City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Record Report for Driveway or Other Encroachment on City Rights-of-Way #ENC-25-0001

Record Overview

Record Number:	ENC-25-0001
Record Type:	Driveway or Other Encroachment on City Rights-of-Way
Record Status:	Denied
Record Submitted At:	Wednesday October 22, 2025
Record Address:	221 Pinnacle Rd. Brevard, NC 28712
Record Owner:	Aaron Bland
Record Applicant:	jv@jvealarchitect.com

Form Submission

Applicant:

James Veal

jv@jvealarchitect.com, (850) 450-3295

Property Owner (if different):

Property Address:	221 Pinnacle Rd. Brevard, NC 28712
Parcel Identification Number (PIN):	8576-83-6675-000
Zoning District:	General Residential - 4 (GR4)
Overlay District:	None
Business Name:	James Veal
Permit Type:	Driveway
If other, please specify:	-
Width of Driveway (if applicable) (ft):	12
Distance from Nearest Intersection (ft):	-
Distance from Nearest Driveway (ft):	-

Signature:

Signed in GovWell: Wednesday October 22, 2025, 1:16pm

I Acknowledge: Yes

Signature:

Signed in GovWell: Wednesday October 22, 2025, 1:16pm

The City of Brevard North Carolina

City of Brevard Planning Department
95 West Main Street
Brevard, North Carolina 28712
Phone (828) 885-5630
Fax (828) 885-5625
cityofbrevard.com

APPLICATION FOR DEMOLITION, GRADING OR LAND DISTURBANCE

Contact Information (To be completed by Applicant)

Applicant/Agent/Contractor Name: →	Property Owner: JAMES VEAL
Mailing Address: →	Mailing Address: 627 Bayshore Dr
City: State: Zip: →	City: Pensacola State: FL Zip: 32507
Phone: →	Phone: 850-450-3295
Email: →	Email: jv@jvealarchitect.com

Property/Project Information

Contractor Hauling Debris: T.B.D.	Property PIN (Tax id #): 8576-83-6675-000
Mailing Address:	Property Location/Address: 221 Pinnacle Rd
City/State	Date applicant desires to being project: 12-31-2025
Phone: Email:	Disposal location: Note: As a part of the final inspection you may be required to produce evidence of location of disposal of demolition waste.
Project Type/Description: Residential	

Note: Site/Project plans are required to be submitted as a part of this application.
Demolition/Grading and Other Land Disturbance Permit Holder is Responsible to:

- Demolition: $500 reimbursable bond per structure. Lots with multiple structures requiring Bonds exceeding $500 shall be based upon a qualified professional's estimate of cleanup clean cost + 25%
- Grading & Other Land Disturbance: $500 reimbursable bond per lot up to one acre. Lots larger than one acre requiring Bonds exceeding $500 shall be based upon a qualified professional's estimate of cleanup clean cost + 25%
- Contact City Utility Department to insure water/sewer utility services have been disconnected from structure(s).
- Contact ALL Utility Companies (electric, gas, telephone, cable, etc) to insure services are disconnected from structure.
- Cleanup debris from demolition.
- Sow grass seed on property following cleanup of all debris.

Demolition: Administrator may require a bond in excess of $500 if such is deemed necessary in the interests of public health or safety. These bonds shall be prepared and administered in accordance with the improvement guarantee procedures set forth in the Procedure for the Installation & Dedication of Public Improvements. The Administrator

may require a demolition, in association with any development activity for which such bond is relevant.

Grading & Other Land Disturbance: Administrator may require a bond in excess of $500 if such is deemed necessary in the interests of public health or safety. These bonds shall be prepared and administered in accordance with the improvement guarantee procedures set forth in the Procedure for the Installation & Dedication of Public Improvements. The Administrator may require a grading or land disturbance bond in association with any development activity for which such bond is relevant.

I affirm and certify that I understand and will comply with all regulations and requirements of the City of Brevard. I further certify that the above statements and the statements and showings made in any paper or plans submitted herewith are true to the best of my knowledge and belief. Further, I understand that the application, attachments and fees become a part of the Official Records of the City of Brevard Planning Department, are not returnable and are subject to NC Public Records Law. I also recognize that if one or more deficiencies exist in this application, I will be notified of the deficient items, and the department shall take no further action on the application until the required information is submitted. I understand that misrepresentation of information contained within this application may be cause to void any development approvals associated with this application. I grant permission to the Zoning Administrator, and designees thereof, to enter upon the property represented herein for the purposes of administering this application.

