get what you need, perhaps larger grocery past the town center where it is still undeveloped, work on winding roads to not be as dangerous, limit large development, like, keep to the sizes already in place. I think people think a lot of people are speeding that are really not because they have to walk on the roads and they think they can judge the speed, on the other hand, plaenty of people do speed, we must find the balance. Being penalized because a neighbor or two sometimes speed, by making 3 new stop signs on a mile stretch is kinda ridiculous. The Rock City encroachment needs to be held up to the standards like it has, keeping it from being a nuisance to the residents, and yet the commute home is getting worse during "Lights", solution? Maybe more parking attendants?
31. I think that some areas of the community (there are chunks of vacant land here and there) could be turned into interesting visitor housing, just not Airbnb's scattered throughout neighborhoods. There are too many natural resources (hiking, climbing, bouldering, SUP'ing, etc.) for the community not to prosper from it.
32. widen roads
33. No comment
34. increasing width of roads and sidewalks, enhance or improve the safety, ease, and attractiveness of outdoor activities within and as a community
35. A town center that can accentuate all that the mountain already is, but can bring unity to a fun, engaging and interactive heart of the community. A couple more casual, kid friendly restaurants would be awesome. Maybe one restaurant one fast casual restaurant.
36. Continue to respect & observe the wishes of the residence through there input through means such as surveys (A mailed survey to each residence in the future seems like it would be more effective & decrease the likelihood of anyone not a resident or with outside interest participating in any future surveys). Also ensuring that this will always be so be instituting policies and or ordinances with checks & balances to ensure that residence wishes & not the financial gain of individuals or the government itself.
37. Be aware that "bigger" is not better.
38. Plans for housing options that appeal to all ages - younger adults & families plus one-story accessible homes for older adults. Plus an appeal for higher-end housing families.
39. See answers to what makes this a great place to live, and continue or implement policies that preserve such attributes.
40. Lookout Mountain has always been a family neighborhood. I do think that apartments and condos etc would possibly attract a different type resident. I think growth should be monitored closely - growth is not always better
41. Continued small town, beautiful, safe, environment, well maintained roads, better school, possible middle school, control taxes.
42.conservation!....."green" concepts..(in construction....parking lots....landscapes....green roofs...LEED...etc)....let's be cutting edge to show how the "old" can coincide with the "new".....how "southern charm" can also make good use of "environmentally friendly"!....let's become that progressive mountaintop community that models concern for the earth...
43. Add additional grades to Fairyland School, consider middle and high school!
44. More growth allowed but same standards
45. Progress and development of surrounding areas
46. N/A
47. Preservation of its natural beauty and quiet small town atmosphere.

48. The sewer system already has problems handling the current load of housing up here. Keep that in mind. Our narrow roadways and streets are part of the charm here. Let's not ruin it by increasing our traffic to the point where we are forced to widen all of our streets and roads. It will become like any other suburban area then. We have dark streets at night. What a blessing! How rare that is! Don't ruin it! Don't do anything to destroy the wooded areas throughout our little city. We need these natural green areas. It's a scientific fact that people are healthier when they have a closer connection with nature! Don't let the desire to make more money for the city drive your decisions.
49. Additional but cautious encouragement of commercialization.
50. Attract you people-with children and make Fairyland School GREAT - which will attract people.
51. Continue to protect the primary reasons that residents live here - natural beauty being foremost second, safety and lastly, a sense of community.
52. Develop multi-family dwellings in special areas of the town.
53. Talk to consultants who have more experience about how to keep a town like LM growing. We don't have any great ideas. Grow, change, improve or die.
54. Don't rush anything. The sewer took like 20 years to be installed. A great stride. Finish sidewalks on main roads: pave the one on Lula Lake and extend it southward, install one on Red Riding Hood. If City Hall can be updated, great, if that isn't cost effective, build a new one but don't be over ambitious. We are a bedroom community, not a self-contained neighborhood. This is where we live and sleep and raise our children. We can go to Chattanooga for most everything else we need.
55. Just keep our peace safe.
56. Hmm...I'm not sure. I think our city council is doing a great job. If we can develop the city in a controlled manner and without making it overcrowded, I think we will be doing extremely well. Thanks for all you're doing City Council!!
57. Build on the land of city hall and where the strip center was... pyramid and all... before it burned, and let it serve the residents- not increased traffic from off the Mtn
58. Widening of roads would benefit certain areas.
59. Can we figure out how to be an oasis/resource for the larger area without compromising the safety, calm, beautiful of this community?
60. improve HORRIBLE sewer system!!!
61. Not sure
62. Keep taxes relatively low
63. The average age of the city appears to be getting younger. Young families are buying up houses. We should focus on things that young families would enjoy, such as playgrounds and safe streets (such as lower speed limits, more stop signs on Wood Nymph and side walks)
64. Once town Centre is constructed, then further plans of tying /developing activities/ businesses to the center
65. continue to monitor and restrict expansion of building
66. A greater range of pricing in housing. Tiny houses. Attractive apartments.
67. To enhance our small town so that all who choose to live here will stay for a lifetime.
68. A town center with organized architecture where residents can come together.
69. Bring more balance to the community between residential and commercial
70. Any plans should strive to keep the character of the mountain as it is. Changes should enhance our home, not detract from it. The last thing we need or should want is the random and utterly mismatched look and feel Signal Mountain has.
71. schools, schools, schools
72. Safety, land value; family friendly
73. To keep it as a community like it is. It does not need to be made into a "tourist town".

