Board members present: AnnKelso Hewitt

Mark Spence

Martha Chastain

Margaret Waterstradt

Eleanor James

Robert Sulaski

Bill Solomon

Board members absent: None

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 9:00 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 the 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**

Mr. Barrett Kays continued his testimony under oath via Zoom. The Opposition then called Miss Annie McDonald, Senior Architectural Historian at Richard Grubbs & Associates to testify. She was sworn in and accepted as an expert in historic preservation and preservation planning. The Opposition then called Priscilla Hayner of 319 Assembly Drive was sworn in under oath and delivered her testimony.

Martha Chastain moved to continue the meeting to January 5th at 9:00 a.m. in Town Hall. Robert Sulaski seconded and the motion carried 7/0.

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