The Inn at Brevard

Staff Proposed Conditions

Conditional Zoning District with RMX base district

Requests Per Application Materials

- Land Use
    - Overnight Accommodations – P
        - *Includes small events*
    - Restaurants and Other eating and drinking establishments – P
    - Special Event Venue – P
    - Accessory Retail – P
    - *Other uses requested are allowed in the RMX base zoning district (bed and breakfast and low-impact studio space)*

    - Staff Suggested Land Uses to be Removed:
        - Housing services for the elderly
        - Shelter
        - Landscaping and contractor services
        - Schools – vocational/technical
        - Public safety station
- Parking
    - Requested keeping 30 spaces (UDO allowed max is 24 or 1.5/room or suite)
    - Requested to keep the parking that backs into the street on Franklin

- Wastewater (per Aaron Winans)
    - Properly-sized grease trap per volume of commercial kitchen usage
    - Install clay sink trap in pottery studio

Nonconformities to be Addressed

- Parking that backs into the street on Franklin Street
- Driveway width needs to be expanded to 24' (currently about 15')
- Parking
    - Paved
    - Dimensional requirements
- Landscaping
    - Street trees
    - Parking lot landscaping + 20- buffer along adjacent GR property
- Lighting
- Signage