74. Keeping property taxes as low as possible while still maintaining the current level of service
75. Focus on affordable housing.
76. Same as #12
77. Introduce a LIMITED assortment of new entertainment / dining / home mgmt (home mgmt supplies/sundries) / mb hdwr/bldg supply development to minimize trips off of the mtn to find these venues.
78. Keep most things the same and make only necessary minor changes. It's really good like it is!
79. Making our city a better place to live. What ever it takes
80. Protect the special community we live in!!! Not by growing too much but by making what we have better!!!
81. Maintain the beautiful village already in place.
82. Improving sidewalks is a must. I enjoy Lookout just as it is. No other suggestion for the direction of Lookouts future.
83. Develop town center.
84. Engage community outside of the mountain
85. make sure that the school stays good
86. Town Center with more businesses
87. Maintaining the existing structures of the city and working to develop the intimacy of the community
88. In order to remain a viable, vibrant, attractive community, we need to encourage thoughtfully CONTROLLED development to attract new young families and provide options for singles (grown children, widows/widowers/divorcees etc) and practical, secure options for Seniors, as well as providing amenities and opportunities to keep our longtime residents. Maintain our flavor and character, but ensure that Lookout Mtn is a place people want to (and can) stay throughout their lives, and a place children want to come BACK to after college to live and raise their own children. "Mountain life is living your BEST life!"
89. Maintenance of the existing tax base rather than risking it for modest gains. I know the city can't control the Walker County School Board, but Fairyland is a wonderful school (in some ways) which is unfortunately not preparing our students well enough for the private educations a large number of them undertake. I think a more dynamic principal who understands that charge rather than feels pressure to recruit students to Chattanooga Valley could quickly transform Fairyland School from a nurturing place into a truly great school. Whatever the community and the local government can do to influence this situation would set up the school and the community for long term stability, as schools are the number one consideration for young families.
90. 1) Get the income tax changed 2) Work with the PTO & Rec Board to create strategic plans
91. keeps taxes moderate to attract and keep people but use most for schools. If you keep the schools strong the people will come and natural courses will take place. Also, adding middle and high schools as the community grows and prospers. need to make and keep our city self-sustainable.
92. to have a town center built
93. Add a real town center with dining, retail & services space as well as a concert area. Add more bike, hike & walking trails! Start a green theme for our community & promote Green energy solutions the will satisfy older affluent residents and attract millennial to settle here. ADD A MIDDLE SCHOOL SO OUR FAMILIES DO NOT HAVE TO PAY FOR EXPENSIVE PRIVATE SCHOOLS IN CHATTANOOGA.!! THAT WOULD BE A GAME CHANGER!
94. Development of a twin center with shopping and a grocery store. MORE PARKS.
95. provide high level of service at reasonable tax rate
96. n/c
97. Growth that invites many into the community so the slow death of the community will be in our rear view mirror.

