Board members present: AnnKelso Hewitt

Mark Spence

Martha Chastain

Margaret Waterstradt

Eleanor James

Robert Sulaski

Board members absent: Bill Solomon

Town staff present: Alex Carmichael, Town Administrator

 Angie Murphy, Town Clerk

 Scott Adams, Zoning Administrator

Others present: Board of Adjustment represented by Attorney Brian Gulden

 Town of Montreat represented by Attorney Cindy Rice

 Mountain Retreat Association (Applicant) represented by Attorneys T.C. Morphis & Bob Oast

 Kathryn Hayner (Opposition) represented by Attorney Jamie Whitlock

 Jones Family (Opposition) represented by Attorney John Noor

 Anne Hayner (pro se)

Several members of the public were present and were watching on Zoom Software. Mr. Spence, as Chair, called the meeting to order at 10:00 a.m., and held a moment of silence. Mark Spence certified that a quorum was present.

A Court Reporter was present for the meeting and the details were transcribed in its entirety. For additional information see written transcript. The meeting was recorded and posted to the Town website on the YouTube Channel which can be found at the following link: <https://www.youtube.com/channel/UCT2qK4hnOdlFcGadGE5GlRQ>.

**Quasi-judicial Hearing**

**On Special Use Permit (SUP) Request – 309 Collegiate Circle – PIN#071096345100000**

The Applicant called Mr. John C. Palmer, MAI, of the Palmer Company, Inc. to testify. He was sworn in and accepted as an expert in land and property valuation. . The Opposition then called Mr. Matt Sams, P.E., of Accident Research Specialist, PLLC to testify. He was sworn in and accepted as an expert in civil and forensic structural engineering. . Finally, the Opposition called Dr. Barrett Kays, Ph.D., FASLA of Landis PLLC to testify. He was sworn in and accepted as an expert in stormwater management, landscape architecture and soil science.

Martha Chastain moved to continue the meeting to January 4th at 9:00 a.m. in Town Hall. Robert Sulaski seconded and the motion carried 6/0.

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