



## TOWN OF MONTREAT

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[www.townofmontreat.org](http://www.townofmontreat.org)

Dear Montreat Community Members:

In 2006, the Town of Montreat Board of Commissioners made a decision that a new Town Hall was needed for our staff, our residents and our visitors. This decision was followed by a search over the next several years both in and around Montreat for a suitable location. The Board examined over 22 different sites. The Board held many meetings during this timeframe and provided many, many opportunities for the public to comment on the proposed project.

In July 2013, the Board began consideration of a 0.776 acre tract on Florida Terrace. The property had been on the market for a little over a year and was zoned Institutional/Residential, a zoning district which allows the construction of municipal facilities. Over the next couple of months, the Board contracted with a civil engineering firm to conduct a Space Needs Study to determine the approximate square footage of a proposed building and to determine if the site would accommodate such a structure. It would. After much discussion, the Board made the decision in October 2013 to purchase the lots on Florida Terrace for a new Town Hall.

Recently, an opposition group has formed that supports a new Town Hall but in an alternative location outside Montreat's municipal limits. The lot being proposed by the opposition group was one of the initial 22 lots considered. The Board has sincerely listened to the concerns of this group.

Your Board members have heard the comments expressed during Town meetings, and have met and talked individually with community members both in person and through phone calls and e-mails. Please know that each Board member takes his or her role as a Commissioner very seriously. They work diligently to discuss and examine each matter that is brought before them and often must make very difficult choices.

Following additional consideration of the alternative lot, the Board of Commissioners still agree – the lot outside the Town limits of Montreat is not the right location for the new Town Hall. On June 26<sup>th</sup>, the Board voted to approve the proposed interior design layout and will continue to move forward with schematic drawings for the construction of a new Town Hall on Florida Terrace.

The Board did, however, open the possibility to consider an alternative suitable location from the opposition group if the site meets the following criteria:

- 1) The site must be within the Town of Montreat;
- 2) The site must support an independent facility and be separate from other community entities;
- 3) The site is more suited for a Town Hall than the site on Florida Terrace.

The Board of Commissioners feels strongly that unless a truly better location is found, it will continue to move forward with the construction of a new Town Hall on Florida Terrace.

The Board chooses to conduct Town business through its own official meetings. Everyone is welcome and encouraged to attend the regularly scheduled Agenda and Town Council Meetings held on the first and second Thursday of each month at 7:00 p.m. All meetings are open to the public, and all are welcome to speak during the two public comment periods provided during each regularly scheduled meeting.

The Board thanks all who have invested so much time and effort in this project, and appreciates receiving both your support and your concerns. The Commissioners encourage the public to continue being involved and staying informed about all Town business by attending Board meetings, visiting the Town's website, [www.townofmontreat.org](http://www.townofmontreat.org), joining the Sunshine List and contacting Town staff.

Sincerely,

Letta Jean Taylor  
Mayor

The Town of Montreat has developed the following comparison of the lot purchased by the Town of Montreat in October 2013 for the construction of a new Town Hall and the lot being proposed by the opposition group.

	Town of Montreat Lot	Opposition Group Proposed Lot
<b>Timeframe for Site Selection Review</b>	5 Years	5 Weeks
<b>Number of Sites Reviewed</b>	22	1
<b>Property Location</b>	Town of Montreat	Town of Black Mountain
<b>Property Cost</b>	\$225,000	\$125,000 (?) - Not an amount formally agreed to by MRA
<b>Property Size</b>	.776 Acre	.830 Acre
<b>Zoning Designation</b>	Institutional/Residential Municipal Buildings Allowed	Suburban Residential District Municipal Buildings Allowed
<b>Building Footprint</b>	3,300 square feet	7,000 square feet *
<b>Required Parking</b>	8 Spaces Required (19 Spaces Recommended)	28 Spaces Required
<b>Average Percent Slope</b>	27.30%	7.92%
<b>Floodway</b>	No	Yes (No development allowed within floodway)
<b>Floodplain</b>	No	Yes (Requires Building to be elevated 2 feet above the base flood elevation and higher development costs.)
<b>Impervious Surface</b>	11,610 square feet	19,950 square feet
<b>Roof Runoff Volume</b>	2,012 Gallons/1" Rainfall	4,276 Gallons/1" Rainfall

\* A 6,000 square feet building was originally proposed by the Opposition Group at the Public Forum; however the current space needs analysis sets the square footage requirements at 7,000.