STAFF REPORT
Board of Adjustment, Tuesday, February 3, 2026

Title:	APP-25-0001: Administrative appeal of the Planning Department Decision Regarding Permits ENC-25-006 and ENC-25-007
Speaker:	Paul Ray, Planning Director Aaron Bland, Assistant Planning Director
Prepared by:	Paul Ray, Planning Director, Aaron Bland, Asst Planning Director
Approved by:	Paul Ray, Planning Director

Background
Two driveway applications for neighboring parcels located in the vicinity of the end of Pinnacle Road, near but beyond the parking lot and trailhead for the City-owned Bracken Preserve trails, were submitted on August 6, 2025. One for 231 Pinnacle Road (PIN 8576-83-5643-000) was submitted by owner James Veal, and one for 245 Pinnacle Road (PIN 8579-83-4791-000) by owner Roy Robinson. These were assigned to Assistant Planning Director Aaron Bland for review.

The two subject parcels are "landlocked" in that they have no frontage on a public street right-of-way. The Transylvania County tax map shows that the Pinnacle Drive ROW continues beyond the Bracken parking lot to the front of these parcels, however this is a mapping error. The exact extent of NCDOT maintenance and ownership of Pinnacle Drive is unclear. Different surveys show state maintenance ending in different places, but none show it extending as far as the subject parcels, and it is not improved beyond the parking lot. The official NCDOT State Maintained Network Map does not include Pinnacle Road at all, meaning that it is not maintained by NCDOT. This listing shows SR-1350 (the number attached to Pinnacle Road on surveys) as only being the 0.2-mile-long paved Music Camp Road, from Probart Street to Bishops Knoll. The entire unpaved Pinnacle Road is listed as “non-system” on official NCDOT maps.

The City's Bracken Mountain Trail leaves the parking lot and ascends to Bracken Preserve through a 50-foot wide right-of-way that crosses several private properties between the parking lot and the City-owned Bracken Preserve parcel. This ROW was obtained by the City in 2008 and the public hiking/biking trail was opened to the public in July 2012. Properties in the area were once served by a small private road called Mackey Ridge Road, which was located in the vicinity of the current trail, but it is no longer in existence and never had a public right-of-way. This area is outside the City's corporate limits in the extraterritorial jurisdiction and all subject parcels are zoned General Residential - 4 (GR4).

Administrative Decision
Below is a summary of the email correspondence between Mr. Bland and Mr. Veal regarding the review of the applications. The full email chain, including referenced

attachments, is included in this packet.

The applications were submitted on August 6, 2025. On August 8th, Mr. Bland emailed Mr. Veal and Mr. Robinson that he had some confusion reading the submitted site plans and that additional information was needed. Namely, the location of the City's Bracken Mountain Trail and the ROW that the trail lies within, in an effort to determine if the proposed driveways would be within the trail ROW and how close they would come to the trail.

On August 28th, Mr. Veal responded by providing copies of portions of the legal documents from the establishment of the trail ROW, but did not include the requested information regarding the ROW and the trail's location as they relate to the location of the proposed driveways.

On August 29th, Mr. Bland responded, again asking for information about the location of the trail and trail ROW in relation to the proposed driveways. Mr. Bland cited the concern of potential conflicts with the driveway and the trail/trail users. To illustrate his concerns, Mr. Bland included an attachment with his own markup on the original site plans illustrating how much of the proposed driveways were seemingly shown within the City's trail ROW. Additionally, Mr. Bland pointed out that each driveway was shown to be constructed beyond the property lines.

On September 11th, Mr. Veal responded with additional site plans, however, they did not include the requested information of the location of the Bracken Mountain Trail. Mr. Veal indicated that the driveways would connect to Mackey Ridge Road as if it was still in existence. Mr. Veal's email also suggested that there could be "shared access" from the Bracken parking lot to the new driveways, presumably indicating that trail users on bike and foot would share the same travel corridor as vehicles using the driveways. However, nothing was shown on the site plans between the "mouth" of the driveways and the end of the public street of Pinnacle Road to show how this shared access portion would be improved to allow for a vehicle to traverse it. Nor was any evidence of an access easement across the properties required to reach the subject properties from Pinnacle Road.

On September 19th, Mr. Bland responded that given the materials provided, he was unable to fully review the applications and had no option but to deny them. He cited a lack of information about how the proposed driveways would interact with and possibly impact the Bracken Mountain Trail and the safety of users on it, as well as a lack of information about how vehicles would get to the driveways from the end of Pinnacle Road.

On October 6th, Mr. Veal and Mr. Robison both filed an appeal of their denials with the City Clerk (submissions are attached).

Discussion

The Unified Development Ordinance has some standards for driveways, however these are predicated on the notion that the driveway is connecting to a public street within a public

right-of-way, neither of which is the case for these permits. For example, Section 13.8.B states (emphasis added) “No driveway or curb cut shall be less than 12 feet nor greater than 24 feet in width at the point of intersection with the margin of the right-of-way of any street located in the city…”

Many provisions of the ordinance assume frontage on a public street, which these subject parcels do not have, a condition known as “landlocked parcels.” Section 14.6 of the UDO discusses nonconforming lots such as the subject parcels. Subsection D states that “the administrator may permit the establishment of a private right-of-way or access easement in order to facilitate access to pre-existing land-locked parcels.” The City’s trail ROW does not convey private use to access these parcels, but rather public use to access Bracken Preserve. No evidence of other access easements for such private use to access the subject parcels was provided.

The overarching goal and purpose of the City’s UDO and regulations in general, as well as the enabling state legislation that allows for zoning authority, is to promote public health, safety, and general welfare (UDO Section 1.2). Therefore, ensuring the safety of Bracken Preserve trail users, as well as any potential users of the driveways, was a primary concern when reviewing these applications. Mr. Bland’s request for the location of the existing trail within the ROW was in order to ascertain if the vehicular traffic using the driveways would cross over or otherwise conflict with trail users. Without the location of the trails shown on the site plan, this was not able to be evaluated. Section 17.2.C of the UDO states that “The administrator shall have the authority to deny and return any submitted land development permit application and associated development plans upon a determination that such submitted items are insufficient…” Mr. Bland determined that the submitted plans were insufficient because they did not show 1) the location of the trail to determine potential user conflicts, 2) how cars could legally access the driveways from Pinnacle Road where it ends at the Bracken parking lot, and 3) how cars could physically traverse the terrain from the parking lot to the subject parcels.

Further, UDO Section 16.5.C.1 states that applications must contain “all information and materials required by this ordinance for submittal of the applicable type of application, and in sufficient detail, format, and readability for city staff to evaluate the application for compliance with applicable review standards.” It is the Planning Department’s position that these applications did not contain such “sufficient detail” for review of both potential safety conflicts with trail users and legal/physical access from where Pinnacle Road ends in the parking lot.

