SUP-25-001

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

SUP File # SUP-25-001

**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.

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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.

   See emailed application packet.

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.

   See emailed application packet.

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.

See emailed application packet.

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 Spicer Date: 4/14/2025

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

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SPECIAL USE PERMIT REQUEST TO BE HEARD BY BOA ON: June 3, 2025