98. Continue to enhance the infrastructure of govt services, roads, police, fire, sewer/water. Protect property values and limit development. Protect the natural resources of the mtn.
99. To maintain the small town and close knit safe atmosphere that everyone loves.
100. Lookout Mountain should provide a city-center that not only houses city hall but other amenities that support the thriving of a close-knit community.
101. Build a town center and bring in more commercial options.
102. Do not let the greed of developers shape our community
103. Limited but sensible growth. Looking ahead and what will in a few short years be at our 'doorstep' with the development of the Wheland site and the addition of Publix (and everything that comes along with that), we should then pivot off of necessary services that are not being met.
104. Reigning in commercial development (including short term rentals) so as not to affect the residential feel....and somehow better convey to the tourists turning left to Rock City that there isn't a stop sign at the top of red riding hood (somewhat tongue in cheek)....
105. Bring in more new business. Expand the tax base. Grow from St. Elmo up to the Mtn.
106. Parks
107. New city hall - grocery store - restaurant
108. Sustainability of natural spaces
109. Preserving the family friendly aspect of the city.
110. roads need special attention along edges - some are soooooo bad, plus the drain gullies (the pipes are eroding, breaking, causing driveways to cave in - needs attention)
111. Keep a healthy balance of growth/density in mind Maintain and grow Fairyland School, and possibly even middle and high school- that is the key to the future growth for attracting families Commercial and residential development should grow Convenience is becoming more important to people everyday. Lookout Mtn is not a very convenient place to live, so more amenities should be developed Think about economic and racial diversity- the U.S. is becoming more diverse and will only continue Be a welcoming community
112. To become a place of strength, business, openness, community, amenities, and care for people of all ages.....babies to the elderly, with the ability to support the tourism which is a huge gift to our city, Chattanooga and Lookout! NOT the only focus, but important to be able to host, and be gracious hosts.
113. Make it possible to stay on the mountain for all basic needs (eating out, groceries, etc).
114. Rebuilding the infrastructure
115. restaurant, retail, SIDEWALKS
116. We need to develop a new city hall/town center, and also add lower priced, entry level housing for young people. The cost of buying up here makes it very hard for our children to buy a home.
117. slow, calculated growth is better than losing the feel of the community.
118. Do something beautiful with City Hall and the surrounding area. It's an embarrassing eye sore.
119. protecting the environment of lookout mountain as a desirable family oriented place to live. control the development and tourism and keep infrastructure of city maintenance and aging systems under control
120. Well planned growth that will not outpace the infrastructure or ruin the small town, family atmosphere experienced here.
121. Preserving it just as it is!
122. Same as above. Limit growth, maintain property both private and residential.
123. The long term goal should be to grow in a healthy way attracting new residents and business to create a brand that nationally known and admired.

124. I love Lookout Mountain for its beauty, quaintness and its small town family friendly feel. I would like to see more community involvement for families and the elderly population. If we renovated our town center it could be a location to attend meetings but also a place for community to gather for activities. I don't favor having condominiums and fancy large developments being located in the heart of our center. I agree with furthering housing and commercial developments on the back of the mountain but not in the heart of our small center. I would have loved having an above ground community pool like Signal Mountain has because not everyone can afford to be a member of the forgive me, Fairyland Club. My children as I did learned to swim in the above ground pool I cleaned everyday as I did growing up and were blessed as well to go to my husband's familie's Lake Ocoee cabin, Chester Frost, and/or to the Fort Ogelthorpe, Georgia pool/park and even Signal Mountain's pumpkin patch. I understand having a community outdoor pool is very expensive and a liability risk.
125. Improve landscaping and focus on developing gardens instead of development of smaller homes, commercial activity
126. Beautiful, slow non-commercial development -- preserving the qualities that attract us here.
127. Adding a middle and high school so families don't have to move to Signal to attend a decent school. Pave and widen the roads (see Woodnymph reference above).
128. How to control cost and pay for sewer system.
129. higher property values, lower taxes, maintain safety
130. Keeping it safe for the residents
131. Middle and high Schools
132. Measured, limited growth is swell. Growth that crowds too many properties on one lot, priced so they will only become vacation rentals, is not. Lookout needs to stay residential, not tourist.
133. See prior response.
134. A focus on the health of the family unit, helping overcome common issues together. This will have to be done with constant input from those in spiritual/emotional/monetary/physical need in the community.
135. Keep the town a residential community with a small commercial area that provides basic needs of that residents -- like the service station and drug store that we already have. Allow no small or unattractive housing that invites transient residents.
136. Redo city hall.
137. Sound planning attempting to balance private property rights while allowing development that will enhance the community.
138. Community connection and town center development
139. Let growth happen on the larger pieces of property but keep it in line with the community that is already here. No high density building.
140. See previous question/answer
141. I don't know
142. Continue to build community and make it a place that is truly one of a kind.
143. Middle and High School development
144. A new City Hall and Town Center as in past project proposals.
145. Develop vision, mission, values, objectives, and a measurement system to track progress.
146. further enhance the town center
147. Develop more community based areas
148. Focus around building community and an identity for the town.
149. Managed growth out Lula Lake road with proper utilities
150. N/A

