10-06-25

Denise Hodsdon, City Clerk
City of Brevard, NC

RE: Appeal to Denial of Driveway Permit Application (231 Pinnacle Road)

Denise

I submitted for a driveway located @ 231 Pinnacle Road on August 8th, 2025

After responding to request for additional information, etc. I received an email from Aaron Bland, Assistant Planning Director on September 19, 2025... stating "I must deny them (the application) so they do not sit open in our permitting system". I have attached the email.

I am submitting this letter to begin the process of appealing that decision

Respectfully,

James Veal

95 West Main Street
Brevard, NC 28712
Phone: 828-885-5630
aaron.bland@cityofbrevard.com

9/30/25

E-mail correspondence to and from this address may be subject to North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.

Denied
I would like to appeal
Thank you

From: James Veal <jv@jvealarchitect.com>
Sent: Monday, September 29, 2025 10:49 AM
To: Aaron Bland <Aaron.Bland@cityofbrevard.com>
Subject: RE: Driveway Permits

Aaron
Thanks
I would like to preserve the option of appealing you decision
Could you please forward to me, what are the step-by-step procedure required to pursue an appeal.
Thanks

J.Veal, Architect
627 Bayshore Drive
Pensacola, FL 32507
850.450.3295 jvealarchitect.com

From: Aaron Bland <Aaron.Bland@cityofbrevard.com>
Sent: Friday, September 19, 2025 3:55 PM
To: James Veal <jv@jvealarchitect.com>; Roy Robinson <royrobinson0669@gmail.com>
Cc: Paul Ray <paul.ray@cityofbrevard.com>; Wilson Hooper <Wilson.Hooper@cityofbrevard.com>; Mack McKeller <mack.mckeller@cityofbrevard.com>
Subject: RE: Driveway Permits

Mr. Veal and Mr. Robinson,

Given the materials you have provided I am unable to fully review these applications. Without site plans that show not only the easement but the location of the trail within it, how the proposed driveways will interact with and possibly impact the City's Bracken Mountain Trail cannot be determined. The site plans also do not show where or how vehicles would get to the proposed driveways from where Pinnacle Road ends at the Bracken parking lot. You are correct about driveways typically extending into ROWs to connect to a road, however in this case there is no road to connect to.

Since I cannot approve the permits, I must deny them so they do not sit open in our permitting system.

Best,

Aaron N. Bland, AICP, CZO
Assistant Planning Director
City of Brevard
95 West Main Street
Brevard, NC 28712
Phone: 828-885-5630
aaron.bland@cityofbrevard.com

(2) 9 5

CITY OF BREVARD
CASH RECEIPT
DUPLICATE

Receipt No: 724927
Date: 10/6/2025
Time: 1:31:06PM

Received From:
JAMES VEAL

Received: 100.00

For
ZONING ADMIN 100.00
ZONING APPEAL

Credit 100.00
AMEX 1005
RECEIVED BY WINDOW