There is a gap between where Pinnacle Road stops being a public street and the proposed driveways. How large this gap is varies by source, but there is undoubtedly a gap. The applicant seemed to indicate that it was acceptable to connect to the trail ROW, as if it was a public street ROW, due to the language of the legal documents establishing the City's trail ROW. These are written to allow for "all vehicular and pedestrian travel across the property" in order to "serve [Bracken Preserve], providing ingress, egress and regress thereto."

The inclusion of vehicular travel gives the City the *right and ability* to allow such use of the ROW, but not the *obligation* to install a road capable of providing such use. The City cannot establish a City street outside the corporate limits. Thus, to date, the City has chosen to only allow travel through the ROW to Bracken Preserve by foot and bike. The decision to exercise the right to allow vehicles is a policy decision that cannot be made by Planning Staff. Again, no evidence of additional access easements for the purpose of traversing the private properties between the end of Pinnacle Road and the subject parcels was provided. Therefore, Staff assumes there is no such guaranteed access to these parcels from Pinnacle Road.

Board Decision

North Carolina General Statutes 160D-406(j) states "When hearing an appeal, the board may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The board shall have all the powers of the official who made the decision." The decision must be based on competent, material, and substantial evidence in the record.

Attachments:

1. Application - Veal
2. Application - Robinson
3. Email Chain Between Mr. Veal and Mr. Bland
4. Attachment to Mr. Blands Aug 29 email
5. Attachment to Mr Veals Sept 11 email
6. Easement Plat File 11 Slide 922
7. Easement Plat File 11 Slide 923
8. Appeal - Veal, James 231 Pinnacle Rd.
9. Appeal - Robinson, Roy 245 Pinnacle Rd.
10. Vicinity Map

ENC-25-007

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: jvb@vealarchitect.com

Property/Project Information

Contractor Hauling Debris: T.B.D.	Property PIN (Tax id #): 8576-83-5643-000
Mailing Address:	Property Location/Address 231 Pinnacle Rd
City/State	Date applicant desires to being project: 10-31-2025
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.

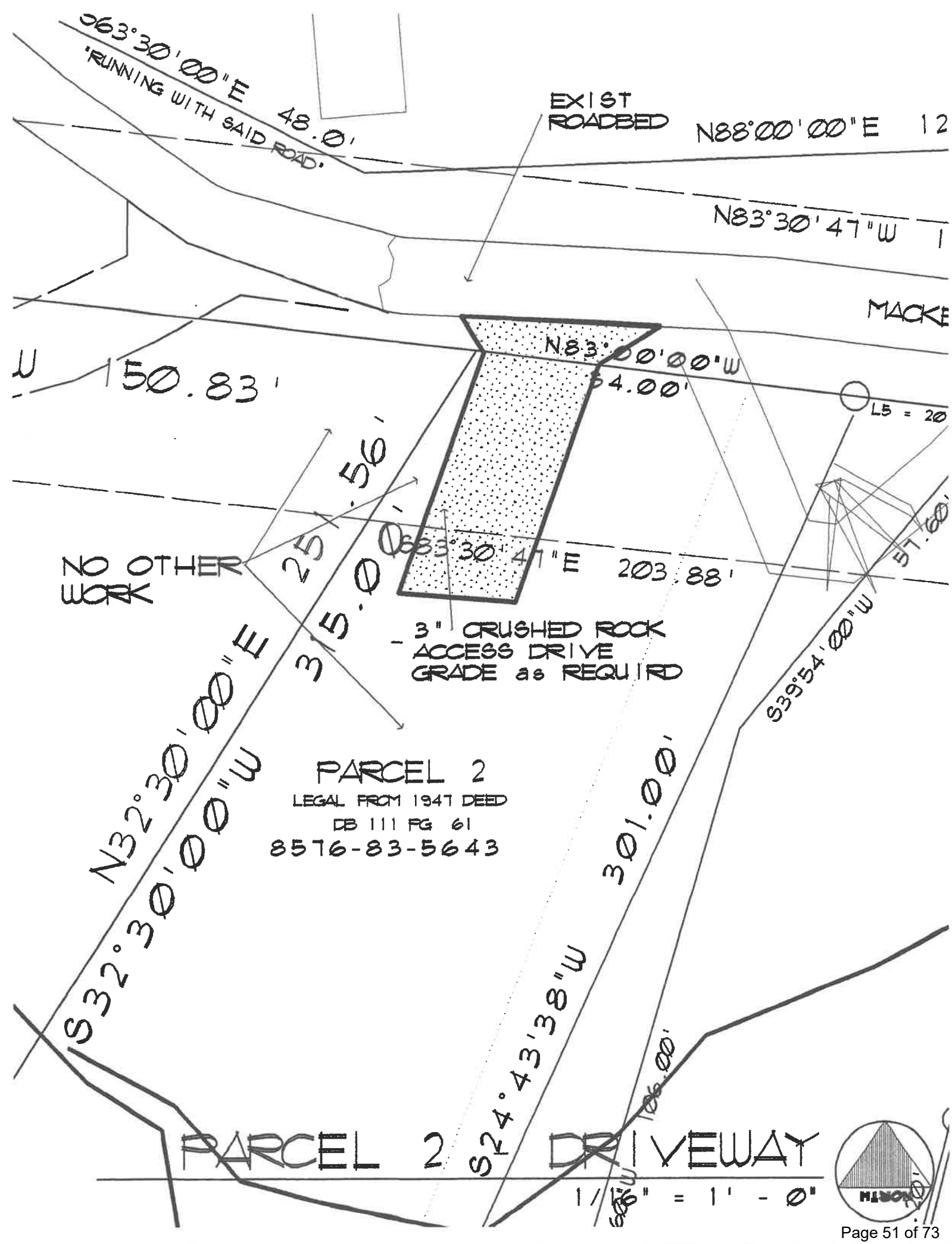
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I affirm and certify that I understand and will comply with all regulations and requirements of the City of Brevard. I further certify that the above statements and the statements and showings made in any paper or plans submitted herewith are true 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: 8/1/25


186 PINNACLE RD
185 PINNACLE RD UNIT A
185 PINNACLE RD UNIT B
187 PINNACLE RD UNIT B
187 PINNACLE RD UNIT A
159 PINNACLE RD
PINNACLE RD


S63°30'00"E 48.0'
"RUNNING WITH SAID ROAD"
EXIST ROADBED
N88°00'00"E 12
N83°30'47"W 1
MACKE
U 150.83'
N83°00'00"W
54.00'
L5 = 20
NO OTHER WORK
25'
56'
315.0'
S63°30'47"E 203.88'
3" CRUSHED ROCK ACCESS DRIVE GRADE as REQUIRED
S39°54'00"W
57.60'
N32°30'00"E
S32°30'00"W
PARCEL 2
LEGAL FROM 1947 DEED
DB 111 PG 61
8576-83-5643
301.00'
S24°43'38"W
106.00'
PARCEL 2 DRIVEWAY
1/16" = 1' - 0"
NORTH

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

TRANSYLVANIA COUNTY
NORTH CAROLINA

May 2, 2024 Parcel 2

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#8576-83-5643-000

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

Your New Address: 231 PINNACLE RD ASSIGNED 05/02/.2024
BREVARD, NC 28712

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.