If the Applicant is other than the property owner, proof of owner's consent is required. Owner's signature proves consent. The applicant will be the liaison with the City and will be the party to receive official notice. Notice communicated to the applicant will be deemed communicated to the owner. By signing this application, the applicant is consenting to the designation for these purposes.

Applicant/Agent/Contractor Signature: SAME	Date:
Property Owner Signature:	Date: 10/21/25

TRANSYLVANIA COUNTY
EMERGENCY SERVICES
155 PUBLIC SAFETY WAY
BREVARD, NC 28712
828-884-3108

TRANSYLVANIA COUNTY
NORTH CAROLINA

May 2, 2024

Parcel 3

Dear Property Owner,

Transylvania County Emergency Services Addressing Division has assigned an address to property that you own. The address is listed below for your convenience. If it is a change of address, please follow through as soon as you can notifying others of the new address.

Each location is mapped using global positioning system (GPS) technology, eliminating confusion for emergency service providers and delivery services. Benefits of the addressing system include:

- ***Reduced emergency response times for firemen, law enforcement, and ambulance services.***
- ***Integration of cell phones into the 911 GPS system, enabling emergency care providers to locate callers even when they are not at an assigned address (e.g. in the forest).***
- ***Improved package delivery services.***
- ***Greater ease of compliance when applying for a home loan, building permit, or utilities connection.***

You should put your new address number on your house and on your mailbox at your earliest convenience. This will not only help your mail carrier but will also assist the emergency services in locating you if you need help.

Your Old Address: PREVIOUSLY UNASSIGNED PIN#8576-83-6675-000

(If your old address is listed incorrectly, please contact the Transylvania County Communications Office at the number below.)

Your New Address: 221 PINNACLE RD
BREVARD, NC 28712
ASSIGNED 05/02/.2024

Property owners should notify their renters of the new address change.

Thank you for your cooperation. If you have any questions or concerns, we are happy to help you in any way possible. For assistance contact the Transylvania County Emergency Services business office at (828) 884-3108.

