

Q1 What three words or phrases would you use to describe Montreat to others?

Answered: 217 Skipped: 18

ANSWER CHOICES	RESPONSES	
1.	100.00%	217
2.	99.54%	216
3.	94.01%	204

Community Assessment Survey

#	1.	DATE
1	mountain retreat	2/26/2020 9:33 PM
2	beautiful	2/26/2020 4:54 PM
3	peaceful	2/26/2020 4:27 PM
4	Special	2/26/2020 12:54 PM
5	White	2/26/2020 11:49 AM
6	Affordable	2/25/2020 3:09 PM
7	Faith	2/25/2020 12:14 PM
8	Beautiful	2/25/2020 11:35 AM
9	Beautiful	2/25/2020 11:00 AM
10	Safe	2/25/2020 9:11 AM
11	Christian community	2/25/2020 8:41 AM
12	pristine	2/24/2020 9:24 PM
13	Much natural beauty	2/24/2020 8:12 PM
14	Beautiful	2/24/2020 7:51 PM
15	Open-inclusive	2/24/2020 6:12 PM
16	friendly	2/24/2020 6:08 PM
17	Faith	2/24/2020 5:24 PM
18	Unique	2/24/2020 5:20 PM
19	Beautiful	2/24/2020 4:34 PM
20	Beautiful	2/24/2020 4:26 PM
21	Serene	2/24/2020 4:26 PM
22	Beautiful	2/24/2020 3:26 PM
23	Presbyterian	2/24/2020 3:16 PM
24	Friendly	2/24/2020 2:17 PM
25	peaceful	2/24/2020 2:05 PM
26	fabulous	2/24/2020 2:03 PM
27	natural beauty	2/24/2020 1:21 PM
28	Community	2/24/2020 1:10 PM
29	Special	2/24/2020 12:55 PM
30	WONDERFUL PLACE TO LIVE	2/24/2020 12:54 PM
31	A friendly place	2/24/2020 12:52 PM
32	wooded	2/24/2020 12:46 PM
33	not	2/24/2020 12:38 PM
34	Green landscape	2/24/2020 12:35 PM
35	mountains	2/22/2020 8:03 PM
36	Natural	2/22/2020 6:29 PM
37	natural	2/20/2020 9:07 AM

Community Assessment Survey

38	Beautiful	2/19/2020 11:57 AM
39	Beautiful	2/18/2020 10:43 PM
40	Conference Center	2/18/2020 10:21 AM
41	Beautiful	2/18/2020 9:43 AM
42	Beautiful	2/17/2020 6:11 PM
43	Beautiful mountain retreat.	2/16/2020 4:34 PM
44	an escape	2/14/2020 10:16 PM
45	Peaceful	2/14/2020 6:14 PM
46	enchanting	2/14/2020 11:25 AM
47	Stone buildings	2/13/2020 8:37 PM
48	Beautiful "Mountain Retreat!"	2/13/2020 7:20 PM
49	Peaceful	2/13/2020 3:20 PM
50	spritual oasis	2/13/2020 2:48 PM
51	Nice Place Now	2/13/2020 1:38 PM
52	Quiet	2/13/2020 1:01 PM
53	Nature	2/13/2020 12:25 PM
54	lack of cohesiveness within diverse groups	2/13/2020 10:17 AM
55	lack of cohesiveness within diverse groups	2/13/2020 10:11 AM
56	Beautiful	2/12/2020 3:47 PM
57	peaceful	2/12/2020 2:11 PM
58	Freedom to be yourself	2/12/2020 10:01 AM
59	Quiet retreat	2/12/2020 8:42 AM
60	Relaxed	2/11/2020 11:38 PM
61	Beautiful, streams, hiking trails, etc.	2/11/2020 9:53 PM
62	Beautiful	2/11/2020 8:52 PM
63	Beautiful	2/11/2020 8:52 PM
64	beautiful	2/11/2020 8:14 PM
65	Beautiful	2/11/2020 7:51 PM
66	Safe	2/11/2020 6:53 PM
67	Peaceful	2/11/2020 6:46 PM
68	It's a community	2/11/2020 6:24 PM
69	Quaint	2/11/2020 5:46 PM
70	Conference	2/11/2020 5:45 PM
71	Community	2/11/2020 5:14 PM
72	beautiful	2/11/2020 5:07 PM
73	natural beauty	2/11/2020 4:54 PM
74	Timeless	2/11/2020 4:49 PM
75	family	2/11/2020 4:45 PM

Community Assessment Survey

76	Preserving our heritage with an eye on our present and future	2/11/2020 4:42 PM
77	Beautiful	2/11/2020 4:41 PM
78	Scenic	2/11/2020 4:40 PM
79	beautiful	2/11/2020 4:37 PM
80	Beautiful	2/11/2020 4:31 PM
81	Beautiful	2/11/2020 4:22 PM
82	Beautiful	2/11/2020 4:08 PM
83	Beautiful	2/11/2020 4:07 PM
84	Green	2/11/2020 4:03 PM
85	Peaceful	2/11/2020 3:22 PM
86	beautiful landscape	2/11/2020 2:37 PM
87	White	2/11/2020 8:35 AM
88	welcoming	2/10/2020 10:54 PM
89	Sanctuary	2/10/2020 4:08 PM
90	Secluded	2/10/2020 2:15 PM
91	Family Oriented	2/9/2020 10:11 PM
92	Renewing	2/9/2020 4:58 PM
93	Heavenly	2/9/2020 12:52 PM
94	A haven	2/8/2020 4:26 PM
95	Peaceful	2/8/2020 3:59 PM
96	Beautiful	2/8/2020 11:28 AM
97	Sanctuary	2/8/2020 7:09 AM
98	Heaven on earth	2/8/2020 6:11 AM
99	Presbyterian	2/7/2020 9:23 PM
100	Spiritual	2/7/2020 9:13 PM
101	sanctuary	2/7/2020 9:12 PM
102	Peaceful	2/7/2020 8:27 PM
103	Beauty	2/7/2020 6:23 PM
104	Beauty	2/7/2020 6:14 PM
105	Classic Retreat	2/7/2020 3:52 PM
106	Beautiful	2/7/2020 3:11 PM
107	Vibrant	2/7/2020 2:50 PM
108	Heaven on earth	2/7/2020 2:46 PM
109	heavenly	2/7/2020 2:41 PM
110	Beautiful	2/7/2020 2:31 PM
111	God Space	2/7/2020 2:31 PM
112	home (since I was an infant)	2/7/2020 2:29 PM
113	spiritual	2/7/2020 2:10 PM

Community Assessment Survey

114	mountain	2/7/2020 2:06 PM
115	Tranquil	2/7/2020 1:48 PM
116	Haven	2/7/2020 1:34 PM
117	Relaxing	2/7/2020 1:29 PM
118	hypocritical	2/7/2020 1:13 PM
119	Lovely, good Environmentalist community	2/7/2020 12:43 PM
120	Beautiful	2/7/2020 12:30 PM
121	Quiet	2/7/2020 11:48 AM
122	mountains	2/6/2020 10:06 PM
123	Christian	2/6/2020 8:14 PM
124	a forest in the mountains	2/6/2020 3:28 PM
125	Peaceful	2/6/2020 3:00 PM
126	Beautiful and Natural	2/6/2020 5:48 AM
127	sanctuary	2/5/2020 10:33 PM
128	community of caring people	2/5/2020 9:38 PM
129	A thin place - spiritually	2/5/2020 9:37 PM
130	a real community	2/5/2020 8:54 PM
131	Mountain beauty	2/5/2020 8:43 PM
132	Unique	2/5/2020 7:10 PM
133	Green	2/5/2020 4:28 PM
134	good neighbors	2/5/2020 1:26 PM
135	Peaceful	2/5/2020 12:54 PM
136	beautiful	2/5/2020 10:01 AM
137	stable	2/5/2020 9:28 AM
138	Hidden gem	2/5/2020 9:19 AM
139	Beautiful	2/5/2020 7:45 AM
140	Peaceful	2/5/2020 2:14 AM
141	SHADY	2/4/2020 10:09 PM
142	An unbelievable place	2/4/2020 10:06 PM
143	unique	2/4/2020 9:48 PM
144	Peaceful	2/4/2020 9:35 PM
145	lovely	2/4/2020 9:11 PM
146	many lovely people	2/4/2020 9:00 PM
147	Peaceful	2/4/2020 9:00 PM
148	Supportive	2/4/2020 8:57 PM
149	Special	2/4/2020 8:55 PM
150	many lovely people	2/4/2020 8:47 PM
151	Inspiring	2/4/2020 8:30 PM

Community Assessment Survey

152	Mountains	2/4/2020 8:28 PM
153	Welcoming	2/4/2020 8:21 PM
154	Serene	2/4/2020 7:41 PM
155	Special	2/4/2020 7:24 PM
156	Protected Area	2/4/2020 7:22 PM
157	Quaint	2/4/2020 6:57 PM
158	Faith oriented	2/4/2020 6:35 PM
159	Beautiful	2/4/2020 6:30 PM
160	Beautiful	2/4/2020 6:24 PM
161	unique community in a mountain cove	2/4/2020 6:23 PM
162	Friendly	2/4/2020 6:12 PM
163	Green	2/4/2020 6:10 PM
164	Peaceful	2/4/2020 6:09 PM
165	Lovely	2/4/2020 5:26 PM
166	Beautiful	2/4/2020 5:15 PM
167	Safe	2/4/2020 5:14 PM
168	Restful	2/4/2020 5:12 PM
169	beautiful	2/4/2020 5:06 PM
170	my psychiatrist	2/4/2020 5:00 PM
171	Christian community	2/4/2020 4:57 PM
172	Inspirational	2/4/2020 4:56 PM
173	home base	2/4/2020 4:54 PM
174	Community	2/4/2020 4:53 PM
175	Peaceful	2/4/2020 4:44 PM
176	Heaven	2/4/2020 4:41 PM
177	Beautiful	2/4/2020 4:37 PM
178	Safe	2/4/2020 4:36 PM
179	Beautiful nature	2/4/2020 4:28 PM
180	Tree-canopied	2/4/2020 4:27 PM
181	natural beauty	2/4/2020 4:26 PM
182	picturesque	2/4/2020 4:22 PM
183	Unique	2/4/2020 4:11 PM
184	Beautiful	2/4/2020 4:10 PM
185	5000 acre Presbyterian Conference center 15 minutes from Asheville	2/4/2020 4:09 PM
186	Beautiful	2/4/2020 4:04 PM
187	5000-acre Prsbyterian Conference Center, open year-round	2/4/2020 4:02 PM
188	Beautiful	2/4/2020 4:00 PM
189	5000-acre Prsbyterian Conference Center, open year-round	2/4/2020 4:00 PM

Community Assessment Survey

190	Peaceful	2/4/2020 3:58 PM
191	Sylvan	2/4/2020 3:57 PM
192	Peaceful	2/4/2020 3:55 PM
193	Christian Community	2/4/2020 3:51 PM
194	Presbyterian retreat center	2/4/2020 3:49 PM
195	Natural beauty	2/3/2020 9:30 AM
196	A place of natural beauty	2/1/2020 8:42 PM
197	Great place to live	2/1/2020 8:05 PM
198	Welcoming	2/1/2020 7:13 PM
199	A place like no other	1/31/2020 9:07 PM
200	Christian	1/31/2020 8:55 PM
201	Peaceful	1/31/2020 2:44 PM
202	Peaceful	1/31/2020 2:18 PM
203	unique community	1/31/2020 1:42 PM
204	a great inclusive and welcoming community	1/31/2020 1:08 PM
205	Peaceful	1/31/2020 12:58 PM
206	Green	1/31/2020 12:10 PM
207	Peaceful	1/31/2020 12:00 PM
208	Beautiful	1/31/2020 11:31 AM
209	unique	1/31/2020 11:30 AM
210	welcoming	1/31/2020 11:25 AM
211	Beautiful	1/31/2020 11:21 AM
212	Community of Faith	1/31/2020 11:16 AM
213	Beautiful	1/31/2020 10:49 AM
214	Beautiful	1/31/2020 10:35 AM
215	Peaceful	1/31/2020 10:09 AM
216	Place of natural beauty	1/31/2020 10:08 AM
217	calming	1/31/2020 9:48 AM

Community Assessment Survey

#	2.	DATE
1	wilderness and conservation	2/26/2020 9:33 PM
2	safe	2/26/2020 4:54 PM
3	safe	2/26/2020 4:27 PM
4	Magical	2/26/2020 12:54 PM
5	Retired	2/26/2020 11:49 AM
6	Friendly	2/25/2020 3:09 PM
7	Heritage	2/25/2020 12:14 PM
8	Safe	2/25/2020 11:35 AM
9	Peaceful	2/25/2020 11:00 AM
10	Respite	2/25/2020 9:11 AM
11	Caring, friendly, and community-involved residents	2/25/2020 8:41 AM
12	mountainous	2/24/2020 9:24 PM
13	Relatively safe	2/24/2020 8:12 PM
14	Very Good Board of Commissioners and Mayor	2/24/2020 7:51 PM
15	Educational and spiritual	2/24/2020 6:12 PM
16	restful	2/24/2020 6:08 PM
17	Heritage	2/24/2020 5:24 PM
18	Inclusive	2/24/2020 5:20 PM
19	Christian	2/24/2020 4:34 PM
20	Natural	2/24/2020 4:26 PM
21	Peaceful	2/24/2020 4:26 PM
22	Peaceful	2/24/2020 3:26 PM
23	Beautiful	2/24/2020 3:16 PM
24	God's country	2/24/2020 2:17 PM
25	friendly	2/24/2020 2:05 PM
26	cantankerous civic relationships	2/24/2020 1:21 PM
27	Beautiful	2/24/2020 1:10 PM
28	Unique	2/24/2020 12:55 PM
29	SAFE AND SECURE	2/24/2020 12:54 PM
30	A happy place	2/24/2020 12:52 PM
31	college town	2/24/2020 12:46 PM
32	very	2/24/2020 12:38 PM
33	Cool waters	2/24/2020 12:35 PM
34	hiking	2/22/2020 8:03 PM
35	Invigorating	2/22/2020 6:29 PM
36	inter-generational	2/20/2020 9:07 AM
37	Changing yet staying the same	2/19/2020 11:57 AM

Community Assessment Survey

38	Protected	2/18/2020 10:43 PM
39	beautiful	2/18/2020 10:21 AM
40	Peaceful	2/18/2020 9:43 AM
41	Full of History	2/17/2020 6:11 PM
42	Montreat College	2/16/2020 4:34 PM
43	mountains	2/14/2020 10:16 PM
44	Nature	2/14/2020 6:14 PM
45	special	2/14/2020 11:25 AM
46	Lake Susan	2/13/2020 8:37 PM
47	Wooded blazed hiking trails!	2/13/2020 7:20 PM
48	friendly	2/13/2020 3:20 PM
49	rustic or rugged	2/13/2020 2:48 PM
50	Many Good People	2/13/2020 1:38 PM
51	A blessing	2/13/2020 1:01 PM
52	Community	2/13/2020 12:25 PM
53	polarization	2/13/2020 10:17 AM
54	polarization	2/13/2020 10:11 AM
55	Peaceful	2/12/2020 3:47 PM
56	quiet	2/12/2020 2:11 PM
57	Holistic opportunity ...rest and recreation	2/12/2020 10:01 AM
58	Beautiful valley	2/12/2020 8:42 AM
59	Safe	2/11/2020 11:38 PM
60	Welcoming	2/11/2020 9:53 PM
61	Peaceful	2/11/2020 8:52 PM
62	Friendly	2/11/2020 8:52 PM
63	active	2/11/2020 8:14 PM
64	Relaxing	2/11/2020 7:51 PM
65	Community	2/11/2020 6:53 PM
66	Beautiful	2/11/2020 6:46 PM
67	It's physically beautiful	2/11/2020 6:24 PM
68	Happy/calm	2/11/2020 5:46 PM
69	natural beauty / creek	2/11/2020 5:45 PM
70	Lovely setting	2/11/2020 5:14 PM
71	historic	2/11/2020 5:07 PM
72	caring community	2/11/2020 4:54 PM
73	Cold Lake Susan	2/11/2020 4:49 PM
74	special	2/11/2020 4:45 PM
75	Bring our little ones, the future of Montreat. , to the familiar, God given simplicity of Christ, clubs, friendship, rock hopping, boating, sharing, and laughter	2/11/2020 4:42 PM

Community Assessment Survey

76	Peaceful	2/11/2020 4:41 PM
77	Peaceful	2/11/2020 4:40 PM
78	great wilderness preservation and trails	2/11/2020 4:37 PM
79	Peaceful	2/11/2020 4:31 PM
80	Friendly	2/11/2020 4:22 PM
81	Peaceful	2/11/2020 4:08 PM
82	Friendly	2/11/2020 4:07 PM
83	Peaceful	2/11/2020 4:03 PM
84	Green oasis	2/11/2020 3:22 PM
85	isolated from community beyond border	2/11/2020 2:37 PM
86	Gated	2/11/2020 8:35 AM
87	inclusive	2/10/2020 10:54 PM
88	Retreat	2/10/2020 4:08 PM
89	Spiritual	2/10/2020 2:15 PM
90	Peaceful environment	2/9/2020 10:11 PM
91	Familiar	2/9/2020 4:58 PM
92	Peaceful	2/9/2020 12:52 PM
93	Friendly	2/8/2020 4:26 PM
94	Friendly	2/8/2020 3:59 PM
95	Precious environment	2/8/2020 11:28 AM
96	Special place	2/8/2020 7:09 AM
97	Enriching	2/8/2020 6:11 AM
98	Special	2/7/2020 9:23 PM
99	Beautiful	2/7/2020 9:13 PM
100	place of worship	2/7/2020 9:12 PM
101	Natural	2/7/2020 8:27 PM
102	Friendly	2/7/2020 6:23 PM
103	Peace	2/7/2020 6:14 PM
104	A place to be outdoors	2/7/2020 3:52 PM
105	Sacred	2/7/2020 3:11 PM
106	Peaceful	2/7/2020 2:50 PM
107	Caring Christian community	2/7/2020 2:46 PM
108	beautiful	2/7/2020 2:41 PM
109	Peaceful	2/7/2020 2:31 PM
110	Heritage	2/7/2020 2:31 PM
111	restful	2/7/2020 2:29 PM
112	peaceful	2/7/2020 2:10 PM
113	retreat	2/7/2020 2:06 PM

Community Assessment Survey

114	Safe	2/7/2020 1:48 PM
115	Nature	2/7/2020 1:34 PM
116	Church affiliated mountain retreat area	2/7/2020 1:29 PM
117	beautiful	2/7/2020 1:13 PM
118	Dark and damp at times	2/7/2020 12:43 PM
119	Friendly	2/7/2020 12:30 PM
120	Peaceful	2/7/2020 11:48 AM
121	relaxation	2/6/2020 10:06 PM
122	Retreat	2/6/2020 8:14 PM
123	God's special place for healing and retreat	2/6/2020 3:28 PM
124	Outdoors	2/6/2020 3:00 PM
125	Spiritual	2/6/2020 5:48 AM
126	peaceful	2/5/2020 10:33 PM
127	beautiful in any season	2/5/2020 9:38 PM
128	Great place to live - especially the beautiful mountains	2/5/2020 9:37 PM
129	small town	2/5/2020 8:54 PM
130	Unique small town, Retreat conference center, Christian College	2/5/2020 8:43 PM
131	Beautiful	2/5/2020 7:10 PM
132	friendly	2/5/2020 4:28 PM
133	beautiful surroundings	2/5/2020 1:26 PM
134	Beautiful	2/5/2020 12:54 PM
135	hidden gem	2/5/2020 10:01 AM
136	accepting	2/5/2020 9:28 AM
137	Home	2/5/2020 9:19 AM
138	Wonderful People	2/5/2020 7:45 AM
139	Beautiful	2/5/2020 2:14 AM
140	steep	2/4/2020 10:09 PM
141	Truly a holy place	2/4/2020 10:06 PM
142	great for children	2/4/2020 9:48 PM
143	Sanctuary	2/4/2020 9:35 PM
144	Great family activities	2/4/2020 9:11 PM
145	a history of friendships	2/4/2020 9:00 PM
146	Beautiful	2/4/2020 9:00 PM
147	Beautiful	2/4/2020 8:57 PM
148	Beautiful	2/4/2020 8:55 PM
149	a history of friendships	2/4/2020 8:47 PM
150	Unique	2/4/2020 8:30 PM
151	Beautiful	2/4/2020 8:28 PM

Community Assessment Survey

152	Active	2/4/2020 8:21 PM
153	Connected	2/4/2020 7:41 PM
154	Unique	2/4/2020 7:24 PM
155	Retreat	2/4/2020 7:22 PM
156	Stepping back in time	2/4/2020 6:57 PM
157	Family oriented	2/4/2020 6:35 PM
158	Confused	2/4/2020 6:30 PM
159	Safe	2/4/2020 6:24 PM
160	Christian background	2/4/2020 6:23 PM
161	Divided	2/4/2020 6:12 PM
162	Quiet	2/4/2020 6:10 PM
163	Wilderness	2/4/2020 6:09 PM
164	Friendly	2/4/2020 5:26 PM
165	community	2/4/2020 5:15 PM
166	Community	2/4/2020 5:14 PM
167	Blends with nature	2/4/2020 5:12 PM
168	quiet	2/4/2020 5:06 PM
169	peaceful	2/4/2020 5:00 PM
170	Scenic	2/4/2020 4:57 PM
171	Reflective	2/4/2020 4:56 PM
172	rejuvenation	2/4/2020 4:54 PM
173	Safe	2/4/2020 4:53 PM
174	Beautiful	2/4/2020 4:44 PM
175	sanctuary	2/4/2020 4:41 PM
176	Welcoming	2/4/2020 4:37 PM
177	Secure	2/4/2020 4:36 PM
178	Spiritual heritage	2/4/2020 4:28 PM
179	Hiker-friendly	2/4/2020 4:27 PM
180	small community	2/4/2020 4:26 PM
181	Peaceful	2/4/2020 4:22 PM
182	Spiritual	2/4/2020 4:11 PM
183	Uplifting	2/4/2020 4:10 PM
184	Busy summer season with Clubs, outdoor activities, crafts	2/4/2020 4:09 PM
185	Presbyterian	2/4/2020 4:04 PM
186	Summer season hiking, crafts, exceptional worship	2/4/2020 4:02 PM
187	Warm	2/4/2020 4:00 PM
188	Summer season hiking, crafts, exceptional worship	2/4/2020 4:00 PM
189	Sanctuary	2/4/2020 3:58 PM

Community Assessment Survey

190	Beautiful	2/4/2020 3:57 PM
191	Friendly	2/4/2020 3:55 PM
192	Activities for all ages	2/4/2020 3:51 PM
193	Family vacation spot	2/4/2020 3:49 PM
194	Respite and recreation	2/3/2020 9:30 AM
195	A loving and supportive community	2/1/2020 8:42 PM
196	So friendly	2/1/2020 8:05 PM
197	Unique	2/1/2020 7:13 PM
198	Heaven	1/31/2020 9:07 PM
199	Serene	1/31/2020 8:55 PM
200	Beautiful	1/31/2020 2:44 PM
201	Seasonal	1/31/2020 2:18 PM
202	founded by northern Christians as a non-denominational camp for Christian purposes. In tents at first. Founded 1897.	1/31/2020 1:42 PM
203	a special place with many memories	1/31/2020 1:08 PM
204	Bucolic	1/31/2020 12:58 PM
205	Welcoming	1/31/2020 12:10 PM
206	Quiet	1/31/2020 12:00 PM
207	Peaceful	1/31/2020 11:31 AM
208	beautiful	1/31/2020 11:30 AM
209	caring	1/31/2020 11:25 AM
210	Quiet	1/31/2020 11:21 AM
211	Safe harbor	1/31/2020 11:16 AM
212	History	1/31/2020 10:49 AM
213	Peaceful	1/31/2020 10:35 AM
214	Beautiful	1/31/2020 10:09 AM
215	Sacred ground	1/31/2020 10:08 AM
216	peaceful	1/31/2020 9:48 AM

Community Assessment Survey

#	3.	DATE
1	summer activities and programs	2/26/2020 9:33 PM
2	dull	2/26/2020 4:54 PM
3	family	2/26/2020 4:27 PM
4	Home	2/26/2020 12:54 PM
5	Niche real estate market	2/26/2020 11:49 AM
6	Community	2/25/2020 3:09 PM
7	Community	2/25/2020 12:14 PM
8	Relaxing	2/25/2020 11:35 AM
9	Safe	2/25/2020 11:00 AM
10	Home of PCUSA LEADERS—MRA, Montreat Presbyterian, Presby Heritage Ctr.	2/25/2020 9:11 AM
11	Beautiful mountain retreat	2/25/2020 8:41 AM
12	community	2/24/2020 9:24 PM
13	Awkward relationships	2/24/2020 8:12 PM
14	Poor Maintenance of Rights-of Way	2/24/2020 7:51 PM
15	Natural enviornment	2/24/2020 6:12 PM
16	walkable	2/24/2020 6:08 PM
17	Community	2/24/2020 5:24 PM
18	Loving	2/24/2020 5:20 PM
19	Loving	2/24/2020 4:34 PM
20	Serene	2/24/2020 4:26 PM
21	Friendly	2/24/2020 4:26 PM
22	Restful	2/24/2020 3:26 PM
23	Relaxed	2/24/2020 3:16 PM
24	A hidden gem	2/24/2020 2:17 PM
25	kind hearted, rich. interesting older white population	2/24/2020 1:21 PM
26	Complicated	2/24/2020 1:10 PM
27	Precious	2/24/2020 12:55 PM
28	FRIENDLY	2/24/2020 12:54 PM
29	A safe place	2/24/2020 12:52 PM
30	friendly	2/24/2020 12:46 PM
31	welcoming	2/24/2020 12:38 PM
32	Home of friends	2/24/2020 12:35 PM
33	stone buildings	2/22/2020 8:03 PM
34	Inspiring neither police department not extremely they come up to our house but then with that they've added but Becki store and back to the top	2/22/2020 6:29 PM
35	welcoming	2/20/2020 9:07 AM
36	Faith and reformed tradition	2/19/2020 11:57 AM
37	Refreshing	2/18/2020 10:43 PM

