

PLANNING BOARD MEETING

Town of Sylva Planning Board

February 23, 2023

The Town of Sylva Planning Board held a regular meeting on February 23, 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: Rose Bauguess
Russ Harris
Melissa Madrona
Kendall Waldrop
Amanda Murajda, Town Clerk
Paige Dowling, Town Manager

ABSENT: Alan Brown
Geoffrey Hirsch

Melissa Madrona called the meeting to order at 5:00 p.m.

STAFF PRESENT: John Jeleniewski (County Planner)

VISITORS: Pat LeQuier

APPROVAL OF MINUTES: Kendall Waldrop made a motion to approve the January 26, 2023, minutes. Rose Bauguess seconded the motion and the motion carried with a unanimous vote.

NEW BUSINESS

MOTION TO ADD: Rose Bauguess made a motion to add a discussion about rezoning a portion of the parcel containing the Depot site at 622 Mill Street. Russ Harris seconded the motion and the motion carried with a unanimous vote.

ZONING MAP AMENDMENT REQUEST—PEGGY REVIS (CHERRY STREET): John Jeleniewski presented the staff report as follows:

Applicant: Peggy Revis – Property Owners
Property Location: 144 Cherry Street, Sylva NC 28779; PIN 7641-47-8063
Current Property Zoning: High Density Residential - HDR

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 a portion of the subject property as General Business (GB).

Background:

The General Business District (GB) is the largest district within Sylva’s commercially zoned jurisdiction. The GB District offers a broad range of permitted and special uses such as lodging, retail/commercial, restaurants, public/civil and recreational uses. 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 the southwest corner of Caldwell Street and Cherry Street intersection. This property is 1.60 acres in land area with an existing residential structure located near the southerly property line. Access to this property is from the public right-of-way of both Caldwell and Cherry Streets. Historically, this property has been used only as a private residence. This particular parcel is adjacent to properties north and east that are zoned and in the GB District and is partially located in the 100-year flood plain. This property is served by Tuckaseige Water & Sewer Authority for public utilities.

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.*

Melissa Madrona
Vice-Chair

Amanda W. Murajda
Town Clerk