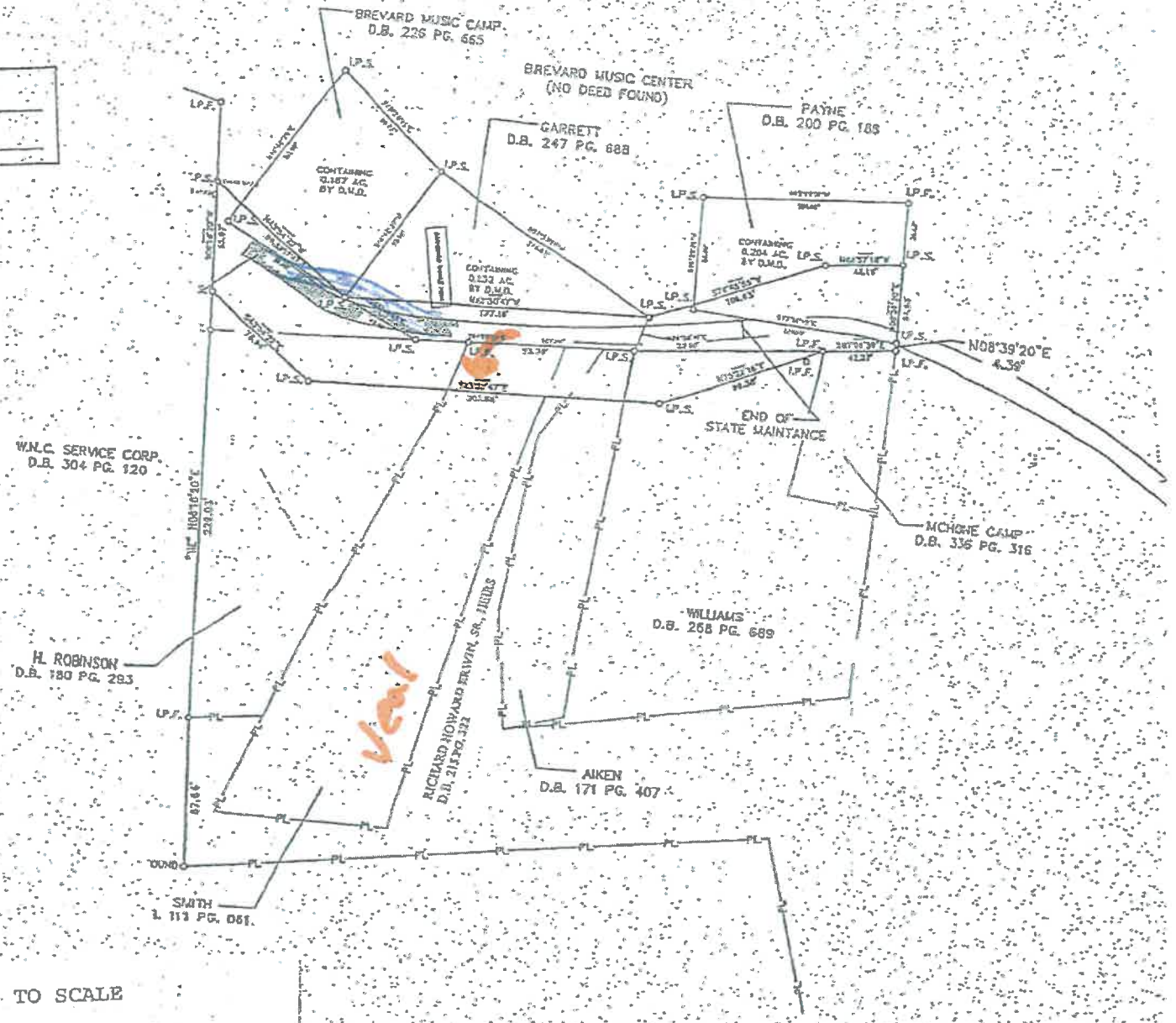
Assigned By: KRS

jv@jvealarchitect.com

Exhibit A
Page ____ of ____

CITY OF BREVARD
RIGHT OF WAY ACQUISTION TO BRACKEN CREEK
From a plat recorded in File 11, Slide 922





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).

ENG-25-006

The City of Brevard North Carolina

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Fax (828) 885-5625
cityofbrevard.com

APPLICATION FOR DEMOLITION, GRADING OR LAND DISTURBANCE

Contact Information (To be completed by Applicant)

Applicant/Agent/Contractor Name: Roy Ray Robinson	Property Owner: Roy R Robinson
Mailing Address: 8232 19th Ave. Vero Bch. Fl. 32960	Mailing Address: 8232 19th Ave
City: Brevard State: NC. Zip: 28712	City: Vero Bch. State: Fl. Zip: 32960
Phone: 229-264-3575	Phone: 229-264-3575
Email: royrobinson0669@gmail.com	Email: royrobinson0669@gmail.com

Property/Project Information

Contractor Hauling Debris: To be determined	Property PIN (Tax id #):
Mailing Address:	Property Location/Address 245 Pinnacle Rd.
City/State	Date applicant desires to being project:
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:	