Community Assessment Survey

38	insular	2/18/2020 10:21 AM
39	Safe	2/18/2020 9:43 AM
40	Great place to experience God.	2/17/2020 6:11 PM
41	Site of many Christian conferences	2/16/2020 4:34 PM
42	history and culture	2/14/2020 10:16 PM
43	Creek	2/14/2020 6:14 PM
44	like no other	2/14/2020 11:25 AM
45	Hiking	2/13/2020 8:37 PM
46	Friendly, laid back people!	2/13/2020 7:20 PM
47	beautiful	2/13/2020 3:20 PM
48	quaint	2/13/2020 2:48 PM
49	Friendly	2/13/2020 1:01 PM
50	Beauty	2/13/2020 12:25 PM
51	non commercial	2/12/2020 3:47 PM
52	natural	2/12/2020 2:11 PM
53	Thin place	2/12/2020 10:01 AM
54	Peaceful and restful	2/12/2020 8:42 AM
55	Beautiful	2/11/2020 11:38 PM
56	Spiritual	2/11/2020 9:53 PM
57	Non-diverse	2/11/2020 8:52 PM
58	Closed to others	2/11/2020 8:52 PM
59	welcoming	2/11/2020 8:14 PM
60	Family	2/11/2020 7:51 PM
61	Beautiful	2/11/2020 6:53 PM
62	Nostalgic	2/11/2020 6:46 PM
63	Montreat club program is vital	2/11/2020 6:24 PM
64	Safe	2/11/2020 5:46 PM
65	HOME	2/11/2020 5:45 PM
66	Special place	2/11/2020 5:14 PM
67	happy	2/11/2020 5:07 PM
68	blue ridge mountains	2/11/2020 4:54 PM
69	Family	2/11/2020 4:49 PM
70	warm	2/11/2020 4:45 PM
71	A place for choices, community or solitude	2/11/2020 4:42 PM
72	Extraordinary	2/11/2020 4:41 PM
73	Restful	2/11/2020 4:40 PM
74	meaningful conferences	2/11/2020 4:37 PM
75	Cozy	2/11/2020 4:31 PM

Community Assessment Survey

76	Spiritual	2/11/2020 4:22 PM
77	Safe	2/11/2020 4:08 PM
78	Caring	2/11/2020 4:07 PM
79	Beautiful	2/11/2020 4:03 PM
80	Calm	2/11/2020 3:22 PM
81	simmering hostilities	2/11/2020 2:37 PM
82	Stone buildings	2/11/2020 8:35 AM
83	generational	2/10/2020 10:54 PM
84	Home	2/10/2020 4:08 PM
85	Inefficient	2/10/2020 2:15 PM
86	Spiritual Retreat	2/9/2020 10:11 PM
87	Utopia	2/9/2020 4:58 PM
88	Restoring	2/9/2020 12:52 PM
89	Beautiful	2/8/2020 4:26 PM
90	Beautiful	2/8/2020 3:59 PM
91	Fragile	2/8/2020 11:28 AM
92	Gift	2/8/2020 7:09 AM
93	Inclusive	2/8/2020 6:11 AM
94	Home	2/7/2020 9:23 PM
95	Sanctuary	2/7/2020 9:13 PM
96	gathering place for caring people	2/7/2020 9:12 PM
97	Secluded	2/7/2020 8:27 PM
98	Commitment	2/7/2020 6:23 PM
99	Friendship	2/7/2020 6:14 PM
100	Thin Place	2/7/2020 3:52 PM
101	Thin place between heaven and earth	2/7/2020 3:11 PM
102	Beautiful	2/7/2020 2:50 PM
103	If it's cloudy and gray, we say God is on the mountain	2/7/2020 2:46 PM
104	peaceful	2/7/2020 2:41 PM
105	Friendly	2/7/2020 2:31 PM
106	Community	2/7/2020 2:31 PM
107	hard work	2/7/2020 2:29 PM
108	beautiful	2/7/2020 2:10 PM
109	restoration	2/7/2020 2:06 PM
110	Unspoiled	2/7/2020 1:48 PM
111	Community	2/7/2020 1:34 PM
112	closed	2/7/2020 1:13 PM
113	Involved	2/7/2020 12:30 PM

Community Assessment Survey

114	Beautiful	2/7/2020 11:48 AM
115	green	2/6/2020 10:06 PM
116	Peaceful	2/6/2020 8:14 PM
117	unique	2/6/2020 3:28 PM
118	Well cared for	2/6/2020 3:00 PM
119	Environmental Treasure	2/6/2020 5:48 AM
120	beautiful	2/5/2020 10:33 PM
121	quiet and peaceful retreats	2/5/2020 9:38 PM
122	A safe place with friendly caring neighbors	2/5/2020 9:37 PM
123	supportive	2/5/2020 8:54 PM
124	Presbyterian (contentious spirit of independence, obnoxious integrity)	2/5/2020 8:43 PM
125	inclusive	2/5/2020 4:28 PM
126	unity in diversity	2/5/2020 1:26 PM
127	One-of-a-kind	2/5/2020 12:54 PM
128	aging	2/5/2020 10:01 AM
129	historical	2/5/2020 9:28 AM
130	Peaceful	2/5/2020 9:19 AM
131	Peaceful	2/5/2020 7:45 AM
132	Walkable/Hikeable	2/5/2020 2:14 AM
133	tight	2/4/2020 10:09 PM
134	A place unto itself	2/4/2020 10:06 PM
135	active community	2/4/2020 9:48 PM
136	Natural	2/4/2020 9:35 PM
137	well organized between MRA, College and Town	2/4/2020 9:11 PM
138	Natural	2/4/2020 9:00 PM
139	White	2/4/2020 8:57 PM
140	Friendly	2/4/2020 8:55 PM
141	Peaceful	2/4/2020 8:28 PM
142	Carin	2/4/2020 8:21 PM
143	Beautiful	2/4/2020 7:41 PM
144	Beautiful	2/4/2020 7:24 PM
145	Upscale	2/4/2020 7:22 PM
146	Home	2/4/2020 6:57 PM
147	Friends oriented	2/4/2020 6:35 PM
148	Cliqueish	2/4/2020 6:30 PM
149	Special	2/4/2020 6:24 PM
150	especially beautiful mountain setting, wonderful woods and trails and views	2/4/2020 6:23 PM
151	Compassionate	2/4/2020 6:12 PM

Community Assessment Survey

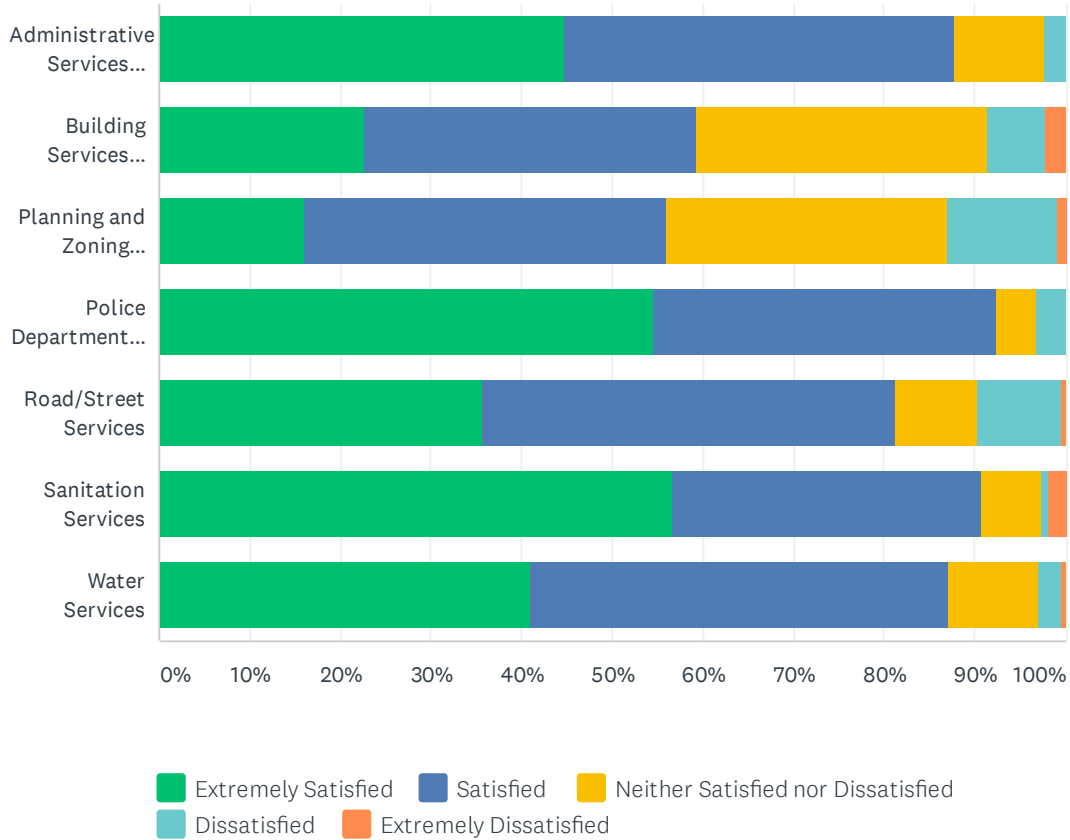
152	Relaxed	2/4/2020 6:10 PM
153	Happy Place	2/4/2020 6:09 PM
154	Interesting	2/4/2020 5:26 PM
155	Heritage	2/4/2020 5:15 PM
156	Quiet	2/4/2020 5:14 PM
157	Perfect	2/4/2020 5:12 PM
158	calming	2/4/2020 5:06 PM
159	slow pace of living	2/4/2020 5:00 PM
160	Some of the nicest people you'll ever meet	2/4/2020 4:57 PM
161	family gatherings	2/4/2020 4:54 PM
162	Child friendly	2/4/2020 4:53 PM
163	Safe	2/4/2020 4:44 PM
164	home	2/4/2020 4:41 PM
165	Authentic	2/4/2020 4:37 PM
166	Peaceful	2/4/2020 4:36 PM
167	Gracious people	2/4/2020 4:28 PM
168	Vibrant	2/4/2020 4:27 PM
169	easy access to services in Black Mountain	2/4/2020 4:26 PM
170	Tree friendly	2/4/2020 4:22 PM
171	Peaceful	2/4/2020 4:11 PM
172	Relaxing	2/4/2020 4:10 PM
173	Exceptional summertime worship, open year round, great hiking	2/4/2020 4:09 PM
174	Up beat	2/4/2020 4:04 PM
175	2500 acres of wilderniess, livable Black Mountain nearby, 15 minutes to Asheville	2/4/2020 4:02 PM
176	Inspiring	2/4/2020 4:00 PM
177	2500 acres of wilderniess, livable Black Mountain nearby, 15 minutes to Asheville	2/4/2020 4:00 PM
178	Welcoming	2/4/2020 3:58 PM
179	Peaceful	2/4/2020 3:57 PM
180	Beautiful	2/4/2020 3:55 PM
181	Great hiking trails, close places to shop, eat, drink	2/4/2020 3:51 PM
182	Community of friends	2/3/2020 9:30 AM
183	A place for restoring faith	2/1/2020 8:42 PM
184	Beauty all around you	2/1/2020 8:05 PM
185	Protective	2/1/2020 7:13 PM
186	My happy place	1/31/2020 9:07 PM
187	Wholesome	1/31/2020 8:55 PM
188	Tranquil	1/31/2020 2:44 PM
189	Friendly	1/31/2020 2:18 PM

Community Assessment Survey

190	within the gates, 2 churches- one, liberal Presbyterian, the other, conservative. And within the gates, a liberal conference center, and a conservative Christian college.	1/31/2020 1:42 PM
191	a haven where nature resides	1/31/2020 1:08 PM
192	Healing	1/31/2020 12:58 PM
193	Idyllic	1/31/2020 12:10 PM
194	Mountainstreams	1/31/2020 12:00 PM
195	Relaxing	1/31/2020 11:31 AM
196	quirky	1/31/2020 11:30 AM
197	supporting	1/31/2020 11:25 AM
198	Restful	1/31/2020 11:21 AM
199	A family	1/31/2020 11:16 AM
200	Spiritual	1/31/2020 10:49 AM
201	Sanctuary	1/31/2020 10:35 AM
202	Friendly	1/31/2020 10:09 AM
203	Presbyterian Conference Center	1/31/2020 10:08 AM
204	wonderful people	1/31/2020 9:48 AM

Q2 How satisfied are you with the following at Montreat:

Answered: 230 Skipped: 5



	EXTREMELY SATISFIED	SATISFIED	NEITHER SATISFIED NOR DISSATISFIED	DISSATISFIED	EXTREMELY DISSATISFIED	TOTAL	WEIGHTED AVERAGE
Administrative Services (information, billing, general support)	44.74% 102	42.98% 98	10.09% 23	2.19% 5	0.00% 0	228	1.70
Building Services (permitting and inspections)	22.62% 50	36.65% 81	32.13% 71	6.33% 14	2.26% 5	221	2.29
Planning and Zoning (ordinances/zoning)	16.14% 36	39.91% 89	30.94% 69	12.11% 27	0.90% 2	223	2.42
Police Department Services	54.71% 122	37.67% 84	4.48% 10	3.14% 7	0.00% 0	223	1.56
Road/Street Services	35.84% 81	45.58% 103	8.85% 20	9.29% 21	0.44% 1	226	1.93
Sanitation Services	56.64% 128	34.07% 77	6.64% 15	0.88% 2	1.77% 4	226	1.57
Water Services	40.97% 93	46.26% 105	9.69% 22	2.64% 6	0.44% 1	227	1.75

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#	COMMENTS	DATE
1	Use of town property for property variances should be more carefully considered so that the effect on ALL citizens and visitors is fairly appropriated. Garbage bins in pedestrian roadways and views of neighbors, large garage structures jutting near roadway, and other examples diminish the use of land for all. It is difficult to balance the rights of property owners with some of these requests but a more consistent and fair approach would be appreciated.	2/26/2020 9:33 PM
2	Excellent town staff, public works dept and police department. Our mayor and town council are superior. Water in some areas tends to be orange colored.....coating commodes and water jackets---and coloring clothing etc that is washed in residential washing machines. And yes, we do drink that water! This problem should be addressed and FIXED! Our town ordinances need an overhaul. In particular, our sign ordinance is far too onerous and restrictive. To place a sign, you need a PhD to understand the ordinance and a designer, an engineer, a lawyer and a building contractor to comply. We have denied the college permission to place colorful banners outlining the campus and eliminated the cute directional/welcome signs that have been a Montreat tradition for decades. How ridiculous!! And the 'living wage' ordinance is a joke. This is far outside the role of government, and is indicative of how elected officials use their position to support a feel good agenda. And in Montreat, since every town employee is paid far more than the established living wage, it accomplished nothing! What a waste of town time and money.	2/26/2020 4:54 PM
3	I think something is wrong with the drainage on Missouri Road near the parking lot there is run off water in the street and sometimes it smells The water spits and sputters coming out the drain	2/25/2020 4:50 PM
4	The sanitation in particular is great, compared to Black Mountain.	2/25/2020 11:00 AM
5	Montreat should do what's necessary, even raise taxes, to repair and maintain paved roads in new housing area formerly owned by the MRA. The current roads are narrow, dangerous, and hard to travel. Also, major repairs should be made to older roads that are in disrepair, like Virginia Rd between Woodland and Louisiana.	2/25/2020 8:41 AM
6	Very much like the regular communications from Town government! Transparency is high on my list. Leads to trust. The lack of full disclosure about why the town paid almost \$100,000 of taxpayer dollars to settle a dispute between two private citizens is the only recent disappointment I have had recently about transparency. I do also worry about whether the current inspector is checking on unsafe homes where persons could ultimately be hurt. Are there unsafe decks, for example. Haven't heard much about this but guessing the current inspector lacks the time for preventative inspections.	2/24/2020 9:24 PM
7	no complaints	2/24/2020 6:08 PM
8	EVERYONE is committed and does his/her job! The personal approach is so far above the bureaucratic, that it's amazing.	2/24/2020 5:20 PM
9	Too much trash (litter) beside dorms and roads near them.	2/24/2020 4:34 PM
10	Roads and curbs are substandard. The bare dirt banks need to Hydroseeded	2/24/2020 4:26 PM
11	Our street - Overbrook Road is in very bad condition. Little has been done to improve it in the 30 years since we built our home at 158. Many other improvements have been made to other streets and even paths have been paved, but Overbrook is still a "third world" road. Something needs to be done. It is an embarrassment to those of us who have homes on it.	2/24/2020 2:05 PM
12	attentive and responsive	2/24/2020 1:21 PM
13	My only complaint is regarding the Board of Adjustment. Charging \$350 to make a request of the Board is, to me, obscene. Do I have to pay that much EVERY TIME? Ridiculous.	2/24/2020 12:55 PM
14	As a non full time cottage owner, I would like a place for leaving trash and recycling on weekends.	2/22/2020 6:29 PM
15	Even with "no mistakes made" we taxpayers have shouldered a cost of \$95,000 plus a carefully sheltered set of expenses for multiple lawyers in addition to the town's attorney when something happened at a property on Texas Road. It took YEARS to add those funds to the town's fund balance. I am grateful that a citizen had the knowledge and resources to call attention to what was going on.	2/19/2020 11:57 AM
16	I'm not a home owner and the rent I pay is inclusive of water, electric, and sanitation. So I see	2/18/2020 10:21 AM

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very little of the work related to those departments. Which is likely a good thing: I have no complaints as to how it has been handled. I've had everything I need. Police are...well. I mean there's so much more to do here than park your car next to the post office and not pull people over. There are several college kids in their loud cars tearing through Lookout Rd. Every night at midnight I'm awoken by them blazing through the gate. I get it, the police force is understaffed but there's gotta be a better way to deal with some of this. Flashing speed limit signs are not the answer.

17	Haven't had any dealings with most.	2/14/2020 11:25 AM
18	I recently purchased property and I can't wait to build, move and live in Montreat permanently! I fell in love with Montreat decades ago and it will be a dream come true to live in such an amazing place!	2/13/2020 7:20 PM
19	No experience with planning or building services so left blank. Would love auto-pay or a non-fee based online payment system for water.	2/13/2020 3:20 PM
20	Concerned about upstream development and the effect it could have on downstream existing homes.	2/13/2020 1:38 PM
21	It would be really nice to have trash pick up 2x a week year round.	2/13/2020 12:25 PM
22	Think keeping in mind the original purpose of Montreat as a religious conference center is important, and think more emphasis needs to be put on the historical aspect of Montreat's rich cultural history, plus more efforts toward preservation of the valley as it is. We should have recommendations outlined for new residents as to how they should approach their property use, house styles, finish choices to blend in to the General schemes and styles of the mountain genre, and not allow for extreme change. That only destroys the magnet that brings people to Montreat and eventually will lower land values on general. We need a place for that reverence to the original efforts and specialness in any plan for the future, lest we have people coming in to build structures similar to the town hall we had to work so diligently to stop from destroying a peaceful hillside inside the heart of a Montreat. That should serve as example for future awareness and regulations for future homeowners. Nancy Thomas.	2/12/2020 8:25 PM
23	We are not full time residents so we only have a limited opinion of these services	2/12/2020 3:47 PM
24	All of these areas are responsive and professional. All have improved considerably in the past 4-5 years. Look forward to greater things in years ahead.	2/12/2020 10:01 AM
25	We have been away for most of the last 3 years for work out of state so do not have answers to some of these questions. Relieved last TC was stopped with their impractical management of money and ideas.	2/11/2020 11:38 PM
26	We haven't needed building permits or inspections in seven years, so that question is not applicable to us. As for the roads, there have been far too many potholes in the past years, but the improvements in Kentucky, and South Carolina last year were greatly appreciated.	2/11/2020 9:53 PM
27	Water tastes bad	2/11/2020 8:52 PM
28	Zoning ordinances need review.	2/11/2020 6:24 PM
29	I wish there could be a special garbage pickup contract available for only the summer months for cottage owners who are not there in the winter.	2/11/2020 5:07 PM
30	The water appearance is my only concern. Folks assume it is unfit to consume.	2/11/2020 4:03 PM
31	Some discoloration of water is perplexing.	2/11/2020 3:22 PM
32	Could be more transparent, for example send meeting notices of committees to sunshine list	2/11/2020 2:37 PM
33	New home building has constantly disrupted our roadways with potholes bigger than cars. Additionally, the rains over the last few years have washed out what used to be the roadways and thereby the roads are much more narrow and dangerous. The town has had a hard time keeping up with the roads over the last few years...I would rather pay more taxes than to have to constantly swerve to miss potholes.	2/10/2020 10:54 PM
34	Still concerned about speeding on Assembly Dr. (especially college students). Wishing there was a way to have street address listed on bills for water, etc. Even our voter registration cards (which list our street address) show BLACK MOUNTAIN, rather than Montreat. We are stumped as to how we will be able to get a REAL ID, which requires such proof of residence.	2/10/2020 4:08 PM

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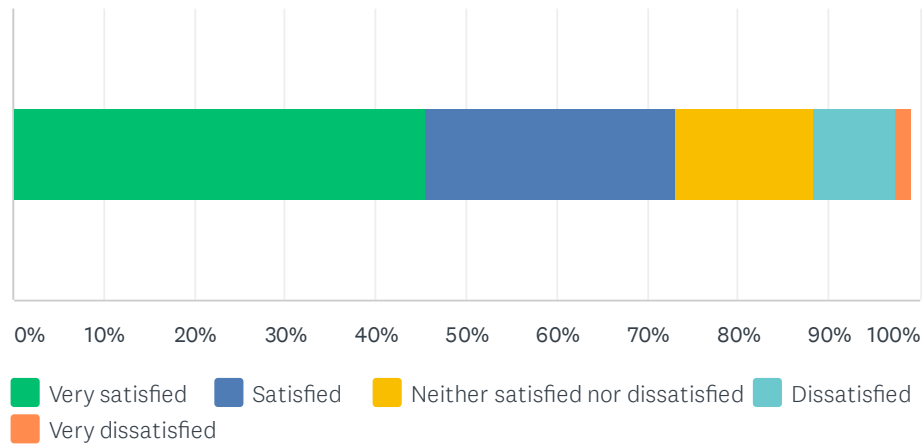
35	My water continues to be of poor quality. Town should buy filters for affected residents. Am sure you guys are tired of hearing about it. I, certainly, am tired of telling you about it.	2/10/2020 2:15 PM
36	It takes too long to get our roads fixed.	2/9/2020 4:58 PM
37	Have not yet dealt with Planning and Zoning, nor yet asked for actual building permits. Will want clear advice when the time comes, and quick, complete access to prior records for our property.	2/8/2020 11:28 AM
38	Hard working, personable, caring	2/7/2020 9:13 PM
39	As we usually only stay in our house a few times a year, mostly in the summer, we don't have much to complain about.	2/7/2020 9:12 PM
40	Re: Police I have great respect for the role the Police Dept. plays in Montreat, however, I believe the police department has become hyper vigilant in traffic control.	2/7/2020 6:23 PM
41	Meter reading/ water meter issue create billing problems The bagging requirement is archaic and guests and folks who walk by our trash can't don't understand it creating constant clean up on our part--we joke with our friends that your trash won't get picked up unless it has bow on it	2/7/2020 3:52 PM
42	Being an employee, who doesn't live here or deal with building, planning, water or zoning, I don't know how to rate each.	2/7/2020 3:11 PM
43	Living in Montreat is extremely satisfying with great service, excellent police and emergency response, the Town Council is open to discussing and implementing ideas and concepts.	2/7/2020 2:46 PM
44	I live in Black Mountain. I hope Montreat and Black Mountain work together for the good of both. Black Mountain paid for the new sidewalk.	2/7/2020 12:43 PM
45	All very well run. Just leaving room for improvement	2/7/2020 12:30 PM
46	Little attention has been given to drainage from roads and residences -- some the result of "mixed" zoning and not too well-thought-out decisions in the past. This is creating actual and potential friction among residents as well the town's adherence to local and state laws of a "green" nature.	2/6/2020 8:14 PM
47	I am grateful for all the good service we receive in Montreat, especially with the roads and sanitation.	2/6/2020 3:28 PM
48	I believe that in recent years there has been an effort to save money by reducing staff positions that have led to critical errors in the financial support area and zoning enforcement. Also, there has been problems with reporting water bills properly that related to the electronic meter reporting that was not fixed in a timely manner and manual reading was not done until the auto reporting has been fixed.	2/5/2020 9:37 PM
49	Trash collectors do not always pick up our trash, and we have to call Town Hall to ask for them to come back by.	2/5/2020 8:54 PM
50	Great people	2/5/2020 8:43 PM
51	Something must be done improve Overbrook Road. Almost nothing has been done in the last 30 years and it is like "third world" road. During this time extensive work has been done on the other Montreat streets and sidewalks.	2/5/2020 12:50 PM
52	Our services we receive are the very finest provided by caring individuals who work very hard to keep our mountain top community operating in the fullest capacity possible.	2/5/2020 8:11 AM
53	I haven't had recent experience with zoning nor permitting.	2/5/2020 2:14 AM
54	It is hard with the bears to put out garbage unless you have bear proof and we don't.	2/4/2020 9:11 PM
55	It seems that the Town operates on keep on doing what doesn't ruffle TOO many feathers than studying the different aspects of governance and service and having foresight rather than hindsight,	2/4/2020 9:00 PM
56	It seems that the Town operates on keep on doing what doesn't ruffle TOO many feathers than studying the different aspects of governance and service and having foresight rather than hindsight,	2/4/2020 8:47 PM
57	Our water system needs a filtration system	2/4/2020 7:27 PM

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58	Good Job Guys!	2/4/2020 7:22 PM
59	Serves interests of developers vs environment. Caters to college without reciprocity.	2/4/2020 6:30 PM
60	Water bills often get confused.	2/4/2020 5:15 PM
61	I would love to see a drop box for water bills. My husband and I work Mon-Friday and it is hard to make it in to drop it off. Of course we could mail it or pay online but a box would be most convenient and cheaper than mail or paying online.	2/4/2020 5:14 PM
62	Water bills are much higher than my primary residence	2/4/2020 5:12 PM
63	Now that David Curry is gone, I understand building permits are much improved. He was awful...a real Barney Fife. He made us do much unnecessary (very expensive) work during an addition to our house. Thank you for getting rid of him.	2/4/2020 5:00 PM
64	I am concerned about the forest in the Montreat valley. Fire is a natural component in the life of a forest. As underbrush accumulates and is not burned it becomes a hazard for a major conflagration. Have controlled burns ever been considered? Of course the burn would be unsightly for 2 or 3 years but would improve the life of the forest and prevent a major forest fire.	2/4/2020 4:57 PM
65	Montreat currently under a wonderfully open and satisfactory Directory-	2/4/2020 4:56 PM
66	So pleased that our Wyck Road and SC Terrace and Kentucky Road have been resurfaced and new drains installed.	2/4/2020 4:54 PM
67	I believe the garbage collection in Montreat remains a challenge for residents who are not there all the time.	2/4/2020 4:28 PM
68	The guys who blow leaves off the roads do an incredible job--thank you. Tim Helms passed along my two questions to the staff about adding gravel on Overbrook and a guard-rail needed on Chapman Road Tim did his part but the staff never responded to me.	2/4/2020 4:09 PM
69	I am generally satisfied but Tim Helms passed along my concerns about two specific street safety issues to the staff a month ago, and no one has responded. On a more positive note, the crew that blows the leaves off the roadway does an extraordinary job--thank you.	2/4/2020 4:02 PM
70	I am generally satisfied but Tim Helms passed along my concerns about two specific street safety issues to the staff a month ago, and no one has responded	2/4/2020 4:00 PM
71	Service is as close as your phone	2/4/2020 3:51 PM
72	The town workers are the best!	2/1/2020 8:42 PM
73	The only thing I don't like about the water is it often looks grey when it comes out of the tap.	2/1/2020 8:05 PM
74	Wish we could return to system of being able to take trash to the gate as needed. It probably saved the town money due to less stops for sanitation trucks. It helps with managing bears by getting trash away from houses. It is nice to be in a house without dirty diapers 'ripening'.	1/31/2020 12:10 PM
75	Not much exposure to first three.	1/31/2020 12:00 PM
76	I am a home owner, but a summer and holiday resident. I am always a little concerned when my tap water sometimes runs brown after an absence from my home. After it runs for a while, the water runs clean, but am unsure where the brown water comes from.	1/31/2020 11:30 AM
77	I admit to being partial.	1/31/2020 11:16 AM

Q3 How satisfied are you with the performance of the current Town Council?

