

**PLANNING BOARD MEETING**  
Town of Sylva Planning Board  
October 27, 2022

The Town of Sylva Planning Board held a regular meeting on October 27, 2022, at 5:00 p.m. hosted in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C. and streamed electronically by Zoom meeting.

**PRESENT:** Alan Brown  
Russ Harris  
Melissa Madrona  
Kendall Waldrop  
Boyd Sossamon

Amanda Murajda, Town Clerk  
Paige Dowling, Town Manager

**ABSENT:** Rose Bauguess  
Geoffrey Hirsch

Boyd Sossamon called the meeting to order at 5:00 p.m.

**STAFF PRESENT:**

**VISITORS:** None.

**APPROVAL OF MINUTES:** Russ Harris made a motion to approve the July 28, 2022, minutes. Kendall Waldrop seconded the motion and the motion carried with a unanimous vote. Alan Brown made a motion to approve the September 15, 2022, minutes. Melissa Madrona seconded the motion and the motion carried with a unanimous vote.

**NEW BUSINESS**

**Agricultural Uses in City Limits:** Manager Dowling explained that the ordinance related to chicken keeping in the zoning ordinance rewrite was controversial and the Town Board would like the Planning Board to review and make changes. She explained that there are few towns the size of Sylva who regulate chicken keeping. Planning Board members discussed the following:

- Distance from residential dwellings
- Number of hens
- Number of roosters
- Lot size

The Planning Board would like the following changes:

- Distance: minimum setback of fifteen (15) feet is required from all property lines and not within fifty (50) feet of an adjoining property's residential unit. The coop and pen must be closer to the chicken owner's primary residential unit than neighboring residential unit.
- Lot size / number of hens: Where the minimum lot size meets or exceeds seven thousand (7,000) square feet and is no more than one (1) acre in size ten (10) hens are allowed. Where the lot size is greater than one (1) acre, no more than twenty (20) hens are allowed.
- Number of roosters: One (1) rooster is allowed for every ten (10) hens.

**Next Meeting Discussion:**

- Individual districts for poultry
- Average lot size per district

**ADJOURNMENT:** *Alan Brown made a motion to adjourn the meeting at 6:10 p.m. Melissa Madrona seconded the motion and the motion carried with a unanimous vote of those present.*

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Boyd Sossamon  
Chair

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Amanda W. Murajda  
Town Clerk