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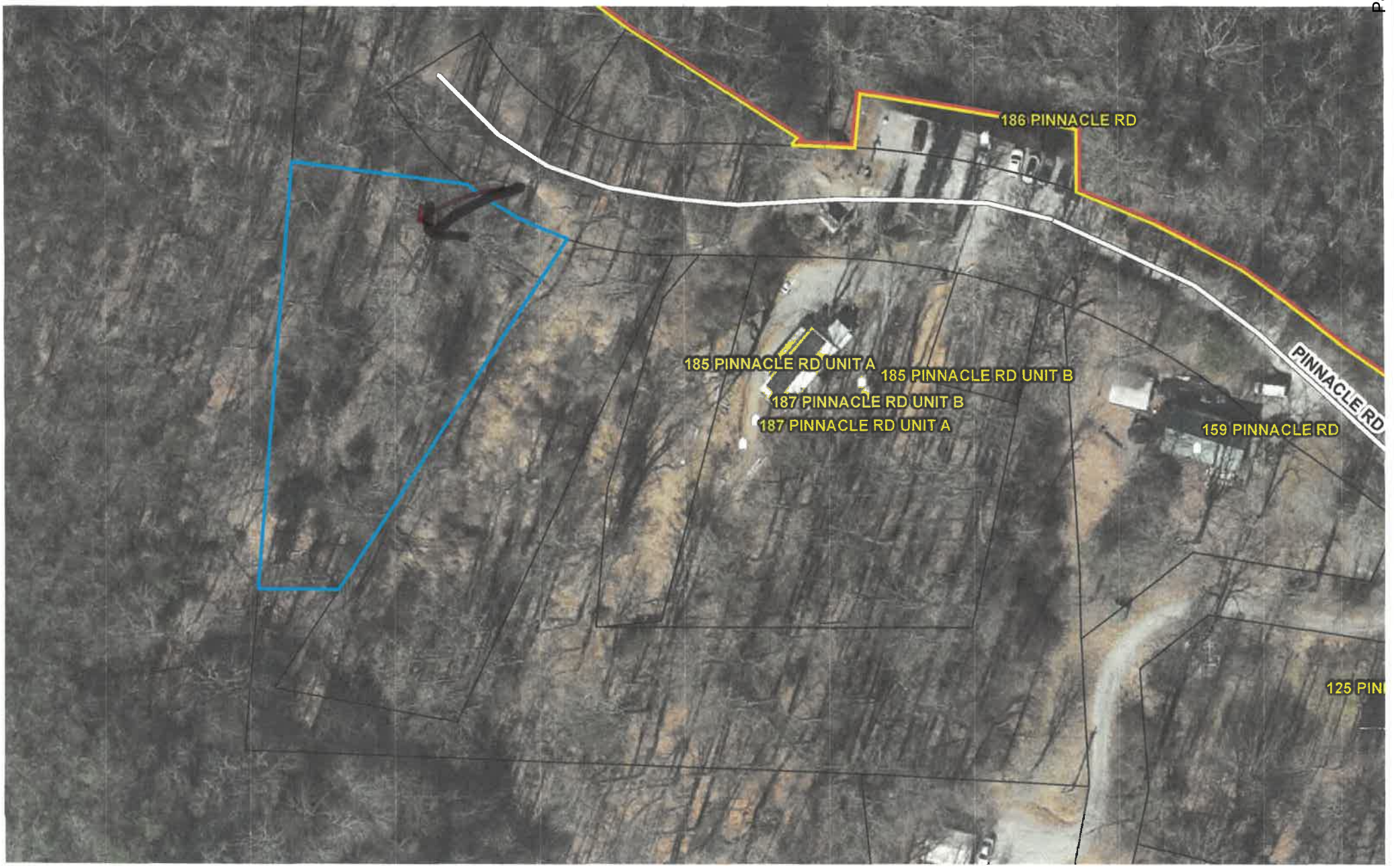
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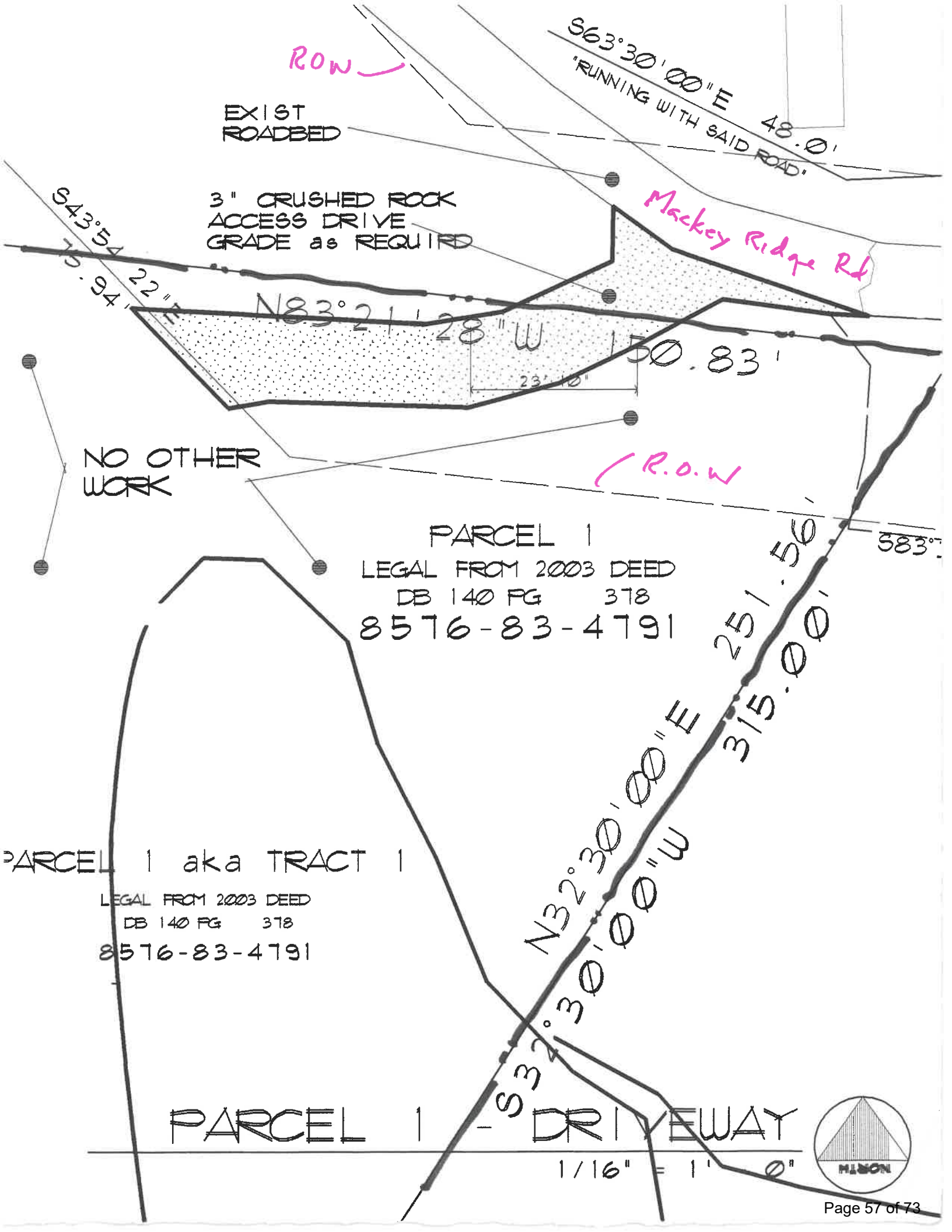
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Applicant/Agent/Contractor Signature:	Date:
Property Owner Signature: Ray R Lottinger	Date: 10/31/2025


186 PINNACLE RD
185 PINNACLE RD UNIT A
185 PINNACLE RD UNIT B
187 PINNACLE RD UNIT B
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PINNACLE RD
159 PINNACLE RD
125 PIN


