City of Brevard Planning Department
95 West Main Street
Brevard, North Carolina 28712
Phone (828) 885-5630
Fax (828) 885-5625
cityofbrevard.com

SUP File #_____

APPLICATION FOR SPECIAL USE PERMIT (SUP)
BREVARD BOARD OF ADJUSTMENT

Applicant/Agent:

Name Melanie Spreen, May Collaborative

Mailing Address **170 South Broad Street, 2B**

City/State/Zip Code Brevard, NC 28712

Telephone Number 828-866-3104 Email Address melanie@designwithmay.com

Property Owner (if different from the applicant):

Name Monte Vista Inc

Address PO Box 66

City/State/Zip Code Brevard, NC 28712

Telephone Number 828-393-4868 Email Address CRTaylor@FGCRealty.com

Property information: The following information is required to provide the necessary information to process the Special Use Permit application:

Address of requested site: Wolf Pen Cove Rd.

Transylvania County Property Identification # (PIN): 8576721310000

Request SUP as permitted in Unified Development Ordinance Section(s):
3.6.2 Camping Use B. Campground; 3.14.1 Outdoor Special Event Venue

Proposed Special Use to Allow: Campground and Outdoor Special Event Venue

Zoning District: GR **Located within City Limits? (Y/N)** ETJ

Flood Hazard Area? (Y/N): N

Special Use permits add flexibility to the Land Development Code. Subject to high standards of planning and design, certain property uses may be allowed in several districts where these uses would not otherwise be acceptable. By means of controls exercised through the special use permit procedures, property uses which would otherwise be undesirable in certain districts can be developed to minimize any adverse effects they might have on surrounding properties.

Authority to grant Special Use Permits is found in 16.8 of the City of Brevard's Unified Development Ordinance pursuant to North Carolina General Statute's 160D-406. The Unified Development Ordinance requires that the Brevard Board of Adjustment, when granting a Special Use Permit must find that all three (3) of the following factors found in UDO Chapter 16.8.C.3 exist. In the spaces provided below, indicate the facts that you intent to show and the arguments that you intend to convince the Brevard Board of Adjustment that it can properly reach the three (3) required conclusions:

1. The use meets all requirements and specifications of the ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit.
2. The proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible to the surrounding area; and
3. The proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.

In the spaces provided below, indicate the facts that you intend to show and the arguments that you intent to convince the Brevard Board of Adjustment that it can properly reach the three (3) required conclusions:

1. That the use meets all requirements and specifications of the ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit.

2. That the proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible to the surrounding area.

3. That the proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.

The following must be included with the Application:

1. Site Plan
2. Listing of names and mailing address of all property owners within two-hundred feet (200') from the boundaries of the property in question.
3. Application filing fee $250.00 – Zoning

Signature of Property Owner: _____ Date: 4/17/2025

Signature of Applicant/Agent: Melanie Spreen Date: 4/14/2025

Please refer to the City of Brevard Planning Department Board of Adjustment Category III Application Timeline for Special Use Permit.

SPECIAL USE PERMIT REQUEST TO BE HEARD BY BOA ON:_____.

MAY COLLABORATIVE
ARCHITECTURE | PLANNING

Application For Special Use Permit (SUP) Brevard Board Of Adjustment
Wolf Pen Cove Road, Brevard

April 18, 2025

A. Property Information

PIN: 8576-72-1310-000

Owner: Monte Vista Inc.

Calculated Acreage : 45.15 Acres

Zoning Classification - West of Bracken's Creek – No Zoning (County Jurisdiction)

East of Bracken's Creek – General Residential (ETJ)

General Description of the Parcel

The specified parcel, PIN# 8576-72-1310-000, is characterized by heavily forested terrain with generally steep slopes (>25%) down to relatively flat areas in a narrow valley, following Bracken's Creek. The parcel straddles the City of Brevard's Extra-Territorial Jurisdiction (ETJ) boundary, defined by the creek, which runs north to south. At the southern end of the parcel, the valley follows a pond and wetland to Wolf Pen Cove Road. Vestiges of former building sites are located north of the pond, along a private road (Bracken's Creek Drive), beginning at the access to the property from Wolf Pen Cove Road.

