SUR-25-002

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-25-002

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

Applicant/Agent:

Name The Haven of Transylvania County

Mailing Address _____

City/State/Zip Code P.O. Box 25, Brevard, NC 28712

Telephone Number 828.877.2040 Email Address admin@havenoftc.org

#7

Property Owner (if different from the applicant):

Name The Children's Center

Address 95 S. Johnson St.

City/State/Zip Code Brevard, NC 28712

Telephone Number 828.885.7286 Email Address sherri.childrenscenter@gmail.com

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

Address of requested site: 107 S. Johnson St.

Transylvania County Property Identification # (PIN): 8586-50-5093-000

Request SUP as permitted in Unified Development Ordinance Section(s):

_____

Proposed Special Use to Allow: Women's transitional shelter

_____

Zoning District: General Residential-8 **Located within City Limits? (Y/N)** Y

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:

SEE ATTACHMENTS

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: Roberta Hallmen Date: PH $ 4/17/25

Signature of Applicant/Agent: Emily Lowery Date: 4/17/25

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: June 3, 2025.

Attachment to SUP

We respectfully submit this zoning application to request a Special Permit Use for the establishment of a dedicated women's shelter that will serve as a critical resource for our community. Our organization is committed to bridging the gap between homelessness and permanent housing for both families and individuals by providing safe, transitional shelter and essential support services.

At present, we house both men and women in a shared facility. While this has allowed us to meet immediate needs, it is far from ideal—especially for our female guests, who currently make up nearly half of our population. Many of these women are overcoming traumatic circumstances. A dedicated women's shelter will provide the safety, dignity, and focused support they need to heal, grow, and take the next steps toward lasting independence.

Our vision is to eliminate homelessness in our county and surrounding areas—creating lasting change, one guest at a time. By opening a shelter designed specifically for women, we aim to provide a nurturing and empowering environment that truly supports their journey from crisis to stability. We are deeply committed to working collaboratively with local officials, service providers, and community members to ensure that this project meets both urgent needs and long-term goals.

Question 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.

Our proposed women's supportive and transitional shelter fully complies with all UDO zoning requirements, land use regulations, and the broader goals outlined in any adopted land use plans as defined below:

Chapter 2.2.A.1 permitted uses for social services such as shelters are allowed with a SUP.

Chapter 3.5.3.C. *Shelter is defined as* A nonprofit, charitable, or religious organization providing boarding and/or lodging and ancillary services on its premises primarily to persons temporarily in crisis such as

those experiencing family violence, natural disaster, fire, economic distress, neighborhood violence, and homelessness.

Specifically, The Haven and this Women's Shelter:

- **Meets All Ordinance Requirements:** The supportive and transitional shelter will operate within the zoning district's allowed uses (or as a permitted special use), following all setbacks, parking, safety, and occupancy standards required by the ordinance.
- **Is In Harmony with the Land Use Plan:** The supportive and transitional shelter supports key priorities in the comprehensive plan—such as increasing housing stability, promoting public health, and addressing the needs of underserved populations.
- **Preserves the Spirit and Intent of the Ordinance:** At its core, zoning aims to protect health, safety, and welfare. Our shelter does exactly that by reducing homelessness, promoting safety for vulnerable women, and offering structured, well-managed services that strengthen—not strain—the surrounding area.

This use is not only compatible with the existing fabric of the community—it is a compassionate, responsible, and thoughtful response to a pressing need, delivered in a way that respects neighbors, adheres to policy, and uplifts the whole community.

In November 2021, City Council held an affordable housing summit to reaffirm its commitment to address the local housing crisis. Since then, housing affordability has become even more of a crisis, leading to an increase in the need to help those who have found their way into homelessness. In addition, the City of Brevard has proactively been taking steps to remove regulatory barriers to housing that existed within the City's zoning and development regulation. During one of the more recent summits, housing was identified as the most important goal for the future of Brevard, specifically, "Expand housing opportunities for all residents while preserving the character of Brevard and its neighborhoods."

Since 2011, The Haven has successfully operated shelters within the city limits of Brevard without any documented disruptions to the surrounding community. Our existing shelters are governed by strict rules and regulations that all residents must follow. The use of drugs is strictly prohibited, and drug testing is conducted as needed to ensure compliance. These facilities are not walk-in shelters, but supportive and transitional housing programs designed to offer longer-term aid.

Our goal is to help individuals stabilize their lives, access essential services, and ultimately transition into permanent housing and a brighter future.

Question 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.

The proposed use will not alter the visual character of the property and will remain fully compatible with the surrounding neighborhood.

There will be **no changes to the exterior** of the structure or the property itself. The building will retain its current residential appearance, maintaining harmony with neighboring homes and preserving the overall streetscape.

All planned renovations are **entirely interior**, and include:

- A **completely upgraded kitchen** with modern appliances such as an induction stove and washer/dryer,
- **Modest repairs** to improve safety and comfort, and
- **Fresh paint** throughout to create a welcoming, clean environment for residents.

