City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Record Report for Variance #VAR-26-0001

Record Overview

Record Number: VAR-26-0001

Record Type: Variance

Record Status: In Progress

Record Submitted At: Friday January 9, 2026

Record Address: 775 Camptown Rd, Brevard NC 28712

Record Owner: Katherine Poe

Record Applicant: Connie Mields-Perry

Form Submission

Applicant:
Connie Mields-Perry
connie.mieldsperry@gmail.com, (954) 553-8308

Property Owner (if different):
Connie Mields-Perry
connie.mieldsperry@gmail.com, (954) 553-8308

Property Address: 775 Camptown Rd, Brevard NC 28712

Parcel Identification Number (PIN): 8587-90-2186-000

Zoning District: General Residential - 8 (GR8)

Overlay District: None

Description of Variance Request:

Regulations:
Chain Link or woven wire fencing is allowed in the side and rear yards behind the front building line.
Chain link is not allowed as a primary front yard fence material on residential lots.

Request: Use of black chain link fence on back and side of house (181 linear feet), which is technically considered front yard in both cases according to zoning map. Our lot faces two streets, but the house was built so the actual front of the house does not face either street.

Reasons for Variance Request:

Request: Use of black chain link fence on back and side of house, which is technically considered front yard in both cases according to zoning map. Our lot faces two streets, but the house was built so the actual front of the house does not face either street.
See attached supplemental document responding to the four hardship criteria.

Signature: 