Answered: 230 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very satisfied	45.65%	105
Satisfied	27.39%	63
Neither satisfied nor dissatisfied	15.22%	35
Dissatisfied	9.13%	21
Very dissatisfied	1.74%	4
TOTAL		230

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#	COMMENTS:	DATE
1	We now have a superbly run small town. Great folks, lots of common sense, genuinely interested in making our town a better place.	2/26/2020 4:54 PM
2	Very thankful to have a group of people who care about our community and work for unity between cottagers, college, conference center, and churches	2/26/2020 12:54 PM
3	Hard-working people dedicated to improving Montreat while preserving our heritage	2/25/2020 8:41 AM
4	Certainly grateful for the time they give this job. But sometimes it feels like they see it as a duty vs a dedication done with heart.	2/24/2020 9:24 PM
5	They do not seem cohesive and lack knowledge of good governance!	2/24/2020 8:59 PM
6	Had a few concerns with how readily the council allowed an additional year without an election. They should have sought more pointed and specific input, prior, other than simply having it on the docket.	2/24/2020 5:20 PM
7	I like their positive approach	2/24/2020 4:26 PM
8	cantankerous rude	2/24/2020 1:21 PM
9	Some decisions are positive, others are not. I favor more regulation and conservation of the beautiful land.	2/24/2020 12:35 PM
10	\$95,000 unexplained settlement	2/22/2020 8:03 PM
11	Unprofessional behavior by the Mayor during an open discussion pre-meeting forum is understandably met with silence from council. Citizen comments ended and many left the meeting after that, even though some came with ideas, compliments and concerns. Most council members do not respond to emails, even though they could at least respond with a simple "Thank you for your email" or "Email received". Some council members not actively involved with their assigned town responsibility- at least no comments on them. It is not easy to be on TC and takes a real time commitment to do well.	2/19/2020 11:57 AM
12	I don't deal with them. They haven't taken away any of my rights. I haven't seen or heard a whole lot about what they've done. A lot of that has to do with me not seeking out that information.	2/18/2020 10:21 AM
13	What a relief!	2/14/2020 6:14 PM
14	I haven't lived there yet, so I feel I can't really answer this question accurately. I like the committee "causes" and what I believe the town values. I will try to answer the achievements below based on what I have read, though I'm not sure if the Town Council was responsible for them.	2/13/2020 7:20 PM
15	I am relatively new to town and have no experience yet.	2/13/2020 3:20 PM
16	Sometimes everything seems good, but then something new happens that does not seem very good.	2/13/2020 1:38 PM
17	it is hard to understand if the council did nothing wrong how did they end up paying a property owner over \$90,000 plus incurring thousands of dollars in attorney fees. Plus why would you have to have an attorney sit in on a Planning and Zoning meeting.	2/13/2020 10:17 AM
18	Council members have used ways to put people on the council without an election in several years. The cost and size of building on the flood plain are outrages.	2/12/2020 10:52 AM
19	The current Council has been like a breath of fresh air. They listen to comments, are quick to respond, and invite us to participate.	2/12/2020 10:01 AM
20	Very upset about the three candidates who all ran together- didn't seem right at all.	2/11/2020 8:52 PM
21	3 candidates running together was a modern machine and forceful tactic	2/11/2020 8:52 PM
22	Where did the \$96k come from! Who got this payoff! Seems like an inside conspiracy Are we citizens of Montreat chopped liver...,looks like a duck and quacks like a duck	2/11/2020 4:42 PM
23	Very open, transparent, and informative	2/11/2020 4:40 PM
24	lack of information about pay-outs to various complainants	2/11/2020 2:37 PM

Community Assessment Survey

25	Still baffled as to how the zoning problems are being addressed.	2/10/2020 4:08 PM
26	Need to bring more commercial business in for additional taxes, eg restaurant, market, etc. 10000 Villages should be a kiosk - sell the top 10 items, trash the rest.	2/10/2020 2:15 PM
27	Best group of Individuals who have come together for the betterment of Montreat and Montreat future.	2/9/2020 10:11 PM
28	I don't know what they do. I am glad that the new building ended up outside the gate instead of in the middle of a residential area where it would not be easily seen and where it would change the balance of life too much.	2/9/2020 4:58 PM
29	There have been a lot of actions to benefit private land owners. We sincerely hope that when our request happens, we get the same level of accommodation.	2/8/2020 11:28 AM
30	Not sure4	2/7/2020 9:12 PM
31	Allowing the owner of the log cabin on texas road to build and not follow setbacks like the rest of us have to is ridiculous. He never should have been allowed to build. It has hurt others properties and is a horrible eyesore. And set a precedent for future building. Wrong all around.	2/7/2020 8:27 PM
32	Dedicated leaders doing their best to steward this beloved town.	2/7/2020 3:11 PM
33	this is not a question for a survey. This is a question that should be answered by holding elections.	2/7/2020 1:13 PM
34	Not informed enough to have an opinion.	2/7/2020 12:43 PM
35	Communication among various "stakeholders" has much improved over the years, and most especially in recent years. We credit the mayor and council to a good deal of this, as well as the town staff,	2/6/2020 8:14 PM
36	So proud of them for reuniting our community Thank you for the integrity shown.	2/6/2020 5:48 AM
37	There doesn't seem to be the commitment to the areas that elected council members are assigned to to support. Several do not show up at meetings of community boards and committees nor do they ask for others to participate in their absence. They also do not respond regularly to written communications .	2/5/2020 9:37 PM
38	The Council members appear to be honest and hard-working. They also seem to listen to and act on residents' concerns very well.	2/5/2020 12:54 PM
39	The Town Council continues to give of their time to see that our town is operated to the upmost in keeping us safe, our services running smoothly, and earnestly listening to the concerns of the people in order to maintain an active and viable town.	2/5/2020 8:11 AM
40	They are responsive problem solvers.	2/5/2020 2:14 AM
41	Even this survey is testimony of the interest the current Town Council takes in voter and tax payer opinions.	2/4/2020 9:35 PM
42	They are all dedicated and well prepared. They respect each other and to the community. They listen.t	2/4/2020 8:21 PM
43	So great for there to be a cordial atmosphere.	2/4/2020 5:26 PM
44	It's very convenient to have Mayor Tim as a neighbor to answer questions on matters that we as summer residents may not have clued in on.	2/4/2020 4:54 PM
45	Would like some action on having our zip code recognized by all levels of government.	2/4/2020 4:44 PM
46	I do not know how well they are really doing.	2/4/2020 4:28 PM
47	Thanks to all for your time and for your openness to residents and other stakeholders	2/4/2020 4:09 PM
48	Time at meetings to express your thoughts or ask questions	2/4/2020 3:51 PM
49	Great teamwork!	2/1/2020 8:05 PM
50	The weekly updates are hugely appreciated	1/31/2020 8:55 PM
51	I think they are a dedicated group who work well together. I'm happy they represent us.	1/31/2020 1:08 PM

Community Assessment Survey

52	Very happy with "city hall" solution	1/31/2020 12:00 PM
53	The town council is so much more effective than it was 5 to 10 years ago, when it could be described as dysfunctional. After the abrupt turnover and new council members, the council is significantly better!	1/31/2020 11:30 AM
54	you're doing a great job	1/31/2020 11:25 AM
55	Unfair since I am a commissioner.	1/31/2020 11:16 AM

Q4 Name two or three important achievements of the Town Council in the past year

Answered: 174 Skipped: 61

ANSWER CHOICES	RESPONSES	
1.	100.00%	174
2.	79.31%	138
3.	51.72%	90

Community Assessment Survey

#	1.	DATE
1	Town hall construction	2/26/2020 9:33 PM
2	great decisions on the town hall and new bridge	2/26/2020 4:54 PM
3	New administrative building outside the gate!	2/26/2020 4:27 PM
4	Breaking ground on the long awaited town hall	2/26/2020 12:54 PM
5	Very expensive town hall	2/26/2020 11:49 AM
6	Building outside the gate	2/25/2020 4:50 PM
7	Paving certain roads	2/25/2020 3:09 PM
8	New Town Hall	2/25/2020 11:35 AM
9	Town hall location...makes total sense to have it where it is	2/25/2020 11:00 AM
10	New town hall nearing completion finally.	2/25/2020 9:11 AM
11	Starting construction on the town hall	2/25/2020 8:41 AM
12	Hiring a qualified financial officer	2/24/2020 9:24 PM
13	Better communication through memos	2/24/2020 8:59 PM
14	Town Hall location	2/24/2020 8:12 PM
15	Town Hall being built	2/24/2020 7:51 PM
16	Rebuilding roads	2/24/2020 6:12 PM
17	not up to date on what has gone on	2/24/2020 6:08 PM
18	Work on new administration/police building	2/24/2020 5:20 PM
19	Town Hall and Maintenance building oversight	2/24/2020 4:34 PM
20	Town hall	2/24/2020 4:26 PM
21	Town Hall	2/24/2020 4:26 PM
22	New town bldg	2/24/2020 4:15 PM
23	Town Hall	2/24/2020 3:26 PM
24	Town Hall	2/24/2020 3:16 PM
25	new own hall	2/24/2020 2:05 PM
26	study for zoning ordinance improvements	2/24/2020 2:03 PM
27	better communication with citizens	2/24/2020 1:21 PM
28	Town Hall construction underway	2/24/2020 1:10 PM
29	NEW TOWN HALL	2/24/2020 12:54 PM
30	Securing land from Black Mountain for the town hall	2/24/2020 12:52 PM
31	decisions on the town hall	2/24/2020 12:46 PM
32	the new wendy's drive thru outside the gate	2/24/2020 12:38 PM
33	Very expensive Town Hall more than \$400 per sq ft	2/22/2020 8:03 PM
34	Robert Lake Park restoration	2/20/2020 9:07 AM
35	regular communications via Montreat Minute	2/19/2020 11:57 AM
36	Good communication with community	2/17/2020 6:11 PM
37	Building the site for the Town Council to meet in	2/16/2020 4:34 PM

Community Assessment Survey

38	new city hall	2/14/2020 10:16 PM
39	Peace at TC meetings	2/14/2020 6:14 PM
40	put town hall outside gate	2/14/2020 11:25 AM
41	Gave themselves extra time in office	2/13/2020 8:37 PM
42	Flat Creek Watershed Study and Testing!	2/13/2020 7:20 PM
43	Roads	2/13/2020 1:01 PM
44	Fixing the flood damage	2/13/2020 12:25 PM
45	started the new town hall	2/13/2020 10:17 AM
46	Trees	2/12/2020 8:25 PM
47	Continuing with the town hall in the right place!	2/12/2020 3:47 PM
48	town hall	2/12/2020 2:11 PM
49	Expanding town limits to include town hall property	2/12/2020 10:01 AM
50	Open to ideas	2/12/2020 8:42 AM
51	Improvements in the roads.	2/11/2020 9:53 PM
52	I don't know any	2/11/2020 8:52 PM
53	town hall	2/11/2020 8:14 PM
54	Planned and built new town hall	2/11/2020 6:24 PM
55	Paving the worse roads (like Texas)	2/11/2020 5:46 PM
56	attractive new town hall	2/11/2020 5:45 PM
57	Working together	2/11/2020 5:14 PM
58	New city hall in a very practical location	2/11/2020 5:07 PM
59	Not taking out half the mountain for a Town Hall	2/11/2020 4:54 PM
60	the town hall	2/11/2020 4:45 PM
61	New Town Hall	2/11/2020 4:40 PM
62	none	2/11/2020 4:37 PM
63	Planning and building the new town hall	2/11/2020 4:31 PM
64	New building	2/11/2020 4:07 PM
65	Maintained public discourse most of the time. With recent berating of resident who appeared at public comment time was appalling	2/11/2020 3:22 PM
66	Montreat Minute is a great service	2/11/2020 2:37 PM
67	Expensive town hall	2/11/2020 8:35 AM
68	New town hall location/building	2/10/2020 10:54 PM
69	Not like previous councils	2/10/2020 2:15 PM
70	City Hall	2/9/2020 10:11 PM
71	Road repairs	2/9/2020 4:58 PM
72	Didn't raise taxes	2/8/2020 7:51 PM
73	Deciding about the road near Texas Road	2/8/2020 4:26 PM
74	Progress on Town Hall & Rain Garden	2/8/2020 11:28 AM
75	Open minded and hearing what is said	2/8/2020 6:11 AM

Community Assessment Survey

76	Town hall	2/7/2020 9:13 PM
77	Town hall	2/7/2020 8:27 PM
78	Road repair	2/7/2020 6:23 PM
79	Town hall	2/7/2020 6:14 PM
80	becoming a tree city USA	2/7/2020 3:11 PM
81	Repairs to the park	2/7/2020 2:50 PM
82	Getting approval and funding for a Town Hall	2/7/2020 2:46 PM
83	getting along	2/7/2020 2:41 PM
84	Town Hall	2/7/2020 2:31 PM
85	G. Trail Creek repair started	2/7/2020 2:29 PM
86	Beginning the new Town Hall outside the gate	2/7/2020 2:10 PM
87	new town hall	2/7/2020 2:06 PM
88	New town hall	2/7/2020 1:48 PM
89	Town hall	2/7/2020 1:34 PM
90	no bridge	2/7/2020 1:13 PM
91	Improved communication	2/7/2020 12:30 PM
92	Launching new town hall near the gate!	2/6/2020 10:06 PM
93	The new town hall and its location	2/6/2020 8:14 PM
94	the town hall building	2/6/2020 3:28 PM
95	New office	2/6/2020 3:00 PM
96	Town Hall is looking great	2/6/2020 5:48 AM
97	new town hall	2/5/2020 10:33 PM
98	starting on updating ordinances	2/5/2020 9:38 PM
99	They finally have hired a permanent finance officer after financial issues arose	2/5/2020 9:37 PM
100	Town Hall project	2/5/2020 8:54 PM
101	New town hall	2/5/2020 8:43 PM
102	town hall	2/5/2020 4:28 PM
103	Construction of Town Hall	2/5/2020 1:26 PM
104	Financial health of the town	2/5/2020 12:54 PM
105	town hall	2/5/2020 12:50 PM
106	Building town hall	2/5/2020 9:19 AM
107	New Montreat Town Hall	2/5/2020 8:11 AM
108	Construction of Town Hall	2/5/2020 7:45 AM
109	Initiating construction for new buildings	2/5/2020 2:14 AM
110	Current location of new town hall (if this past year)	2/4/2020 10:06 PM
111	Reaching out and broadening dialogue with stake holders	2/4/2020 9:35 PM
112	Paved Ky Road	2/4/2020 9:11 PM
113	ignoring zoning	2/4/2020 9:00 PM

Community Assessment Survey

114	Town Hall	2/4/2020 9:00 PM
115	Town hall	2/4/2020 8:57 PM
116	ignoring zoning	2/4/2020 8:47 PM
117	The bridge decision	2/4/2020 8:30 PM
118	Paved my road	2/4/2020 8:28 PM
119	Town hall was started.	2/4/2020 8:21 PM
120	New city hall	2/4/2020 7:41 PM
121	Town hall	2/4/2020 7:24 PM
122	Town Hall	2/4/2020 7:22 PM
123	Town Hall	2/4/2020 6:24 PM
124	welcomes input from residents	2/4/2020 6:23 PM
125	Began work on the town hall	2/4/2020 6:12 PM
126	Finalization of town hall	2/4/2020 6:10 PM
127	Paving of upper portion of Lookout and enforcing no parking	2/4/2020 6:09 PM
128	Town Hall looking great and going well.	2/4/2020 5:26 PM
129	Got the town hall going	2/4/2020 5:15 PM
130	Building	2/4/2020 5:12 PM
131	New City Hall	2/4/2020 5:06 PM
132	new town hall	2/4/2020 5:00 PM
133	Kept interested parties informed with the Montreat Minute	2/4/2020 4:57 PM
134	Purchase & approval of city hall lot	2/4/2020 4:56 PM
135	ground-breaking of the new new town hall	2/4/2020 4:54 PM
136	New Town Hall	2/4/2020 4:53 PM
137	town Hall	2/4/2020 4:41 PM
138	Town Hall	2/4/2020 4:36 PM
139	Building the new town hall	2/4/2020 4:28 PM
140	City hall building	2/4/2020 4:27 PM
141	repaving roads	2/4/2020 4:26 PM
142	Handling the flooding crisis	2/4/2020 4:22 PM
143	Town Hall	2/4/2020 4:11 PM
144	Choice of Town Hall site	2/4/2020 4:10 PM
145	Town Hall	2/4/2020 4:09 PM
146	Getting the Town Hall settled and started	2/4/2020 4:04 PM
147	Reasonable-priced town hall at a premier location	2/4/2020 4:02 PM
148	Getting Town Hall started in present location	2/4/2020 4:00 PM
149	Reasonable-priced town hall at a premier location	2/4/2020 4:00 PM
150	Financially responsible	2/4/2020 3:58 PM
151	Began construction of town hall but don't know how finances are being handled. Will money be owed?	2/4/2020 3:55 PM

Community Assessment Survey

152	Town Hall	2/4/2020 3:51 PM
153	new town hall	2/4/2020 3:49 PM
154	Great communication	2/4/2020 2:32 PM
155	Taking care of difficult projects	2/1/2020 8:42 PM
156	Town hall	2/1/2020 8:05 PM
157	Funding priority decisions	2/1/2020 7:13 PM
158	New building in current site, not previous council proposed	1/31/2020 8:55 PM
159	Town hall process	1/31/2020 2:44 PM
160	Town Hall progress	1/31/2020 2:18 PM
161	acquired the property, had plans approved, and Town Building is in progress--in the right place!	1/31/2020 1:42 PM
162	Acquiring the land to build the Town Hall	1/31/2020 1:08 PM
163	Management of construction of the new town hall	1/31/2020 12:58 PM
164	Beginning of construction on town hall	1/31/2020 12:10 PM
165	City hall	1/31/2020 12:00 PM
166	Not sure. Only there in July, moving permanently this summer	1/31/2020 11:31 AM
167	new town hall	1/31/2020 11:25 AM
168	Tree saving	1/31/2020 11:21 AM
169	Town Hall	1/31/2020 11:16 AM
170	Roads	1/31/2020 10:49 AM
171	Town Hall decision	1/31/2020 10:35 AM
172	Town Hall Construction	1/31/2020 10:09 AM
173	Road improvements	1/31/2020 10:08 AM
174	unifying	1/31/2020 9:48 AM

Community Assessment Survey

#	2.	DATE
1	Review of and use of Texas Road bridge	2/26/2020 9:33 PM
2	much need road improvements but still a ways to go	2/26/2020 4:54 PM
3	Improving communication between different parts of Montreat	2/26/2020 12:54 PM
4	Paid out 95,000 dollars in settlement	2/26/2020 11:49 AM
5	Town Hall	2/25/2020 3:09 PM
6	Haven't een here long enough to say.	2/25/2020 11:00 AM
7	Moving the Texas road bridge project forward	2/25/2020 8:41 AM
8	Getting the town hall built	2/24/2020 9:24 PM
9	?	2/24/2020 8:59 PM
10	Maintenance Facility being constructed	2/24/2020 7:51 PM
11	Designing and construction Town Hall	2/24/2020 6:12 PM
12	New work shed	2/24/2020 5:20 PM
13	Good, open communication	2/24/2020 4:34 PM
14	Bridge progress	2/24/2020 4:26 PM
15	Communications to the community	2/24/2020 4:26 PM
16	Open Meetings	2/24/2020 3:26 PM
17	Bringing back collegiality and mutual respect	2/24/2020 3:16 PM
18	restoration of the creek park	2/24/2020 2:05 PM
19	town hall construction	2/24/2020 1:21 PM
20	Relooking at zoning issues	2/24/2020 1:10 PM
21	PEACE AND HARMONY IN COMMUNITY	2/24/2020 12:54 PM
22	Building the town hall	2/24/2020 12:52 PM
23	listening to residents	2/24/2020 12:46 PM
24	don't know	2/24/2020 12:38 PM
25	two expensive settlements	2/22/2020 8:03 PM
26	Graybeard Trail roadwork start	2/20/2020 9:07 AM
27	Involvement by 2 assigned commissioners in construction of Town Hall	2/19/2020 11:57 AM
28	Great website	2/17/2020 6:11 PM
29	recovery from flooding	2/14/2020 10:16 PM
30	Pleasant attitude of the mayor	2/14/2020 6:14 PM
31	Cancelled Montreat elections	2/13/2020 8:37 PM
32	Preserving, repairing hiking trails, Greybeard and others!	2/13/2020 7:20 PM
33	Beautification	2/13/2020 1:01 PM
34	Firewise initiative	2/13/2020 12:25 PM
35	Streams	2/12/2020 8:25 PM
36	communication	2/12/2020 2:11 PM
37	Designing and building new town hall	2/12/2020 10:01 AM

Community Assessment Survey

38	Keeps us informed	2/12/2020 8:42 AM
39	Town Hall construction	2/11/2020 9:53 PM
40	land sale	2/11/2020 8:14 PM
41	Cut back to one council meeting per month	2/11/2020 6:24 PM
42	Starting on the new Town Hall	2/11/2020 5:46 PM
43	Communications	2/11/2020 5:45 PM
44	Posting council meetings	2/11/2020 5:14 PM
45	repair of storm damage to Lake Park	2/11/2020 5:07 PM
46	Addressing the caved in road on Greybeard	2/11/2020 4:54 PM
47	the communications with the Montreat community	2/11/2020 4:45 PM
48	Converting Texas Rd bridge to a walking bridge	2/11/2020 4:40 PM
49	Decision on Texas Road Ext	2/11/2020 4:31 PM
50	Repair streets	2/11/2020 4:07 PM
51	Seemed to have overspent budget on large town hall construction . Final figures not public so not sure of details. Hope this is not true	2/11/2020 3:22 PM
52	95,000 dollar settlement	2/11/2020 8:35 AM
53	Better communication with each other and citizens	2/10/2020 10:54 PM
54	Move on Town Hall	2/10/2020 2:15 PM
55	Better Communication on meetings and all Montreat business	2/9/2020 10:11 PM
56	New building outside gate	2/9/2020 4:58 PM
57	Road paving	2/8/2020 7:51 PM
58	Town Hall	2/8/2020 4:26 PM
59	Progress on Public Works Building	2/8/2020 11:28 AM
60	Town hall being built in good location	2/8/2020 6:11 AM
61	Progress on Townhall	2/7/2020 6:23 PM
62	Listening to citizens	2/7/2020 6:14 PM
63	native plant garden	2/7/2020 3:11 PM
64	New town hall building	2/7/2020 2:50 PM
65	Working with Black Mountain aldermen for the benefit of both communities	2/7/2020 2:46 PM
66	new town hall	2/7/2020 2:41 PM
67	Texas Road bridge	2/7/2020 2:31 PM
68	do not know	2/7/2020 2:29 PM
69	Town staff	2/7/2020 1:48 PM
70	Texas walking bridge	2/7/2020 1:34 PM
71	Town Hall costing over \$400 per square foot	2/7/2020 1:13 PM
72	Improved new Town Hall	2/7/2020 12:30 PM
73	An effort to openly include citizens in town decisions	2/6/2020 8:14 PM
74	decisions about Greybeard Trail reconstruction	2/6/2020 3:28 PM
75	Paved roads	2/6/2020 3:00 PM

Community Assessment Survey

76	Calming traffic on Assembly Dr	2/6/2020 5:48 AM
77	working together	2/5/2020 10:33 PM
78	They have increased from 2 days a week to 3 for the zoning administrator after incurring a \$95,000 settlement related to zoning enforcement issues	2/5/2020 9:37 PM
79	Maintaining and upgrading infrastructure, esp roads	2/5/2020 8:43 PM
80	regular communication updates	2/5/2020 4:28 PM
81	Greybeard Road repair	2/5/2020 1:26 PM
82	repairing the creekside playground	2/5/2020 12:50 PM
83	Road Repairs after Flooding	2/5/2020 8:11 AM
84	Dealing with orad improvements/repairs from 2018 flooding	2/5/2020 7:45 AM
85	Repairing damaged roads	2/5/2020 2:14 AM
86	Repairing Greybeard Trail	2/4/2020 10:06 PM
87	Streamlining operations	2/4/2020 9:35 PM
88	Solved the town hall probably	2/4/2020 9:11 PM
89	doing nothing about the Texas bridge	2/4/2020 9:00 PM
90	doing nothing about the Texas bridge	2/4/2020 8:47 PM
91	Town hall	2/4/2020 8:30 PM
92	Awesome town office	2/4/2020 8:28 PM
93	Streets were repaired.	2/4/2020 8:21 PM
94	Maintenance	2/4/2020 7:41 PM
95	Storm and Flood Damage	2/4/2020 7:22 PM
96	welcomed input from residents for the new Town Hall, obtained the property, started building!	2/4/2020 6:23 PM
97	Paving of Graybeard Road	2/4/2020 6:12 PM
98	New Town Hall	2/4/2020 6:09 PM
99	Communication wonderful.	2/4/2020 5:26 PM
100	Continued support for environmental issues	2/4/2020 5:15 PM
101	Calming the Waters	2/4/2020 5:06 PM
102	road improvements	2/4/2020 5:00 PM
103	Introduced new hires to the community	2/4/2020 4:57 PM
104	The sale of the former city hall lot	2/4/2020 4:56 PM
105	resolution of the disagreements surrounding the town hall issue	2/4/2020 4:54 PM
106	Reconciliation	2/4/2020 4:53 PM
107	paving	2/4/2020 4:41 PM
108	Maintaining some roadways	2/4/2020 4:28 PM
109	new town hall started	2/4/2020 4:26 PM
110	Building the new town hall	2/4/2020 4:22 PM
111	Good financial stewards	2/4/2020 4:11 PM
112	progress on road paving	2/4/2020 4:09 PM
113	Easing the fractious tensions in town	2/4/2020 4:04 PM

