City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Record Report for Variance #VAR-25-0001

Record Overview

Record Number: VAR-25-0001

Record Type: Variance

Record Status: In Progress

Record Submitted At: Monday November 17, 2025

Record Address: 109 Hendersonville Hwy

Record Owner: Katherine Poe

Record Applicant: Jeffrey Johnson

Form Submission

Applicant:

Josh McKinney

josha1a@gmail.com, (704) 239-1717

Property Owner (if different):

Gumstand Gap, LLC

Property Address: 109 Hendersonville Hwy

Parcel Identification Number (PIN): 8597-55-3136-000

Zoning District: Downtown Mixed Use (DMX)

Overlay District: Corridor Sign Overlay District

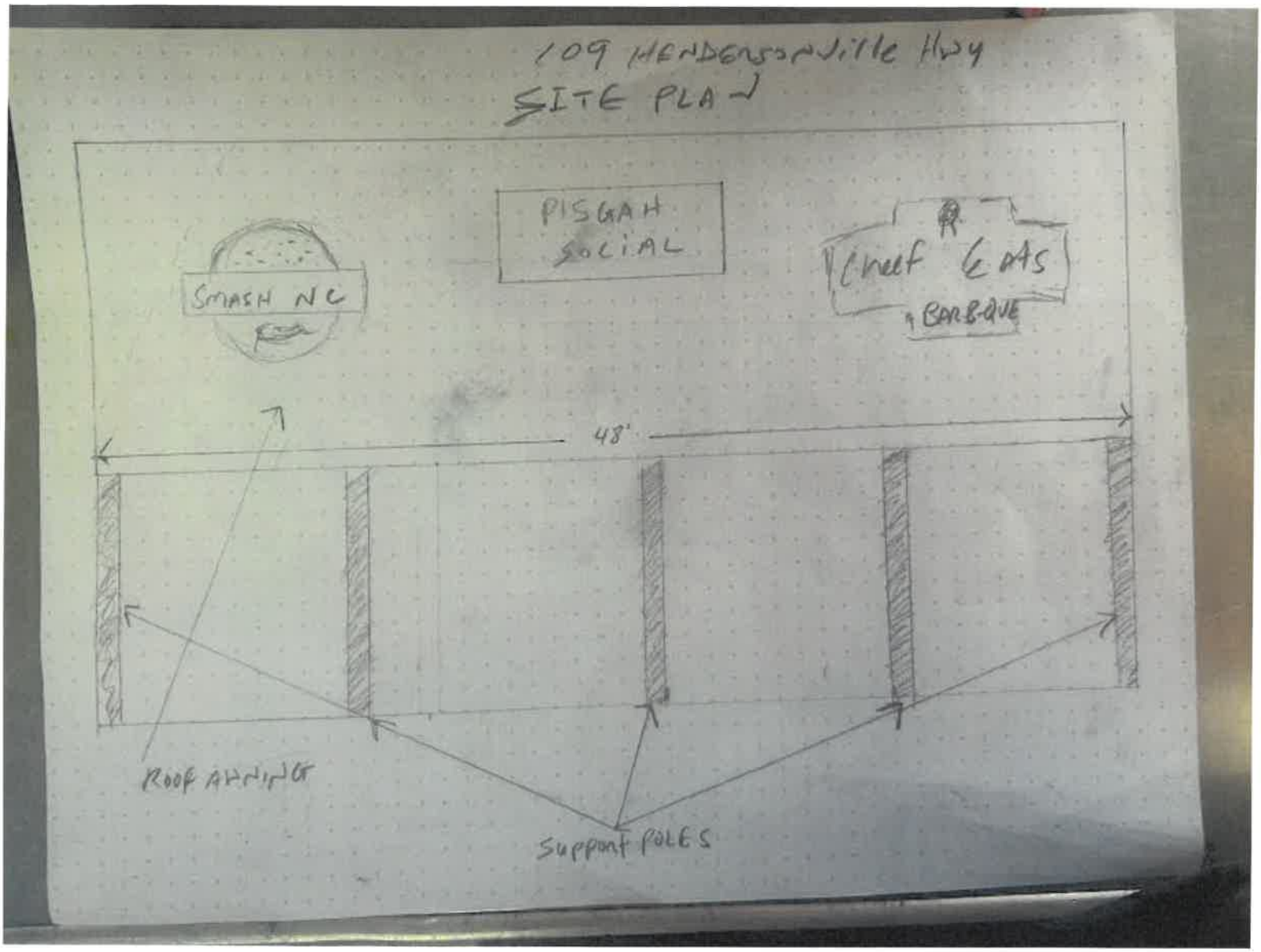
Description of Variance Request: UDO 12.6.K-Prohibited Signs- Awning Signs

Reasons for Variance Request: 3 different businesses operating in one building

Signature:



Signed in GovWell: Tuesday November 25, 2025, 2:40pm


109 HENDERSONVILLE HWY
SITE PLAN
PISGAH SOCIAL
SMASH NC
CHEEF GAS
+ BARBQUE
48'
ROOF AWNING
SUPPORT POLES


SMASH NC


WOOD FIRED
Cheef Eats
BAR★B★QUE


PISGAH SOCIAL

#1 The stand alone building is the house for two separate businesses. We would like to advertise both businesses for the building. The building is called Pisgah Social thats houses two businesses (SmashNC) and (Cheef Eats BBQ). There is not enough room on the property for alternative signage.

#2 Because of the new road guard rails that were installed, plus the topography of the property, we would like to advertise our businesses on that awning for people to see the building better. Its hard to see any signage without putting them on the awning.

#3 After renting the property (the old Pisgah Fish Camp) the existing sign was taken down by the old owner and we were under the impression that we could put our new signage on that awning. It would be hard for potential customers to see what businesses are in the building without putting up all three signs on the awning.

#4 All three signs were professionally made and properly installed by a local machinist Chuck Calvin. They are built to with stand storms and bad weather. They are safe and sturdy. They bring a nice compliment to the entire property and fits well with the neighborhood and community. By allowing these signs, it will help promote our businesses and help the community know whats in the building.