



February 27, 2025

TOWN OF SYLVA PLANNING BOARD

**Statement of Consistency pursuant to G.S. 160D**

Re: Proposed zoning map amendment from High-Density Residential (HDR) to General Business (GB) for parcels identified by PIN# 7641-37-9289 and 7641-47-1241.

The Town of Sylva Planning Board has found the zoning map amendment to parcels identified by PIN# 7641-37-9289 and 7641-47-1241 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to be consistent with The Plan for Sylva corridor specifications found on page 32 of the Town of Sylva 2040 Land Use Plan. More specifically:

- Community Corridor: The requested map amendment would not constitute “spot zoning” as the subject properties will be in accordance with the Town’s adopted Land Use Plan for 2040. This plan establishes that these properties will be in the future Community Corridor District. The encouraged land uses for this future district include:
  - Mixed-use buildings
  - Institutional uses
  - Walkable neighborhood commercial (retail, office, personal services)
  - Large scale commercial, business centers, community services and civic/educational services

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

Signed: \_\_\_\_\_

Melissa Madrona, Chairman, Town of Sylva Planning Board