Community Assessment Survey

114	MUCH better communication and openness to questions, suggestions	2/4/2020 4:02 PM
115	Doing #1 encouraging input and listening	2/4/2020 4:00 PM
116	MUCH better communication and openness to questions, suggestions	2/4/2020 4:00 PM
117	Practical approaches	2/4/2020 3:58 PM
118	Streets improved	2/4/2020 3:51 PM
119	Greybeard Road repair	2/4/2020 3:49 PM
120	Town Hall looking great ahead of schedule	2/4/2020 2:32 PM
121	Good communication	2/1/2020 8:42 PM
122	Roadwork	2/1/2020 8:05 PM
123	Community communications	2/1/2020 7:13 PM
124	Road improvement/safety issues	1/31/2020 2:44 PM
125	Continued community involvement through open forums	1/31/2020 2:18 PM
126	tremendous encouragement for citizens to come to the meetings, easy opportunities to speak	1/31/2020 1:42 PM
127	Building the Town Hall	1/31/2020 1:08 PM
128	??	1/31/2020 12:58 PM
129	Continued positive listening to concerns of community.	1/31/2020 12:10 PM
130	Graybeard repairs	1/31/2020 12:00 PM
131	new maintenance bldg	1/31/2020 11:25 AM
132	Road repair	1/31/2020 11:21 AM
133	Progress toward a Public Works Building	1/31/2020 11:16 AM
134	Town hall	1/31/2020 10:49 AM
135	Texas Road decision	1/31/2020 10:35 AM
136	Better communication	1/31/2020 10:09 AM
137	Snow removal	1/31/2020 10:08 AM
138	getting things done	1/31/2020 9:48 AM

Community Assessment Survey

#	3.	DATE
1	More communication and transparency	2/26/2020 9:33 PM
2	resistance to special interests and malcontents	2/26/2020 4:54 PM
3	Making strides towards the Texas road bridge repair	2/26/2020 12:54 PM
4	None	2/26/2020 11:49 AM
5	Reviewing all the rules and ordinances	2/25/2020 8:41 AM
6	Continuing to support good roads, water, police	2/24/2020 9:24 PM
7	?	2/24/2020 8:59 PM
8	Raising fund for Town Hall	2/24/2020 6:12 PM
9	Sensitivity to flora, fauna, climate, weather, and roads.	2/24/2020 5:20 PM
10	Creek work on Appalachain	2/24/2020 4:26 PM
11	Attempt at bridging past hostilities	2/24/2020 4:26 PM
12	Hiring good replacements for retirees	2/24/2020 3:26 PM
13	Renewing good relationships with MRA and Montreat College	2/24/2020 3:16 PM
14	plans to put a footbridge over the creek at the ball park	2/24/2020 2:05 PM
15	beginning long range planning and storm water management efforts	2/24/2020 1:21 PM
16	Managing all the storm cleanup	2/24/2020 1:10 PM
17	Repairing hurricane damage	2/24/2020 12:52 PM
18	cancelled municipal elections to serve extra time in office	2/22/2020 8:03 PM
19	Town Hall build	2/20/2020 9:07 AM
20	New town hall fits in with Montreat	2/14/2020 6:14 PM
21	Cost of town hall over \$400 per sq foot	2/13/2020 8:37 PM
22	Committees to protect the environment such as Landcare.	2/13/2020 7:20 PM
23	New town hall	2/13/2020 1:01 PM
24	Building a town hall	2/13/2020 12:25 PM
25	Public accountability	2/12/2020 8:25 PM
26	sharing information and decisions	2/12/2020 2:11 PM
27	Generally improving roads, landscapes etc to make our town safe and appealing	2/12/2020 10:01 AM
28	Fair minded	2/12/2020 8:42 AM
29	effective communications	2/11/2020 8:14 PM
30	Acted wisely in so many ways	2/11/2020 6:24 PM
31	Resolving the bridge usage on Texas Rd. at the ball field	2/11/2020 5:46 PM
32	road work / repairs of fences	2/11/2020 5:45 PM
33	the organization of the meetings	2/11/2020 4:45 PM
34	Making Texas Spur an additional emergency exit route	2/11/2020 4:40 PM
35	Work on Greybeard Trail	2/11/2020 4:31 PM
36	Informing residents	2/11/2020 4:07 PM
37	Had to spend \$95,0000 to settle lawsuit brought on by insufficient oversight of new construction	2/11/2020 3:22 PM

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38	Cancelled electiond	2/11/2020 8:35 AM
39	Increased outreach through social media, newsletters, etc.	2/10/2020 10:54 PM
40	Fire safety	2/9/2020 4:58 PM
41	Governed with humility and dignity	2/8/2020 7:51 PM
42	Being open about things going on	2/8/2020 4:26 PM
43	Negotiating Annexation of Town Hall footprint	2/8/2020 11:28 AM
44	Exemplary leadership	2/7/2020 6:23 PM
45	recommended landscaping species resource	2/7/2020 3:11 PM
46	Road and curbs maintenance	2/7/2020 2:50 PM
47	Working with the Conference Center and Montreat College	2/7/2020 2:46 PM
48	Rebuilding community spirit	2/7/2020 2:31 PM
49	Greybeard trail repair	2/7/2020 1:48 PM
50	Road improvement	2/7/2020 1:34 PM
51	Settlement of \$95,000 lawsuit with no explanation	2/7/2020 1:13 PM
52	Police improved	2/6/2020 3:00 PM
53	Atmosphere of openness	2/6/2020 5:48 AM
54	They have begun work on the town services bldg	2/5/2020 9:37 PM
55	Communication with citizens	2/5/2020 1:26 PM
56	Public Works Building	2/5/2020 8:11 AM
57	Public Works Building	2/5/2020 7:45 AM
58	Keeping an eye on the bottom line with attention to wise tax investments	2/4/2020 9:35 PM
59	you are working on the bridge.	2/4/2020 9:11 PM
60	Continued to keep the town looking awesome.	2/4/2020 8:28 PM
61	New maintenance facilities begun	2/4/2020 8:21 PM
62	Communication	2/4/2020 7:41 PM
63	No tax increase	2/4/2020 7:22 PM
64	cancelled "highway" bridge over Flat Creek	2/4/2020 6:23 PM
65	Public Service building approved.	2/4/2020 5:26 PM
66	Reassurance provided	2/4/2020 5:06 PM
67	Open and informative hearings to address community concerns	2/4/2020 4:57 PM
68	The bidding process for the City Hall	2/4/2020 4:56 PM
69	Community relations	2/4/2020 4:53 PM
70	having public comment each month	2/4/2020 4:41 PM
71	Addressing the Greybeard trail	2/4/2020 4:22 PM
72	Communication on issues	2/4/2020 4:11 PM
73	much better communication and openness than in the past	2/4/2020 4:09 PM
74	Solving the bridge issue	2/4/2020 4:04 PM
75	Progress on much-needed street paving	2/4/2020 4:02 PM

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76	Transparency in meetings	2/4/2020 4:00 PM
77	Progress on much-needed street paving	2/4/2020 4:00 PM
78	Being open to people and their comments	2/4/2020 3:51 PM
79	redrafting the ordinances committee	2/4/2020 3:49 PM
80	Council engages with the public before meeting	2/4/2020 2:32 PM
81	Building town hall— finally	2/1/2020 8:42 PM
82	Listening skills	2/1/2020 7:13 PM
83	Keeping all posted on news/issues	1/31/2020 2:44 PM
84	Street improvements (and wisely voted no additional stop sign!)	1/31/2020 2:18 PM
85	??	1/31/2020 12:58 PM
86	Movement towards decision for walking bridge.	1/31/2020 12:10 PM
87	new pedestrian bridge	1/31/2020 11:25 AM
88	Continuing to grow as a community	1/31/2020 11:16 AM
89	New police	1/31/2020 10:49 AM
90	Montreat Minute	1/31/2020 10:35 AM

Q5 What suggestions for improvement do you have for the Town Council?

Answered: 98 Skipped: 137

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#	RESPONSES	DATE
1	Bid process for town hall seems to have had requirement for insured contractors that was later revised and resulted in town paying for insurance coverage at extra expense. While municipal building projects do not occur very often, it is important that the terms of bidding be applied in transparent and equitable manner. Also, the firm awarded was "heralded" as having long-term Montreat ties when in fact they had the shortest association with Montreat of any of the architectural firms that bid-misleading characterization for those of us that know all three and their history with this place.	2/26/2020 9:33 PM
2	Reopen Lake Susan. Promote building a nice little restaurant on the lake. Support building a neat little general store that resembles a 7/11, that sells all the basics. And serve as a gathering place. It would eliminate dozens of trips each day to Black Mountain. Locate some property and promote building condos for young families or for older folks who might downsize in Montreat rather than moving to places like Highland Farms. All to make us a real town that will retain all the best of old Montreat, but give us a new vibrant Montreat that better serves our residents, promotes some growth and helps sustain the MRA, the college, the churches and yes a growing tax base!	2/26/2020 4:54 PM
3	I have felt more connected to this town council and that they cared about me and my family as members of this community than I have in the 20+ years I've lived in Montreat	2/26/2020 12:54 PM
4	Hold agenda meetings, note information in meeting packets, Answer emails	2/26/2020 11:49 AM
5	More opportunities to meet residents	2/25/2020 3:09 PM
6	Better maintenance of all streets and roads including paving and new gravel when streets are in need. Streets should not be allowing to exist in disrepair for long lengths of time. Dead trees on town properties and rights of way need to be removed. Property owners should be encouraged to remove dead trees on their properties, especially along roads. Flat Creek throughout Montreat needs debris cleanup. Montreat Directories should be available to purchase by residents in the bookstore. Graybeard Rd. detour is awful and dangerous to drive. That repair should wrap up as soon as possible!	2/25/2020 11:35 AM
7	NEED TRANSPARENCY OF ALL FINANCIAL MATTERS. NEED TO REPORT ALL COMMENTS from 1/2 hour discussion before twin meetings.	2/25/2020 9:11 AM
8	Seriously consider diverting the main road into Montreat around the Montreat gate and make the gate accessible only on foot. It's only a matter of time until the gate is damaged again and will need repairing.	2/25/2020 8:41 AM
9	Continue to build trust with transparency & communication.	2/24/2020 9:24 PM
10	Listen Respond to emails Show respect to public at town meetings	2/24/2020 8:59 PM
11	none, doing a great job	2/24/2020 7:51 PM
12	Keep up the good work!	2/24/2020 6:12 PM
13	none	2/24/2020 6:08 PM
14	See the comment on Overbrook Road above.	2/24/2020 2:05 PM
15	fix "unfriendly" zoning ordinances They turn away would be newcomers including people who have owned lots for many years.	2/24/2020 2:03 PM
16	get some expert outside training in conflict management in public meetings	2/24/2020 1:21 PM
17	The Council must show it has the grit and determination to manage the development issues upcoming (Graham property) in ways that will be fair but will not place an undue burden on Town resources and change Montreat in irrevocable ways.	2/24/2020 1:10 PM
18	Listen to the residents and vote on issues accordingly.	2/24/2020 12:55 PM
19	Continue listening to suggestions from Montreat residents.	2/24/2020 12:52 PM
20	serve only the time to which you were elected- 4 not 5 years	2/22/2020 8:03 PM
21	Share liaison responsibilities so that those who are too busy/out of town, etc can have help among council members. Council members are at different places in their lives, have different family, work, etc. responsibilities. Use the TOWN email addresses for ALL town-related matters,	2/19/2020 11:57 AM

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even among yourselves. It would be very difficult for the Town Clerk to respond accurately and fully to a records request if each council member has to mine all various personal accounts to forward emails to the clerk.

22	I am living in Black Mountain and don't have a car. My family members stay in my cottage when they come to visit me. All come for the Fourth of July parade!!	2/16/2020 4:34 PM
23	Nothing. Great job.	2/14/2020 6:14 PM
24	I'm not sure, I would suggest continued effort to maintain and protect the things that make Montreat a special place to live, work and visit. Take good care of the natural environment, and keep it a quaint SMALL town. Avoid temptations to grow and change in ways that would ultimately ruin the small, friendly, quaint town. (Such as adding traffic lights, zoning restrictions on housing like what HOA's implement. We specifically purchased in Montreat to avoid HOA's and would sell if anything like that were to happen!) I'm so proud that Montreat has not agreed to HOA's! Black Mountain and Asheville are full of them!	2/13/2020 7:20 PM
25	Be nice to everyone, even if you disagree with them.	2/13/2020 1:38 PM
26	Resurfacing some roads	2/13/2020 1:01 PM
27	Use more Manuel labors, less huge equipment. Establish and enforce noise and visual pollutions, protect existing plantlife, add to it.	2/12/2020 8:25 PM
28	Increase garbage pickup for year around residents	2/12/2020 2:11 PM
29	Continue to hold forums and solicit input	2/12/2020 10:01 AM
30	Diversity- should better represent all Montreat residents.	2/11/2020 8:52 PM
31	Public relations problem - our property values are negatively affected by not sharing the possibility of Montreat with others and being a closed community.	2/11/2020 8:52 PM
32	Keep doing what you have been doing.	2/11/2020 6:24 PM
33	I think that they are trying hard to heal old wounds and have made some real progress.	2/11/2020 5:46 PM
34	None	2/11/2020 5:14 PM
35	Better signage and trash pickup	2/11/2020 4:54 PM
36	Street lights need to shine on streets not on homes.	2/11/2020 4:49 PM
37	none	2/11/2020 4:45 PM
38	Replace metal guard rails at Lookout and Assembly with wooden ones	2/11/2020 4:40 PM
39	transparency, responsiveness, fiscally responsible	2/11/2020 4:37 PM
40	Keep up good communication	2/11/2020 4:07 PM
41	listen to residents even though they are critical of current practices.	2/11/2020 3:22 PM
42	Respond to emails	2/11/2020 8:35 AM
43	Control expenses, search for different revenue streams, need to engage stakeholders about the future.	2/10/2020 2:15 PM
44	Continue working on traffic noise and speeding	2/9/2020 12:52 PM
45	Never enter again a mediation agreement in which you cannot be transparent to your constituents.	2/7/2020 6:14 PM
46	Continue to keep the peace and help make the new building a place shared fairly by all entities. Utilize Warren Wilson College students to help maintain campus as their required service work.	2/7/2020 3:11 PM
47	I don't like the speed sign flashing as soon as the speed limit is lowered to 20 and continuing to flash at 22 mph. In Black Mountain, their sign stops flashing when you're within 5 mph of the posted speed.	2/7/2020 2:50 PM
48	Doing a great job, keep it going!	2/7/2020 2:46 PM
49	Always be kind.	2/7/2020 2:10 PM

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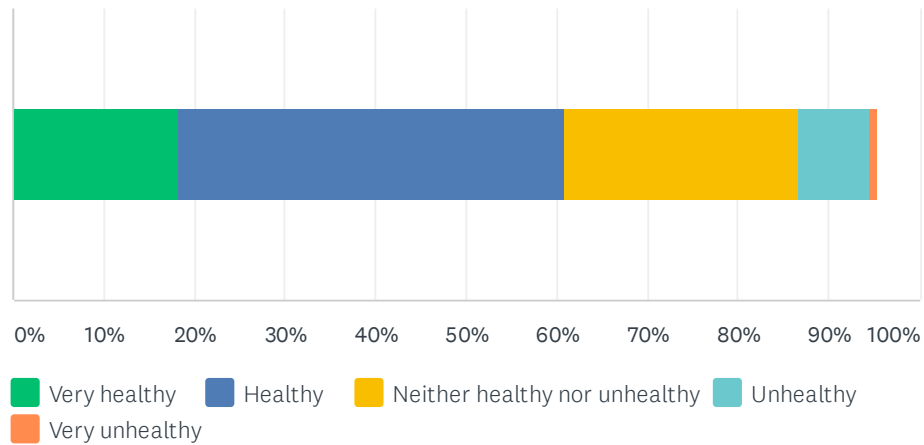
50	More attention to road and stonewall repairs.	2/7/2020 1:48 PM
51	Actually post ALL the meeting audio and the Facebook Videos-- not just when it suits. Serve only the term to which you were elected.	2/7/2020 1:13 PM
52	Listen Be respectful to ALL	2/7/2020 12:44 PM
53	Keep up the good work.	2/7/2020 12:30 PM
54	As mentioned storm drainage from properties needs attention, suggestions and recommendations. Perhaps even a component of new building permits and town projects.	2/6/2020 8:14 PM
55	none	2/6/2020 3:28 PM
56	Bike or walking path from barn to campground road	2/6/2020 3:00 PM
57	Can't think of anything	2/6/2020 5:48 AM
58	The elected officials need to pay closer attention to the operations - especially after the staffing changes were made to save money. They should actively support the voters who work on boards and committees.	2/5/2020 9:37 PM
59	When citizens speak in the pre-Council meeting time, the Mayor and the Council do not need to "take on" speakers who are regular respondents.	2/5/2020 8:54 PM
60	Louisiana Road spring	2/5/2020 1:26 PM
61	1. Find a way to allow ALL active Montreat home owners to vote in the local town elections. At this point, part-time residents have no say whatsoever in the running of the town. I don't see that this would be difficult to do. The full-timers would vote as usual; and the part-timers could vote on-line or, possibly, a few residents without computer access might vote by postcard (a couple of weeks earlier, for example, as the U.S. Government does). 2. Enable the part-time residents to serve on committees and boards. It's difficult for us to be present at all meetings. Maybe we could use FaceTime to "attend" meetings????? 3. Work on the perpetual speeding issue, especially on Assembly Drive. 4. Work on all the trails for safety, erosion problems, etc. Lookout trail needs a lot of help. Lookout road is not safe, especially with so many cars parked on it near the trailhead. It is almost impossible for 2 cars to pass each other—they must be 2 tiny cars! The outer side of the road is quite dangerous and needs to be extended out and have guardrails installed. Without taking these and other measures, you'll be pulling a car and, perhaps, people from the bottom of the drop-off.	2/5/2020 12:54 PM
62	See "2" above.	2/5/2020 12:50 PM
63	better signage for things like park parking. improvement of aging signs with peeling paint.	2/5/2020 10:01 AM
64	None!	2/5/2020 8:11 AM
65	Keep up the good work	2/5/2020 7:45 AM
66	Devise a way to have more resident attendance and participation in Town meetings	2/5/2020 2:14 AM
67	a) real sidewalks b) real parking spaces c) free local taxi for Montreat Taxpayers	2/4/2020 10:09 PM
68	Stay the course and continue to dodge initiatives that seek to turn a small community into a 'regular' town; ie, no traffic lights needed.	2/4/2020 9:35 PM
69	None.	2/4/2020 9:11 PM
70	elect other folks	2/4/2020 9:00 PM
71	US Mail Service!! Dump re-opened for Residents	2/4/2020 9:00 PM
72	elect other folks	2/4/2020 8:47 PM
73	Keep on keepin' on	2/4/2020 8:28 PM
74	Very satisfied	2/4/2020 7:41 PM
75	Please review the current 10 year plan to increase specifics in the code on new building esthetics and new construction.	2/4/2020 7:22 PM
76	Take pedestrian signs down on Lookout Rd when conferences not here.	2/4/2020 6:57 PM

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77	Hurting of full time people for adminiartative positions rather than part Time	2/4/2020 6:12 PM
78	None. Keep communication great. Keep 6:30 open comment meeting.	2/4/2020 5:26 PM
79	None.....The Mayor and Council are remarkably perfect! And	2/4/2020 4:56 PM
80	Very strongly believe the towns staff needs required training in public relations. We have a new town hall. Out staff needs a new face of cordiality and smiles for the constituency they serve.	2/4/2020 4:53 PM
81	carry out repair of Texas Rd bridge	2/4/2020 4:26 PM
82	More aggressive road maintenance schedule	2/4/2020 4:11 PM
83	None	2/4/2020 4:04 PM
84	Keep up the good work. Thank you for your tremendous contribution of your time and talent.	2/4/2020 4:02 PM
85	Keep up the good work. Thank you for your tremendous contribution of your time and talent.	2/4/2020 4:00 PM
86	Set aside undeveloped roadways Granted to town by MRA to be permanent green spaces not to be developed by adjacent land owners. Enforce existing steep slope ordinances . Make a plan for protection of native plants, trees, streams.	2/4/2020 3:55 PM
87	Clarify voter eligibility situation	2/4/2020 3:49 PM
88	None. Keep great communication	2/4/2020 2:32 PM
89	Already doing a great job. Very dedicated.	2/1/2020 8:05 PM
90	"Less is more"	1/31/2020 8:55 PM
91	Find ways to foster growth in Montreat. Encourage revitalization of older homes, additional new construction to bring new residents and increase tax base and explore bringing commercial presence (maybe a more usable restaurant through partnership with the College and MRA)	1/31/2020 2:18 PM
92	none at this time.	1/31/2020 1:08 PM
93	??	1/31/2020 12:58 PM
94	To not use an assault rifle for opening of the Montreat race on 4th of July. How about beginning a tradition of ringing a 'liberty bell' to start the race?	1/31/2020 12:10 PM
95	Continued resaving s.	1/31/2020 12:00 PM
96	Continue keeping us informed and allowing input.	1/31/2020 11:16 AM
97	Keep up good work	1/31/2020 10:49 AM
98	To be less partisan	1/31/2020 10:08 AM

Q6 How "healthy" would you say the relationships are between the Town, MRA and the College?

