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 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**

Anne Hayner called Mr. Brendan Hayner-Slattery of 319 Assembly Drive to testify. He was sworn in and testified under oath before the Board of Adjustment. On rebuttal, the Applicant called Mr. Mark Dunnagan, Vice President of Frank L. Blum Construction Company to testify. He was sworn in and accepted as an expert in commercial construction and construction management. The Applicant also called Mr. John Kinnaird, who was previously sworn in, to testify once again. The Applicant then called Mr. Richard DuBose, who was previously sworn in as well, to testify once again this time by Zoom.

Closing arguments were made by counsel for the Applicant and by counsel for the Opposition.

The Board of Adjustment then began its deliberations. At the conclusion of deliberations, Robert Sulaski moved to approve the Special Use Permit (SUP) Request at 309 Collegiate Circle together with the imposition of conditions found necessary to satisfy the requirements of a special use permit. Eleanor James seconded the motion. A roll call vote was taken and Bill Solomon voted against the motion; AnnKelso Hewitt voted against the motion; Margaret Waterstradt voted in favor of the motion; Martha Chastain voted in favor of the motion; Mark Spence voted in favor of the motion; Robert Sulaski voted in favor of the motion; and Eleanor James voted in favor of the motion. The motion carried 5/2.

Eleanor James moved to adjourn the meeting. Robert Sulaski seconded and the motion carried 7/0.

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