151. Consideration of a grocery store and another restaurant or two.
152. Encourage growth controlled by our ordinances, comprehensive plan and planning commission. Without it our tax base will not be able to sustain the quality of community we want.
153. We really need to look into a middle school on the mountain. It is ridiculous that our children have to leave the mountain after 5th grade.
154. Pedestrian safety
155. Limit Progressive (aka Communist) ideas that advance UN Agenda 21, Sustainable Development, Smart Growth, regulations, etc.
156. To continue to provide good infrastructure, safety, and education for its citizens. I also think having a high school on the mountain would be good.
157. Build a community pool
158. A long term plan should be developed so that growth is wisely planned and a hodgepodge of houses and/or uses does not grow
159. Build better gutters along many of the streets along with more sidewalks perhaps.
160. Become more resident and business friendly! Broaden the group of Civic Leader's voices. Keep residents and potential residents more informed!
161. n/a
162. Affordable housing.
163. Maintain rural, natural quiet environment, improve and expand access to trails and recreation.
164. Development of a sustainable model that will attract families to stay on the Georgia side for a longer time. While homes are more expensive in Tennessee the income tax issue and the quality of LMS are a big pull for young families to move away from the Georgia side as the other amenities are there as well. I also think there are some great businesses, like Rock City Gardens and the Chanticleer Inn that residents unreasonably malign instead of viewing them as huge community assets which City Hall should take some steps to reframe for residents.
165. Put prayer and the pledge to the flag of the United States of America back in school.
166. Home renovations, community development events, public forums hosted by highly involved and successful individuals from other local communities who have experienced and understand what it takes to grow and develop a residential community. Everyone needs to stop thinking they know it all. Let's listen to the experts.
167. Growth with residential and growth of commercial for a solid tax base.
168. Development of the city center
169. Develop the town center to an amphetheater with some cute shops and such surrounding it.
170. Consider developing shuttle service for the mountain to encourage day visits without crowding the roads
171. Continue to bolster infrastructure (repave roads, improve drainage, bury utilities?), and keep or raise the level of exclusivity by keeping lower income housing at bay. Condition and value of homes will increase as new people are attracted to the city center and new small commercial area. New people will keep new life in old homes. New residential builds should be encouraged but tightly restricted to add mountain value instead of diminish.
172. Retail / commercial businesses
173. Maintain the integrity of the town. Grow hesitantly and wisely. Continue the development of green spaces and accessible/usable recreation areas. Maintain a balanced budget and save money for economic downturns-- always stay in the black.
174. Get a new town hall!!
175. We need a grocery store or even a Dollar General up here! Gets tiring driving up and down the mountain for groceries! Please please please!!!!

176. My goal would be to have it always be a beautiful residential area that focuses on supporting families through strong schools, sidewalks, an active community center facilities while maintaining the beauty of the natural surroundings.
177. Keep the small town community ambiance and encourage stronger community ties.
178. Getting residents to care more for their homes.
179. Zoning laws for ALL.
180. Identify ways to add more retail/dining/groceries to a city center. Add a quality high school.
181. Grow our tax base.
182. N/A
183. Focus on the core of Lookout Mountain: community amenities (trails, playground, community center) and it will be enjoyable for residents and tourists.
184. How do we preserve the uniqueness and small-town feel of Lookout Mountain in the face of Chattanooga's aggressively growing downtown and metro area?
185. Implementing a city wide construction of sidewalks by creation of standardized city easements on the curb side of the front lawns wherever possible. This would greatly improve the safety of all residents walking the town either with or without their pets, to and from schools and to and from friends.
186. Sidewalks, wider roads coming up the mountain, new and improved town hall, more commercial businesses, more development.
187. New city hall, better commercial area - that is the first thing people see when they reach the top of the mountain! Expand the community of Lookout Mountain, GA - Lookout Mountain, TN is land locked, but we have land to expand! Add a middle school and high school so families can stay on the mountain for school!
188. Allow for the development of new housing stock of appropriate size and quality to target \$200-400k. Encourage improved upkeep and enhanced landscaping of older homes.
189. Long-Term Goals should include establishing a town hall that combines Lookout Mountain, GA and Lookout Mountain, TN. I don't know if it's fully possible but it would be great to have an established Center where the community could gather. To me the most logical position of that would be the Commons and the building where Cafe on the Corner is. Other long-term goals could be the establishment of more family homes and the potential of a middle and high school on Lookout Mountain. The options for excellent public schools are limited to elementary. I realize most send their children to private schools post elementary but if there were an option on the mountain that would be amazing.
190. New development should be at the site of the current city hall and in undeveloped areas farther away from town.
191. Better walking and biking and golf carting sidewalks all around town. Like peach tree city Georgia.
192. Towncenter as above
193. Ensure traffic, light and noise pollution do not distract. Protect the ecosystem. Preserve the small town community feel.
194. Create a vision for community, beauty and charm.
195. Continue to control development of residential building.
196. sensible growth policies that maintain the ambiance of the mountain community
197. I think Lookout Mtn ga should be a safe and fun community for all ages. I would love to see a town center with some stores and service businesses, a community garden, and a community pool outside of the Fairyland club.
198. -Increase density around a town hall/city center with higher density residential and commercial development -Establish a public middle/high school -Greatly improve storm drainage -Improve appearance by burying power lines -After dense town center established, create bus line from city center to downtown Chattanooga
199. Bigger does not always mean better.

