



# TOWN OF SYLVA PLANNING BOARD MEETING

Thursday, September 25, 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  
Geoffrey Hirsch  
Melissa Madrona  
Larry Tyson  
Kendall Waldrop

Paige Dowling, Town Manager  
Amanda Murajda, Town Clerk

**ABSENT:** Rose Bauguess  
Russ Harris

### CALL TO ORDER

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

**STAFF PRESENT:** None.

**VISITORS:** None.

### APPROVAL OF MINUTES

*Kendall Waldrop made a motion to approve the May 15, 2025, minutes. Taylor Armstrong seconded the motion, and the motion carried with a unanimous vote.*

### NEW BUSINESS

#### **Ordinance Amendment: Appendix A, Article 8: Sign Standards:**

Manager Dowling explained that this ordinance is a draft based on discussion of graffiti and murals in the Town limits. Recently, a mural was painted on the side of a downtown building. The property owner and business owner had not approved the design and were not happy with the artwork, so they chose to have it painted over. The mural resembled graffiti paintings that were previously found on Highway 107. The Town would like to maintain the integrity of the commercial corridor and historic district. This proposed ordinance would create an application and approval process for any mural to be constructed in the Town of Sylva. It is not meant to determine what art is; it is to clearly distinguish a mural from a sign and avoid artwork the property and business owner have not approved. The mural permit would be reviewed by the Main Street Sylva Association board and referred to the Town Board for approval.

Board members discussed not regulating art, facades, and supporting creativity. Melissa Madrona motioned that that Planning Board was not ready to make a recommendation and would like further review. Additionally, the Planning Board would like staff to research the application process. Geoffrey Hirsch seconded the motion and the motion carried with a unanimous vote.

**ADJOURNMENT:** *Geoffrey Hirsch made a motion to adjourn the meeting at 5:43 p.m., Kendall Waldrop 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