Signed in GovWell: Friday January 9, 2026, 1:13pm

Details of Hardships that Compliance with Brevard Fence Regulations would Cause

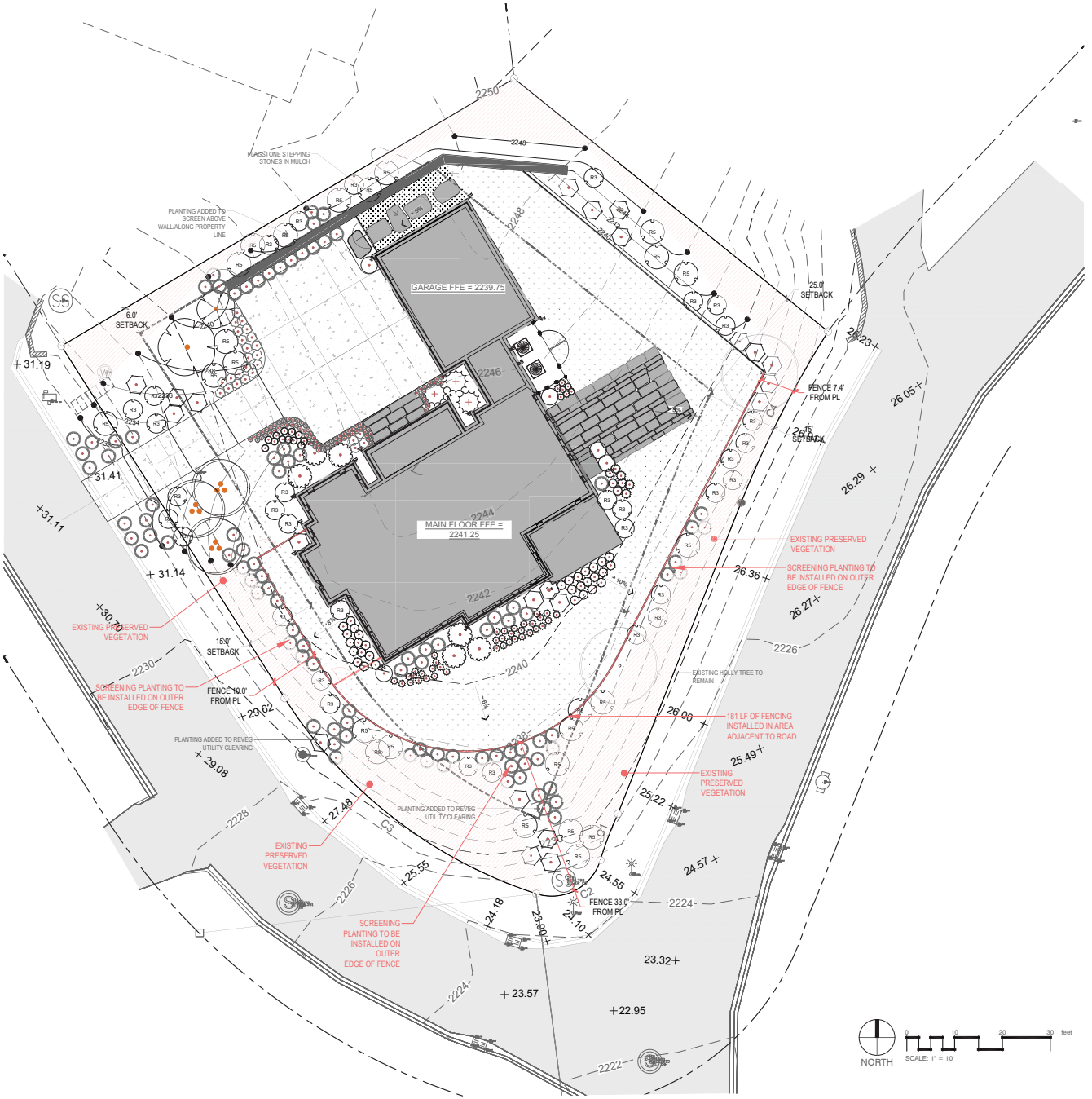
1) The overriding goal of the Straus Park Environmental Control Committee (ECC) is to maintain to the greatest extent possible the 'Natural', undisturbed aspects of each individual property within the community. To this end, it is only permitted to use 4', black, vinyl coated fencing because it is the least obtrusive fencing option, being the building material that is most easily buffered with vegetative screening, to preserve the natural appearance of the site. Use of other materials, ornamental or prominent architectural designs, are prohibited. None of the City of Brevard's approved fencing materials for use in front yards (wood, brick, stucco, etc.), which border street fronting side and rear yards are permitted.
2) There is no other suitable orientation of the house on the lot, due to its size, configuration and topography, resulting in the side and rear yards both facing streets, triggering the city's prohibition of chain link fencing in these areas: The orientation of the house is the only possible way to incorporate a garage. Plus, any other orientation would have caused significant disturbance to the site, which is discouraged by the Straus Park ECC. Any other orientation of the house would have also either required substantial "cutting in" for a driveway, which is also discouraged, or constructing a driveway that would be unreasonably steep and unsafe.
3) The only possible design/orientation of the house could not have been anticipated prior to purchasing the lot and was only discovered during the Preliminary Plan Review with the ECC and not caused by any actions taken by the owner/applicants. No other site plans were deemed possible during this approval phase, as they would have substantially disturbed the site, contrary to the overarching building precepts of the Straus Park ECC.
4) The requested variance is consistent with the spirit, purpose and intent of both the City of Brevard and the community of Straus Park. Both entities are pursuing the same goal of preserving the city's natural beauty, by only allowing less obtrusive, visually appealing fence designs, in keeping with the environment of the greater rural mountain community. The only disagreement is over what materials best achieve this objective and whether a variance should be granted to be consistent with the community's guidelines, or whether the city's permitted materials should supersede those of the community. We believe that there are also a couple other factors that should be considered that may help mitigate the conflict between the two sets of requirements. First: When approaching the house from either of the two streets it faces, whether by car or foot, there is a berm around the property, bordering the frontage streets, ranging approximately 12-18 feet in height, so not in

direct line of sight. Second: There is already considerable vegetation on the front face of the berm (excluding areas where utilities were installed during construction and will be re-vegetated as part of the landscape installation). In addition, we went through a very rigorous approval process for the landscape design with the community, requiring substantial screening around the fencing. Aside from the community's requirement, there was considerable effort on our part to source the most mature plant material possible, to minimize the time for the landscaping to "grow in". These measures were not only a requirement, but also our preference, to provide us with the maximum enjoyment of the property from the beginning. We believe that all the above will contribute to the fence being barely visible from the street.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6` Ht.	3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	12` Ht.	1
	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	6` Ht.	1
SHRUBS			
	Athyrium filix-femina / Common Lady Fern	3 gal.	25
	Cornus sericea / Red Twig Dogwood	7 gal.	3
	Dennstaedtia punctilobula / Hay-scented Fern	3 gal.	8
	Dryopteris erythrosora / Autumn Fern	3 gal.	31
	Echinacea purpurea / Coneflower	1 gal.	12
	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	5 gal.	6
	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal.	22
	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 gal.	5
	Pachysandra terminalis / Japanese Pachysandra	4"	79
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	3 gal.	97
R3	Rhododendron maximum / Rosebay Rhododendron	3` Ht.	33
R5	Rhododendron maximum / Rosebay Rhododendron	5` Ht.	25
	Rudbeckia hirta / Black-eyed Susan	1 gal.	44

