TOWN OF SYLVA
PLANNING BOARD MEETING

Thursday, September 24, 2026 at 5:00 PM

Board Room, 83 Allen Street Sylva, North Carolina

MINUTES

PRESENT: Russ Harris
Rose Bauguess
Melissa Madrona
Larry Tyson
Paige Dowling, Town Manager
Angela Stanley, Town Clerk

ABSENT: Taylor Horne
Rob Burns
Kendall Waldrop

CALL TO ORDER
The Planning Board meeting was called to order at 5:02 p.m.

STAFF PRESENT: Bernadette Peters (Economic Development Director), John Jeleniewski (Senior County Planner) and Amanda Murajda.

VISITORS: None

APPROVAL OF MINUTES
Larry Tyson made a motion to approve March 26, 2026, minutes. Rose Bauguess seconded the motion, and the motion carried with a unanimous vote.

NEW BUSINESS
Sylva Health and Fitness- Sidewalk Discussion: Sylva Health and Fitness is a new business located on Asheville Highway. They are working in coordination with John Jeleniewski, Senior County Planner, and the NCDOT in coordinating the construction of sidewalks as required for new development. During these discussions, the NCDOT offered to accept an alternative sidewalk design that will satisfy the zoning ordinance requirements and serve the community better by providing safe passage for pedestrians. The proposed design will eliminate the need for a sidewalk to parallel the front property line along Highway 23 (Asheville Highway) but will instead cross Highway 23 with a signalized crosswalk and sidewalk being constructed along the north side of Hospital Road, terminating at the first driveway to the hospital parking lot. *Official request is made by the Jackson County Planning Staff to approve this alternative design. Russ Harris made a motion to approve the request. Melissa Madrona seconded the motion and the motion carried with a unanimous vote.*

Mural Ordinance Proposal: Manager Dowling presented a mural ordinance several months ago to the Planning Board at which time suggestions were made. Those suggestions have been incorporated into a revised version of the proposed mural ordinance. Bernadette Peters, Economic Development Director, explained to the board that the biggest concern is content and free speech. The Planning Board discussed several areas of the proposed ordinance and gave additional suggestions to staff. Peters explained that the goal is to have the property owner who wishes to have a mural painted, meet with MSSA members to discuss materials to use and locations. Staff will continue revising the proposed ordinance and will review again at the October Planning Board meeting.

Updates: Manager Dowling notified the Planning Board that the housing complex, Waterfall Gardens on Savannah Drive, was approved for funding.

ADJOURNMENT: *Russ Harris made a motion to adjourn the meeting at 6:02 p.m., Rose Bauguess seconded the motion and the motion carried with a unanimous vote.*

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Melissa Madrona
Chairman

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Angela D. Stanley
Town Clerk