Answered: 220 Skipped: 15



ANSWER CHOICES	RESPONSES	
Very healthy	18.18%	40
Healthy	42.73%	94
Neither healthy nor unhealthy	25.91%	57
Unhealthy	7.73%	17
Very unhealthy	0.91%	2
TOTAL		220

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#	COMMENTS:	DATE
1	We appear to be in a "quiet and cooperative" phase but need to keep guard up and intentionally nurture connections to stay on good terms.	2/26/2020 9:33 PM
2	We need to operate as a town which includes the MRA and the College, rather than an MRA that includes a town. There should be an on going committee composed of town, MRA, College and residents to promote cooperation and planning. c	2/26/2020 4:54 PM
3	Don't really know but haven't heard or read anything to indicate any issues.	2/25/2020 11:00 AM
4	Appear to be good relationships between the three, which reflect a conscious and continuing effort to improve them.	2/25/2020 8:41 AM
5	Feels like MRA and the Town have a good relationship. Wish it were a bit better with the college. Not a great amount of interaction with the town's private citizens. MRA is always transparent. Communications from the college usually feel more like a commercial advertisement that says everything is perfect. No problems!	2/24/2020 9:24 PM
6	I'm one that is very discouraged at the degree of mindless conservatism demanded by the college from its professionals. I'm not sure what the council could do, more than state as clearly as possible, that Montreat welcomes ALL peoples, regardless of age, sex, vocation, sexual preference or identity, and though it can't tout any particular religion, it should state, each year, that its ethics are those taught by Jesus Christ.	2/24/2020 5:20 PM
7	Don't think the college carries its load	2/24/2020 4:26 PM
8	I appreciate how the three leaders are working together for the overall benefit of Montreat.	2/24/2020 4:26 PM
9	Seem to be much better than a few years ago.	2/24/2020 2:05 PM
10	varies according to issues involved somewhat improved recently	2/24/2020 1:21 PM
11	There seems to be good cooperation and sharing of ideas among the three entities.	2/24/2020 12:52 PM
12	Don't know enough to answer. Love MRA though and want the town board to work closely with them.	2/24/2020 12:35 PM
13	Relationship with MRA are good for the most part but the College continues to fail to make a contribution for services of town police, roads, green space maintenance, etc. While this is not required of a tax exempt organization, there is precedent all around NC and other places where a college contributes some amount to the greater good and does not expect property owners to pay all those expenses. This is an ongoing problem, but with increased enrollment and stated success of the college it is time!	2/19/2020 11:57 AM
14	Town and MRA (Montreat Conference Center. I wish people would call them that. They do business as Montreat Conference Center, not the Mountain Retreat Association.) relationship is fine and great. The Conference Center and the College however...	2/18/2020 10:21 AM
15	don't know	2/14/2020 11:25 AM
16	I'm hoping healthy to very healthy, but I don't honestly know!	2/13/2020 7:20 PM
17	These institutions have their own agendas that many time conflict with the over all good of the community	2/13/2020 10:17 AM
18	Not there to know. Am seasonal resident.	2/12/2020 8:25 PM
19	Once again, hard for us to know.	2/12/2020 3:47 PM
20	There is also the cottagers association!	2/12/2020 2:11 PM
21	I applaud the informal meetings of the mayor, the MRA president, and the Montreat College president	2/12/2020 10:01 AM
22	Many improvements over the last few years.	2/11/2020 9:53 PM
23	The college is not a good fit with the town anymore.	2/11/2020 8:52 PM
24	The college beliefs do not run with the town and the kids are a disturbance to year long residents.	2/11/2020 8:52 PM

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25	Don't know answer. Seems OK, but really don't know	2/11/2020 6:24 PM
26	cannot judge	2/11/2020 2:37 PM
27	College should contribute to Town coffers as does RA	2/11/2020 8:35 AM
28	There seems to be a disconnect among the college/town/MRA. For instance, it would be great if they would assist in the speeding issue, as well as with landscape work days.	2/10/2020 4:08 PM
29	MRA will be gone one day, clearly cannot afford what they currently own. Need to have a 'come to' meeting about their thoughts about their future. Dubose 7 entourage need a reality check. College is on better footing, but will be moving more to Black Mountain campus. What are we doing about this, too. Town will, ultimately, be the 'last man stand,' and may need to turn the lights out.	2/10/2020 2:15 PM
30	I have no idea.	2/9/2020 4:58 PM
31	Assume it is healthy, but honestly do not know.	2/9/2020 12:52 PM
32	Sometimes it seems even a little too chummy.	2/8/2020 11:28 AM
33	Don't know how to judge those relationships	2/7/2020 9:13 PM
34	Great strides have been made in the way these three organizations work together, support one another, and interact.	2/7/2020 6:23 PM
35	We ALL benefit from a healthy, peaceful, happy community. I know it is not always so, but the town can be of great service by handling issues fairly and keeping everyone informed on happenings and decisions, as you already do. We appreciate it!	2/7/2020 3:11 PM
36	the annual cottagers meeting helps build unity. Keep opening with prayer, Christ brings unity.	2/7/2020 2:41 PM
37	I imagine it must be difficult for three large stakeholders to coexist in such a small area, especially when two of the stakeholders have a history much longer than that of the town. I don't know if the relationships are healthy, but I hope they are!	2/7/2020 2:10 PM
38	I assume they are "Healthy", but really don't know, or have a strong opinion.	2/7/2020 1:29 PM
39	Not familiar with current dynamics	2/6/2020 10:06 PM
40	We do not know much about the relationship between them, especially in the past several years.	2/6/2020 8:14 PM
41	I don't know....	2/6/2020 3:28 PM
42	I understand that the College does not offer any financial support to the Town- the Conference Center does.	2/5/2020 9:37 PM
43	I don't currently know	2/5/2020 4:28 PM
44	I don't really know.	2/5/2020 12:54 PM
45	I have no knowledge about this	2/5/2020 12:50 PM
46	Not sure. As in the remarks I made earlier, not sure if these are town of Montreat or MRA signs.	2/5/2020 10:01 AM
47	It is extremely important for all concerned to keep it that way. Of course that requires the good will and cooperation of all three entities. But it is wonderful and very productive when we have that mutual good will and cooperation.	2/5/2020 7:45 AM
48	I don't have direct knowledge of these relationships.	2/5/2020 2:14 AM
49	Much more could be accomplished if these three important entities could align visions and realize synergies with initiatives that would be mutually beneficial. For example, why does the conference center have large garbage disposal containers for summer cottagers? It seems small but in reality is a testament to the lack of communication between vested parties.	2/4/2020 9:35 PM
50	How would we know! Because we don't know. No tell policy!!!	2/4/2020 9:00 PM
51	How would we know! Because we don't know. No tell policy!!!	2/4/2020 8:47 PM
52	Unknown	2/4/2020 7:41 PM

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53	On the surface, seems pretty seamless to me. Its low key and cooperative. Though I don't have any direct knowledge of the state of the collaboration in my opinion no news is good news.	2/4/2020 7:22 PM
54	College does not compensate town and has anti- Democratic policies.	2/4/2020 6:30 PM
55	Seems to be okay but really have no idea.	2/4/2020 6:24 PM
56	Good job with heads of organizations reaching out to each other.	2/4/2020 5:26 PM
57	I really don't know	2/4/2020 5:12 PM
58	Each is better for having the others.	2/4/2020 5:06 PM
59	not close enough to the situation to properly answer question 6	2/4/2020 5:00 PM
60	I am making an assumption here.	2/4/2020 4:54 PM
61	Seem tenuous	2/4/2020 4:44 PM
62	I do not know about this relationship currently.	2/4/2020 4:28 PM
63	This is something of a guess as I am not in the inner circle. Problems don't show tho.	2/4/2020 4:04 PM
64	Shouldn't be too "healthy" with the College's blatant homophobia. I hope they don't think the rest of Montreat is just fine with that.	2/4/2020 4:00 PM
65	Don't know about college relationships	2/4/2020 3:58 PM
66	Seem better than in the past. I'm not really in the loop though	2/4/2020 3:49 PM
67	Leaders meet and work together.	2/4/2020 2:32 PM
68	It's hard to imagine how any overlapping entities could do any better.	2/1/2020 8:42 PM
69	Don't know	1/31/2020 8:55 PM
70	The three entities appear to work well together, better than in the past. I would like to see that expand to include some exploration of collaborative ways to bring additional amenities to Montreat, such as a local dining option. This would benefit full-time and summer residents, college students and conferees. Thank you!	1/31/2020 2:18 PM
71	I honestly do not know	1/31/2020 12:58 PM
72	It is very difficult reconciling the goals of the town and conference center in being welcoming and the anti- gay stance of Montreat College.	1/31/2020 12:10 PM
73	I think the summer visitors (i.e., conference attendees) need to contribute more to the maintenance of the infrastructure of Montreat. Not sure of the mechanism. Perhaps an add-on to all conference registrations that goes directly to the town for maintenance.	1/31/2020 11:30 AM
74	All three leaders started their jobs at about the same time. They made it a priority to work together and it is wonderful.	1/31/2020 11:16 AM
75	Not really that informed about the relationship with these organizations, but seem to be ok.	1/31/2020 9:48 AM

Q7 What are the three most important issues facing the Town in the next five to ten years?

Answered: 182 Skipped: 53

ANSWER CHOICES	RESPONSES	
1.	100.00%	182
2.	91.21%	166
3.	76.92%	140

Community Assessment Survey

#	1.	DATE
1	college status and use of campus buildings in future	2/26/2020 9:39 PM
2	lack of growth (TAX BASE)	2/26/2020 5:05 PM
3	Too much growth- houses and visitors both	2/26/2020 4:31 PM
4	Development in ETJ	2/26/2020 11:57 AM
5	Growth	2/25/2020 3:11 PM
6	Holding on to our montreat traditions	2/25/2020 12:21 PM
7	Maintenance of roads, grounds, and all facilities	2/25/2020 11:55 AM
8	Careful control of development—need to have strong ordinances.	2/25/2020 9:19 AM
9	growth and development policy	2/25/2020 9:12 AM
10	Expansion of utilities and roads with new home construction.	2/25/2020 8:56 AM
11	Rebuilding community unity	2/24/2020 9:25 PM
12	Lack of Town Council transparency	2/24/2020 9:10 PM
13	Allowing retail establishments	2/24/2020 8:17 PM
14	Finding an equitable way to charge all homes for services and not allow many to remain tax exempt	2/24/2020 7:55 PM
15	More affordable housing	2/24/2020 6:26 PM
16	roads	2/24/2020 6:13 PM
17	Maintaining property values	2/24/2020 5:24 PM
18	Maintaining green space	2/24/2020 4:41 PM
19	Development	2/24/2020 4:33 PM
20	Roads	2/24/2020 4:31 PM
21	Keeping Participation in Issues High	2/24/2020 3:18 PM
22	whether or not to grow	2/24/2020 2:12 PM
23	tax base	2/24/2020 2:08 PM
24	Graham property	2/24/2020 1:28 PM
25	Safety of walkers and joggers	2/24/2020 1:11 PM
26	PARKING	2/24/2020 1:00 PM
27	Over building	2/24/2020 12:58 PM
28	planned growth	2/24/2020 12:50 PM
29	town /gown	2/24/2020 12:40 PM
30	traffic safety	2/24/2020 12:39 PM
31	investors converting property into VRBO	2/22/2020 8:07 PM
32	Resisting development	2/22/2020 6:36 PM
33	Roadwork	2/20/2020 10:33 AM
34	Climate change - effects on environment and infrastructure	2/19/2020 12:06 PM
35	Traffic (that's a now thing)	2/18/2020 10:30 AM
36	Protecting the wilderness	2/18/2020 9:49 AM
37	Continued road improvements	2/17/2020 6:22 PM

Community Assessment Survey

38	check development/preserve wilderness	2/14/2020 10:26 PM
39	Parking spaces	2/14/2020 6:35 PM
40	growth	2/14/2020 11:29 AM
41	Short term rentals to tourists	2/13/2020 8:44 PM
42	Maintaining a "Mountain Retreat" Environment!	2/13/2020 8:06 PM
43	Wildfire and flood risk	2/13/2020 3:39 PM
44	keeping the character without losing its identity	2/13/2020 2:56 PM
45	Upstream development that could be bad for downstream	2/13/2020 1:42 PM
46	Prace	2/13/2020 1:05 PM
47	Sustainable growth	2/13/2020 12:26 PM
48	storm water run off	2/13/2020 10:33 AM
49	Outside growth and change to original purpose, traffic	2/12/2020 8:38 PM
50	water supply/sewage	2/12/2020 2:20 PM
51	Continued work with traffic issues as town increases in size	2/12/2020 10:07 AM
52	Keep watching parking on street	2/12/2020 8:48 AM
53	Keeping Montreat Montreat	2/11/2020 11:39 PM
54	Parking space	2/11/2020 10:16 PM
55	Should increase year-round resident numbers	2/11/2020 9:10 PM
56	Replacing Montreat college	2/11/2020 8:56 PM
57	keep taxes as low as possible	2/11/2020 8:21 PM
58	Too much growth	2/11/2020 7:54 PM
59	Control costs so property taxes are affordable	2/11/2020 6:27 PM
60	use of unimproved land	2/11/2020 5:55 PM
61	Growth	2/11/2020 5:17 PM
62	Maintaining MRA's service to the church (conferences)	2/11/2020 5:13 PM
63	Roadside erosion and clean up of all trees and brush that seem to be left where they fell. Many areas look unkept and unsightly	2/11/2020 5:09 PM
64	Trash	2/11/2020 4:59 PM
65	the road maintenance	2/11/2020 4:53 PM
66	restricted development	2/11/2020 4:52 PM
67	Managed growth	2/11/2020 4:44 PM
68	Storm water	2/11/2020 4:43 PM
69	development	2/11/2020 4:39 PM
70	Overbuilding	2/11/2020 4:37 PM
71	small growth	2/11/2020 4:26 PM
72	Climate change (extreme weather, including flooding)	2/11/2020 4:13 PM
73	Growth	2/11/2020 4:11 PM
74	Growth	2/11/2020 4:06 PM

Community Assessment Survey

75	Road maintenance	2/11/2020 3:26 PM
76	Maintain/restore landscape and environment	2/11/2020 2:40 PM
77	Stormwater	2/11/2020 8:40 AM
78	Population growth and infrastructure	2/10/2020 11:03 PM
79	Land use/zoning/growth	2/10/2020 4:15 PM
80	Declining MRA	2/10/2020 2:27 PM
81	Growth of Community in positive ways	2/9/2020 10:12 PM
82	Traffic	2/9/2020 5:05 PM
83	Staying solvent?	2/8/2020 4:30 PM
84	Water runoff management & slope development rules	2/8/2020 11:45 AM
85	Road maintenance	2/8/2020 7:12 AM
86	Increased police presence and security	2/8/2020 6:20 AM
87	Home only to rich	2/7/2020 9:27 PM
88	Preservation of retreat atmosphere	2/7/2020 9:19 PM
89	Over building	2/7/2020 8:31 PM
90	Parking	2/7/2020 6:46 PM
91	Traffic and parking	2/7/2020 6:28 PM
92	maintaining sense of community	2/7/2020 3:58 PM
93	Street addresses incorrectly assigned to Black Mountain on GPS	2/7/2020 3:02 PM
94	Street safety. Roads are too narrow, outside workers drive too fast	2/7/2020 2:55 PM
95	a workable bridge over Texas Road	2/7/2020 2:46 PM
96	Infrastructure	2/7/2020 2:43 PM
97	drainage/erosion	2/7/2020 2:32 PM
98	Growth	2/7/2020 2:24 PM
99	climate	2/7/2020 2:10 PM
100	Controlled growth	2/7/2020 1:58 PM
101	Managing controlled development	2/7/2020 1:54 PM
102	Parking	2/7/2020 1:36 PM
103	Have a comprehensive plan	2/7/2020 1:17 PM
104	Aging town population	2/7/2020 12:56 PM
105	Where are young families? Offer housing subsidies.	2/7/2020 12:47 PM
106	climate change - fire, flooding, insects threatening trees...	2/6/2020 10:06 PM
107	Property and road storm drainage	2/6/2020 8:39 PM
108	population growth	2/6/2020 3:33 PM
109	Growth	2/6/2020 3:04 PM
110	Growth and parking	2/6/2020 5:55 AM
111	development-housing/roads/water	2/5/2020 10:33 PM
112	repair/rebuilding of all the crumbling, "alligatored" roads	2/5/2020 9:51 PM

Community Assessment Survey

113	to improve the handling of stormwater throughout the valley. This should include corrective measures for all stake holders as they are identified.	2/5/2020 9:44 PM
114	Financial stability	2/5/2020 8:57 PM
115	Keeping commercial interests out	2/5/2020 8:44 PM
116	Unity	2/5/2020 7:14 PM
117	global,warming - fires	2/5/2020 4:34 PM
118	road maintenance	2/5/2020 1:29 PM
119	Take excellent care of the trails.	2/5/2020 1:15 PM
120	Overbrook Road	2/5/2020 12:55 PM
121	roads that will continue to worsen	2/5/2020 10:06 AM
122	Affordable housing	2/5/2020 9:22 AM
123	Road maintenance	2/5/2020 2:27 AM
124	Flash Flood	2/4/2020 10:27 PM
125	Growth	2/4/2020 10:11 PM
126	Zoning	2/4/2020 9:40 PM
127	Creek protection	2/4/2020 9:07 PM
128	Taxes	2/4/2020 9:01 PM
129	Diversity	2/4/2020 9:00 PM
130	Water	2/4/2020 8:32 PM
131	Maintenance of water lines or replacement.	2/4/2020 8:32 PM
132	Traffic	2/4/2020 7:46 PM
133	Asheville Area Growth Impact	2/4/2020 7:37 PM
134	Roads	2/4/2020 7:28 PM
135	Road repairs/resurfacing	2/4/2020 7:02 PM
136	Impact of global warming	2/4/2020 6:39 PM
137	Population growth	2/4/2020 6:38 PM
138	declining membership in PCUSA	2/4/2020 6:28 PM
139	Followrules and ordinances already inplace	2/4/2020 6:25 PM
140	Maintenance of ethos/ambience	2/4/2020 6:14 PM
141	Increased revenue streams	2/4/2020 6:13 PM
142	Parking	2/4/2020 5:33 PM
143	Limits of growth and development	2/4/2020 5:24 PM
144	Getting our address right!	2/4/2020 5:23 PM
145	Proper growth	2/4/2020 5:14 PM
146	Cost of Services	2/4/2020 5:13 PM
147	survival of Montreat College and MRA	2/4/2020 5:03 PM
148	harmonious use of the new town hall	2/4/2020 5:00 PM
149	Restored community of caring	2/4/2020 4:57 PM
150	Zip code recognition	2/4/2020 4:48 PM

Community Assessment Survey

151	development	2/4/2020 4:43 PM
152	Traffic	2/4/2020 4:39 PM
153	repair Texas Rd bridge	2/4/2020 4:31 PM
154	Avoiding overbuilding	2/4/2020 4:29 PM
155	progress on road paving/repairs	2/4/2020 4:20 PM
156	Increased traffic	2/4/2020 4:14 PM
157	Fire.protection	2/4/2020 4:09 PM
158	Keeping roads and other infrastructure repaired	2/4/2020 4:05 PM
159	Climate (drought and fire)	2/4/2020 4:01 PM
160	traffic control in summer	2/4/2020 3:56 PM
161	Street upkeep	2/4/2020 3:54 PM
162	relax zoning	2/4/2020 3:52 PM
163	Fixing the zip code issue ASAP	2/3/2020 9:32 AM
164	Balancing good ol' Montreat with increasing traffic and numbers	2/1/2020 8:49 PM
165	Need more young families in the community	2/1/2020 8:09 PM
166	Maintaining character of the community	2/1/2020 7:24 PM
167	Overdevelopment, cutting trees and selling land	1/31/2020 9:05 PM
168	Limiting growth/overbuilding	1/31/2020 2:48 PM
169	Control town budget; reduce taxes by bringing in more residents or expanding tax base	1/31/2020 2:24 PM
170	awareness of decline of PCUSA, potentially fewer people coming here	1/31/2020 1:45 PM
171	Growth	1/31/2020 1:14 PM
172	Decisions about undeveloped property	1/31/2020 1:02 PM
173	Flooding	1/31/2020 1:00 PM
174	Responsible building/growth that cares for the environment	1/31/2020 12:15 PM
175	Unsure.	1/31/2020 12:03 PM
176	Water - we need to consider outsourcing our drinking water supply rather than draining our aquifers.	1/31/2020 11:44 AM
177	Taxes	1/31/2020 11:35 AM
178	growth with traffic	1/31/2020 11:29 AM
179	Fire prevention	1/31/2020 11:25 AM
180	Adversary mentality stopped	1/31/2020 10:54 AM
181	Retaining desirability as a retreat.	1/31/2020 10:43 AM
182	New construction	1/31/2020 10:11 AM

Community Assessment Survey

#	2.	DATE
1	demand for housing and pressure to open up additional land for building	2/26/2020 9:39 PM
2	lack of services for the residents	2/26/2020 5:05 PM
3	Maintaining trails and greenspace and wilderness	2/26/2020 4:31 PM
4	Stormwater	2/26/2020 11:57 AM
5	The College	2/25/2020 3:11 PM
6	Leading in Christian values/faith	2/25/2020 12:21 PM
7	Developing a hospitality program to integrate and include all property owners and visitors.	2/25/2020 11:55 AM
8	Water runoff and storm sewers	2/25/2020 9:19 AM
9	continued guarding/enriching our natural resources by all entities	2/25/2020 9:12 AM
10	More Air B&B rentals are changing our quiet neighborhoods	2/25/2020 8:56 AM
11	Making sure maintenance crew has really good facilities	2/24/2020 9:25 PM
12	Keeping \$95,000 paid to a citizen for settlement and not open to any explanation!!	2/24/2020 9:10 PM
13	What the College does	2/24/2020 8:17 PM
14	Getting the stormwater system properly and regularly maintained	2/24/2020 7:55 PM
15	Rebuilding old club dormitories	2/24/2020 6:26 PM
16	parking	2/24/2020 6:13 PM
17	Maintaining and improving roads	2/24/2020 5:24 PM
18	Providing reasonable, responsible building codes	2/24/2020 4:41 PM
19	Fixed revenue stream but increasing costs	2/24/2020 4:33 PM
20	Population growth	2/24/2020 4:31 PM
21	Protecting the Conference Center	2/24/2020 3:18 PM
22	improve sewer system	2/24/2020 2:12 PM
23	road maintenance	2/24/2020 2:08 PM
24	Zoning issues around density	2/24/2020 1:28 PM
25	Maintenance of buildings, roads, and outside areas	2/24/2020 1:11 PM
26	Wilderness preservation and stewardship	2/24/2020 12:58 PM
27	land use and preservation	2/24/2020 12:39 PM
28	stormwater	2/22/2020 8:07 PM
29	Improving the public utility infrastructure	2/22/2020 6:36 PM
30	Tree maintenance	2/20/2020 10:33 AM
31	Having an honest and fair local election	2/19/2020 12:06 PM
32	Town (not Landcare) involvement in Parks and Rec (private property, I know, but imagine)	2/18/2020 10:30 AM
33	Good relationship between MRA, College and Town	2/18/2020 9:49 AM
34	Erosion control	2/17/2020 6:22 PM
35	preservation of historic structures and properties	2/14/2020 10:26 PM
36	Speeding vehicles	2/14/2020 6:35 PM
37	Fire danger	2/13/2020 8:44 PM

Community Assessment Survey

38	Preserving, conserving land, avoiding to many newly developed areas!	2/13/2020 8:06 PM
39	Affordability and diversity	2/13/2020 3:39 PM
40	climate change	2/13/2020 2:56 PM
41	Cooperation	2/13/2020 1:05 PM
42	Water resources	2/13/2020 12:26 PM
43	consistent planned infrastructure	2/13/2020 10:33 AM
44	cost to maintain utilities, keeping federal and FEMA out of our business.	2/12/2020 8:38 PM
45	safety and police shared with Blk Mtn to save tax payer's money	2/12/2020 2:20 PM
46	Working to make our population more diverse. We must determine very intentional ways of doing this.	2/12/2020 10:07 AM
47	Keep connection to Presbyterian church	2/12/2020 8:48 AM
48	Keeping improvements practical	2/11/2020 11:39 PM
49	Maintaining roads	2/11/2020 10:16 PM
50	Should focus on being more welcoming & diverse	2/11/2020 9:10 PM
51	The graham land	2/11/2020 8:56 PM
52	provide police presence to prevent speeding, protect pedestrians	2/11/2020 8:21 PM
53	Too much growth	2/11/2020 7:54 PM
54	Keep good quality of town services	2/11/2020 6:27 PM
55	Possibility of the college moving into town completely	2/11/2020 5:55 PM
56	The creek	2/11/2020 5:17 PM
57	ditto	2/11/2020 5:13 PM
58	The dam and creek there are pathetic active choices of wanton neglect. This area is central to every body that comes to montreat. Why is nt this a top priority and a point of PRIDE. I dont wanna hear \$\$\$\$. Wake up to see, hear, feel, and photograph this natural wonder	2/11/2020 5:09 PM
59	Trail erosion & overuse	2/11/2020 4:59 PM
60	water	2/11/2020 4:53 PM
61	survey all streets and kill any kuduz	2/11/2020 4:52 PM
62	Roads	2/11/2020 4:44 PM
63	Preparing for growth	2/11/2020 4:43 PM
64	college and conf center viability	2/11/2020 4:39 PM
65	Flood control	2/11/2020 4:37 PM
66	maintenance of properties	2/11/2020 4:26 PM
67	Cooperation among town/MRA/college	2/11/2020 4:13 PM
68	Conservation	2/11/2020 4:11 PM
69	Change in the status quo - aging population being bought out by folks without a generational history	2/11/2020 4:06 PM
70	Dismiss plans for pedestrian bridge and reconsider egress using Texas Rd bridge(repairinstead of replace)	2/11/2020 3:26 PM
71	Create a non-partisan atmosphere for governance	2/11/2020 2:40 PM
72	Investors purcashing properties for rentals	2/11/2020 8:40 AM

Community Assessment Survey

73	Accessibility for ALL including disabled, elderly, special needs children	2/10/2020 11:03 PM
74	Parking / street maintenance	2/10/2020 4:15 PM
75	Relocating College to BMtn	2/10/2020 2:27 PM
76	Streets - many need repair	2/9/2020 10:12 PM
77	Overcrowding	2/9/2020 5:05 PM
78	Greybeard Trail	2/8/2020 4:30 PM
79	Forest planning for water, wildlife, and fire protection	2/8/2020 11:45 AM
80	Tree loss	2/8/2020 7:12 AM
81	Maintenance of roads and appearance of grounds	2/8/2020 6:20 AM
82	Traffic	2/7/2020 9:27 PM
83	Need to restrict building and development	2/7/2020 9:19 PM
84	Keeping the lake a recreation destination	2/7/2020 6:46 PM
85	Tradition vs change	2/7/2020 6:28 PM
86	Avoid trend of over regulation of property	2/7/2020 3:58 PM
87	Why don't we have street delivery of mail?	2/7/2020 3:02 PM
88	Alternate exit for town , expand/extend Flat Creek Rd	2/7/2020 2:55 PM
89	Growth and how to handle	2/7/2020 2:43 PM
90	land use	2/7/2020 2:32 PM
91	Environmental Stewardship	2/7/2020 2:24 PM
92	diversity	2/7/2020 2:10 PM
93	Road maintenance	2/7/2020 1:58 PM
94	Assuring pedestrian friendly, rods and paths	2/7/2020 1:54 PM
95	Growth	2/7/2020 1:36 PM
96	Homes purchase by outside investors for short term rental	2/7/2020 1:17 PM
97	Fiscal support	2/7/2020 12:56 PM
98	viability & protection of historic family properties	2/6/2020 10:06 PM
99	Perhaps political divisions -- let's maintain non-patsanship	2/6/2020 8:39 PM
100	Flat Creek and Lake Susan	2/6/2020 3:33 PM
101	Services	2/6/2020 3:04 PM
102	Environmental Effects of Climate change	2/6/2020 5:55 AM
103	preservation/conservation of forrest	2/5/2020 10:33 PM
104	developing easily understood emergency egress routes	2/5/2020 9:51 PM
105	to maintain ordinances to protect the existing property owners and at the same time to allow the new buildings to be as unrestricted as possible	2/5/2020 9:44 PM
106	Listening to citizens	2/5/2020 8:57 PM
107	Keeping multiple housing units out, apartments, condos, etc	2/5/2020 8:44 PM
108	global warming - active habitation protection for fireflies and other at risk creatures	2/5/2020 4:34 PM
109	uniting different factions in town	2/5/2020 1:29 PM
110	Keep our finances improving year-by-year.	2/5/2020 1:15 PM

Community Assessment Survey

111	noise in and around the gate for those up on Kanawha	2/5/2020 10:06 AM
112	Taxes on par with the rest of NC	2/5/2020 9:22 AM
113	Citizen involvement	2/5/2020 2:27 AM
114	Forest Fire	2/4/2020 10:27 PM
115	Maintaining Integrity of the Town	2/4/2020 10:11 PM
116	A balance between private property owners and regulations	2/4/2020 9:40 PM
117	Water and pipe maintenance	2/4/2020 9:07 PM
118	Visitors	2/4/2020 9:01 PM
119	Roads	2/4/2020 9:00 PM
120	Infrastructure	2/4/2020 8:32 PM
121	Keep roads up.	2/4/2020 8:32 PM
122	Traffic	2/4/2020 7:46 PM
123	Property Values	2/4/2020 7:37 PM
124	Parking	2/4/2020 7:02 PM
125	Increasingly unaffordable for families	2/4/2020 6:39 PM
126	Fear of more tacky little houses like the one on Texas	2/4/2020 6:38 PM
127	who will live here?	2/4/2020 6:28 PM
128	Bring certain that long term employees receive recognition they deserve	2/4/2020 6:25 PM
129	Fiscal discipline	2/4/2020 6:14 PM
130	Maintain the tranquility and wilderness of the Montreat experience	2/4/2020 6:13 PM
131	Keeping a look out at property that could be developed like the Billy Graham property	2/4/2020 5:33 PM
132	Traffic	2/4/2020 5:24 PM
133	Managing traffic	2/4/2020 5:23 PM
134	Sustainable	2/4/2020 5:14 PM
135	Road Maintenance	2/4/2020 5:13 PM
136	infrastructure maintainance	2/4/2020 5:03 PM
137	continued improvement of roads	2/4/2020 5:00 PM
138	Increased income	2/4/2020 4:57 PM
139	Street maintenence	2/4/2020 4:48 PM
140	development	2/4/2020 4:43 PM
141	continue work on erosion due to runoff	2/4/2020 4:31 PM
142	Taking care of the trees we have	2/4/2020 4:29 PM
143	aesthetically-pleasing design for Texas foot bridge	2/4/2020 4:20 PM
144	Relationship with college & MRA	2/4/2020 4:14 PM
145	Parking	2/4/2020 4:09 PM
146	Being a place of love and acceptance	2/4/2020 4:05 PM
147	Population growth	2/4/2020 4:01 PM
148	Parking	2/4/2020 3:56 PM