ROW
S63°30'00"E 48.0'
"RUNNING WITH SAID ROAD"
EXIST ROADBED
3" CRUSHED ROCK ACCESS DRIVE GRADE as REQUIRED
Mackey Ridge Rd
S43°54'22"E 75.94'
N83°21'28"W 150.83'
23'-10"
NO OTHER WORK
R.O.W
PARCEL 1
LEGAL FROM 2003 DEED
DB 140 PG 378
8576-83-4791
S83°
N32°30'00"E 251.56'
S32°30'00"W 315.00'
PARCEL 1 aka TRACT 1
LEGAL FROM 2003 DEED
DB 140 PG 378
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PARCEL 1 - DRIVEWAY
1/16" = 1'-0"
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May 2, 2024

Parcel 1 (one)

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Assigned By: KRS

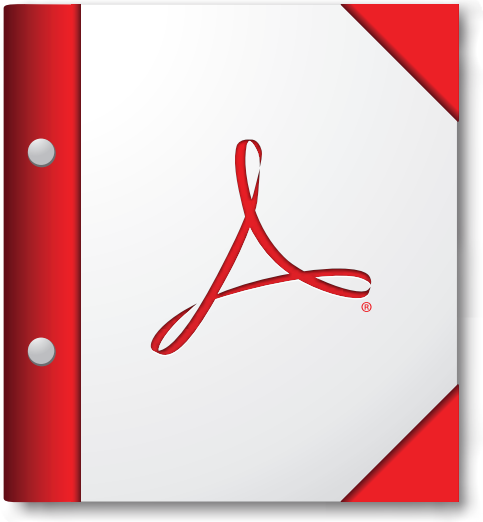
Exhibit A
Page ____ of ____

CITY OF BREVARD
RIGHT OF WAY ACQUISTION TO BRACKEN CREEK
From a plat recorded in File 11, Slide 922