Assigned By: KRS

4

Transylvania County Tax Map



10/21/2025, 1:05:00 PM

Roads

Roads

1:1,128

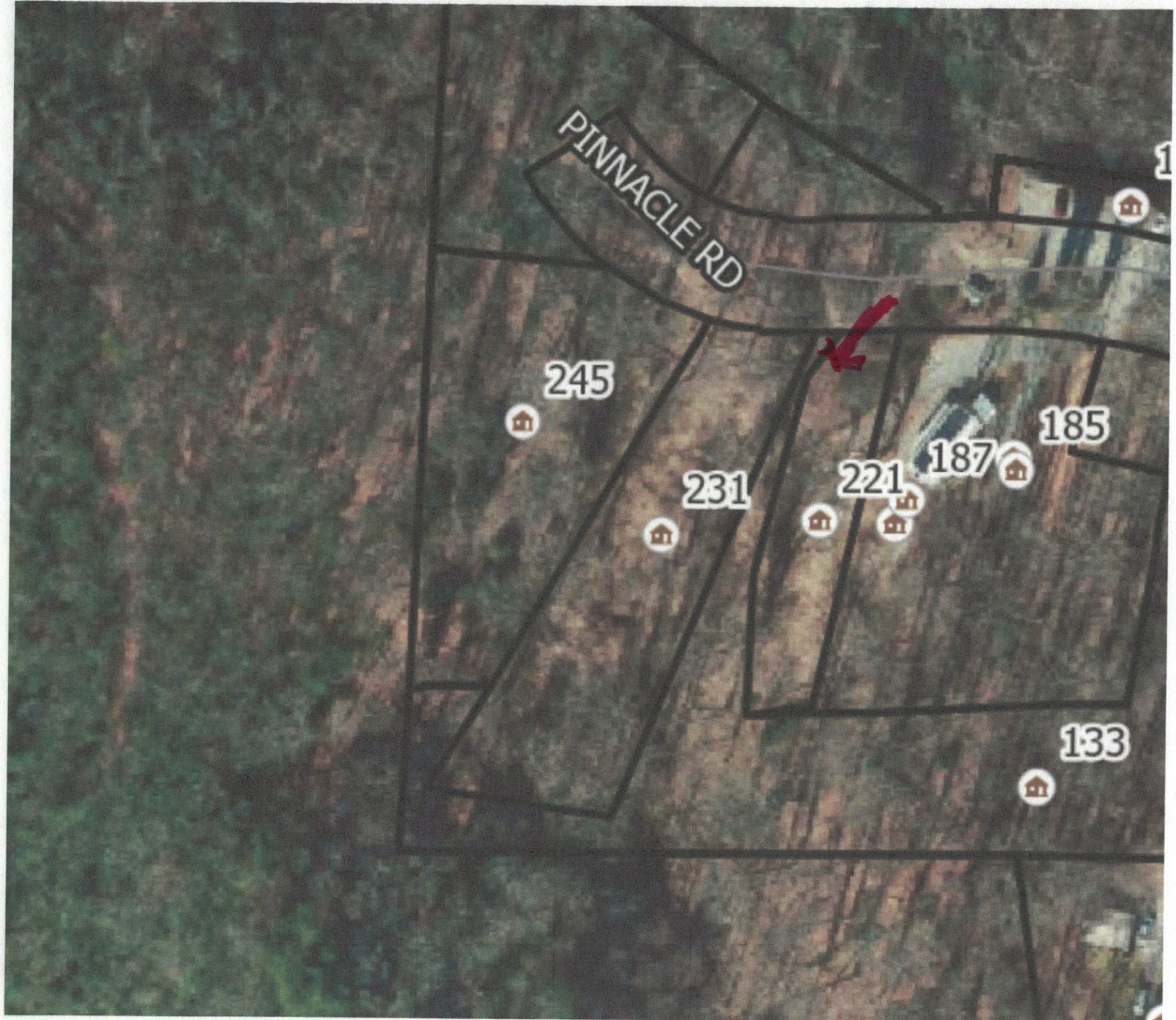
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