Preliminary Plan for Conditional Zoning District

City of Brevard, NC

Applicant Information

Property Name: The Sylvan Inn
Address: 315 East Main Street, Brevard NC 28712
Applicant: Brian and Joy Shind
Contact Information: 615 585 0303, Jshind7@Gmail.com

Requested Land Uses

Inn

The property currently operates as an inn with 16 bedrooms—10 in the Annex building and 6 in the Main Inn. The proposed modifications include:

- Conversion of 2 of the 10 bedrooms in the Annex into owner's quarters.
- Retention of 4 bedrooms in the Annex for staff accommodations.
- Use of the remaining 4 bedrooms in the Annex and 6 bedrooms in the Main Inn for overnight lodging.
- Retention of the option for long-term rentals for staff housing as needed.
- Continued operation of complimentary breakfast service for overnight guests, maintaining the inn's current zoning that permits food service for guests.

Request: Continued zoning for overnight guests, longterm staff lodging, and breakfast service.

Specialty Restaurant/Bar

The property includes six dining rooms, an indoor sun patio, a bar, and a fully equipped commercial kitchen. The proposed small scale restaurant concept includes:

- Three dining rooms dedicated to food service.
- Two dining rooms converted into a lounge and music area featuring a baby grand piano for upscale jazz and live entertainment.
- A specialty restaurant offering:
- **Daytime menu:** High tea and brunch items.

- **Evening menu:** A fine dining experience with dinner options designed for special occasions.
- Retention of the current alcohol service licensing for food service.
- Restaurant operating hours: **8:00 AM – 9:00 PM, six days a week.**

Request: Zoning approval for food service open to the public.

Note: The viability of the inn depends on both out-of-town guests and local patrons. The seasonal nature of tourism limits the property's economic potential, making the restaurant a necessary part of a diversified business model.

Events

The downstairs layout is well-suited for small events, including:

- Baby showers, wedding showers, and corporate gatherings.
- Small weddings and private parties.
- The ability to close off dining rooms to accommodate private events.

Request: Zoning approval for hosting events within the existing footprint of the building.

Pottery Studio & Gallery

Joy Shind, a professional potter from Nashville, TN, seeks to establish a pottery studio and gallery on-site.

- The basement of the Annex building will be converted into a small pottery studio.
- The inn will display and sell handmade pottery.

Request: Continuation of the property's gallery designation to allow for the creation and sale of art.

Music Lessons

Brian Shind, a professional musician and educator from Nashville, TN, plans to offer private music lessons.

- A small rear-entrance space will be converted into a music lesson studio.
- Lessons will include bass, guitar, and beginner piano instruction.

Request: Zoning approval for a small, single-student-at-a-time music lesson studio.

Proposed Property Improvements

Parking & Accessibility

- Repair and restore 10 parking spaces in front of the Annex building.
- Reconfigure and pave the **20 parking spaces** on the right side of the building, ensuring accessibility for large utility vehicles (e.g., garbage collection).
- Final parking layout to be confirmed in collaboration with city planning and site engineers.

Structural & Historic Restoration

- **Front Porch & Balcony:** Restoration of the front porch, balcony, and columns in compliance with local and national historical preservation requirements.
- **Foundation & Structural Work:** Addressing grading, foundation, plumbing, electrical, and roof repairs to stabilize the property.

Landscaping & Aesthetic Enhancements

- Removal of overgrown trees and shrubs.
- Installation of a professionally designed landscape plan to enhance curb appeal.

Commitment to Brevard

The proposed revitalization of this historic inn aligns with the City of Brevard's commitment to preserving its cultural heritage while fostering economic growth. This project represents a significant investment in the community, bringing back a beloved landmark as a vibrant gathering place for locals and visitors alike.

We respectfully request approval of a Conditional Zoning District to ensure the success of this restoration project while maintaining historical integrity and economic viability. We look forward to working with the city to make this vision a reality.

Submitted by:
Brian and Joy Shind
02/16/2025