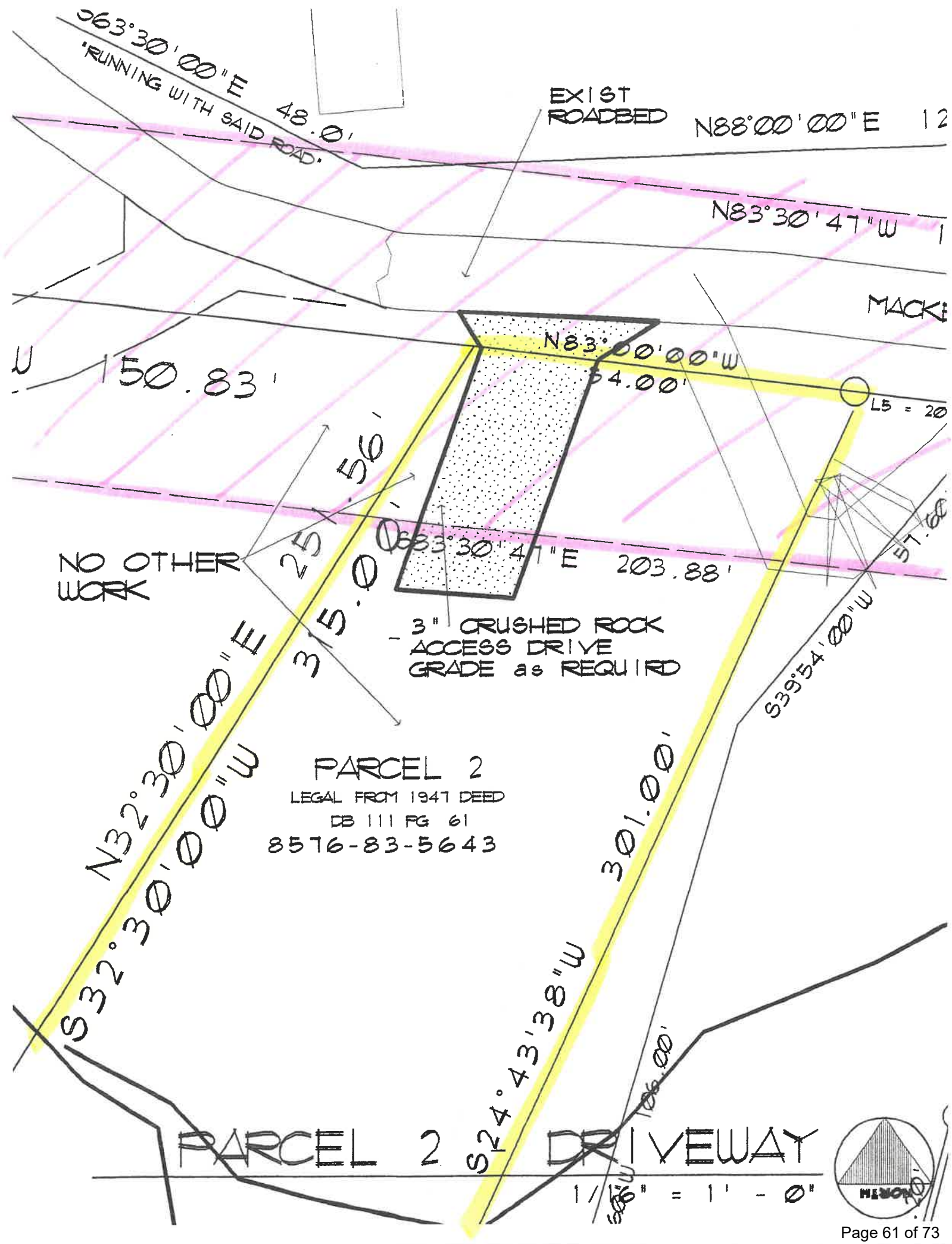
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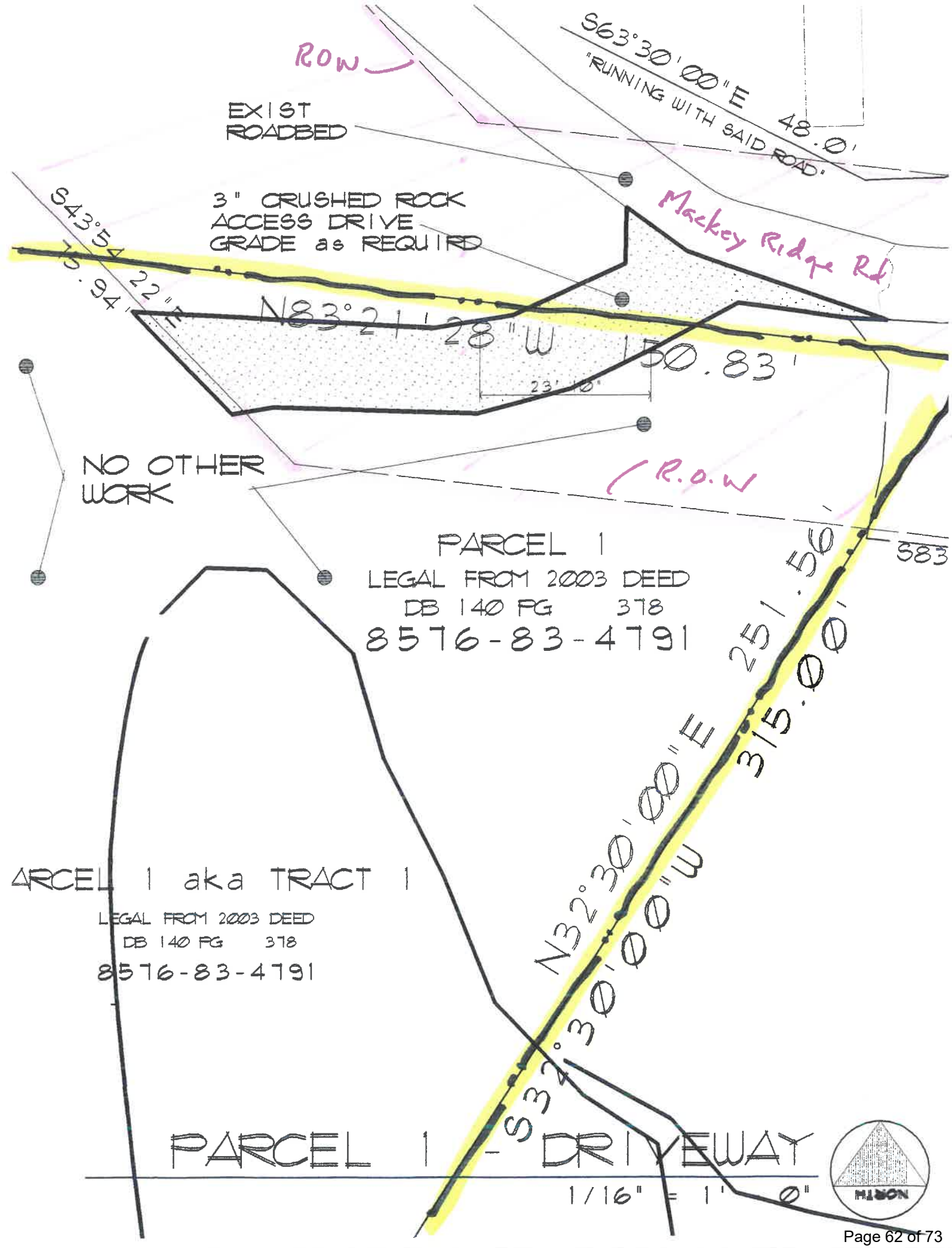
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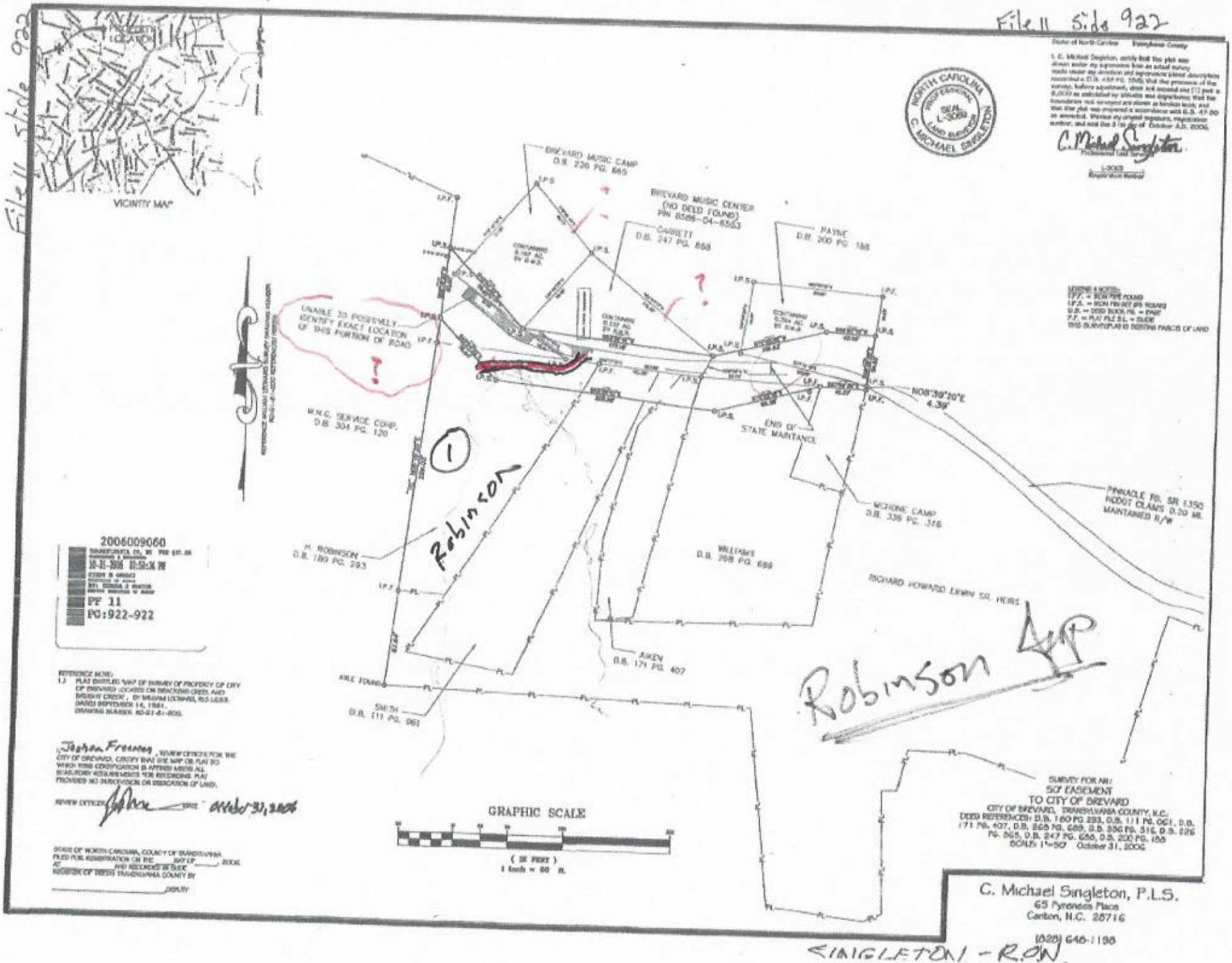
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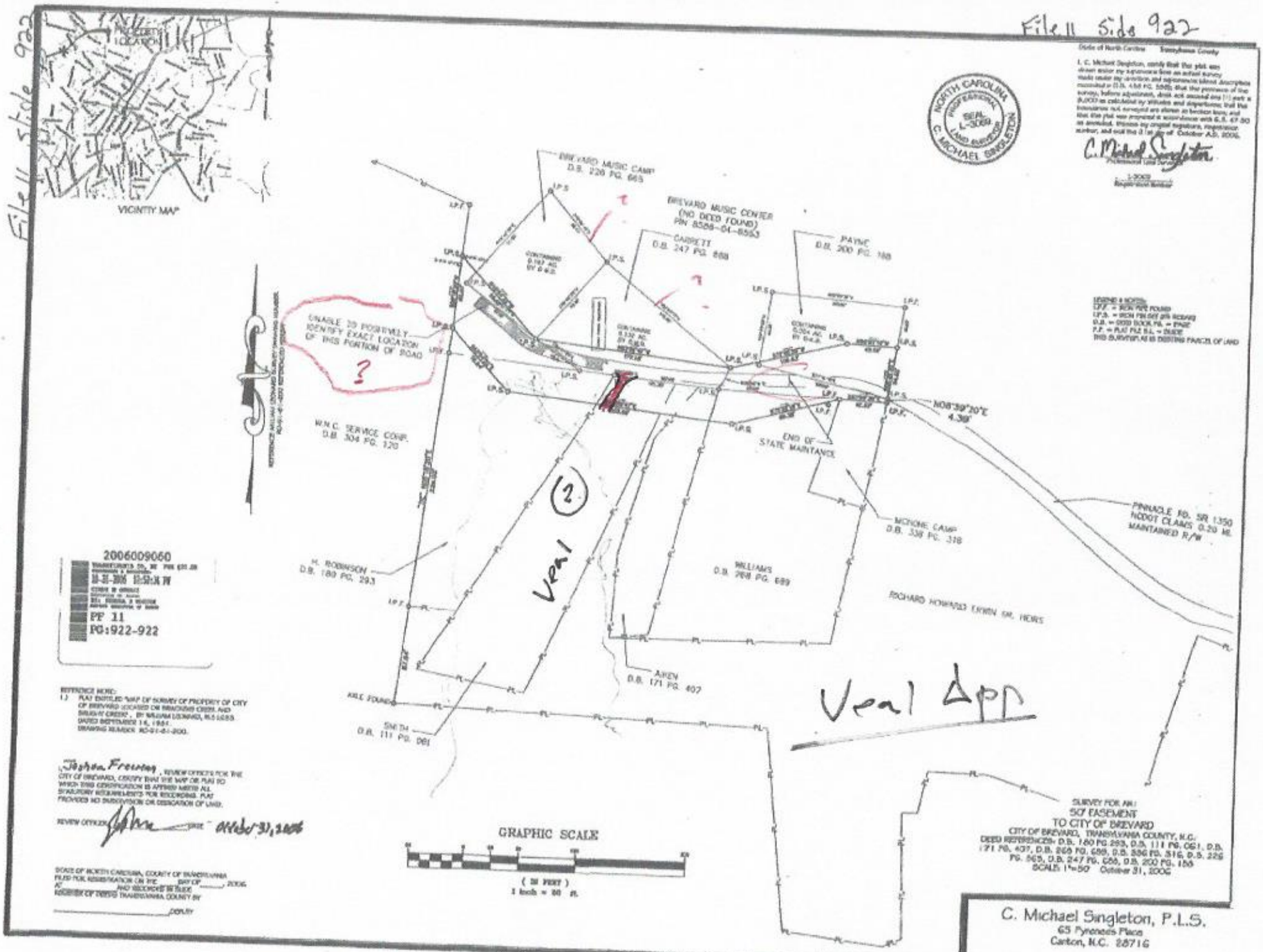