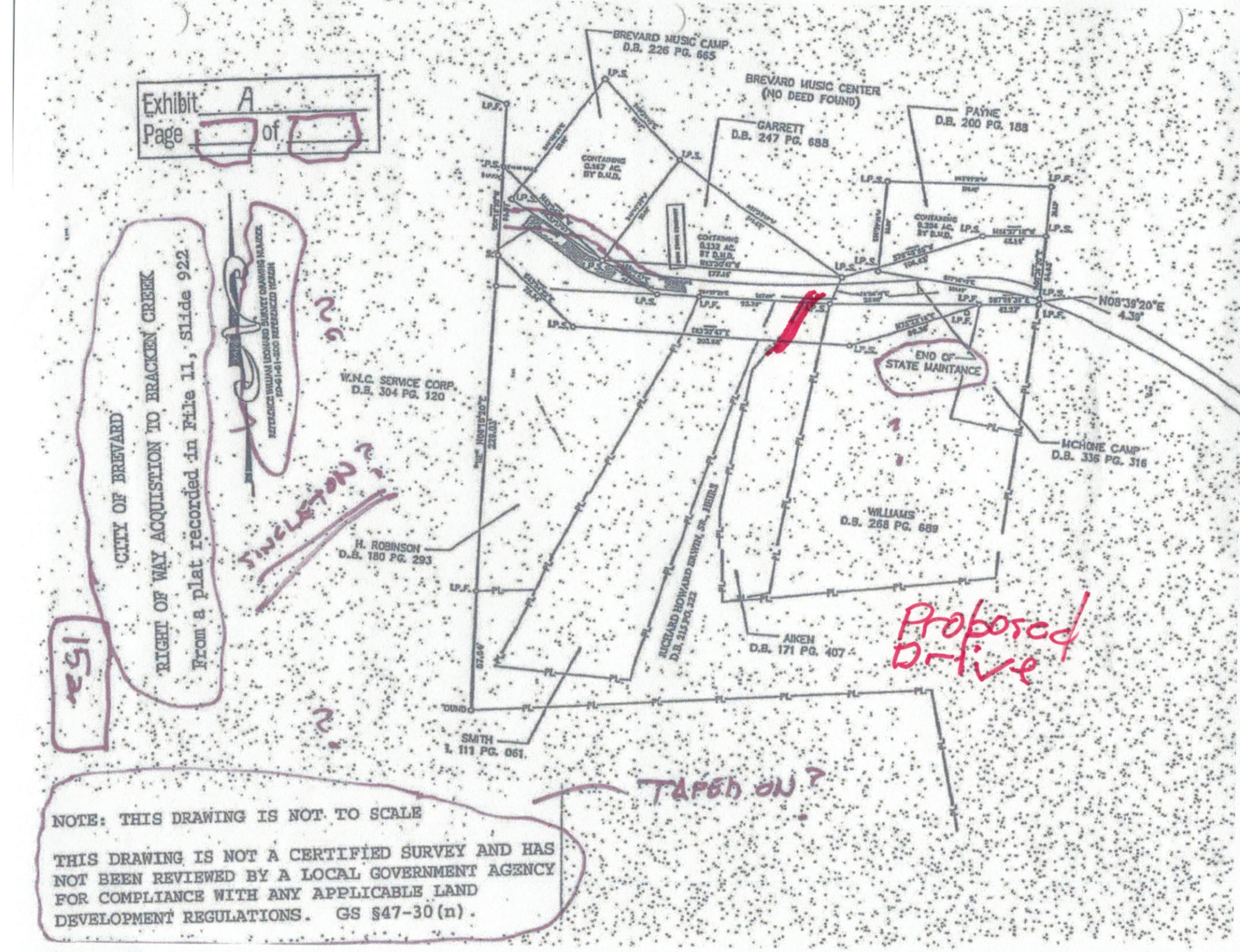
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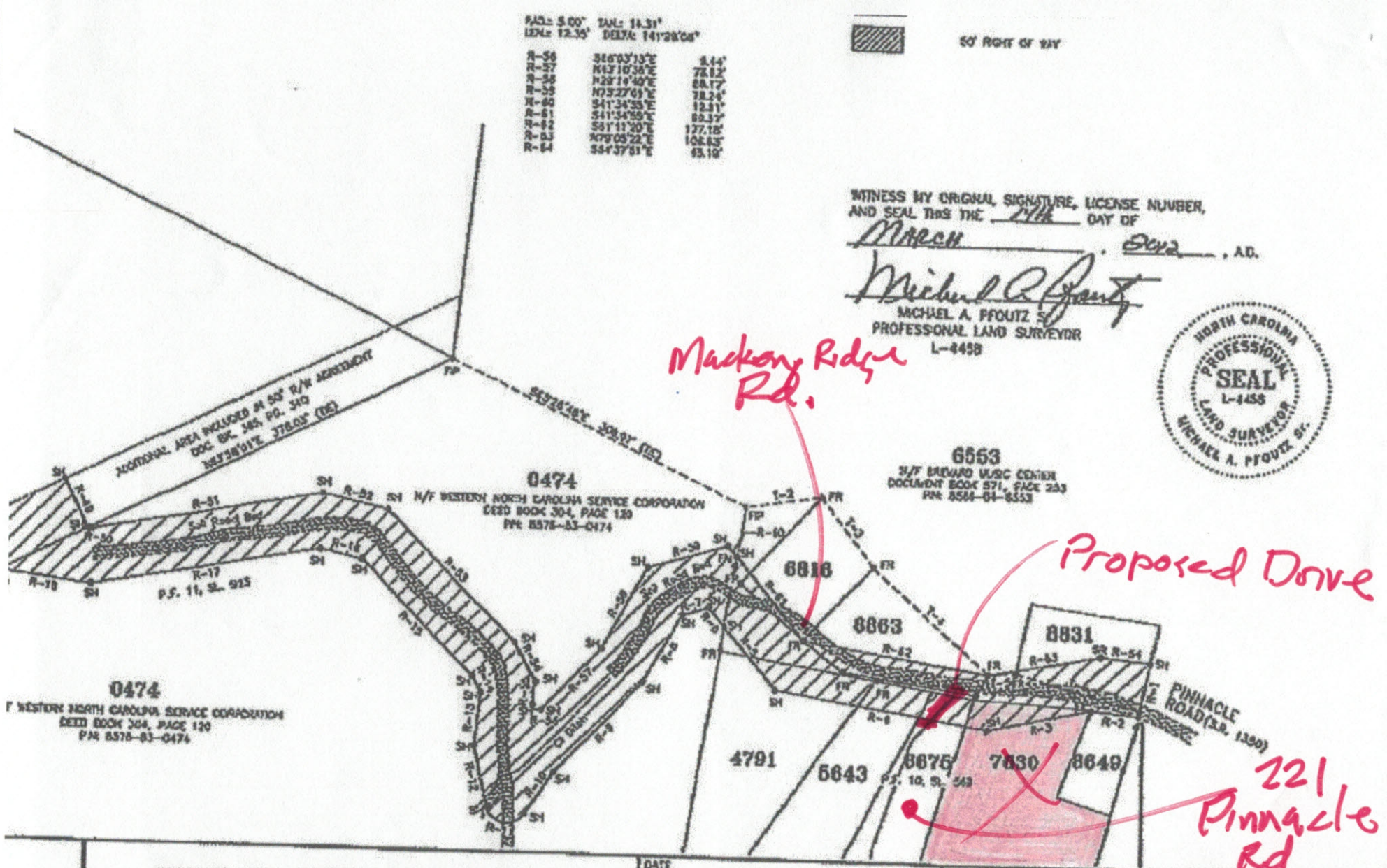
NC CGIA, Maxar, Microsoft