The property historically had amenities and commercial lodging use as far back as 1974 when a 12-bedroom lodge addition was built beside an older single-family home and caretaker's residence. Later in the mid-1980s a commercial kitchen was added, and a bed and breakfast operation ran until approximately 1995. The structures were demolished in 2001, and plans were made for an overnight camp facility to serve children with terminal illness. This redevelopment plan was begun but never completed and the property was dormant from approximately 2002 until the present project began project due diligence in 2021.

The specified parcel is part of a larger development area with multiple parcels owned by the developer with the intended purpose of a campground. The total development area is comprised of 135 acres, with the majority located in Transylvania County, not subject to zoning ordinance of the City of Brevard/ETJ. Due to the steep terrain, the campground development is concentrated along the existing or previously existing building sites, ponds, roads, and operating underground electrical infrastructure, located on the parcel outside of the ETJ.

The campground is a glamping concept comprised of high quality European designed and manufactured canvas tents on elevated wooden platforms, beginning with thirteen tent units along the existing road overlooking the pond and wetland. Planned expansion of twelve additional units will be located along the existing roadbed to be improved on the western portion of the parcel, outside of the ETJ. Each tent unit sleeps 2-5 depending on the size of the unit. Sites for travel trailers and recreational vehicles (RVs) will not be provided as part of this glamping concept.



Typical Tent Unit (courtesy of Tent Masters)

Central to the campground, located at the former lodge/bed and breakfast site, will be a small lodge and office (also built of canvas tents on wooden deck platform), and a comfort station with restrooms and showers for campers. Parking is dispersed along the road within proximity to each of the tent units and lodge.

A portion of the parcel, approximately 25 acres, is located east of the creek and within the ETJ. Most of this area is steep and heavily forested, however, about an acre of relatively flat land east of the creek and pond are located along the existing road within the central campground area and is ideally suited for accessory amenities and recreational use for the campground.

See Site Plan attached at end of document.

B. Request for Special Use Permit

- Ordinance 3.6 - Lodging uses

3.6.2 Camping Use Category

B. Campground / recreational vehicle park.

1. Definition: Establishments accommodating campers and their equipment, including tents, tent trailers, travel trailers, and recreational vehicles. Facilities and services may include washrooms and food services. The property shall be used for recreational purposes and retain an open air or natural character. This definition shall not include manufactured homes, manufactured home parks, or the storage of recreational equipment or vehicles.

2. Additional Standards:

a. Individual campsites or recreational vehicle sites shall be set back a minimum of 100 feet from all lot lines.