200. Prevent more hospitalities from being opened.
201. Town center development and growth/ density residential plan
202. 1. Improved commute route condition, speed between mountain community and valley communities for residents. Reduce tourist and commercial traffic - especially large vehicles like tour buses and semi trucks. 2. Consider public/private initiative to recreate modern replica or modern version of rail service up and on mountain. 3. Improve cooperation of services, commerce between Lkt Mtn communities from Tn to Mentone without provoking new development on mountain. 4. Bring back basic retail to Lkt Mtn Ga
203. Find ways to increase the desirability of the neighborhood.
204. Only small residential growth. More goods and services around town hall only. Ie small grocery store, hair and nail salon, casual restaurant which primarily serves just the immediate community.
205. Stay family focused
206. Preservation of a place that's special because of its LOCATION and proximity to NATURE! Development is unlikely to enhance these features and cannot be undone. If any is done, it needs to be done with wisdom and patience.
207. moderate growth of the tax base; limit tax increases
208. Improve sewer system
209. A small, bedroom community that holds true to its' past and the people who have lived here for generations, paid taxes for years, and served the community for decades. The very things that these newcomers are complaining about are the qualities that sets the mountain apart. As I said, if they want a different community, they should move there.
210. Maintain small community in midst of being a recreational destination.
211. Development of a city center, and maintaining a standard of quality over quantity.
212. Organized growth from business district out. Sidewalks should be similar bases. The golf club is edged by a trail, not a sidewalk.
213. Improve educational availability to include Junior High and Senior High School. This would automatically increase our property values.
214. I would like to see more businesses like a restaurant and a small grocery store.
215. A city center needs to be carefully and thoughtfully designed and developed.
216. Manage growth and make sure homes are maintained well. More sidewalks.
217. I think there should be a law created and enforced that would not allow children (and infants) to ride in golf carts on the major "thoroughfares" (McFarland Road, Lula Lake Road, and Red Riding Hood Road, for instance). The curves on McFarland are especially dangerous/hazardous to ANY golf carts, in my opinion. Of course, this should not direct the future, necessarily, but I wasn't sure which blank to put this in on the survey.
218. Planned residential and commercial development
219. Housing appropriate for all ages of life Positive response to business opportunities in order to broaden the tax base Town center is a great idea but it seems to be all talk and no execution
220. I think that building a town center with mixed use development and higher residential density in that district would go a long way towards creating a better sense of community and sustainability.
221. Limit growth
222. To be sure the physical and civic infrastructure is able to support the growth. It would not be advisable to add lots of residences without ensuring the roads, utilities, and ground water flow can accommodate it without causing additional problems.
223. Make it more of a "self contained community. Grocery / dining / gym options would help make the community more self contained.
224. The expansion of housing and services be carefully reviewed to maintain the feeling of the community.