Community Assessment Survey

149	Environmental awareness	2/4/2020 3:54 PM
150	If College does continue to operate	2/4/2020 3:52 PM
151	Improving roads	2/3/2020 9:32 AM
152	Taking care of infrastructure issues with the traditional look	2/1/2020 8:49 PM
153	More permanent residents	2/1/2020 8:09 PM
154	Controlling growthm	2/1/2020 7:24 PM
155	Overpopulation	1/31/2020 9:05 PM
156	Maintaining open dialogue between town council and citizens	1/31/2020 2:48 PM
157	Maintain streets (repaving, etc)	1/31/2020 2:24 PM
158	Keeping a healthy financial status	1/31/2020 1:02 PM
159	Water quality?	1/31/2020 1:00 PM
160	Welcoming diversity in our community	1/31/2020 12:15 PM
161	Creeks - we need to protect the water in the creeks (beyond Flat Creek); as Montreat grows, taking water from the creeks for drinking water is not sustainable	1/31/2020 11:44 AM
162	Doubtful Future of PCUSA	1/31/2020 11:35 AM
163	speeding	1/31/2020 11:29 AM
164	Zoning	1/31/2020 11:25 AM
165	Peace and cooperation to come	1/31/2020 10:54 AM
166	Unity	1/31/2020 10:11 AM

Community Assessment Survey

#	3.	DATE
1	tax base and rate plus tangible input for seasonal residents in municipal decisions	2/26/2020 9:39 PM
2	growth in areas around the town	2/26/2020 5:05 PM
3	Keeping Lake Susan healthy	2/26/2020 4:31 PM
4	Changing to be like adheville	2/26/2020 11:57 AM
5	Increased traffic	2/25/2020 3:11 PM
6	Any and all beautification programs would be welcomed.	2/25/2020 11:55 AM
7	wise efficient financial management	2/25/2020 9:12 AM
8	Increasing number of bears increase the likelihood of human injury	2/25/2020 8:56 AM
9	Giving praise & thanks to all employees, from top down for the conscientious work they continue to do	2/24/2020 9:25 PM
10	Administration has too many part time positions	2/24/2020 9:10 PM
11	What the MRA does	2/24/2020 8:17 PM
12	Pave the streets	2/24/2020 7:55 PM
13	Co-ordinating with all entities	2/24/2020 6:26 PM
14	Continuing non-prescriptive zoningm while assuring quality and safety	2/24/2020 5:24 PM
15	Road maintenance	2/24/2020 4:41 PM
16	Generational property transfers	2/24/2020 4:33 PM
17	Montreat College	2/24/2020 4:31 PM
18	Protecting the College	2/24/2020 3:18 PM
19	fairer zoning regulations	2/24/2020 2:08 PM
20	weather-related issues, especially drought	2/24/2020 1:28 PM
21	Continue good sanitation and water services	2/24/2020 1:11 PM
22	Population growth	2/24/2020 12:58 PM
23	over-crowding	2/24/2020 12:39 PM
24	overbuilding and encroaching on set backs	2/22/2020 8:07 PM
25	Ensuring viability of Montreat College	2/22/2020 6:36 PM
26	Clear signage between the Town, Conference Center, and College	2/20/2020 10:33 AM
27	Being truly welcoming	2/19/2020 12:06 PM
28	Extreme Water Damage	2/18/2020 10:30 AM
29	Controls on building	2/18/2020 9:49 AM
30	relationship to other communities to support whole-valley well-being (thinking of opioid crisis in particular)	2/14/2020 10:26 PM
31	Upkeep of roads	2/14/2020 6:35 PM
32	Development in ETJ	2/13/2020 8:44 PM
33	Maintaining very healthy relationships between Town, MRA & College	2/13/2020 8:06 PM
34	Land preservation and development pressure	2/13/2020 3:39 PM
35	Water runoff control	2/13/2020 1:05 PM
36	Climate change, flood and landslide prevention.	2/13/2020 12:26 PM

Community Assessment Survey

37	strong zoning ordinances	2/13/2020 10:33 AM
38	Noise regulation to keep peaceful aspect in place	2/12/2020 8:38 PM
39	long term viability of PCUSA and college	2/12/2020 2:20 PM
40	Reaching out to diverse groups to involve them. Work hard not to be myopic	2/12/2020 10:07 AM
41	Environmental changes	2/12/2020 8:48 AM
42	Conference center not considering safety of community when opening events to the public. With today's social media it is bringing many people who are not conference attendees.	2/11/2020 11:39 PM
43	Dealing with increase in summer visitors and increased traffic	2/11/2020 10:16 PM
44	More respect for year-round residents	2/11/2020 9:10 PM
45	Public relations about church and non church residents	2/11/2020 8:56 PM
46	continue open communications from mayor and council	2/11/2020 8:21 PM
47	Too much growth	2/11/2020 7:54 PM
48	Review zoning ordinances	2/11/2020 6:27 PM
49	Overcrowding during the summer: roads, water system, etc.	2/11/2020 5:55 PM
50	Lake	2/11/2020 5:17 PM
51	ditto	2/11/2020 5:13 PM
52	NATURE CENTER. Pathetic sight. Unsightly. Ignored. Smothered y trees and whatever else may sprout there. Fence there is non existent collapsed. Cant even see the hut from road dam or from above i bet. And we want folks to enjoy whats inside...They at least need a path or so and reasons to ooooo and ahhhhh. AMEN, pass the Tylenol.	2/11/2020 5:09 PM
53	Traffic control	2/11/2020 4:59 PM
54	maintenance of the hiking trails and forests	2/11/2020 4:53 PM
55	electric vehicle hook up	2/11/2020 4:52 PM
56	Amenities upgrades	2/11/2020 4:44 PM
57	Attracting young families	2/11/2020 4:43 PM
58	fiscal issues	2/11/2020 4:39 PM
59	Tree preservation	2/11/2020 4:37 PM
60	communication	2/11/2020 4:26 PM
61	Continuity of services (utilities, police, etc)	2/11/2020 4:13 PM
62	Planning	2/11/2020 4:11 PM
63	aging infastructure	2/11/2020 4:06 PM
64	Develop some commercial opportunities	2/11/2020 2:40 PM
65	College vs mra	2/11/2020 8:40 AM
66	Parking and roads	2/10/2020 11:03 PM
67	Creek / tree / trail health	2/10/2020 4:15 PM
68	Detriorating properties	2/10/2020 2:27 PM
69	Younger Generation attraction	2/9/2020 10:12 PM
70	Flood damage	2/9/2020 5:05 PM
71	???	2/8/2020 4:30 PM
72	Flat creek health	2/8/2020 7:12 AM

Community Assessment Survey

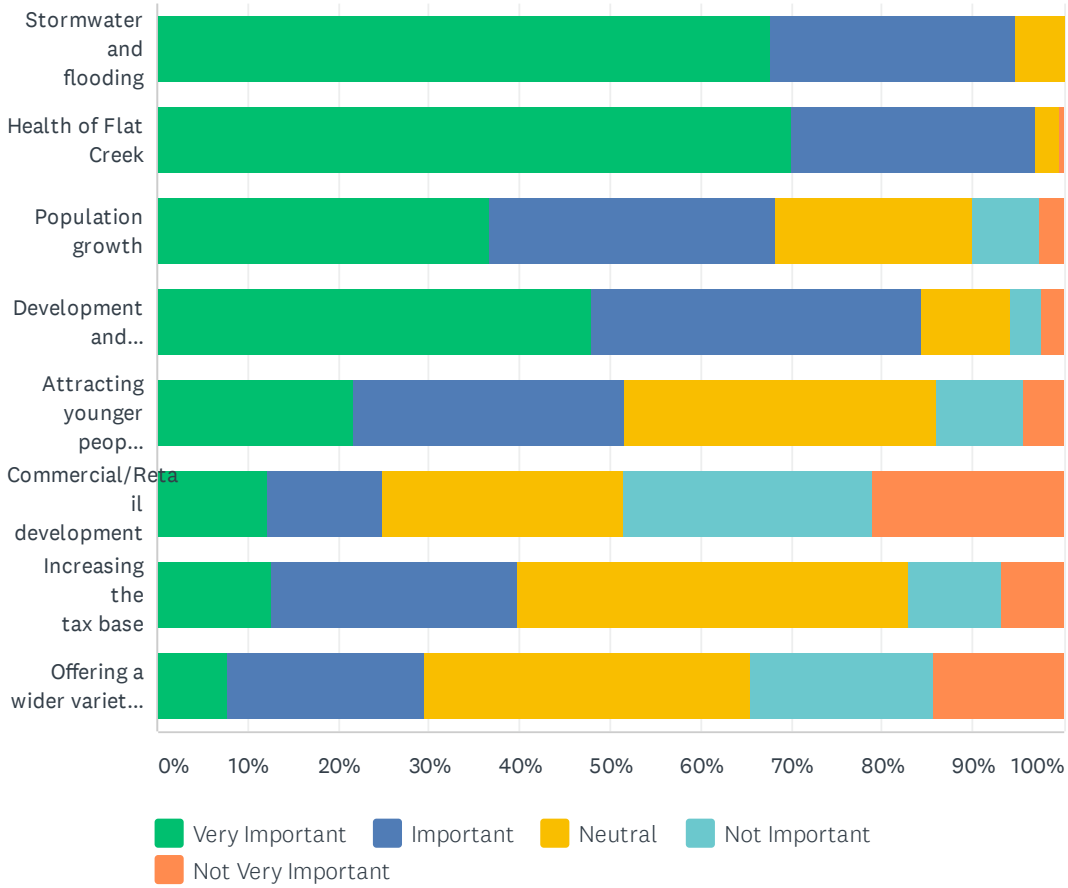
73	College vs mra	2/7/2020 9:27 PM
74	Emergency evacuation: is there only one way out?	2/7/2020 3:02 PM
75	Ask Christ Community Church to leave the Graham chapel and allow the College and Montreat Presbyterian usage exclusively	2/7/2020 2:55 PM
76	Transportation	2/7/2020 2:43 PM
77	?	2/7/2020 2:32 PM
78	Keeping Montreat from getting overdeveloped	2/7/2020 2:24 PM
79	environment	2/7/2020 2:10 PM
80	Maintenance of Moore Center, Robert Lake Park and other public spaces	2/7/2020 1:58 PM
81	Maintenance of hiking trails	2/7/2020 1:54 PM
82	Demand	2/7/2020 1:36 PM
83	storm water	2/7/2020 1:17 PM
84	Keeping conferences topically current	2/7/2020 12:56 PM
85	preserving the unique character of the town while keeping it vibrant	2/6/2020 10:06 PM
86	Road and water problems	2/6/2020 8:39 PM
87	Hiking trails and parking lots	2/6/2020 3:33 PM
88	Affordability	2/6/2020 5:55 AM
89	working together with MRA, town and college	2/5/2020 10:33 PM
90	be aware of the need to replace funds as necessary to replace fund balance (taxes or a stormwater utility) in the general f not being afraid to raise taxes in order to respond to the increased costs due infrastructure improvements due to age or climate change	2/5/2020 9:44 PM
91	Managing growth responsibly	2/5/2020 8:57 PM
92	Keeping a small town attitude	2/5/2020 8:44 PM
93	Global warming - addressing water use, energy use, etc.	2/5/2020 4:34 PM
94	continuing good communication	2/5/2020 1:29 PM
95	Listen to ALL the residents, not just the full-time ones.	2/5/2020 1:15 PM
96	ever-widening creeks with rains & flooding	2/5/2020 10:06 AM
97	Zoning for new building to keep the "Montreat feel" intact	2/5/2020 9:22 AM
98	More defined use of Buildings	2/5/2020 2:27 AM
99	Religious Sectarianism	2/4/2020 10:27 PM
100	Street maintenance	2/4/2020 10:11 PM
101	The viability of both the PCUSA and a small residential private christian college	2/4/2020 9:40 PM
102	Trees in right of way maintained	2/4/2020 9:07 PM
103	Conservation	2/4/2020 9:01 PM
104	Water issues	2/4/2020 9:00 PM
105	Relationships with neighboring communities have	2/4/2020 8:32 PM
106	Be careful about zoning.	2/4/2020 8:32 PM
107	Traffic	2/4/2020 7:46 PM
108	Town Brand & Image	2/4/2020 7:37 PM
109	Drinking water safety	2/4/2020 7:02 PM

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110	Loss of the uniqueness and "specialness" of Montreat	2/4/2020 6:38 PM
111	very careful thought on survival of town	2/4/2020 6:28 PM
112	No individual allowed to make decisions without full council knowledge and approval	2/4/2020 6:25 PM
113	Environmental sustenance	2/4/2020 6:14 PM
114	Aging facilities	2/4/2020 6:13 PM
115	Road upkeep	2/4/2020 5:33 PM
116	Curtail commercial development	2/4/2020 5:24 PM
117	Always work well with MRA	2/4/2020 5:23 PM
118	Trails	2/4/2020 5:14 PM
119	Diversity	2/4/2020 5:13 PM
120	keeping taxes in check	2/4/2020 5:03 PM
121	Restrained growth	2/4/2020 4:57 PM
122	development	2/4/2020 4:43 PM
123	possibly open some small businesses in Montreat	2/4/2020 4:31 PM
124	Maintaining infrastructure	2/4/2020 4:29 PM
125	Water system modernization	2/4/2020 4:14 PM
126	More than one way out of town!	2/4/2020 4:09 PM
127	Not letting naysayers change the culture	2/4/2020 4:05 PM
128	Infrastructure	2/4/2020 4:01 PM
129	Giving	2/4/2020 3:56 PM
130	Attracting and retaining the most capable and productive staff	2/1/2020 7:24 PM
131	Dealing with water/drainage issues	1/31/2020 2:48 PM
132	Reduce number of ready-to-fall trees beside roads	1/31/2020 2:24 PM
133	Stormwater	1/31/2020 1:02 PM
134	??	1/31/2020 1:00 PM
135	Trees - we need to intentionally cut back the overgrowth of trees, both for fire concerns and for the health of the trees.	1/31/2020 11:44 AM
136	Open Montreat to other Presbyterian denominations	1/31/2020 11:35 AM
137	one lane roads	1/31/2020 11:29 AM
138	Control growth	1/31/2020 11:25 AM
139	Community social events	1/31/2020 10:54 AM
140	Traffic	1/31/2020 10:11 AM

Q8 Please rate the importance of the following issues for the Town in the next five to ten years

Answered: 207 Skipped: 28



Community Assessment Survey

	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	NOT VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Stormwater and flooding	67.63% 140	27.05% 56	5.31% 11	0.00% 0	0.00% 0	207	1.38
Health of Flat Creek	70.10% 143	26.96% 55	2.45% 5	0.00% 0	0.49% 1	204	1.34
Population growth	36.68% 73	31.66% 63	21.61% 43	7.54% 15	2.51% 5	199	2.08
Development and redevelopment of land and structures	48.04% 98	36.27% 74	9.80% 20	3.43% 7	2.45% 5	204	1.76
Attracting younger people as residents	21.74% 45	29.95% 62	34.30% 71	9.66% 20	4.35% 9	207	2.45
Commercial/Retail development	12.25% 25	12.75% 26	26.47% 54	27.45% 56	21.08% 43	204	3.32
Increasing the tax base	12.75% 26	26.96% 55	43.14% 88	10.29% 21	6.86% 14	204	2.72
Offering a wider variety of housing options to renters	7.88% 16	21.67% 44	35.96% 73	20.20% 41	14.29% 29	203	3.11

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#	COMMENTS:	DATE
1	There is a comprehensive plan, developed at considerable expense in 2008, that should be pulled off the shelf and evaluated. Page 26 of this report deals with "Montreat Tomorrow", with recommendations. MONTREAT TOMORROW is now TODAY!	2/26/2020 5:05 PM
2	All non profits in Montreat should follow lead on MAR and make contributions to Town	2/26/2020 11:57 AM
3	The younger generation in our family loves Montreat! I have thought we should sell rooms at the winsboro and let them be managed by the conference center ... Lake Junaluska does something like that The owner has first choice on times bit it can be rented like an efficiency apt.	2/25/2020 4:59 PM
4	More people might come to Montreat if more rental space were available, but that may adversely affect the "feel" of Montreat. The new motel in Bl. Mtn. Should help some. Montreat does not necessarily need to grow though it would be great if all conferences were to capacity. Maybe nice to have a few more rental spaces like South Carolina Home and Wm. Black Lodge, but more updated. Lo	2/25/2020 11:55 AM
5	parking and traffic control safe evacuation plan for day care and college and residents on east side of ridge	2/25/2020 9:12 AM
6	Montreat is a unique community and most residents/owners want to keep it that way	2/25/2020 8:56 AM
7	Hoping in my lifetime to see more diversity within the town's population.	2/24/2020 9:25 PM
8	Cannot withstand greatly increased demands on infrastructure and services. The increased number of college students is a strain.	2/24/2020 4:41 PM
9	population growth is important for tax base	2/24/2020 2:08 PM
10	The Graham property currently sits outside the Town limits. If it is developed for residential use, the Town must exert some influence over that development to ensure some control over the development, or to ensure that its residents will contribute in some way to support Town services.	2/24/2020 1:28 PM
11	Suggestions of affordable housing have been met with absolute refusal to even consider - seems like a "head in the sand" kind of response when both younger and retired individuals cannot afford to rent. the town is a part of a county-wide group re:affordable housing - why not at least consider options within the current zoning districts that allow that? Instead council rezoned an area that might have provided such housing .	2/19/2020 12:06 PM
12	Attracting younger people: You're not going to be able to do this well. We want to live closer to activities. And Montreat is way too expensive (so is Black Mountain, to be fair). Commercial: If you want to attract young people, this is important, but with limited options and space. Tax Base: See above. If you want to do anything, taxes are necessary. Housing Options: How? Public housing? In this town? Good luck.	2/18/2020 10:30 AM
13	Keep expenses down.	2/14/2020 6:35 PM
14	PLEASE be careful about Commercial/Retail development, that is something I rather NOT see happen at all, unless it's using existing buildings and wouldn't cause traffic headaches and infrastructure issues! Black Mountain, Swannanoa and Asheville have all the retail needed, let it stay there! I hope that there are not plans to develop large land areas! Maintaining or re-purposing existing buildings is important, but that would take compromises/negotiations between Town, MRA, & College.	2/13/2020 8:06 PM
15	If land development and zoning prevent population growth, then it's not too much of an issue, but preserving undeveloped land becomes important - and is anyway, since that's what attracts people to Montreat. It seems as though the existing housing stock is being significantly upgraded and made larger and more expensive though (overall). This is going to make Montreat unaffordable for young and diverse residents - not just renters, but also homeowners. A vibrant community will need this diversity.	2/13/2020 3:39 PM
16	No San Francisco here in montreat	2/13/2020 1:05 PM
17	Many of above options suggest development and growth within a small valley that has tried formover one hundred years to stay away from that very thong that is swallowing up nature and its beauty. Down with anything that suggests commercial, retail, housing and development.	2/12/2020 8:38 PM

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Montreat is already the last resort. Why does anyone want to change that unless they are seeking \$\$\$ gain. Leave that for the rest of the world. Montreat needs to continue its path of Nature, restoration, spiritual enrichment away from the masses. No crowds. For goodness Sakes!!

18	We do not want commercial or retail development. Montreat is special because it doesn't have that.	2/12/2020 3:52 PM
19	Make sure we attract not only young people but diverse as well. This may involve offering more affordable renting and purchasing options.	2/12/2020 10:07 AM
20	Increasing the tax base? How? If it means putting up condos or building more rental spaces on our Montreat property, I'm definitely NOT for it. On the other hand, it would be nice to have lower taxes.	2/11/2020 10:16 PM
21	College kids should not be allowed to be a disturbance - no more than 3 kids in any one house	2/11/2020 8:56 PM
22	I don't have enough information to make good assessments of these challenges	2/11/2020 8:21 PM
23	I do NOT want to see any more rental property owned by absentee landlords who do not care about Montreat. I know that there is no way to keep them out, but it is a detriment to the community. I do not want the college dorms to become Holiday Inn-Montreat. I do not mind more rental units as long as Montreaters who care about the valley implement them. I think that the age base will right itself in that as younger folks retire to Montreat they will take the place of we older retirees. As for the tax base, it is so high now that it is one reason more of us are not permanent residents.	2/11/2020 5:55 PM
24	Not sure how answers are being used	2/11/2020 8:40 AM
25	MRA needs to sell numerous properties. Rehab, and convert to Condos for more affordable housing.	2/10/2020 2:27 PM
26	Taxes are outrageous for homeowners. Anything you can do to reduce them is great. I like having most retail outside the gate. Montreat can hardly handle the summer crowds without drawing others from outside to shop.	2/9/2020 5:05 PM
27	We act at times, like a conference center that includes a town. Instead we are a town that includes a conference center, a college ryc	2/8/2020 7:56 PM
28	Require renting owners to provide adequate off-street parking for ALL renters vehicles. IF you rent to five students with trucks and cars, you need to provide that many parking spaces. Goodbye front yard? Adequate parking applies to in-fill and new types of housing, as well. Building in the extraterritorial areas will also require attention to emergency access and exit routes.	2/8/2020 11:45 AM
29	I do miss having a general store. I also miss being able to take my grandchildren to get ice cream cone because the Huck is run on the college meal plan schedule so there are many Saturdays it simply is not open. These are minor issues.	2/7/2020 6:46 PM
30	Balance growth with right-sizing. Do not embrace a "unlimited growth is always good" mentality. It can ruin a lovely town by over-development and under-estimation of the value of community life.	2/7/2020 3:16 PM
31	Too many houses are not up to code	2/7/2020 3:02 PM
32	Keeping Montreat a Christ centered town is key. The July 4th parade is also an asset.	2/7/2020 2:46 PM
33	I'm not concerned with "attracting young people as residents" as much as making Montreat accessible to more young families, year round. Not everyone can afford to come and stay here for conferences, and the options for housing to visit, between Assembly Inn and private houses are pricey in my opinion.&	2/7/2020 1:58 PM
34	Maintaining low property taxes	2/7/2020 1:54 PM
35	No commercial motel type housing.	2/7/2020 12:56 PM
36	Housing subsidies for young families.	2/7/2020 12:47 PM
37	Neutral above = I don't know how to judge the importance	2/6/2020 10:06 PM
38	At one time the council was interested in providing lower-cost housing for retired pastors,	2/6/2020 8:39 PM

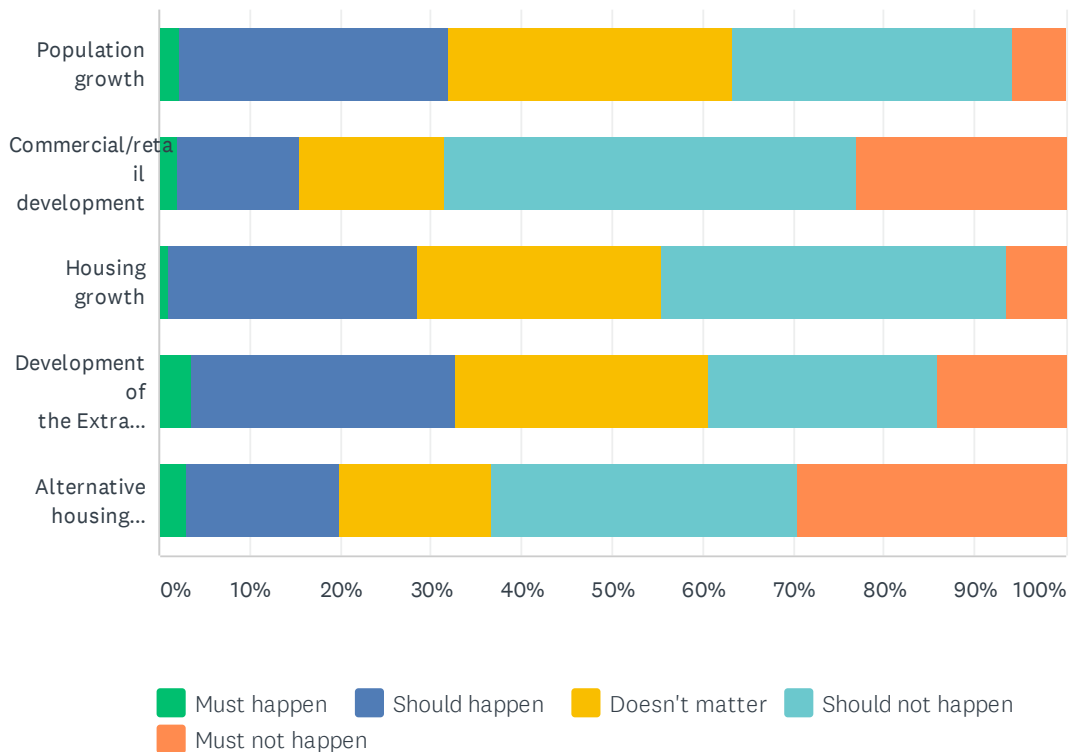
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church workers, and missionary families, such as living arrangements once found near Union and Columbia seminaries. Perhaps a developer could be encouraged to implement a modest project to this effect. No reason why such could not be used for younger families as well.