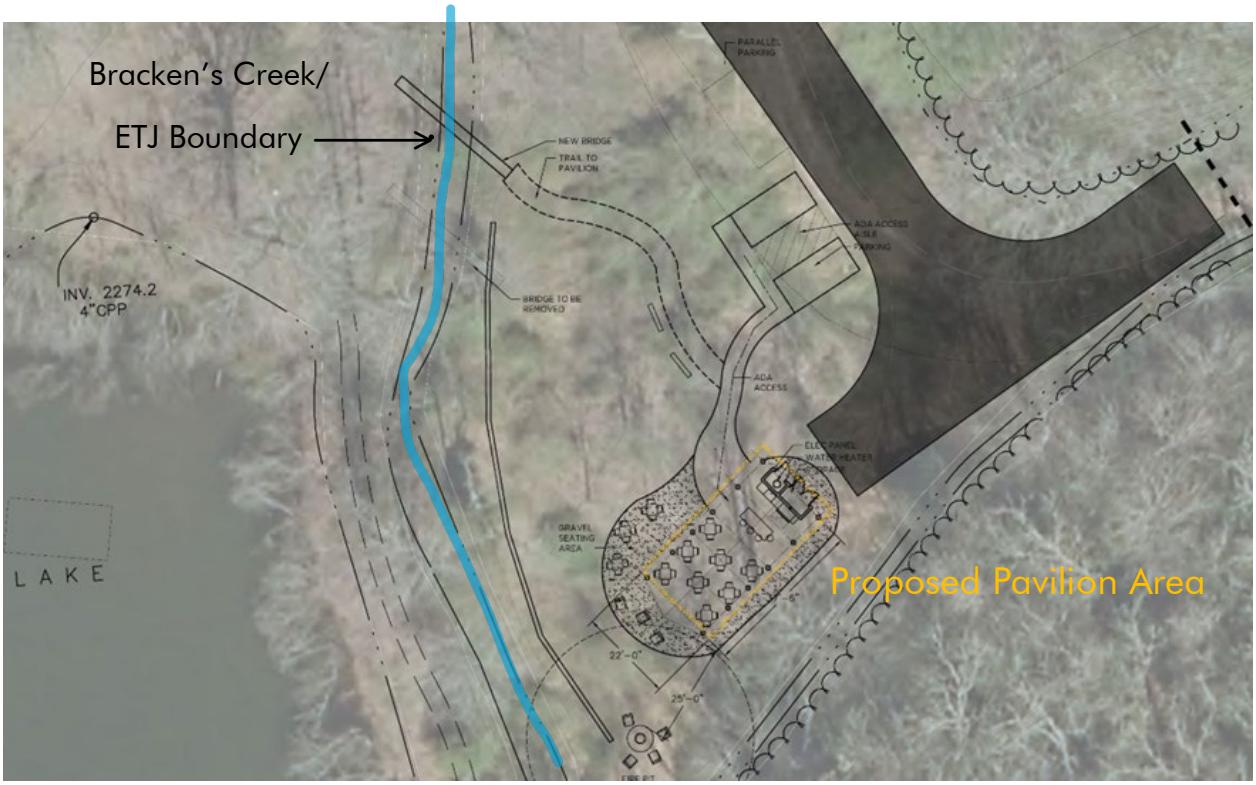
A Special Use Permit for the specified parcel is requested for 'Camping Use' for the purpose of offering compatible, accessory structures and uses on the ETJ portion of the parcel immediately adjacent to Brackens Creek. The areas of the parcel most likely to be utilized as part of the project include the limited flat land (approximately an acre), adjacent to Brackens Creek to function as common space with the possibility of a pavilion and fire ring. This is one of the only flat portions of the larger parcel and while much of it will be left as open green space, the proposed use will include a moderately-sized, open-air pavilion, comprised of canvas tent structure similar to other site features. The pavilion, approximately 800 square feet, will primarily be used by individuals seeking shade or relief from the weather with occasional group use expected. Based on the size of the pavilion, total occupancy will be limited to less than 50 occupants. Adjacent to the pavilion will be a fire pit as well as some limited parking, including an ADA space with coinciding ADA accessibility.

It is important that such an amenity be in close proximity to the project's central campus to make use of the bathroom facilities, located just across Bracken's Creek (on the county-side of the parcel).

Beyond the portion of the parcel being discussed, the current plans for the remainder of the ETJ portion of the parcel are limited to passive recreational use accessory to the campground, with a planned hike/bike trail. The trail corridor is currently flagged well away from any of the private lots on Laurel Falls Road not owned by the developer, or the Taylor family.



Similar Tent Structure for Pavilion Use



Proposed Pavilion Site Plan

- Ordinance 3.14.1 – Temporary Events and Structures

  Definition: Outdoor Special event venue: A multipurpose venue facility designed largely for hosting special events such as graduations, weddings, gatherings, trade shows, corporate function or meetings, and other similar functions. The facility may have a catering kitchen, indoor and outdoor seating, a stage or event area, and meeting/conference facilities.

  At the recommendation of COB Planning Staff, a Special Use Permit for Outdoor Special Event Venue is requested in order to accommodate occasional use of the proposed pavilion for group events such as gatherings and special events. The pavilion will be a permanent tent structure with limited seating. No catering kitchen or plumbed facilities will be provided at the pavilion. Due to the size of the pavilion, overall capacity of the campground, and limited parking on the site, the total number of occupants of the pavilion is limited to less than 50 occupants.