Transylvania County Emergency Services

The data contained on this map is the property of Transylvania County.


PINNACLE RD
245
231
221
187
185
133


Exhibit A
Page 1 of 2
CITY OF BREVARD
RIGHT OF WAY ACQUISTION TO BRACKEN CREEK
From a plat recorded in File 11, Slide 922
REFERENCE WILLIAM LEONARD SURVEY DRAWING NUMBER
(D-61-61-500 REFERENCED HEREON
BREVARD MUSIC CAMP
D.B. 226 PG. 665
BREVARD MUSIC CENTER
(NO DEED FOUND)
GARRETT
D.B. 247 PG. 688
PAYNE
D.B. 200 PG. 188
CONTAINING
0.367 AC.
BY D.N.D.
CONTAINING
0.332 AC.
BY D.N.D.
CONTAINING
0.206 AC.
BY D.N.D.
N08°39'20"E
4.39'
END OF
STATE MAINTANCE
W.N.C. SERVICE CORP.
D.B. 304 PG. 120
H. ROBINSON
D.B. 180 PG. 293
SINGLETON ?
MCHONE CAMP
D.B. 336 PG. 316
WILLIAMS
D.B. 268 PG. 689
RICHARD HOWARD ERWIN, SR., HEIRS
D.B. 315 PG. 322
AIKEN
D.B. 171 PG. 407
SMITH
D.B. 111 PG. 061
Proposed
Drive
TAPER ON ?
NOTE: THIS DRAWING IS NOT TO SCALE
THIS DRAWING IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. GS §47-30(n).