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS				
	Festuca arundinacea 'Black Beauty' / Black Beauty Tall Fescue	sod		3,121 sf



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PERRY RESIDENCE

HALLORAN design studio
Asheville, NC
p: 413.244.0661
e: kyle@hallorandesignstudio.com

Preliminary
For Review Purposes Only
Not for Construction

PERRY RESIDENCE

Camptown Road, Lot M102
Brevard, NC 28712
Transylvania County

NO.	DATE	REVISION
1	11/13/24	PRELIM ECC
2	12/9/24	FINAL ECC
3	1/29/25	FINAL ECC REV 1
4	10/13/25	FINAL ECC REV 2
5	10/27/25	FINAL ECC REV 3
6	1/9/26	FENCE NOTES

DATE: January 9, 2026

PLANTING PLAN

SHEET TITLE

L 1.04

SHEET NUMBER



Image courtesy of the Straus Park Development Corp.

Straus Park
Environmental Control Committee

PO Box 580
Arden, NC 28704

Design Manual

Guidelines
Including Application and Approval Procedures, Construction Aspects,
And General Policies

May 2023 Edition

5.6 Permanent Fences

The ECC requires that above ground fences shall be reviewed on a case-by-case basis. Each site is unique and requests for approval of fences shall be reviewed based on the project's site-specific conditions and its compliance with general objectives and site planning concepts and goals of Straus Park. Approval of any fence does not establish precedent or have bearing on future requests. Generally, Straus Park is intended to be a natural, open landscape, emphasizing the natural over the manmade.

a. Fences shall not be permitted in front yards or side yards, except for small wooden fences serving to obscure HVAC equipment. These fences require ECC authorization.

b. Functional fences shall be as unobtrusive as possible and shall be allowed only when they are not visually prominent. Setbacks for fences are equal to the required building setbacks.

c. Maximum fence height shall be sixty (60) inches.

d. Functional fences shall be black or bronze vinyl-coated steel chain link. Generally, no other materials will be allowed. Decorative fences are discouraged but may be considered as part of an overall landscape plan. Materials shall be natural and shall blend with the natural landscape and the overall architecture of the house. Overly formal or grand fences are prohibited.

The presence and maintenance of existing vegetation visually screening the fence is strongly encouraged and will be considered in the review of any request. Maintenance of such landscape buffers is an on-going condition for fence approval. Removal of landscape buffers will revoke approval of a fence and the ECC may require the Owner to remove the fence.

5.7 Landscape Structures and Site Amenities

According to the original Straus Park Design Manual paragraph 1.3.1, Planning, "Preservation of Straus Park's existing natural beauty and heritage was the design team's first priority". The current amendment to the covenants for Straus Park recorded on November 14, 2012, paragraph 5.4 states:

> "Proper Condition. No part of Straus Park shall be used in a manner, nor shall any condition be allowed to exist thereon, which would constitute a fire hazard, a nuisance or which would produce or allow emanating therefrom noxious odors or fumes, excessive noise or vibrations."

A goal of Straus Park is to promote and protect the subtle sounds of the outdoors, such as birdsong, the rustling of wind through the trees, and the trickle of flowing streams. This is in keeping with the overall intent of the Design Guidelines to create and maintain a Mountain Park Architecture evocative of the natural environment.

In accordance with Straus Park's covenants regarding lessening noise while enhancing our natural environment, permanent private basketball courts, platform tennis courts, one-wall paddleball courts, or the like are prohibited. Permanent or temporary basketball, soccer, or football goal posts (or similar) within public view are prohibited on private property. Likewise, amenities not deemed by the ECC to blend-in with our natural setting, such as putting greens or synthetic turf dog runs, etc., may be prohibited at the sole and absolute discretion of the ECC. See also paragraphs 6.1.10 and 6.2.10, Landscape Structures and Site Amenities.