C. Justification

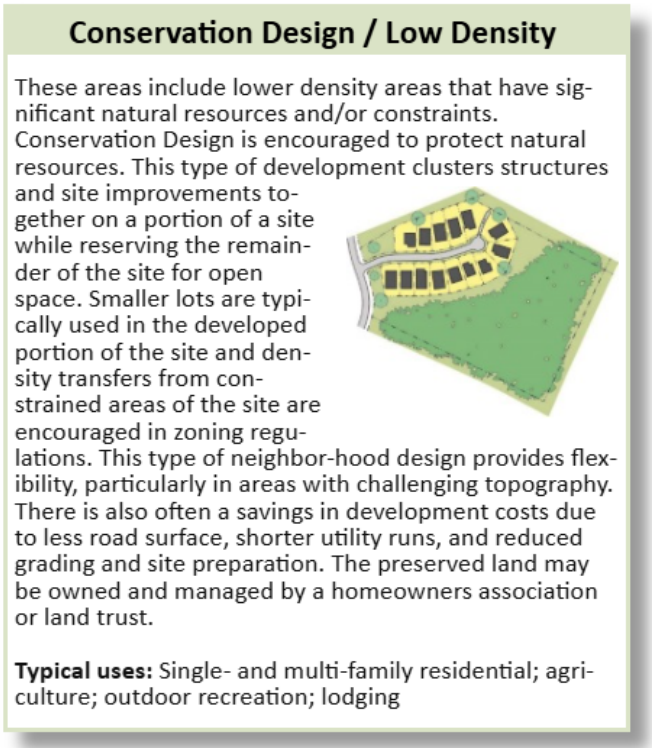
1. *The use meets all requirements and specifications of the ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit.*

Per the UDO, *The General Residential District is intended for the city's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in*

accordance with this pattern. These districts are differentiated only by the density of the overall development relative to the planning goals of the city as set forth in the Comprehensive Land Use Plan.

Per the Future Land Use Map in the City's 2030 Comprehensive Land Use Plan (CLUP), the specified parcel/project site is recommended for Conservation Design/Low Density and is constrained by steep slopes of greater than 25%. (See CLUP plan at end of document).

The requested use is consistent with the purpose and intent of the Land Use Plan as a typical use (outdoor recreation and lodging) recommended for the Conservation Design/Low Density area, in particular where topography presents significant constraints on development of the site. See excerpt from Comprehensive Land Use Plan description below.



Conservation Design / Low Density

These areas include lower density areas that have significant natural resources and/or constraints. Conservation Design is encouraged to protect natural resources. This type of development clusters structures and site improvements together on a portion of a site while reserving the remainder of the site for open space. Smaller lots are typically used in the developed portion of the site and density transfers from constrained areas of the site are encouraged in zoning regulations. This type of neighbor-hood design provides flexibility, particularly in areas with challenging topography. There is also often a savings in development costs due to less road surface, shorter utility runs, and reduced grading and site preparation. The preserved land may be owned and managed by a homeowners association or land trust.

Excerpt from Brevard CLUP, courtesy City of Brevard

Additionally, the proposed use meets 2 of the goals specified in the CLUP:

> 5. Celebrate Brevard's natural resources through conservation of environmentally sensitive areas, improving access to recreation, and restoration of native ecosystems.
>
> 7. Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.

The campground is a low density use on a small portion of the development area with natural areas and resources being preserved and used for responsible recreation, providing an

alternative lodging experience to support visitors to the local area. The close proximity of the campground to downtown Brevard will also support local businesses and economic vitality.

2. *The proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible to the surrounding area.*

The campground will be designed in a manner which is compatible with the natural features and topography of the tract undergoing development, and in a manner which provides safe, healthful and convenient camping facilities for campground users consistent with minimum land disturbance. Utilization of existing features and previously developed building sites limits disturbance of natural areas for development. The wood frame tent structure and canvas cover blends into the natural surrounds and will have limited visibility from the central area of the camp. The proposed amenities in the valley near the pond are located at approximately 2,275 feet base flood elevation (B.F.E.). The ridgelines to the northeast and southeast at the property boundary are approximately 140 feet above the elevation in the valley. Bordering private properties will have limited to no visibility of the proposed campground amenities in the ETJ due to the difference in elevation, steep topography, and dense forests.

