



February 23, 2023

TOWN OF SYLVA PLANNING BOARD

Statement of Consistency pursuant to G.S. 160D

Re: Proposed zoning map amendment from General Business to Downtown Business for a portion of parcel identified by PIN# 7641-17-2843.

The Town of Sylva Planning Board has found the zoning map amendment to parcel identified by PIN# 7641-17-2843 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to to be consistent with the key drivers for The Plan for Sylva identified on page 20 and corridor specifications found on page 34 of the Town of Sylva 2040 Land Use Plan. The term driver refers to a top planning consideration that shapes The Plan for Sylva. More specifically:

- Downtown Sylva Expansion District: Expanding its Downtown core to ensure that areas bordering the downtown area develop in a manner that is consistent with Downtown Sylva's image. This area is identified as the Downtown Sylva Expansion District. The Town of Sylva would like to construct a downtown restroom on the referenced parcel. This would support community events being located near the Downtown Sylva District.
- Civic & Cultural Uses: Civic and cultural use areas are considered important amenities. As such, buildings or structures that support parks and recreation uses are appropriate in the area. The parcel to be rezoned lies adjacent to property in the civic and cultural use zone. The restroom facilities would support recreational activities at neighboring parks.

We therefore consider the proposed zoning map amendment to be reasonable and in the public interest.

Signed: _____

Alan Brown, Chairman, Town of Sylva Planning Board



March 23, 2023

TOWN OF SYLVA BOARD OF COMMISSIONERS

Statement of Consistency pursuant to G.S. 160D

Re: Proposed zoning map amendment from General Business to Downtown Business for a portion of parcel identified by PIN# 7641-17-2843.

The Town of Sylva Board of Commissioners has found the zoning map amendment to parcel identified by PIN# 7641-17-2843 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to be consistent with the key drivers for The Plan for Sylva identified on page 20 and corridor specifications found on page 34 of the Town of Sylva 2040 Land Use Plan. The term driver refers to a top planning consideration that shapes The Plan for Sylva. More specifically:

- **Downtown Sylva Expansion District:** Expanding its Downtown core to ensure that areas bordering the downtown area develop in a manner that is consistent with Downtown Sylva's image. This area is identified as the Downtown Sylva Expansion District. The Town of Sylva would like to construct a downtown restroom on the referenced parcel. This would support community events being located near the Downtown Sylva District.
- **Civic & Cultural Uses:** Civic and cultural use areas are considered important amenities. As such, buildings or structures that support parks and recreation uses are appropriate in the area. The parcel to be rezoned lies adjacent to property in the civic and cultural use zone. The restroom facilities would support recreational activities at neighboring parks.

We therefore consider the proposed zoning map amendment to be reasonable and in the public interest.

Signed: _____

David Nestler, Mayor, Town of Sylva