39	I'm not inclined to want commercial interests to move in. I'm not inclined to develop different types of housing.	2/6/2020 5:55 AM
40	Be as hands-off as possible on building designs but definitely offer clear guidance on codes and services so that the Texas Road debacle cannot recur.	2/5/2020 9:51 PM
41	The importance of infrastructure is a primary need for increased development. Ordinances are in place to support the stormwater management on new buildings. However there needs to be attention to the existing owners lots (individuals as well as institutional) and the open space and roads that contribute to stormwater issues.	2/5/2020 9:44 PM
42	Please don't build any hotels or motels or condos or townhouses or apartments or any other multi-unit buildings. They will take away the Heart and the Soul, not to mention the Look, of what Montreat is. Have more Adult conferences instead of 6 Youth conferences. People are much more likely to rent to adults. Encourage owners of houses with apartments to rent to conferees and to students and workers. Maybe give some sort of an incentive??	2/5/2020 1:15 PM
43	Montreat is just too many things lying on top of each other: 1) College Town 2) Vacation Home Mountain Community 3) PCUSA Denomination Conference Ground 4)Permanent Residential Town for Retired Persons.	2/4/2020 10:27 PM
44	Do not want building of apartments and using land space for renters. Do not need overcrowding and more cars.	2/4/2020 8:32 PM
45	Development must be environmentally smart and socially responsibke	2/4/2020 6:39 PM
46	This is confusing. Does indicating very important mean I'm in favor of it or should I indicate not important to indicate this. What I want to indicate is that its an important issue but NOT one that has my support except for the health of Flat Creek. Population growth, land development and commercial development should be restricted and this is why I think its important.	2/4/2020 6:38 PM
47	Montreat does not need developing; it is a retreat. Let's support the College, and let the rest be sustained. Developers develop; therefore, we cannot take their advice. Listen to owners who want their serenity, calm and fellowship. We can go to Black Mtn for stuff.	1/31/2020 9:05 PM
48	This is a great list of things to focus on!	1/31/2020 2:24 PM
49	Black Mountain is 2 miles away; we do not need retail in Montreat. Until the renters start contributing more to the tax base to support the infrastructure of Montreat, we do not need to offer more housing for them. Town houses and condos should not be allowed inside the gate. The increased population density would diminish the very reason people own homes in Montreat - the beauty and the reasonable expectation of some degree of privacy while living in a wooded area.	1/31/2020 11:44 AM

Q9 Should the following happen or not in Montreat?

Answered: 203 Skipped: 32



	MUST HAPPEN	SHOULD HAPPEN	DOESN'T MATTER	SHOULD NOT HAPPEN	MUST NOT HAPPEN	TOTAL	WEIGHTED AVERAGE
Population growth	2.13% 4	29.79% 56	31.38% 59	30.85% 58	5.85% 11	188	3.09
Commercial/retail development	2.00% 4	13.50% 27	16.00% 32	45.50% 91	23.00% 46	200	3.74
Housing growth	1.08% 2	27.42% 51	26.88% 50	38.17% 71	6.45% 12	186	3.22
Development of the Extra Territorial Jurisdiction (areas just outside of Montreat's municipal boundaries but are under Montreat's zoning)	3.63% 7	29.02% 56	27.98% 54	25.39% 49	13.99% 27	193	3.17
Alternative housing (Condos/townhouses) development	3.06% 6	16.84% 33	16.84% 33	33.67% 66	29.59% 58	196	3.70

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#	COMMENTS	DATE
1	Much will depend on continued stability of MRA and conference programs and participation. Status of college may result in property alternatives for some more clustered, low scale housing.	2/26/2020 9:39 PM
2	It would be nice to increase the tax base, but I wouldn't want to see a lot of development, either commercial or residential, so sort of a conflict. Parking is already a problem in the summer. I don't know where the extraterritorial land referenced in the question is, so I don't have an opinion on that. Also I,m not sure where I've housing could be built...might contribute to parking issues.	2/25/2020 11:13 AM
3	Montreat needs to carefully manage a modest housing and population growth, but preserve the unique heritage and qualities that make the town of Montreat a wonderful place to live and visit.	2/25/2020 8:56 AM
4	I long to see affordable housing for some of the town employees. Their hearts would be even more in their jobs if they lived here.	2/24/2020 9:25 PM
5	We need to broaden the tax base, but not through townhouse or condo development. Guess that leaves housing development.	2/24/2020 4:33 PM
6	Anyone who knows anything about Montreat should refrain from answering these questions under #9. "Doesn't matter"? It ALL matters, but every single one of these issues matter in the details of any particular project. These questions are way too broadly phrased, as choices would differ depending on how a proposed project would impact our community's tax base, quality of life, and burden on the existing town infrastructure. I hope you don't read anything meaningful into the community's responses from this section.	2/24/2020 1:28 PM
7	ETJ requires any services provided to one area must be to all. Residents are not responsible for extending services, utilities, etc. to ETJ unless all property owners in an ETJ agree. Since that is not going to happen, the current ETJ requirements stand as they relate to well/sewer and other zoning matters. The town is not a developer, neither is MRA or the College.	2/19/2020 12:06 PM
8	Above all, I think it's important for Montreat to maintain the landscape. The huge, green mansion being built overlooking the Ingles parking lot is an eye sore. However, I think something could be done well to blend in with the landscape and be constructed in a clean, non-intrusive way. Removing all trees on an existing property might be the easier, quicker way, but it's not the right way. Likewise, with commercial development, you'll have to find some way to increase parking in a non-intrusive way. I don't think the Conference Center or the College would be keen on sharing parking for those endeavours.	2/18/2020 10:30 AM
9	I think new or expanded development will create problems rather than solve them.	2/14/2020 10:26 PM
10	Keep Montreat quaint and peaceful. Development not needed.	2/14/2020 6:35 PM
11	I really don't want to see condos built in Montreat, I may be a bit more neutral if it was a VERY SMALL complex near the Montreat gate or behind the current municipal complex, for ease of traffic ingress/egress.	2/13/2020 8:06 PM
12	Not sure about ETJ implications - left blank. For all these, the answer is really 'it depends'. Some growth (housing and population) is fine, but not a lot of growth. Same with retail - a small, locally-owned coop food store is likely a community asset on multiple levels, whereas a an array of stores is not really fitting or necessary. Alternative housing is a tough one. On the one hand, it would open Montreat to other types of residents, which is good. On the other hand, if alternative housing is built at a scale that other communities typically support, then it would change the character of parts of Montreat. I would advocate that creatively re-using existing housing stock as it comes on the market, would generally be better. Buying a house, turning it into a duplex and operating/maintaining it as a condo would be better than building a 'condo complex' from scratch for example.	2/13/2020 3:39 PM
13	With increased growth come major impact on the infrastructure that the town is already struggling with. Any planned regulated growth by individual developers or builders must include their total financial involvement to cover the total cost of the infrastructure in the development.	2/13/2020 10:33 AM
14	For gods sake?,!? Why do you ask? Who wants that kind of exploitation? Leave that to black Mountain and beyond, lest you destroy what you love in exchange for greed and profit, dear souls.	2/12/2020 8:38 PM
15	I'm unsure of what is meant by the development of extra territorial jurisdiction. I would like more	2/12/2020 2:20 PM

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	information before responding.	
16	Development should be u dear our jurisdiction and offer affordable housing.	2/12/2020 10:07 AM
17	I feel like Condos and townhomes would change Montreat and not for the better. Also it would add to the traffic issues.	2/11/2020 11:19 PM
18	I'm not against growth, but there is already a huge problem with parking, especially in the summer, and the roads in Montreat are not conducive to the increase in traffic that would occur with additional retail and high density housing. Single family houses on the empty lots of course will and should be built.	2/11/2020 10:16 PM
19	College students need their own housing away from year-round resident streets. Montreat residents spend all their money in Black Mountain- groceries, etc. Need to attract more year-round residents & younger families (& treat them well).	2/11/2020 9:10 PM
20	300k price point needs to be found somehow - townhomes make sense	2/11/2020 8:56 PM
21	If the alternate housing is locally owned and handled, that's one thing. If not, then I vote no.	2/11/2020 5:55 PM
22	Population, housing growth and alternative housing can not increase without substantial change to infrastructure including roads, parking, accessibility to buildings and parks. The new bridges in Robert Lake park are not up to code for handicapped accessibility which is against the law. Montreat cannot grow until there is a plan in place for increased access to buildings, parks, wider roadways, and more parking...summers are a nightmare as is now. The closed bridge on Texas Rd and the years it has sat like that is indicative of the length of time it takes to accomplish anything in Montreat. The pool, grounds all around Montreat all need more upkeep which means more money and more workers to do so. You can't invite people to come if you're not ready. Montreat is not ready.	2/10/2020 11:03 PM
23	All 3 entities, Town, MRA & College are all unable to support themself. Serious reality check needs to be addressed. Each waits to be handed a fish, because they don't want to learn to fish.	2/10/2020 2:27 PM
24	Some homes need to be replaced. Doing so keeps the housing quality up. But please limit what can be added.	2/9/2020 5:05 PM
25	In-fill kinds of housing could provide for students, summer folks, live-in care givers. Codes for such structures should not be dramatically different from main house codes. Dormitory type structures with perhaps shared bath or kitchen facilities might have somewhat looser finish codes inside, but not not outside. Extraterritorial development: Depends on 1. who pays, 2. what standards must be met, 3. wilderness value of particular "plots". 4. Town should NOT pay to enrich private developer(s). This kind of issue may require public vote, rather than only Council action. I other parts of the country, we have seen private developers put in roads, sewers, etc. - sometimes with really poor construction, then offer the subdivisions for annexation. Do we know enough about what we are doing to prevent that, and to protect the environment and wildlife from poorly placed and executed clearing, for example?	2/8/2020 11:45 AM
26	Perhaps more housing space is needed for summer conference attendees, and for year round visitors. Cooperation between the town, the church and the college is most important.	2/7/2020 9:23 PM
27	When I say it doesn't matter, I am saying that I don't have an opinion. I don't have enough information to make an informed decision about impact of developing land, alternative housing, managing population, attracting younger people, Or developing municipal areas outside the gate.	2/7/2020 6:46 PM
28	Increased population means increased tax base but also increased traffic and damage to environment and special character of Montreat.	2/7/2020 6:28 PM
29	I am against too much construction. Asheville is already overbuilt. I am for renovating existing buildings if alternative housing is needed.	2/7/2020 3:16 PM
30	The cost of housing is too high only because it's too limited - supply vs demand. We should welcome more residences rather than being snobbish and keeping it for the privileged few.	2/7/2020 3:02 PM
31	We do not need over development	2/7/2020 2:46 PM
32	Please do not bring condos and townhouses into Montreat.	2/7/2020 2:24 PM
33	Affordable housing is a major concern. My wife looked for a house several years before finding	2/7/2020 1:58 PM

Community Assessment Survey

one that was "reasonably" affordable, and we've spent over \$100,000 to get it safe, secure and up to code. I've always wondered why someone hasn't built, smaller condos or duplexes on property here. Maybe zoning doesn't allow it?

34	If ETJ is to be developed it should not be at the expense of the Montreat town residents.	2/7/2020 1:17 PM
35	Only under control of town of Montreat. Keep commercial properties in Black Mountain only.	2/7/2020 12:56 PM
36	These all sound like important issues but I don't know enough about the pros and cons to advocate for strong positions yet. Eg, population growth sounds like it would threaten the quiet and peace I treasure in Montreat -- but I don't know if population may have been declining, which need to be addressed?	2/6/2020 10:06 PM
37	Please see previous sections for comments -- before building plans are approved. A small grocery and sundries store would be helpful, especially for older citizens and students. Apartment developments of any kind might better fall under the general categories of "leases" mentioned above, e.g., student, pastor, teacher and missionary families needing such.	2/6/2020 8:39 PM
38	I'm not informed enough to comment on this. I am concerned about possible development of the Graham property.	2/5/2020 10:33 PM
39	Where would the increased year-round population dwell? Why would a business locate here in such a small market? ETJ development offers greatly increased chance of landslides, water/drainage issues, and other potential environmental disasters to the existing structures and population. Duplexes and four-plexes are very popular in many communities.	2/5/2020 9:51 PM
40	Development of the ETJ infrastructure should not be financed by taxpayer funds, nor should there be septic systems allowed unless there is no "zero" chance of contaminating Flat Creek or ground water. I am not opposed to alternative housing especially if there is a way to make it affordable housing.	2/5/2020 9:44 PM
41	The spirit of Montreat is alive and well and needs to be honored even when new ideas are proposed.	2/5/2020 8:57 PM
42	No multi-unit housing!!!! It's ugly!!!! It's not Montreat!!! Read what I said above!!!!	2/5/2020 1:15 PM
43	Some housing growth and population increase is probable. But unless densities are dramatically increased, the growth will be limited due to the small amount of undeveloped land (even if we include the extra-territorial land). It would be nice and very traffic efficient to have some village scale retail and dining available.	2/5/2020 7:53 AM
44	These are just proposals for some people to make money at the expense of other people under the guise of "Progress" and "Fellowship".	2/4/2020 10:27 PM
45	Don't listen to developers. They ALL make their \$ and disappear.	2/4/2020 8:54 PM
46	No clearing for additional housing	2/4/2020 7:46 PM
47	If growth happens, planned growth would be my first thought.	2/4/2020 7:37 PM
48	The very wealthy are getting away with too much already	2/4/2020 6:39 PM
49	For development of extra territorial jurisdictions, only if its outside the gate.	2/4/2020 6:38 PM
50	Montreat should carefully protect the mountains from unsightly development that will involve clear cutting the mountainsides for housing.	2/4/2020 5:33 PM
51	Infrastructure has to be able to support more people before we decide to have condos and apartments. Traffic would also be a major consideration. When increased traffic means there is discussion about removing the gate, it has gone too far.	2/4/2020 5:23 PM
52	not much knowledge of these details	2/4/2020 5:00 PM
53	assisted living and elder housing should become an option	2/4/2020 4:43 PM
54	Montreat is special. Developing Montreat will make it NOT special. Please don't ruin the wonder that is Montreat; our family has loved it and our house over 100 years.	1/31/2020 9:05 PM
55	Only if it is through a renovation of current structures.	1/31/2020 12:15 PM
56	Where would condos or townhouses be built? I do not want them near or within sight of my home. When I purchased my very expensive Montreat home, it was with the expectation that it	1/31/2020 11:44 AM

Community Assessment Survey

would continue to be surrounded by single family dwellings (recognizing that in Montreat, many of these single family dwellings belong to a group of extended family members).

57	Montreat is not LA	1/31/2020 10:54 AM
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Q10 If you could wave a magic wand at Montreat, what would you like to see happen?

Answered: 154 Skipped: 81

Community Assessment Survey

#	RESPONSES	DATE
1	Maintain great outdoor sanctuary, feeling of safety and belonging, familiarity with neighbors and welcoming to visitors	2/26/2020 9:39 PM
2	all previous recommendations form a committee, revise the plan and get cracking	2/26/2020 5:05 PM
3	Maintain/improve existing structures, but limit future growth and expansion. We do NOT want to be another Blowing Rock--	2/26/2020 4:31 PM
4	Stop using the word Montreatize , it sends a message of elitism	2/26/2020 11:57 AM
5	Cutting the cost of buying a home in half	2/25/2020 3:11 PM
6	I really don't know. I guess I always notice areas that need to be fixed when I am there. This includes roads, landscaping, trash, etc. I am not particularly involved in what goes on in Montreat. I do give to the MRA, but after trying years ago to become involved I gave up and lost interest.	2/25/2020 11:55 AM
7	A vehicle bridge over Flat Creek connecting Greybeard with Kentucky (where the pedestrian bridge is) to give an alternative route out of Montreat besides West Virginia in case of an emergency or if Greybeard is shut down.	2/25/2020 11:13 AM
8	Have Mayor Helms step down. REQUIRE all Commissioners to attend Local Government Commission courses so they understand legal and practical governance issues.	2/25/2020 9:19 AM
9	forgiveness for past mistakes and civility and love between disagreeing parties	2/25/2020 9:12 AM
10	Better community cooperation and agreement on the future direction for Montreat	2/25/2020 8:56 AM
11	I would like to see discussion about the possibility of a senior retirement facility being built here. If the college ever closed that might be a use for the college infrastructure.	2/24/2020 9:25 PM
12	Be more welcoming and create openness in governance . Bring community together not arguing with people or not listening to those who disagree with council's actions.	2/24/2020 9:10 PM
13	Neighbors genuinely loving neighbors.	2/24/2020 8:17 PM
14	Martha Campbell and Mary Standert and the group of negative thinkers move away.	2/24/2020 7:55 PM
15	Protect all tree canopy	2/24/2020 6:26 PM
16	more paved roads and maps	2/24/2020 6:13 PM
17	Lake Susan would average at least 8 to 10 feet deep, after real dredging, as opposed to the sloppy and incomplete job that was done several years ago.	2/24/2020 5:24 PM
18	I'd like to see everyone (full time residents primarily) come together with no divisions between us but united.	2/24/2020 4:33 PM
19	Better maintenance of roads and property	2/24/2020 4:31 PM
20	everybody friendly	2/24/2020 2:08 PM
21	Continue thorough Maintenance And protection of hiking paths, green spaces, creeks, Lake Susan, its dam, and Montreat roads	2/24/2020 1:11 PM
22	KEEP IT LIKE IT IS	2/24/2020 1:00 PM
23	Montreat remain the same magical, safe and unique place it has always been. That includes looking the same way as well.	2/24/2020 12:58 PM
24	have municipal elections	2/22/2020 8:07 PM
25	The American chestnut trees would come back.	2/22/2020 6:36 PM
26	Council should not blame "others" and "the previous administration" on the continued division within the town. There are both superficial and genuine improvements in this but continued accusations and negative comments/implications are unacceptable. Thank goodness the recent settlement was not blamed on Mayor Taylor! When there is a opening on TC council must publicly seek citizen recommendation as is now happening in BIMtn even for a few months	2/19/2020 12:06 PM

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appointment. The newest appointment is excellent, but don't make it seem that a small group continues to make decisions on town leadership.

27	The College would disappear allowing new housing and commercial opportunities with limited new development.	2/18/2020 10:30 AM
28	Wilderness including water sources protected and a slow down in building, especially huge houses.	2/18/2020 9:49 AM
29	That damn house visible from part-way up Greybeard trail would disappear.	2/14/2020 10:26 PM
30	Emphasis on the gospel on Sunday mornings in Anderson Auditorium.	2/14/2020 6:35 PM
31	Stop time and keep it as is	2/14/2020 11:29 AM
32	As little change as sustainably possible, that's why it's called Montreat=Mountain Retreat! Those that wanted Asheville can move there! Its near perfect as it is!	2/13/2020 8:06 PM
33	I am currently a year round resident who rents. I am single, and though I earn a good salary, it would be tough to afford to buy a place in Montreat. I'd like to see that change where possible. It might also be good to limit the size of property. Some new builds and renovations are making the houses gigantic. This doesn't feel as though it fits the scale of Montreat. Perhaps more social/community events or music concerts, not associated with the church/college?	2/13/2020 3:39 PM
34	Everyone agreeing on most things	2/13/2020 1:42 PM
35	Peace, cooperation, forgiveness of past conflicts, natural gas into montreat	2/13/2020 1:05 PM
36	Peace	2/13/2020 10:33 AM
37	Peace and love in the valley with a way to beautify with nature what we already have under foot, plus keep all kate nds of development out. Love and acceptance among neighbors, love and working as one unit among town, conference, heritage center, college to PTESERVE for the FUTURE a special and unique place unlike any of the other predictable developments destroying the American landscape in today's world. Lokmbeyond tomorrow into the years ahead and preserve the kindness nature has given us lest we become scavengers like the rest.	2/12/2020 8:38 PM
38	For it to mostly stay the same. I'm sure that there are some improvements that need to be made but we love Montreat for how it is now.	2/12/2020 3:52 PM
39	base services improved for amount of taxes paid (good roads, sanitation etc)	2/12/2020 2:20 PM
40	Investment in wider roads. A more democratic pathway to membership on the board.	2/12/2020 11:01 AM
41	Or town would be much more reflective and inclusive of the wide diversity of God's creation.	2/12/2020 10:07 AM
42	Upgrade housing for summer staff	2/12/2020 8:48 AM
43	For it to stay quiet, relaxed, safe, friendly, and to remain Montreat not become every other town.	2/11/2020 11:39 PM
44	For it to stay quiet, safe, relaxed, peaceful, friendly, and to keep it Montreat. Not to make it like other towns.	2/11/2020 11:19 PM
45	Peace. Also, the dead branches and trees along the public areas should be cleared away. Especially Elizabeth's Path, and places along the stream. There are entirely too many dead trees since the storms in the last few years and the decision to let "nature take it's course" and leave them where they fall or where they are cut down. It just doesn't look good and detracts from the beauty of town.	2/11/2020 10:16 PM
46	I would like for Montreat to be a more diverse and open community. I would like for Montreat to be more desirable for younger, year-round residents & families. I would like for the college to be a welcoming and progressive place, not a place that has to bow to judgmental, hypocritical evangelical donors. I would also like to see the two residents with confederate flags in front of their homes take them down- it's 2020 and they're divisive- period.	2/11/2020 9:10 PM
47	Public relations - you do not have to be with a church of from a church to live here - young families need to be sought	2/11/2020 8:56 PM
48	All events would be well attended	2/11/2020 8:21 PM
49	Have current Mayor and Council stay in office forever	2/11/2020 6:27 PM

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50	Everybody get along.	2/11/2020 5:55 PM
51	Younger people moving in	2/11/2020 5:17 PM
52	Healthy relations between MRA and Town.	2/11/2020 5:13 PM
53	Get moving on dam area, Nature center and surrounding area, And dead tree trash that litters most every corner	2/11/2020 5:09 PM
54	improved infrastructure	2/11/2020 4:59 PM
55	Keep it as perfect as it is now.	2/11/2020 4:53 PM
56	Join Dark Sky national program and attain certification for Montreat	2/11/2020 4:52 PM
57	Better roads	2/11/2020 4:44 PM
58	A general store that is Montreat attractive	2/11/2020 4:43 PM
59	More year round residents	2/11/2020 4:37 PM
60	Monitored gate entry, and closer attention to rule breakers in the parks and streams	2/11/2020 4:26 PM
61	Replace/repair bridge by the ball field	2/11/2020 4:13 PM
62	Maintaining our environment	2/11/2020 4:11 PM
63	Doing justice, loving kindness, walking humbly with all	2/11/2020 2:40 PM
64	Speed limits would be obeyed Improvement to roads and shoulders Clean up of underbrush and fallen limbs near paths Everyone who walks with a dog would comply with the leash law Bathrooms in Moore Center would be upgraded (recent wall/ceiling repairs neglected the floor and counter/sink, both of which are in serious need of replacing in these bathrooms, which are the MOST-FREQUENTLY USED ones on the grounds.	2/10/2020 4:15 PM
65	The 3 town entities become fiscally responsible, work together for the betterment of Montreat, and a good dose of reality.	2/10/2020 2:27 PM
66	That lived there year round!!!!	2/9/2020 10:12 PM
67	Roads get fixed	2/9/2020 5:05 PM
68	Coffee house and bakery	2/8/2020 4:30 PM
69	Keeping Montreat safe , common grounds being maintained better (mowed, weed eater, no trash laying around)like in years past, keeping peace between council and the community	2/8/2020 6:20 AM
70	I would like to see Montreat remain pretty much the same: a place for worship, for families, and for spiritual growth. Also a place of natural beauty, not ultra-developed. My family has been coming to Montreat for 70 years, and I hope it will be 100 more.	2/7/2020 9:23 PM
71	Preservation of mountainous retreat and not development of a suburb	2/7/2020 9:19 PM
72	Improvement of current structures such as BWYC, clean out flat creek of fallen trees and debris, less focus on development	2/7/2020 8:31 PM
73	I spend a lot of time thinking about the groups that come here in the summer, especially to the youth conferences through the work of the Montreat Conference Center. I think about MRA being a true conference center that can attract really top speakers and top groups. I want the conferees to fall in love with Montreat the way I have. I think a real upgrade of meeting spaces is necessary to attract people who expect to be pampered on vacation. I realize this is not a town issue but a healthy conference center will benefit everyone.	2/7/2020 6:46 PM
74	Go back in time to where we are all kids again and everyone went to the same church .	2/7/2020 6:28 PM
75	Newcomers not trying to make Montreat an exclusive place	2/7/2020 3:58 PM
76	More festivals, more diversity of residents, more welcome of outsiders and tourists.	2/7/2020 3:16 PM
77	Make it easier to buy or rent a full time residence here for anyone who wants one.	2/7/2020 3:02 PM
78	More community space for residents to use rather than renting space from the Conference Center	2/7/2020 2:55 PM

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79	More biblically based programming	2/7/2020 2:46 PM
80	let me live longer (I'm almost 74)	2/7/2020 2:32 PM
81	Montreat is a beautiful place for spiritual restoration, recreation and contemplation. I wish it could stay that way. Our world has a habit of finding beautiful places and wrecking them with over-development - destroying the very things that made people come to them to begin with. Please don't let that happen in Montreat. I wish that native plants would not be mowed down by the curb maintenance team. I wish people could park large vehicles in a central location and stop clogging up the small side streets by parking their big cars there. I hope Montreat stays Pedestrian friendly. I hope the hiking trails continue to be well maintained. I love Montreat and hope Town Council continues to make wise decisions.	2/7/2020 2:24 PM
82	fewer McMansions	2/7/2020 2:10 PM
83	More year-round programs to attract new folks to this wonderful town. Some may stay if there's affordable housing (under \$500,000) available. Not everyone wants to buy a \$400,000 house and spend another \$75,00 to \$150,000 rehabbing it.	2/7/2020 1:58 PM
84	Elected officials should not grant themselves extra time in office.	2/7/2020 1:17 PM
85	Lower taxes and expenses	2/7/2020 12:56 PM
86	Become more international. Welcome refugees.	2/7/2020 12:47 PM
87	Preserve the peace and quiet I treasure when I visit (eg, no blasting music at Youth Conferences which disturb the whole town), while also providing the commercial and tourist services and activities to keep the place lively and not a museum. This balance may be impossible -- but that's what magic wands are for.	2/6/2020 10:06 PM
88	Protection of the overall environment -- with modest development in terms of building and commercial pursuits, such as the small grocery store mentioned.	2/6/2020 8:39 PM
89	All dogs on leash. Town kept small. Our trails kept off google. (I know it is impossible)	2/6/2020 3:33 PM
90	Preserve the smallness	2/6/2020 3:04 PM
91	Better Protection of the wilderness	2/6/2020 5:55 AM
92	Wider roads. Realistic egress routes for disaster evacuation.	2/5/2020 9:51 PM
93	That anyone who wanted to move here could buy a lot and build a home for their permanent residence. That the College would flourish and be able to renovate the buildings on campus as well as to expand on the Black Mountain Campus. That the Conference Center manage to expand their use throughout the year. And that the Town would have the resources to support the increased infrastructure costs.	2/5/2020 9:44 PM
94	Bring the community together more. Decrease the fallout from the contentious selection of the new Town Hall site.	2/5/2020 8:57 PM
95	Harmony	2/5/2020 8:44 PM
96	Being proactive in addressing global warming issues and marketing these areas.	2/5/2020 4:34 PM
97	All roads in continually good repair	2/5/2020 1:29 PM
98	No multi-unit buildings! I would like to see some younger residents. I want a well-maintained Montreat as it is now—no new buildings, especially in the “town center”.	2/5/2020 1:15 PM
99	Making it affordable for people to visit and stay, yet maintaining the beauty and integrity of a beautiful setting.	2/5/2020 10:06 AM
100	conservative leadership	2/5/2020 9:31 AM
101	More young families be able to move in. Housing will need to be much more affordable for this to happen.	2/5/2020 9:22 AM
102	We already have a magical place!	2/5/2020 7:53 AM
103	Eagerly awaiting the new Town Hall and greater visibility/opportunity for involvement between the government and its citizens and its visitors.	2/5/2020 2:27 AM

