



Application Response:

The applicant is requesting that the existing Town of Sylva Zoning Map be amended to designate a portion of the subject property (1.25 acres) to the General Business District.

Staff Findings:

The requested map amendment would not constitute “spot zoning” as the properties to the north and east are zoned GB.

The Town’s adopted Land Use Plan for 2040 establishes that this property will be in the future Urban Neighborhood District. The encouraged land uses for this future district include primarily residential: small lot single family, townhome residential, two-, three- or four-family units, and multifamily; civic and educational uses that support community residents, live-work units, small scale in-home businesses and small scale public open space (e.g. active pocket parks, passive open space, greenways). In addition, this requested map amendment will create an available property and opportunity in the GB District that may be needed to serve the community during/after the proposed Highway 107 improvement project.

The board discussed the application. *Russ Harris made a motion to recommend approval of the application request. Kendall Waldrop seconded the motion and the motion carried with a unanimous vote.*

**LOT SIZE REQUIREMENTS—AGRICULTURAL USES:** The board discussed the appropriate lot size for allowing poultry keeping in town limits and reviewed lot size drawings from John Jeleniewski. *Kendall Waldrop made a motion to send the ordinance to the Town Board for approval. Russ Harris seconded the motion and the motion carried with a unanimous vote.*

**ZONING MAP AMENDMENT REQUEST:** Manager Dowling explained that the parcel at 622 Mill Street that contains the Depot site is in the General Business district. It is the proposed site for a public restroom. Being zoned General Business, the Town cannot meet the parking requirement or setback requirement if it builds the public restroom. A portion of this parcel need to be rezoned Downtown Business to accommodate a public restroom. *Rose Bauguess made a motion to recommend approval to rezone the parcel to Downtown Business. Kendall Waldrop seconded the motion, and the motion carried with a unanimous vote.*

**ADJOURNMENT:** *Rose Bauguess made a motion to adjourn the meeting at 5:50 p.m. Kendall Waldrop seconded the motion and the motion carried with a unanimous vote.*

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Melissa Madrona  
Vice-Chair

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Amanda W. Murajda  
Town Clerk