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File 11 Slide 922

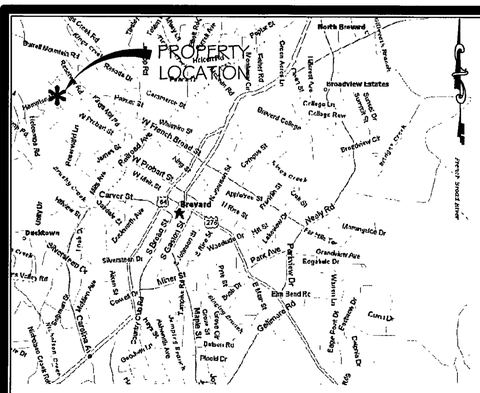


File 11 Slide 922



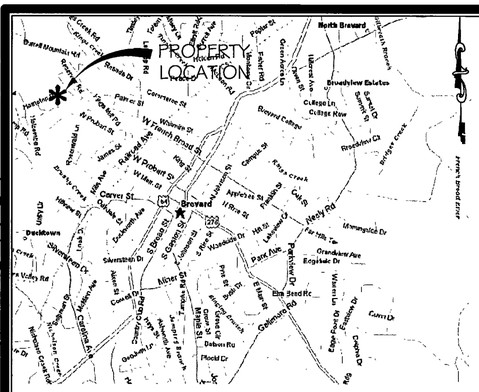
File 11 Side 922

File 11 Side 922


PROPERTY LOCATION
Brevard
North Brevard
Broadview Estates
Miner
Deckertown
Shoreham Co
Silverstone Dr
Eagle Pointe Dr
Dogwood Dr
Cumi Dr
Ebb Bend Rd
Floodd Dr
Debbets Rd
Gallimore Rd
Glenn Dr
Glenn Cir
Glenn Ct
Glenn Pl
Glenn Ln
Glenn Creek Dr
Glenn Creek Ct
Glenn Creek Cir
Glenn Creek Pl
Glenn Creek Ln
Glenn Creek Trail
Glenn Creek Rd
Glenn Creek Rd
Glenn Creek Rd