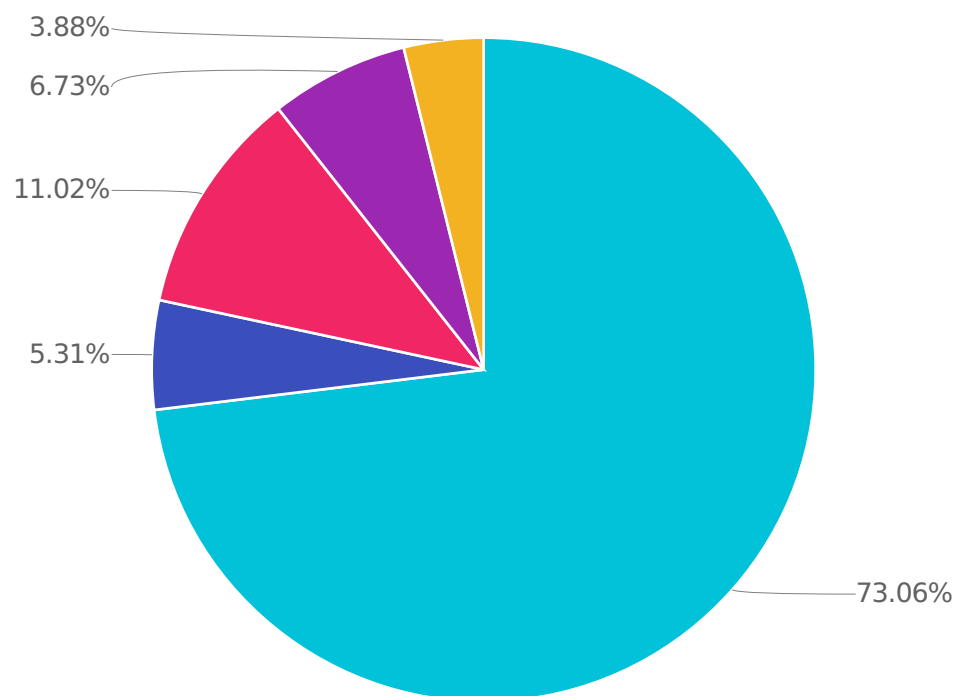
225. This survey is a GREAT start!! thank you,
226. No comment
227. manage growth in a manner that provides value to taxpayers rather than asking ratepayers to foot bill for future projects and growth. in other words, growth should come organically in a relatively self-supporting manner.
228. Same as #12.
229. City Center improvement with availability of restaurants and basic needs met (personal care etc).
230. City Center make-over.
231. We are unhappy with the assessments on the sewer service due to Bebe Heiskell's mismanagement. Look for ways to protect us from mistakes such as this. Preserving green space and limiting development to provide a mix of affordable homes to buy should be a priority. I would like to see more affordable homes to buy, but fewer rental properties.
232. Keep the taxes and fees the same or lower if at all possible. We would love to see a middle and high school and would have sent our kids there. Fairyland needs more support from Walker County. There are too many over the top schools in Walker County and ours looks like ghetto compared to Heritage or Saddle Ridge.
233. Maintaining beauty and needed amenities without getting too luxurious, so as to keep taxes from increasing.
234. Stop the staggering Walker County property taxes. Public middle and high school.
235. Create an adequate tax base that enhances services to the community
236. Find ways to improve educational opportunities (Jr. High and High School)
237. Nothing
238. Keeping the atmosphere similar to what it always has been
239. Keep the area as natural and beautiful as possible
240. New town hall development with loft apartments above
241. town center project needs to be done.
242. Plan for growth wisely and do not fear newcomers.
243. I think the addition of a casual restaurant and/or a grocery store would be great!
244. Keep doing what Lookout Mtn has been doing for all these years and has made it so great!
245. Decrease all taxes so that we can compete with Tennessee. Chickamauga has done away with a City tax.
246. Optimize the potential of communal space without endangering the current mountain lifestyle.
247. The close knit community is what makes Lookout Mountain so special
248. Maintain our sense of place while enriching our community with interconnectivity
249. Create some commercial space near town hall, but continue to keep small town feel.
250. Keep crime low
251. Better area for police-fix McFarland road-slow Lula Lake traffic-when county taxes go down do a little more to town hall-possibly use the Methodis church which is lovely and seems to have extra space
252. Figure out the Town Center thing not just for Town Hall but for the commercial zone that houses Town Hall. That may be enough. The residential zoning thing should be limited. I think Thrive is awesome as it keeps our parents (and later on me) close to our community for frequent visits, and staying in the community of people we know and love like friends, neighbor families. My neighbor visits her mom at Thrive, but in reality visits every person she knows there.
253. Inclusion, affordability

254. Nice slow development and as much effort as needed to help the Fairyland School. We could promote civic activities for the older residents and continue having overall community events.
255. Expand rural areas
256. Town Center, more shops
257. Pathways and town center
258. N/A
259. Develop a town center to serve the community.
260. Not sure
261. Limit tax increases and maintain the special character of the city.
262. see above
263. Smart, well planned use of space
264. I think we should work to keep our community quaint and beautiful, whatever it takes to do that then that's what we should do, also Fairyland school sucks so that could stand to change.
265. Smart development
266. To sustain the quality of life we now have
267. Increase tourism revenue in ways that tie in to the history, community, outdoor activities, etc. Find ways to partner with residents more proactively to create a cleaner and better maintained community without just mandating residents do things or get fined.
268. Encourage people to move to our community by developing a marketing plan that helps explain why Georgia taxes are not a huge factor.
269. middle school

Q15

15. Where do you reside?

Answered: 490 Skipped: 135



- In the City of Lookout Mountain, Georgia (Owner)
- In the City of Lookout Mountain, Georgia (Renter)
- In Lookout Mountain, Georgia outside the city limits
- In Lookout Mountain, Tennessee
- Other (Please specify)