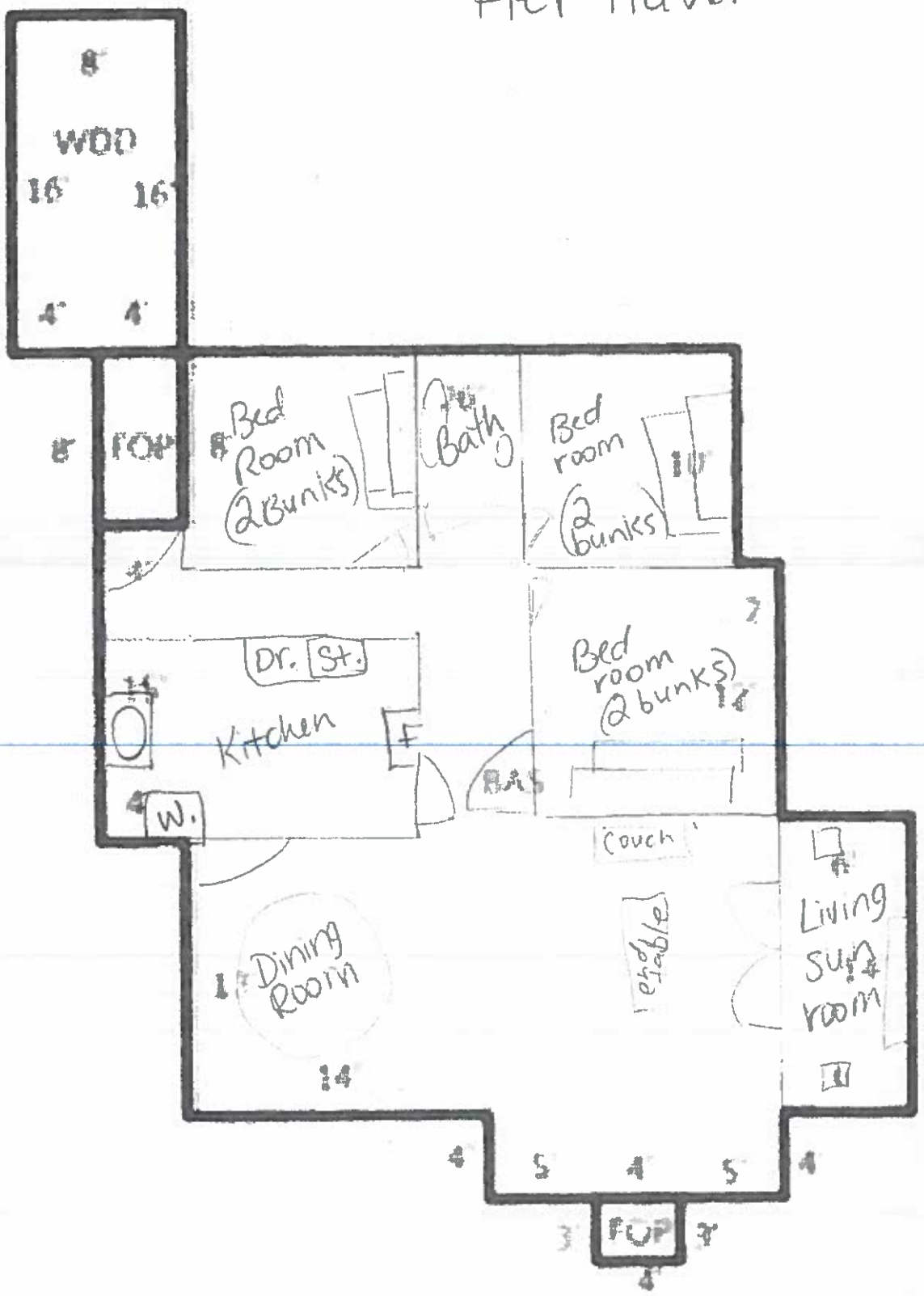
Functionally, the transitional shelter will operate quietly and respectfully, with no increase in traffic or activity beyond what would be expected of a typical residence.

In every way—visually, operationally, and in spirit—the shelter is designed to integrate seamlessly into the neighborhood.

Answer to question 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.

1. Professional Management & Careful Design
Our shelter will be professionally managed, thoughtfully maintained, and intentionally designed to blend into the neighborhood. It is not a walk in shelter but rather a safe, clean, and secure place where women can regain stability.

"Her Haven"


WOD
16
16
4
4
8
FOY
Bed Room (2 Bunks)
Bath
Bed room (2 bunks)
Dr.
St.
Kitchen
W.
Bed room (2 bunks)
Couch
Dining Room
end table
Living sun room
14
5
4
5
4
3
FOY
3
4

Property Owners
(200 Ft. of 107 S. Johnson St.)

1. 123 S. Johnson St. LLC – 123 S. Johnson St., Brevard, NC 28712
2. The Children's Center – 95 S. Johnson St. Brevard, NC 28712
3. American Legion – 115 E. Morgan St. Brevard, NC 28712
4. Robert Alexis Green – 142 S. Rice St. Brevard, NC 28712
5. Janice Lee – 104 S. Rice St. Brevard, NC 28712
6. John Conley – 88 S. Rice St. Brevard, NC 28712
7. Michael Guggino – 64 S. Rice St. Brevard, NC 28712
8. Prentice Singleton – 112 E. Jordan St. Brevard, NC 28712
9. Mary Rogers – 100 E. Jordan St. Brevard, NC 28712
10. Julia Edwards – 75 S. Johnson St. Brevard, NC 28712
11. Jillian Sapp – 87 S. Johnson St. Brevard, NC 28712
12. Bryan Cooper - 130 S. Rice St. Brevard, NC 28712
13. Sanctity of Life of TC – 134 S. Johnson St. Brevard, NC 28712
14. Roseann Dorsch – 151 S. Johnson St. Brevard, NC 28712
15. Linda Hafler – 166 S. Rice St. Brevard, NC 28712
16. Department of Social Services – 106 E. Morgan St., Brevard, NC 28712