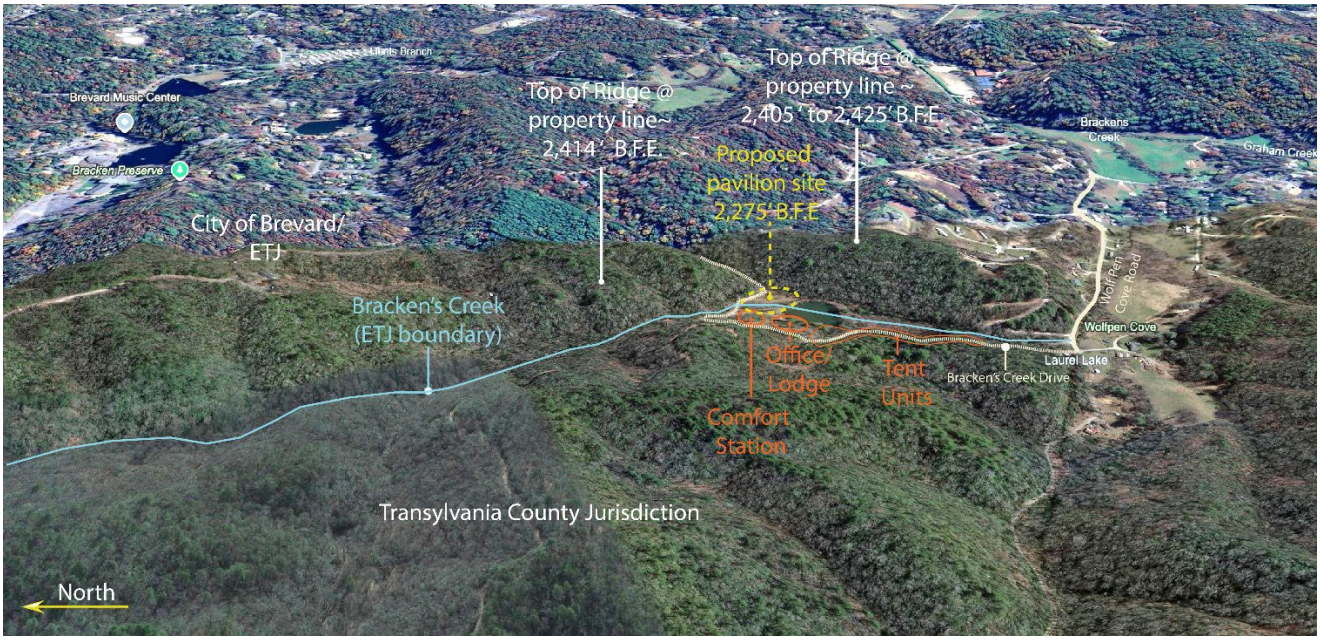


Diagram of Site and Terrain looking East (3D imagery from Google Earth)