File 11 Slide 923

File 11 Slide 923



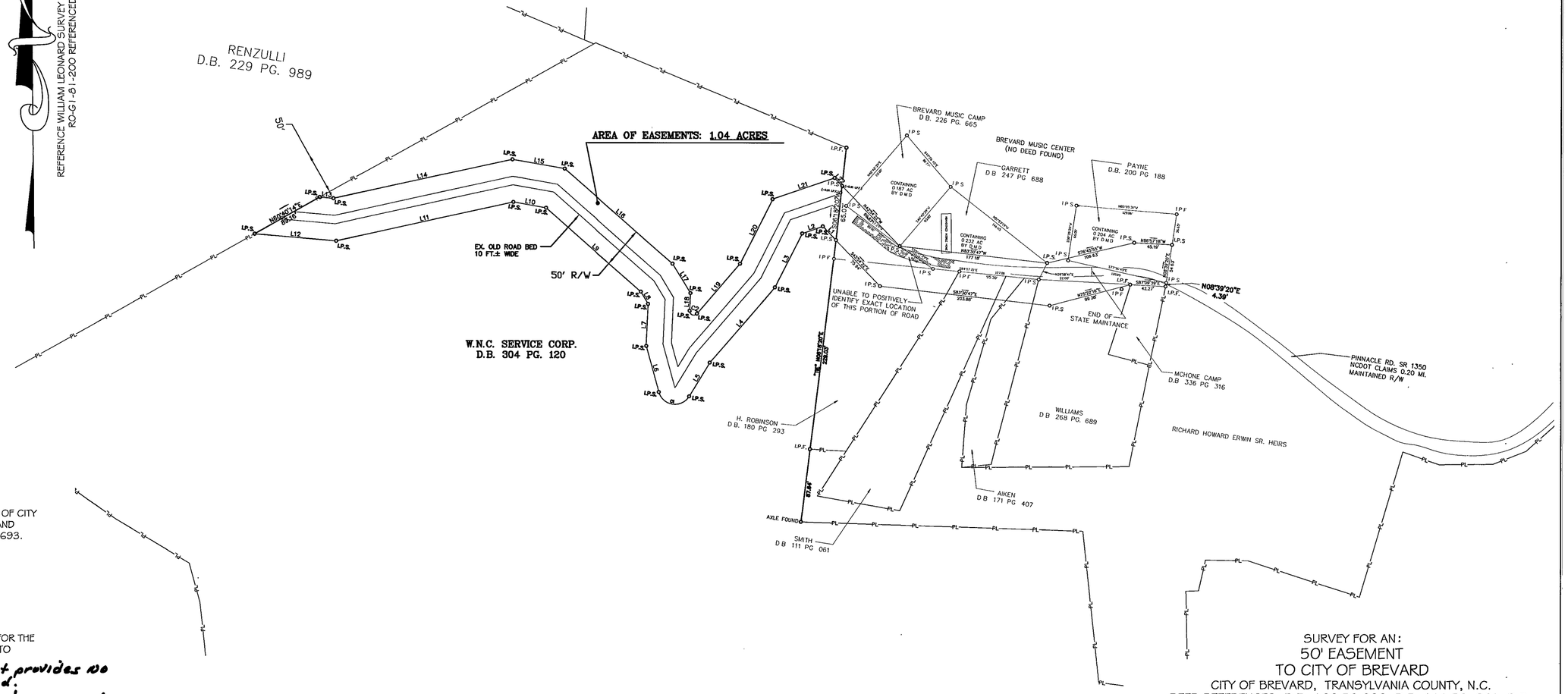
VICINTIY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.61	N43°54'22"W
L2	26.10	S71°07'34"W
L3	71.98	S26°55'13"W
L4	118.84	S40°51'09"W
L5	47.16	S31°24'11"W
L6	57.12	N15°23'23"W
L7	50.18	N02°23'30"E
L8	16.94	N31°02'58"W
L9	151.48	N48°57'08"W
L10	39.73	N80°03'36"W
L11	217.04	S77°32'05"W
L12	97.91	N85°13'07"W
L13	16.51	S85°13'07"E
L14	219.36	N77°32'05"E
L15	63.55	S80°03'36"E
L16	172.08	S48°57'08"E
L17	40.97	S31°33'38"E
L18	21.02	S02°23'30"W
L19	78.62	N40°51'09"E
L20	86.17	N26°55'13"E
L21	78.24	N71°07'34"E
L22	12.81	S43°54'22"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	46.50	20.00	N81°59'36"W	36.71
C2	12.35	5.00	S68°22'40"E	9.44

REFERENCE WILLIAM LEONARD SURVEY DRAWING NUMBER R0-G1-81-200 REFERENCED HEREIN

2006009061
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
10-31-2006 03:53:35 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: TERESA D MORTON
DEPUTY REGISTER OF DEEDS
PF 11
PG:923-923



REFERENCE NOTE:
1.) PLAT ENTITLED "MAP OF SURVEY OF PROPERTY OF CITY OF BREVARD LOCATED ON BRACKENS CREEK AND BRUSHY CREEK", BY WILLIAM LEONARD, RLS L693. DATED SEPTEMBER 14, 1981. DRAWING NUMBER R0-G1-81-200.

I, Joshua Freeman, REVIEW OFFICER FOR THE CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. plat provides no subdivision or dedication of land.

REVIEW OFFICER _____ DATE October 31, 2006

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA
FILED FOR REGISTRATION ON THE _____DAY OF _____, 2006
AT _____AND RECORDED IN SLIDE _____
REGISTER OF DEEDS TRANSYLVANIA COUNTY BY

_____,DEPUTY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NORTH CAROLINA PROFESSIONAL SEAL L-3069 LAND SURVEYOR C. MICHAEL SINGLETON

State of North Carolina Transylvania County

I, C. Michael Singleton, certify that this plat was drawn under my supervision from an actual survey made under my direction and supervision (deed description recorded in D.B. 438 PG. 598); that the precision of the survey, before adjustment, does not exceed one (1) part in 8,000 as calculated by latitudes and departures; that the boundaries not surveyed are shown as broken lines; and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 31st day of October A.D. 2006.

C. Michael Singleton
Professional Land Surveyor

L-3069
Registration Number

LEGEND & NOTES:
I.P.F. = IRON PIPE FOUND
I.P.S. = IRON PIN SET (#5 REBAR)
D.B. = DEED BOOK PG. = PAGE
P.F. = PLAT FILE S.L. = SLIDE

SURVEY FOR AN:
50' EASEMENT
TO CITY OF BREVARD
CITY OF BREVARD, TRANSYLVANIA COUNTY, N.C.
DEED REFERENCES: D.B. 180 PG.293, D.B. 111 PG. 061, D.B. 171 PG. 407, D.B. 268 PG. 689, D.B. 336 PG. 316, D.B. 226 PG. 865, D.B. 247 PG. 688, D.B. 200 PG. 188
SCALE: 1"=100' October 31, 2006

C. Michael Singleton, P.L.S.
65 Pyrenees Place
Canton, N.C. 28716

(828) 648-1198

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

10-06-25

Denise Hodsdon, City Clerk
City of Brevard, NC

RE: Appeal to Denial of Driveway Permit Application (245 Pinnacle Road)

Denise

I am Roy Robinson; I have owned & paid taxes on Parcel 1 since 2003. This land has been in my family since 1892 and passed down. Jake & Sarah Mackey were my great great grandparents.

I submitted for a driveway located @ 245 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'

Sincerely, Roy K Robinson

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
Thanks JVeal

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Aaron
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J.Veal, Architect
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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: 724928
Date: 10/6/2025
Time: 1:34:07PM

Received From:
JAMES VEAL

Received: 100.00

For
ZONING ADMIN
ZONING APPEAL 100.00

Credit 100.00
AMEX 1005
RECEIVED BY WINDOW

APP-25-0001 Vicinity Map



Map prepared by the City of Brevard Planning Department 11/25/2025