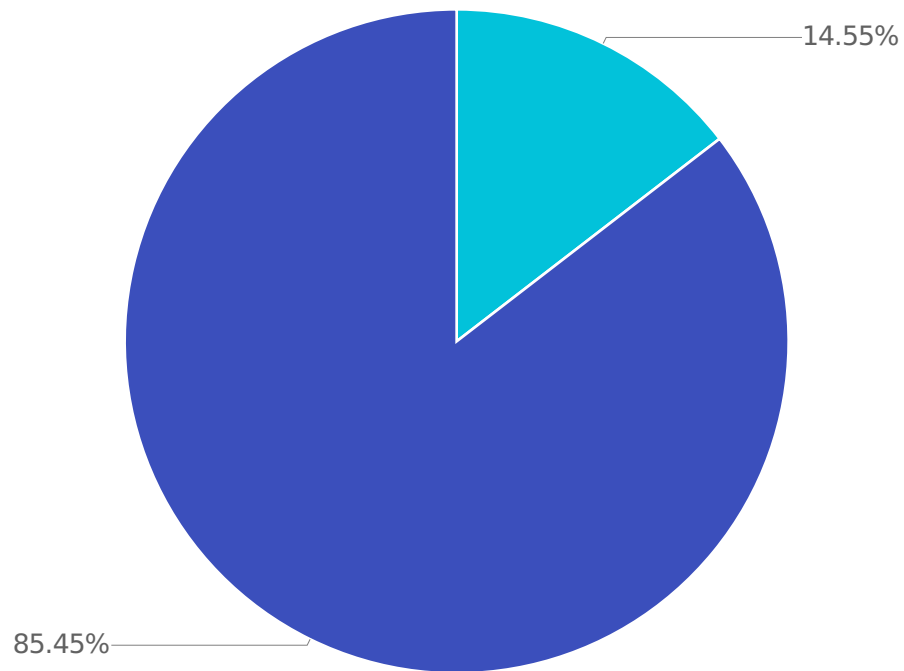
Choices	Response percent	Response count
In the City of Lookout Mountain, Georgia (Owner)	73.06%	358
In the City of Lookout Mountain, Georgia (Renter)	5.31%	26
In Lookout Mountain, Georgia outside the city limits	11.02%	54
In Lookout Mountain, Tennessee	6.73%	33
Other (Please specify)	3.88%	19

1. Lookout Mountain, GA with family.
 2. Fort Oglethorpe, but will inherited my dad's home
 3. I work on the Tennessee and Georgia side of Lookout Mountain
 4. Own home Lookout Mountain, but official residence is out of state
 5. In Lookout, outside city limits but own rental property in the city limits
 - 6.
 7. Dade County, but own houses in the City of Lookout Mountain, GA
 8. Flintstone
 9. Downtown. Will move up the hill if the community develops.
 10. Planning to buy in Lookout Mtn GA or TN soon. Researching/looking currently.
 11. City of Lookout Mountain, Georgia (My parents own our house)
 12. NAS Pensacola > NAS Norfolk
 13. The survey is supposed to be anonymous, but the next question requires the street address?
How can this be anonymous.
 14. I am JUST outside the city limits.....in Georgia....but grew up on the TN side....I'm an OLD long term resident :)
 15. property lies in both cities/states
 16. Rising Fawn, GA on lookout mtn.
 17. Chattanooga
 18. Alabama, but plan to move there soon.
 19. Rising Fawn
-

Q16

17. Do you own property in the City of Lookout Mountain, Georgia where you do not reside (i.e. rental property, undeveloped land)?