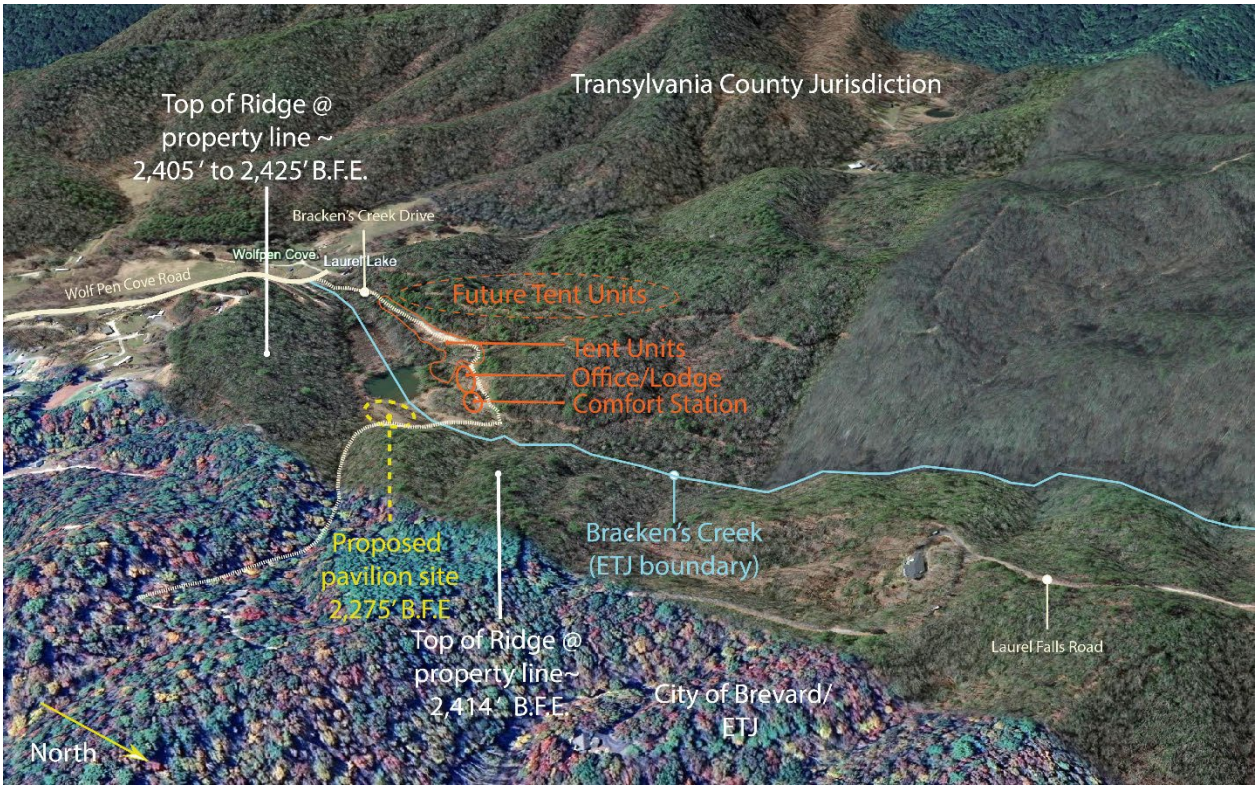


Diagram of Site and Terrain looking Southwest (3D imagery from Google Earth)

The project goal is to preserve a secluded experience in nature for all visitors to the glamping project. This will be achieved by appropriately buffering campers/visitors, as much as possible, from any outside development amenity from neighboring residential and road infrastructure. The majority (95%) of the ETJ portion of this parcel will be left in its natural, forested state for the enjoyment of guests and as a buffer from land/lot owners on Laurel Falls Road. The goal is to create a true conservation development where an intact corridor is left between the valley and Bracken Preserve and Pisgah National Forest.

3. *The proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.*

The proposed Camping Use will not be injurious to public health, safety, and welfare. Access to the amenities will be restricted to use by campers and monitored by the campground operator. The location of these amenities is easily accessible by all campers, with extensive buffers from adjacent private property. The proposed amenity area on the ETJ portion of the parcel is located 650 feet from adjacent properties to the north/east, 375 feet from the south/east, and 560 feet from the west.

The low density of the proposed camping use with limitation on type of camping units is more compatible with the existing adjacent single family residential properties in comparison to potential development for higher density lodging uses and/or multi-family residential development.

Hike/bike trails will also be located a safe distance from adjacent private properties. Signage will be posted to keep campers/visitors utilizing trails from veering too close to private property. One of the few adjacent neighbors in the ETJ are the Hartmans on Laurel Falls Road. Jared Hartman, a trail expert and Trails Program Director with Pisgah SORBA, is aware of the trail plans and has been consulted on the siting of the trails noted.

