Board members present: AnnKelso Hewitt

Mark Spence

Martha Chastain

Robert Sulaski

Margaret Waterstradt

Eleanor James

Bill Solomon

Board members absent: None

Town staff present: Alex Carmichael, Town Administrator

 Scott Adams, Zoning Administrator

 Angie Murphy, Town Clerk

Others present: Board of Adjustment represented by Brian Gulden

 Town of Montreat represented by Cindy Rice

Mountain Retreat Association (Applicant) represented by T.C. Morphis and Bob Oast (via Zoom)

 Kathryn Hayner (Opposition) represented by Jamie Whitlock

 Jones Family (Opposition) represented by John Noor

 Anne Hayner (pro se)

Members of the public were present and were watching via Zoom. Mr. Spence, as Chair, called the meeting to order at 4:00 p.m., and Bill Solomon led the group in a moment of prayer. Mark Spence certified that a quorum was present.

A Court Reporter was present and the meeting was transcribed in its entirety. For additional information see the written transcript. The meeting was also recorded and placed on the Town of Montreat YouTube channel which can be found at this link: <https://www.youtube.com/channel/UCT2qK4hnOdlFcGadGE5GlRQ>.

**Agenda Approval**

Robert Sulaski moved to approve the agenda as presented. Eleanor James seconded and the motion carried 7/0.

**Minute Adoption**

Robert Sulaski moved to approve the September 23, 2021 Meeting Minutes as presented. Eleanor James seconded and the motion carried 7/0.

**Quasi-judicial Hearing on Special Use Permit Request – 309 Collegiate Cir – PIN# 071096345100000**

The members of the Board of Adjustment took a moment to introduce themselves and to disclose any ex parte communications.

The following people sought standing: Katharyn A. Hayner and Anne Hayner of 319 Assembly Drive; Harry T. Jones III, Margaret Jones Berry, William Powell Jones, Nancy Jones Fox (collectively Jones Family) of 314 NC Terrace; Brendan Hayner-Slattery of 319 Assembly Drive; Dr. Millard P. Kimball and Sandra S. Kimball of 316 NC Terrace; Cackie Dowd of 325 and 327 NC Terrace; and Emmie Alexander Hancock of 307 Georgia Terrace. Katharyn A. Hayner, Anne Hayner and the Jones Family were found to have standing. The other individuals were not found to have standing.

The quasi-judicial hearing began with sworn testimony from Scott Adams including the presentation of his staff report.

Mr. Richard DuBose was then sworn in and testified on behalf of the Applicant.

**Continuation**

Robert Sulaski moved to continue the meeting to October 28th, 2021 at Gaither Hall at 12:00 p.m. Eleanor James seconded and the motion carried 7/0.

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| Mark Spence, Chair  |  | Angie Murphy, Town Clerk |