



# TOWN OF SYLVA PLANNING BOARD MEETING

Thursday, May 15, 2025 at 5:00 PM

Board Room, 83 Allen Street Sylva, North Carolina

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## MINUTES

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**PRESENT:** Taylor Armstrong  
Rose Bauguess  
Russ Harris  
Melissa Madrona  
Larry Tyson  
Kendall Waldrop

Paige Dowling, Town Manager  
Amanda Murajda, Town Clerk

**ABSENT:** Geoffrey Hirsch

### CALL TO ORDER

*The Planning Board meeting was called to order at 5:00 p.m.*

**STAFF PRESENT:** None.

**VISITORS:** John Jeleniewski (Senior County Planner) and Michael Poston (Planning Director)

### APPROVAL OF MINUTES

*Russ Harris made a motion to approve the February 27, 2025, minutes. Kendall Waldrop seconded the motion, and the motion carried with a unanimous vote.*

### NEW BUSINESS

#### **ZONING MAP AMENDMENT REQUEST—AWD FAMILY LIMITED PARTNERSHIP LLLP/JACKSON**

**COUNTY:** John Jeleniewski, Senior County Planner, presented the staff report as follows:

**Applicant:** Jackson County Government – Kevin King, County Manager

**Property Location:** 899 Highway 107, Sylva NC 28779; PIN 7640-85-7027

**Current Property Zoning:** ETJ General Business (ETJ-GB)

**Ordinance Section for which the Text Amendment is requested:** Article 3 - Procedures - Section 3.9.B – Zoning and Map Amendments

#### **Description of Request:**

The applicant is requesting a map amendment that would designate the subject property as ETJ Institutional District (ETJ-ID).

#### **Background:**

The Institutional District (ID) is a moderately sized district within Sylva's zoned jurisdiction. The ID District offers a broad range of permitted (use-by-right) and special uses (SUP) such as public/civic/social services, auditoriums, community centers, emergency services, government facilities, places of worship, pre-school/daycare, parks/recreation, health care facilities, professional offices, etc. Property improvements in this district are subject to development standards as set forth in the zoning ordinance including building setbacks, landscaping, architectural standards, sidewalk construction, parking, storm water treatment, etc.

The subject property is located on Highway 107 and approximately 850 feet north of the Highway 107/Old Cullowhee Road intersection. This property is a total of 58.60 acres in land area and is vacant with no structures. Access to this property is from the public right-of-way of Highway 107. This property is adjacent to properties to the north and south that are in the ETJ-GB District and is not located within the 100-year flood plain or protected watershed. This property is or can be served by Tuckasegee Water & Sewer Authority for public utilities.

**Application Response:**

The applicant is requesting that the existing Town of Sylva Zoning Map be amended to designate this property (58.60 acres total) to the ETJ-I District.

**Staff Findings:**

The requested map amendment would not constitute “spot zoning” as the request is consistent with the Town’s adopted 2040 Land Use Plan. The Town’s adopted Land Use Plan for 2040 establishes that this property will be in the future *Community Corridors District* with encouraged land uses for this district being mixed-use buildings, institutional uses, walkable neighborhood commercial (retail, office, personal services), large scale commercial, business centers, community services and civic/educational services.

The board discussed traffic impacts and sufficient lot size. Mike Poston noted that the map amendment would cause the property to be eligible for any use in that zoning district.

*Being no further discussion, Rose Bauguess made a motion to approve the map amendment request. Melissa Madrona seconded the motion, and the motion carried with a unanimous vote.*

Melissa Madrona read the statement of consistency for the application. *Russ Harris made a motion to approve the statement of consistency, Rose Bauguess seconded the motion, and the motion carried with a unanimous vote.*

**ADJOURNMENT:** *Russ Harris made a motion to adjourn the meeting at 5:20 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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Amanda W. Murajda  
Town Clerk