D. Photos – Context



Site Photo 1 - Brackens Creek (ETJ Boundary) looking southeast



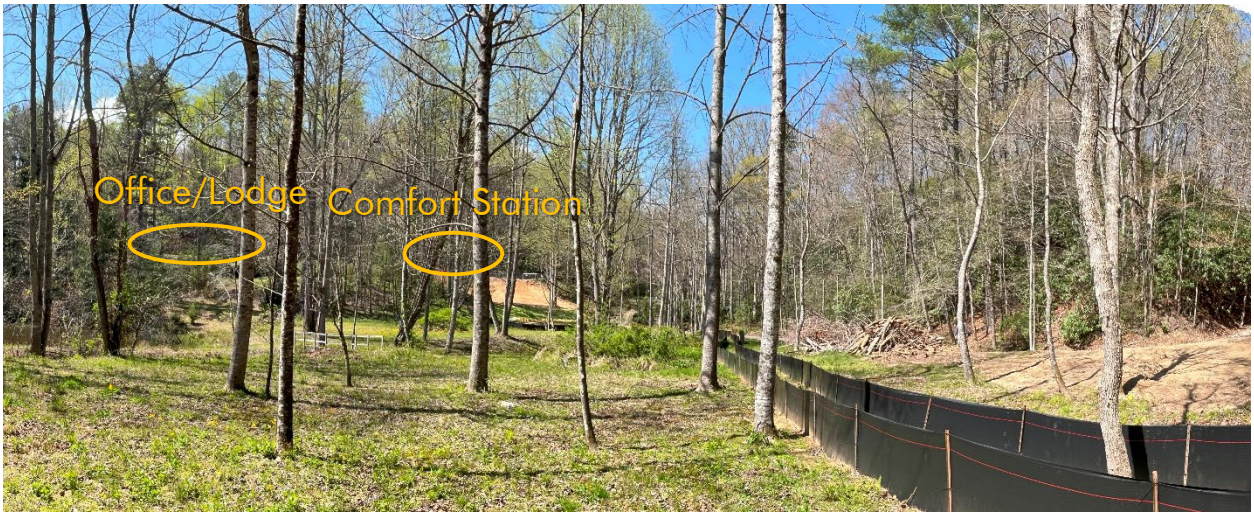
Site Photo 2 - View of Pavilion Site



Site Photo 3 - View from future Comfort Station (Restrooms) looking southeast



Site Photo 4 - Bracken's Creek (ETJ Boundary) looking north toward Transylvania County Jurisdiction



Site Photo 5 - View from Pavilion Site looking north

E. Tax Parcel & Ownership Information For Properties within 200 Feet (to be verified)

PIN	OWNER_NAME	ADDRESS	CITY	STATE	ZIP_CODE
8575-69-5704-000	Raines Barbara F Trustee ETAL	1197 Island Ford Rd	Brevard	NC	28712
8576-32-2691-000	Sons LLC The	PO Box 66	Brevard	NC	28712
8576-41-8737-000	Berman Adam B &	1761 Atlantic Ave	Sullivans Island	SC	29482
8576-60-9659-000	McCall Cynthia P	201 Austin Ridge	Brevard	NC	28712
8576-63-2201-000	Sons LLC The	PO Box 66	Brevard	NC	28712
8576-70-3724-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-70-4568-000	Wood Dean M &	248 Dillingham Rd	Brevard	NC	28712
8576-70-4846-000	Campbell Paula	Po Box 1056	Flat Rock	NC	28731
8576-70-7609-000	Wood Dean M &	248 Dillingham Rd	Brevard	NC	28712
8576-70-9901-000	Sons LLC The	PO Box 66	Brevard	NC	28712
8576-71-7292-000	Geoghegan Edward J & Dian K	Po Box 903	Bryson City	NC	28713
8576-72-1310-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-1987-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-2871-000	Sons LLC The	PO Box 66	Brevard	NC	28712
8576-72-4853-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-5203-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-6198-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-6756-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-7517-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-72-9062-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-73-1121-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-73-5025-000	Monte Vista Inc	PO Box 66	Brevard	NC	28712
8576-81-2938-000	Hartman Jared &	475 Laurel Falls Rd	Brevard	NC	28712

F. Site Plan (see following page)

G. City of Brevard Comprehensive Land Use Plan (see end of document)

DEVELOPMENT BOUNDARY MAP

PROJECT DEVELOPMENT AREA

BRACKEN PRESERVE EXPANSION (CITY OF BREVARD)

BRACKENS CREEK

LOWER POND

PROPOSED AMENITY AREA

ETJ BOUNDARY

WETLAND

BRACKENS CREEK DRIVE

ENTRY

WOLF PEN COVE ROAD

LAUREL FALLS ROAD

BREVARD, NC

LEGEND

- CURRENT PROJECT DEVELOPMENT AREA
- EXTRA- TERRITORIAL JURISDICTION (ETJ) ON PARCEL
- BRACKEN MOUNTAIN PRESERVE/CITY OF BREVARD PROPERTY
- BREVARD MUSIC CENTER PROPERTY
- PRIVATE PROPERTY
- PRIMARY DEVELOPMENT ROAD
- LAUREL FALLS DEVELOPMENT ROAD
- EXTRA-TERRITORIAL JURISDICTION (ETJ) BOUNDARY
- DEVELOPMENT PROPERTY BOUNDARY
- PARCEL PIN# 8576721310000 BOUNDARY

NORTH

SCALE: 1" = 100'

04.15.2025

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Future Land Use Map

The Future Land Use Map shows the intended land use pattern in Brevard for the next twenty years. It is designed to guide development, manage growth, and inform land use decision-making in the City and its extraterritorial jurisdiction (ETJ). Each color-coded category represents a character area where land use decisions and approaches to development and redevelopment are expected to follow similar principles. Character area descriptions explain intent and provide typical uses while leaving room for interpretation. The Future Land Use Map is not as detailed as zoning but is used to assess rezoning requests.