Community Assessment Survey

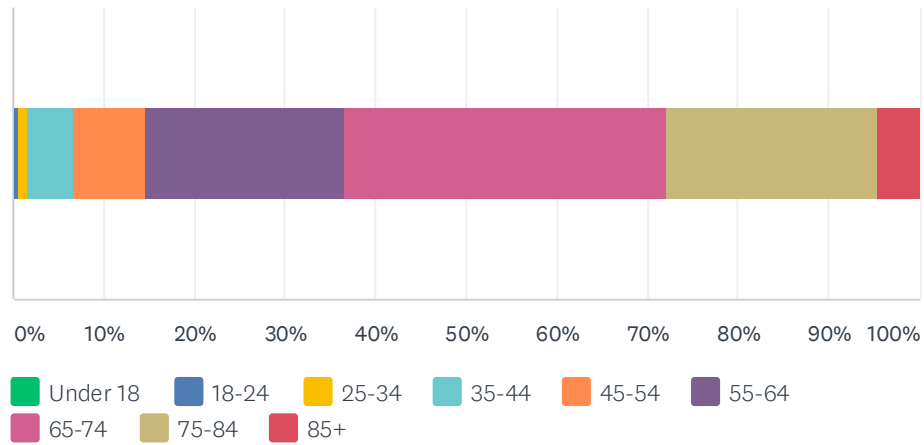
104	A High Class Bar overlooking a large resort quality swimming pool; complete with a free ride home.	2/4/2020 10:27 PM
105	Preserve the magic Christian wilderness-like environment. This just does not exist elsewhere.	2/4/2020 10:11 PM
106	I would turn back time and correct some of the costly missteps of the past decade that have taken their toll financially and continue to pay a price in bruised relationships.	2/4/2020 9:40 PM
107	Fix up the barn; fix up pottery shop; figure more parking; so frustrating at Assembly Inn when you are elderly. plant more trees	2/4/2020 9:22 PM
108	A good year round restaurant around Lake Susan. Local and farm to table based. It would do well.	2/4/2020 9:07 PM
109	I'd like it to stay the same.	2/4/2020 9:01 PM
110	Diversity	2/4/2020 9:00 PM
111	Change is inevitable but if the Town bows to developers and the big money folks, Montreat will be another South Charlotte.	2/4/2020 8:54 PM
112	Honor history and tradition. Control growth Maintain relations with MRA, college and hownowers	2/4/2020 8:34 PM
113	Keep on keepin on but don't overdevelop please!!!	2/4/2020 8:32 PM
114	Limited growth in population and housing. It is hard to maintain what we have. Do not want over crowding.	2/4/2020 8:32 PM
115	Montreat residents have use of the college's facilities	2/4/2020 7:46 PM
116	Limited mixed use green village with high property values and low taxes.	2/4/2020 7:37 PM
117	Affordable for families, diverse, accepting of all kinds of diversity.	2/4/2020 6:39 PM
118	For the magic of Montreat not to be compromised by the "need" to expand, update or cater to commercial development. If this happens Montreat will never be the same and will lose what has made it so special over the years.	2/4/2020 6:38 PM
119	maintain pretty much as is	2/4/2020 6:28 PM
120	Council should answer to all voices. Recorded council minutes should reflect views of all who spoke not just favorable voices.	2/4/2020 6:25 PM
121	For Assembly Inn to offer true fine dining experience and state of the art coffee shop for residents and guests to enjoy year round.	2/4/2020 6:13 PM
122	Fix the Flat Creek damage and remove the detour.	2/4/2020 5:33 PM
123	Those of us who have been a part of the Montreat community for many years tend to see only its charm and overlook its aspects that are not visually appealing. I would like to see the utilities buried within the first quarter mile of Assembly Drive, the bare banks covered with an evergreen ground cover, and the garbage containers removed. Having the main drive into Montreat lined with garbage containers does not make a favorable impression for first time visitors or anytime visitors. Most communities require garbage cans to be removed with 24 hours of pickup. I am not suggesting that Montreat have a Hilton Head type entrance but a little sprucing up would make a world of difference.	2/4/2020 5:24 PM
124	Infrastructure to support more residents but focusing on services other than retail development.	2/4/2020 5:23 PM
125	Stay the same	2/4/2020 5:14 PM
126	to see the two churches live in harmony.	2/4/2020 5:03 PM
127	a limit on the number of "mansions" built	2/4/2020 5:00 PM
128	More cooperation among major entities .	2/4/2020 4:48 PM
129	full protection of all or our greenspace. Tighter going and building codes to benefit our greenspace and people , not developers and cars	2/4/2020 4:43 PM
130	Continue growing attracting younger families.	2/4/2020 4:39 PM

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131	More young families	2/4/2020 4:31 PM
132	I would like to see the eclectic mix of houses continue. I would want to see a mix of housing - not all huge, new Expensive houses. Preservation of the old houses and trees would be a priority.	2/4/2020 4:29 PM
133	Bar service at Assembly Inn with pub dining	2/4/2020 4:20 PM
134	Larger tax base--commercial & residential.	2/4/2020 4:14 PM
135	reverse of global climate change so Montreat can stay cool, moist, and green	2/4/2020 4:01 PM
136	Prevent large land parcels from clear cutting. get a viable land use policy.p	2/4/2020 3:59 PM
137	Young people that move to Montreat because they want to be a part of a great community and be an active part of everything	2/4/2020 3:56 PM
138	All God's children loving each other☺	2/1/2020 8:49 PM
139	Sport. It's already been waved.	2/1/2020 7:24 PM
140	Keep the developers and "improvers" out. Help the College thrive and produce society-helping grads. Keep it a life-rejuvenating retreat for sweet people	1/31/2020 9:05 PM
141	Montreat remain a peaceful retreat as was its original purpose	1/31/2020 2:48 PM
142	Have the items in #8 above happen!	1/31/2020 2:24 PM
143	I just like the look it has right now. I feel safe and secure living here.	1/31/2020 1:14 PM
144	Healthy College, Conference Center, and Town	1/31/2020 1:02 PM
145	??	1/31/2020 1:00 PM
146	More diversity	1/31/2020 12:15 PM
147	Pretty much freeze it.	1/31/2020 12:03 PM
148	All Montreat creeks flowing with water and never dry creekbeds; visitors who respect the beauty of Montreat and do not leave trash in the roads and walkways (or loose trash in others private bear boxes); visitors who contribute their fair share to the upkeep of Montreat.	1/31/2020 11:44 AM
149	police control, supporting older folks	1/31/2020 11:29 AM
150	Reduce outside traffic. Selfish but true	1/31/2020 11:25 AM
151	Everybody in montreat to act and think like Jesus Christ	1/31/2020 10:54 AM
152	Constant modernization	1/31/2020 10:43 AM
153	Cheaper housing	1/31/2020 10:11 AM
154	Funding to keep the infrastructure up to date.	1/31/2020 9:51 AM

Q11 What is your age

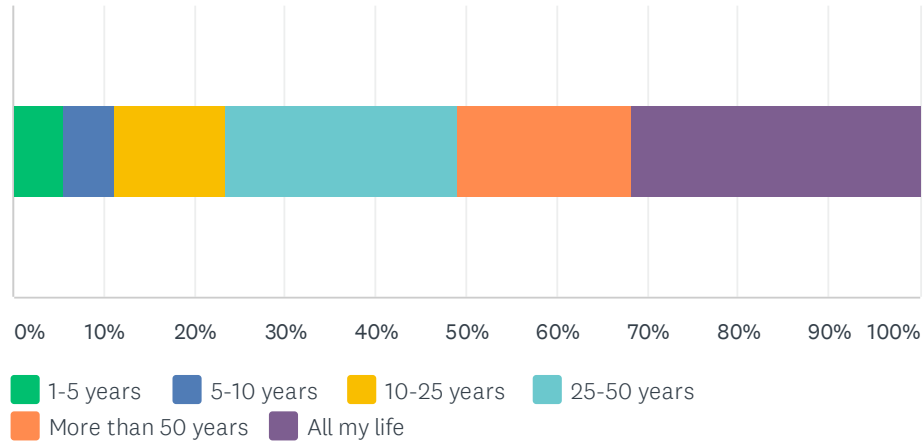
Answered: 197 Skipped: 38



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.51%	1
25-34	1.02%	2
35-44	5.08%	10
45-54	8.12%	16
55-64	21.83%	43
65-74	35.53%	70
75-84	23.35%	46
85+	4.57%	9
TOTAL		197

Q12 How long have you been coming to Montreat?

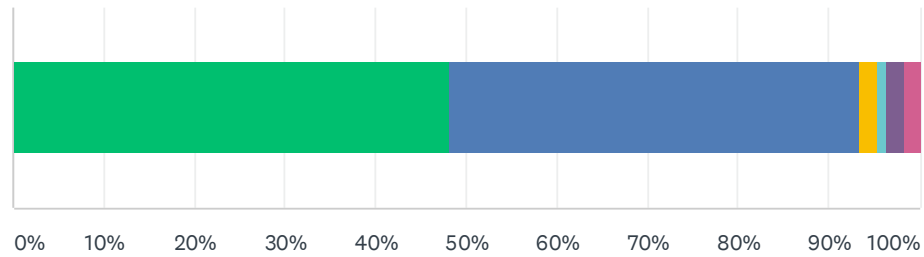
Answered: 196 Skipped: 39



ANSWER CHOICES	RESPONSES	
1-5 years	5.61%	11
5-10 years	5.61%	11
10-25 years	12.24%	24
25-50 years	25.51%	50
More than 50 years	19.39%	38
All my life	31.63%	62
TOTAL		196

Q13 Please select the response that best describes yourself:

Answered: 195 Skipped: 40



- Property owner/full time resident
- Property owner/part time resident
- Renter/full time resident
- Renter/part time resident
- College student (in dorms or not)
- None of the above but work in Montreat
- None of the above but I hike/walk/bike/use the playground or other activiti...

ANSWER CHOICES	RESPONSES	
Property owner/full time resident	48.21%	94
Property owner/part time resident	45.13%	88
Renter/full time resident	2.05%	4
Renter/part time resident	1.03%	2
College student (in dorms or not)	0.00%	0
None of the above but work in Montreat	2.05%	4
None of the above but I hike/walk/bike/use the playground or other activities	1.54%	3
TOTAL		195

Q14 If you are not a full time resident, about how much time do you spend in Montreat?

Answered: 95 Skipped: 140

ANSWER CHOICES	RESPONSES	
Days:	12.63%	12
Weeks:	34.74%	33
Months:	61.05%	58

#	DAYS:	DATE
1	70 days a year	2/25/2020 11:57 AM
2	14	2/24/2020 12:41 PM
3	5-6	2/18/2020 9:50 AM
4	14	2/11/2020 4:53 PM
5	Every weekend now, full time ASAP	2/7/2020 3:04 PM
6	3	2/7/2020 2:01 PM
7	Multiple visits each week	2/5/2020 10:12 AM
8	19 nights per calendar year.	2/4/2020 10:33 PM
9	2-6 every month	2/4/2020 10:12 PM
10	300	2/4/2020 4:45 PM
11	50	2/4/2020 4:30 PM
12	50	1/31/2020 10:44 AM

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#	WEEKS:	DATE
1	52	2/18/2020 9:50 AM
2	cumulatively 2 weeks per year, approx.	2/14/2020 10:28 PM
3	2-3 weeks a year	2/14/2020 11:30 AM
4	3	2/13/2020 2:56 PM
5	one	2/12/2020 3:53 PM
6	10	2/11/2020 8:21 PM
7	3	2/11/2020 5:41 PM
8	6	2/11/2020 4:44 PM
9	25	2/11/2020 4:27 PM
10	About three weeks a year	2/11/2020 4:14 PM
11	6 weeks	2/11/2020 8:41 AM
12	3/year	2/9/2020 5:06 PM
13	4	2/8/2020 7:12 AM
14	One week a summer	2/7/2020 9:30 PM
15	6	2/7/2020 3:58 PM
16	48	2/7/2020 3:18 PM
17	3 weeks in the summer	2/7/2020 2:48 PM
18	52	2/7/2020 2:01 PM
19	5 weeks	2/7/2020 1:37 PM
20	10	2/7/2020 12:49 PM
21	1-2 weeks a year	2/6/2020 10:23 PM
22	3	2/5/2020 10:12 AM
23	One or two complete weeks per year	2/4/2020 10:12 PM
24	3	2/4/2020 9:49 PM
25	2-3	2/4/2020 5:15 PM
26	5-6 weeks per year	2/4/2020 5:01 PM
27	8	2/4/2020 4:21 PM
28	8-12	2/4/2020 4:15 PM
29	6	2/4/2020 4:06 PM
30	15	2/3/2020 9:34 AM
31	12-18	1/31/2020 2:50 PM
32	3	1/31/2020 11:36 AM
33	8 weeks	1/31/2020 11:25 AM

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#	MONTHS:	DATE
1	3-4	2/26/2020 9:40 PM
2	2- 3	2/26/2020 4:32 PM
3	2	2/26/2020 11:57 AM
4	6	2/25/2020 12:21 PM
5	2	2/24/2020 6:28 PM
6	3 months and weekends	2/24/2020 6:15 PM
7	4	2/24/2020 5:25 PM
8	2.5	2/24/2020 2:15 PM
9	Our house is owned by 4 family members. I spend about 3 weeks, but other family members spend about four months total.	2/24/2020 1:19 PM
10	5-6	2/24/2020 12:40 PM
11	2	2/22/2020 6:37 PM
12	12	2/18/2020 9:50 AM
13	Three a year.	2/12/2020 8:40 PM
14	2	2/12/2020 2:28 PM
15	2	2/12/2020 8:49 AM
16	six	2/11/2020 10:18 PM
17	7	2/11/2020 7:56 PM
18	3	2/11/2020 6:56 PM
19	3	2/11/2020 6:27 PM
20	6	2/11/2020 5:56 PM
21	Several months	2/11/2020 5:18 PM
22	3-4	2/11/2020 5:01 PM
23	summers and holidays and weekends	2/11/2020 4:54 PM
24	12	2/11/2020 4:07 PM
25	All summer, fall months and in and out in winter	2/10/2020 11:06 PM
26	1-2	2/9/2020 10:12 PM
27	3 months	2/8/2020 6:20 AM
28	3	2/7/2020 8:32 PM
29	We come once a month for a long weekend	2/7/2020 2:48 PM
30	2	2/7/2020 2:24 PM
31	avg. 6 months per year	2/7/2020 2:11 PM
32	Year-round	2/7/2020 2:01 PM
33	12	2/6/2020 8:40 PM
34	2-3 months total	2/5/2020 10:34 PM
35	3 months	2/5/2020 8:59 PM
36	3 months	2/5/2020 4:35 PM
37	5-6 months	2/5/2020 1:15 PM

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38	2	2/5/2020 1:01 PM
39	6 months	2/5/2020 2:29 AM
40	Partial, year-round	2/4/2020 10:12 PM
41	2	2/4/2020 9:44 PM
42	one month or more	2/4/2020 9:22 PM
43	7	2/4/2020 8:32 PM
44	5	2/4/2020 7:28 PM
45	2	2/4/2020 6:15 PM
46	2	2/4/2020 6:13 PM
47	3-4 months per year	2/4/2020 5:28 PM
48	3-6	2/4/2020 5:03 PM
49	5+	2/4/2020 4:58 PM
50	3 months	2/4/2020 4:10 PM
51	six months	2/4/2020 3:56 PM
52	4	2/4/2020 3:55 PM
53	6 months	2/1/2020 7:25 PM
54	1	1/31/2020 9:07 PM
55	5	1/31/2020 1:01 PM
56	3+ broken up in weeks/long weekends.	1/31/2020 12:06 PM
57	4	1/31/2020 11:45 AM
58	6-7 months	1/31/2020 9:52 AM

Q15 Other comments you would like to offer:

Answered: 70 Skipped: 165

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#	RESPONSES	DATE
1	Have the courage to do what is best for our town and the residents. There will be some naysayers who don't want to change a thing. They are the same folks who opposed widening the road and paving the walkway along Assembly Drive.	2/26/2020 5:08 PM
2	I very much like living in Montreat!	2/25/2020 11:13 AM
3	this information is not relevant	2/25/2020 9:12 AM
4	Town Council is doing a great job...keep it up!	2/25/2020 8:57 AM
5	I think this survey is a very healthy exercise. I don't think I have ever been asked to give input like this. So the town administration and town council are to be commended!!!	2/24/2020 9:27 PM
6	Thank you for asking our opinion. Makes us feel a part of the process.	2/24/2020 4:33 PM
7	Thanks for a good survey!	2/24/2020 2:15 PM
8	Planning and Zoning should carefully consider whatever changes it's planning to make in light of the fact that 150 plus acres are sitting up on the mountain and possibly poised for development. No other issue stands to alter the history and course of Montreat so substantially, and the impact of whatever change is ahead depends entirely on the Town's approach to managing it.	2/24/2020 1:33 PM
9	Montreat is a very special place with good Christian folk. It is land- locked, so addition of houses, retail businesses, and population density need to be closely monitored.	2/24/2020 1:19 PM
10	The previous long range planning document expired years ago. It was reviewed publicly at least once a year and staff reported on any items not completed. Some items were ongoing, some proved impossible to complete, others were completed. There was an estimate for the consultants who assisted unbiased in the process before to update the report but that was rejected. Please get your information evaluated by an outside planner so we all know what combined voices are saying and how they should be interpreted.	2/19/2020 12:06 PM
11	I'm salty this morning and you're getting real, unfiltered, snarky responses. I apologize. But Montreat is a real concern for me and I don't enjoy the amped up energy surrounding some of these topics. We (community) says it wants change, but it has a super high property value and doesn't want more people in the valley. We want a community, but half of the houses are owned by people who do not live here. This isn't a normal town, it's kind of a destination/vacation country club. That is how it is, for better or worse.	2/18/2020 10:33 AM
12	Thanks to the Town Council for keeping us informed and for listening to residents.	2/14/2020 6:37 PM
13	Plan to spend more time when I retire	2/14/2020 11:30 AM
14	I own property and plan to become a full time resident asap, so that is why I clicked property owner/full time resident. I also plan to be an actively involved resident! I truly love Montreat and I hope it only changes for the better or not at all! Thanks for asking!	2/13/2020 8:13 PM
15	Keep smiling.....it makes people wonder what you're up to	2/13/2020 1:06 PM
16	I know that the Planning and Zoning regulations are being revised and I know some are outdated , but the council must make sure that any changes that are made are in the best interest of the majority of the town and not to serve the special interest of a few.	2/13/2020 10:36 AM
17	As our town, continue to serve the religious and educational facilities in Montreat, plus service the cottage owners, and, forget about trying to develop , grow , and change Montreat! Thank you! We love it!	2/12/2020 8:40 PM
18	Montreat is a RESIDENTIAL township. It is a neighborhood. Its a community that offers respite and a peaceful retreat to distance one's self from Starbucks, Walmart, traffic lights, Ingles, a fire department, a school house, etc. If people want those things then they are on offer right outside the gate. Thank you for trying to halt the efforts to make it a municipality. The biggest threat to our cove is greed: development, business, or any venture that has dollar signs stamped on it will continue to seek to infringe.	2/12/2020 2:28 PM
19	Consider ways to take advantage of our trails and other natural resources to invite more diverse groups to visit and make use of our space.	2/12/2020 10:09 AM

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20	Our time in Montreat varies but will increase when completely retired. Soon.	2/11/2020 11:41 PM
21	Our time varies but will increase when retired.	2/11/2020 11:17 PM
22	We love Montreat and plan to be full time residents in the near future. We believe it is about as close to heaven as you can get on this earth.	2/11/2020 10:18 PM
23	Montreat has to move forward- the full-time population needs to increase (and include younger people). The college seems to be in a rough place & is moving backwards. The impression that others have of Montreat is that it is old, closed-off and conservative. Living here, I know that this is not the real story- Montreat is beautiful and peaceful with so many open, welcoming and progressive people- they need to be better represented.	2/11/2020 9:17 PM
24	The college is not going to make it - senior living would buy their campus	2/11/2020 8:57 PM
25	Thank you to the staff of the town. Always helpful and available.	2/11/2020 5:41 PM
26	Live in area and in and out of Montreat most weeks.	2/11/2020 5:16 PM
27	Thank you for this opportunity to vent.	2/11/2020 5:10 PM
28	Thank you for asking!	2/11/2020 4:53 PM
29	Thank you, this is much needed.	2/11/2020 2:41 PM
30	Montreat is the best kept secret in the world! We can't imagine life without it! Thank you for looking ahead and asking for input on what the issues are today so we can always continue to improve, grow and be the stewards of the land God intended us to be. God Bless Montreat!	2/10/2020 11:06 PM
31	I will retire in Montreat or nearby.	2/9/2020 5:06 PM
32	The mayor mostly handles a professional meeting, and he needs to watch his mouth. Unprofessional conduct is really not excusable in a public forum.	2/8/2020 11:47 AM
33	Being a Presbyterian, a graduate of Presbyterian College, and a person who had many good friends in Montreat, from working there & spending summers there, I highly value Montreat. Take care of it, please. We have more than 90 people in our extended family, and almost all of them have been or will be in Montreat from time to time. My name is W. Hoke Currie.	2/7/2020 9:30 PM
34	Keep Montreat, Montreat!	2/7/2020 6:30 PM
35	Thanks for soliciting and considering all constituents' feedback.	2/7/2020 3:18 PM
36	Thanks for asking our opinions.	2/7/2020 3:04 PM
37	Better protect the Gate through signage or lights	2/7/2020 2:57 PM
38	Thank you for caring about Montreat. To God be the glory!	2/7/2020 2:48 PM
39	thanks	2/7/2020 2:32 PM
40	Thank you.	2/7/2020 2:24 PM
41	Hope to be full-time resident soon as a retiree.	2/7/2020 2:01 PM
42	Kudos to the public works dept. For their talent and service to the cottage owners.	2/7/2020 1:56 PM
43	Many specific questions not asked here.. why not ask these questions in public forum/ ..	2/7/2020 1:22 PM
44	Great place to live. Let's keep it that way!!	2/7/2020 12:58 PM
45	Be bold Montreat!	2/7/2020 12:49 PM
46	I presume there are a significant number of properties in Montreat which are shared by various family members over generations -- either historic ones like the one our family has owned for over 100 years, or more recently purchased or built. It would be wonderful if the Town could provide resources and information to help families preserve and protect their properties, both by attention to the surrounding environment (planting and clearing shrubs and trees), maintaining houses against decay and disaster, and legal structures to preserve shared family use (eg, setting up an LLC for the property) -- even the legal and practical questions of part-time rental. We have had to figure out so much of this on our own, and it seems the town would have good	2/6/2020 10:23 PM

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guidance to provide. I don't see anything on the website that addresses property preservation and protection -- if it is buried under other sections, it should be highlighted!

47	Thank you for the opportunity to comment.	2/6/2020 8:40 PM
48	Thank you for all you do to keep Montreat Montreat.	2/6/2020 3:34 PM
49	Thank you for asking for citizen opinions. Encourage Alex to read his emails and respond in a timely fashion. He is a great town administrator but may get bogged down in his work.	2/5/2020 8:59 PM
50	No multi-unit buildings ANYWHERE in Montreat!	2/5/2020 1:15 PM
51	While we are only in Montreat about 2 months of the year, it is used often by family and friends.	2/5/2020 1:01 PM
52	We have a wonderful and productive town staff. We need to k=make sure they are paid well and fairly.	2/5/2020 7:54 AM
53	I appreciate the Town reaching out for input!	2/5/2020 2:29 AM
54	Little drops of water, little grains of sand, make the summer cottage more than I can stand Is it merely August, or Eternity ?	2/4/2020 10:33 PM
55	Thank you so much!	2/4/2020 10:12 PM
56	I encourage the Town Council to keep up their exemplary work and continue to recognize that the revenue used is tax payer money and not a slush fund to invest in pet projects.	2/4/2020 9:44 PM
57	Love this town.	2/4/2020 9:08 PM
58	We moved here from the Chicago area, and we love living here. It's the opposite of where we used to live. We hope it stays that way.	2/4/2020 9:05 PM
59	Love Montreat.	2/4/2020 8:32 PM
60	Questionnaire reflects assumptions and values rendering some questions unanswerable	2/4/2020 6:41 PM
61	My thanks to each member of the Town Council	2/4/2020 6:30 PM
62	Keep up the excellent work with the Town Council and staff.	2/4/2020 5:35 PM
63	The hiking trails are a tremendous asset, adding to spiritual well being.	2/4/2020 5:28 PM
64	I live just outside the gate and care for my friends houses who do not live here full time, I did live full time for 10 years.	2/4/2020 4:45 PM
65	Thank you to the current council for keeping the previous council from building a gaudy, tree-clearing, unnecessary city hall. "Less is more."	1/31/2020 9:07 PM
66	Will be full time residents next year	1/31/2020 2:50 PM
67	Thanks for considering our input.	1/31/2020 1:03 PM
68	Thanks for conducting this survey.... and listening!	1/31/2020 12:16 PM
69	14--as much as we can	1/31/2020 12:06 PM
70	We would like our final years to be happy, productive, peaceful, safe, unselfish, giving, healthy, and preparatory as we look toward heaven.....the final Montreat. Don't want muchdo we?!! Blessings	1/31/2020 10:59 AM