Answered: 481 Skipped: 144



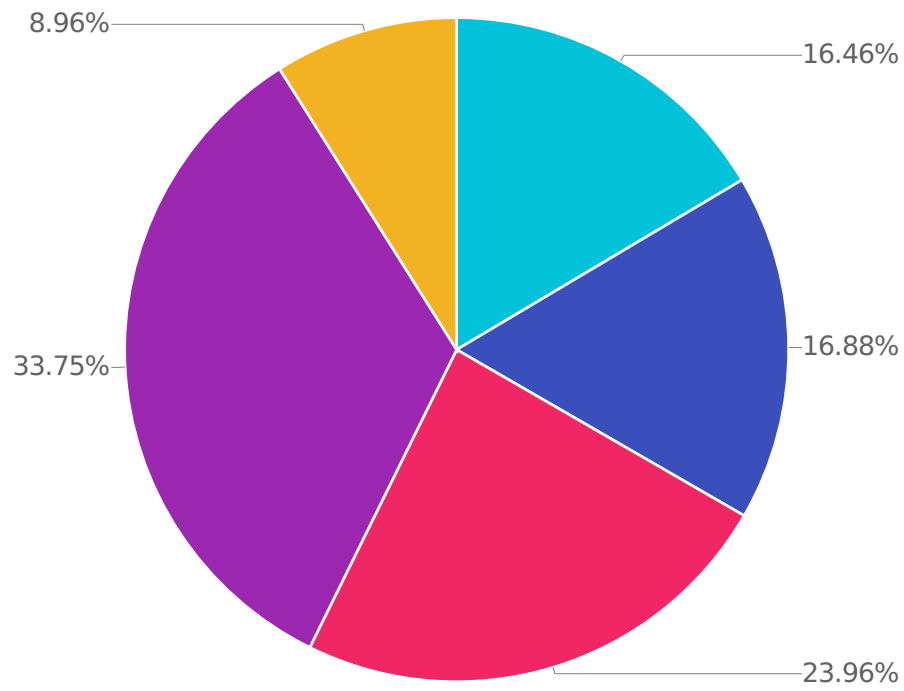
● Yes ● No

Choices	Response percent	Response count
Yes	14.55%	70
No	85.45%	411

Q17

18. How many years have you lived in the City of Lookout Mountain, Georgia?

Answered: 480 Skipped: 145



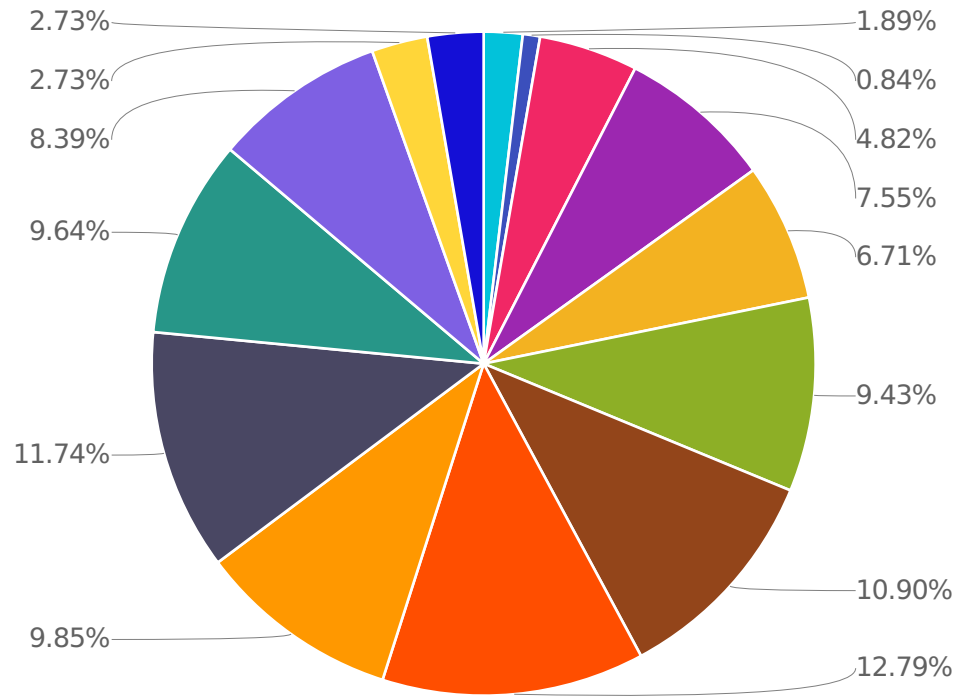
- 0-3 Years
- 4-9 Years
- 10-20 Years
- 21+ Years
- I am not a resident

Choices	Response percent	Response count
0-3 Years	16.46%	79
4-9 Years	16.88%	81
10-20 Years	23.96%	115
21+ Years	33.75%	162
I am not a resident	8.96%	43

Q18

19. AgeGroup (of Respondent)

Answered: 477 Skipped: 148



- <20
- 20 to 24
- 25 to 29
- 30 to 34
- 35 to 39
- 40 to 44
- 45 to 49
- 50 to 54
- 55 to 59
- 60 to 64
- 65 to 69
- 70 to 74
- 75 to 79
- 80+

Choices	Response percent	Response count
<20	1.89%	9
20 to 24	0.84%	4
25 to 29	4.82%	23
30 to 34	7.55%	36
35 to 39	6.71%	32
40 to 44	9.43%	45
45 to 49	10.90%	52
50 to 54	12.79%	61
55 to 59	9.85%	47
60 to 64	11.74%	56
65 to 69	9.64%	46
70 to 74	8.39%	40
75 to 79	2.73%	13
80+	2.73%	13