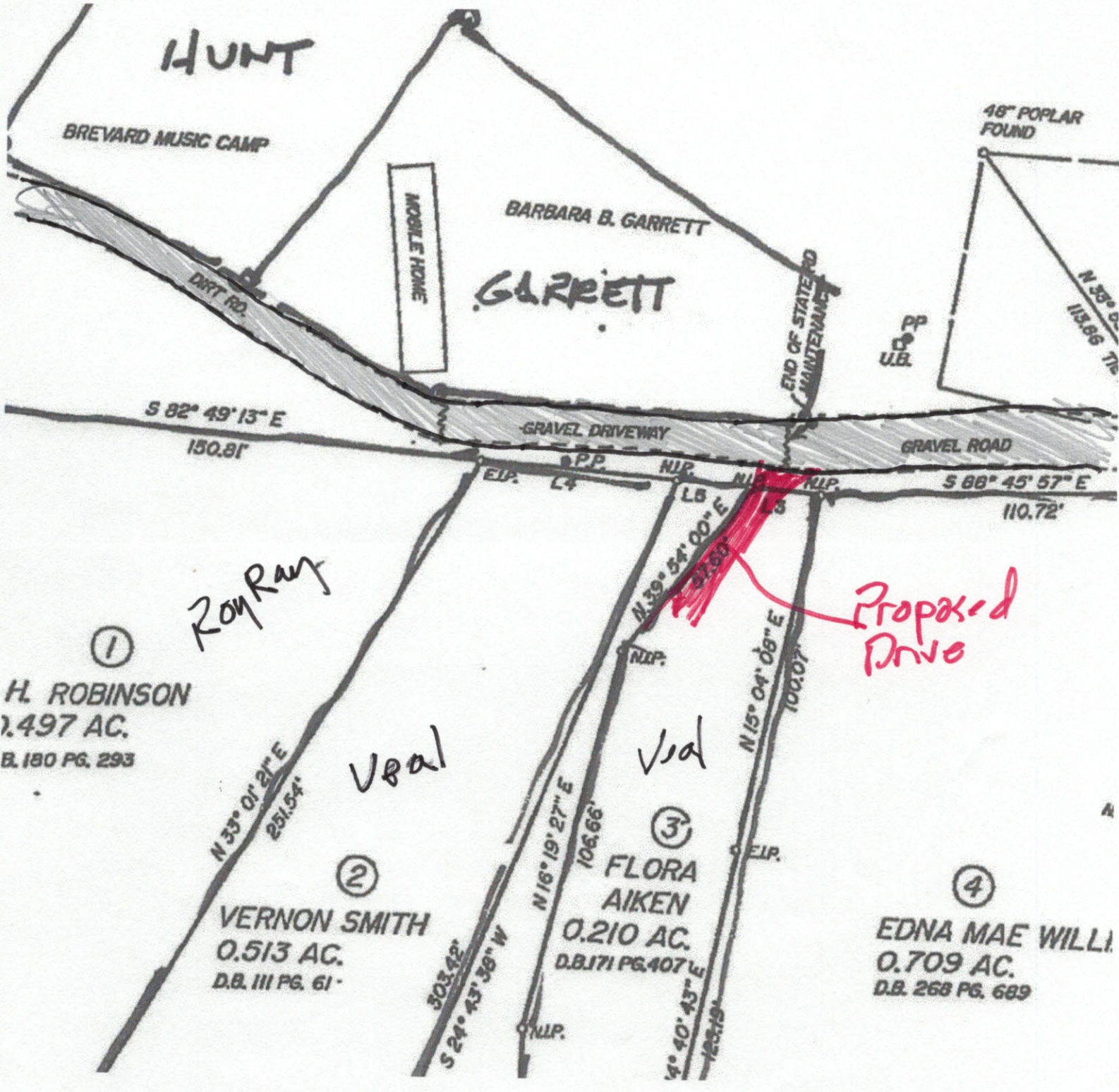


BOUNDARY SURVEY AND PLAT of BRACKEN MOUNTAIN WATERSHED AND 50' RIGHT OF WAY

PREPARED FOR

CITY OF BREVARD

DATE: MARCH 14, 2012	FIELD RECORDS: DATA COLLECTOR	DRAWING: CMS11014-2	
		COORD. FILE: CMS11014.CRD	
ENLARGEMENT NOT TO SCALE		PROJECT NUMBER: CMS11014	


HUNT
BREVARD MUSIC CAMP
MOBILE HOME
BARBARA B. GARRETT
GARRETT
DIRT RD.
END OF STATE RD MAINTENANCE
46" POPLAR FOUND
N 39° E
113.66'
P.P.
U.B.
S 82° 49' 13" E
150.81'
GRAVEL DRIVEWAY
GRAVEL ROAD
P.P.
E.I.P.
L4
N.I.P.
L5
S 88° 45' 57" E
110.72'
N 39° 54' 00" E
97.68'
Roy Ray
Proposed Drive
1
H. ROBINSON
0.497 AC.
B. 180 PG. 293
N 33° 01' 21" E
251.54'
Vacant
Vacant
2
VERNON SMITH
0.513 AC.
D.B. 111 PG. 61
S 24° 43' 38" W
303.42'
N 16° 19' 27" E
106.66'
3
FLORA AIKEN
0.210 AC.
D.B. 171 PG. 407
N 15° 04' 08" E
100.07'
E.I.P.
S 4° 40' 43" E
125.19'
4
EDNA MAE WILLI
0.709 AC.
D.B. 268 PG. 689

City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Invoice #152 for Planning & Zoning Applications #ENC-25-0001

Due date: October 27, 2025
Applicant: jv@jvealarchitect.com
Application Number: #ENC-25-0001
Application Type: Driveway or Other Encroachment on City Rights-of-Way
Address: 221 Pinnacle Rd. Brevard, NC 28712
Requested: October 22, 2025, 1:16pm

Fee	Description	Explanation	Total	General Ledger #
Driveway or Other Encroachment on City Right-of-Ways		$50.00 * 1	$50.00	10-3350-0200

Total: $50.00

To pay the invoice, click here or scan the QR code above to visit https://app.govwell.com/brevard/pay/ENC-25-0001.

City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Receipt for Planning & Zoning Applications #ENC-25-0001

Invoice Number: #152
Applicant: jv@jvealarchitect.com
Application Number: #ENC-25-0001
Application Type: Driveway or Other Encroachment on City Rights-of-Way
Address: 221 Pinnacle Rd. Brevard, NC 28712
Requested: October 22, 2025, 1:16pm
Paid: October 22, 2025, 1:17pm

Fee	Description	Explanation	Total	General Ledger #
Driveway or Other Encroachment on City Right-of-Ways		$50.00 * 1	$50.00	10-3350-0200

Processing Fee: $1.75
Total Paid: $51.75
Payment Method: Credit Card

Thank you for your payment.