



# TOWN OF SYLVA PLANNING BOARD MEETING

Thursday, March 26, 2026 at 5:00 PM  
Board Room, 83 Allen Street Sylva, North Carolina

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## AGENDA

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### WELCOME AND OPENING REMARKS

### APPROVAL OF MINUTES

1. October 23, 2025 Planning Board Minutes

### PUBLIC COMMENTS

### NEW BUSINESS

2. Zoning Map Amendment--COOP Properties, LLC/Waterfall Gardens

### ADJOURNMENT



# TOWN OF SYLVA PLANNING BOARD MEETING

Thursday, October 23, 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  
Russ Harris  
Geoffrey Hirsch  
Kendall Waldrop

Paige Dowling, Town Manager  
Amanda Murajda, Town Clerk

**ABSENT:** Rose Bauguess  
Melissa Madron  
Larry Tyson

### 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).

### APPROVAL OF MINUTES

*Kendall Waldrop made a motion to approve the September 25, 2025, minutes. Geoffrey Hirsch seconded the motion, and the motion carried with a unanimous vote.*

### NEW BUSINESS

**ZONING MAP AMENDMENT REQUEST—OPM HOLDINGS, LLC:** John Jeleniewski, Senior County Planner, presented the staff report as follows:

**Applicant:** OPM Holdings, LLC (Kole and Kim Clapsaddle) – Property Owners

**Property Location:** 89 Apollo Drive, Sylva NC 28779; PIN 7641-48-6031

**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 the subject property as General Business (GB) District.

### 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 (use-by-right) and special uses (SUP) 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 northeast side of the Highway 107/Asheville Highway (Business 23) intersection just behind vacant property that is currently zoned as General Business (GB) and in the Hall Heights neighborhood. This property is a total of 0.48 acres in land area with one existing residential dwelling. Access to this property is from the public right-of-way of Apollo Drive (Town road). This property is adjacent to properties to the west and south that are in the GB District and are not located within 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 this property (0.48 acres total) to the General Business District.

**Staff Findings:**

The requested map amendment would not constitute “spot zoning” as the properties to the west and south are zoned GB District.

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). However, if the map amendment request is approved, 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. In addition, this requested map amendment will create 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 prior uses of the location and what the intentions were of the property owner. The home is currently vacant. The property owner would like to convert it to a commercial property.

*Being no further discussion, Kendall Waldrop made a motion to approve the map amendment request and the statement of consistency. Geoffrey Hirsch seconded the motion, and the motion carried with a unanimous vote.*

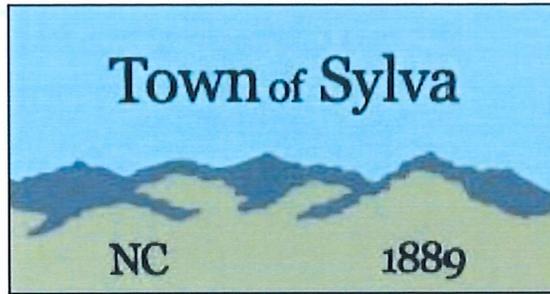
**ADJOURNMENT:** *Geoffrey Hirsch made a motion to adjourn the meeting at 5:23 p.m., Taylor Armstrong seconded the motion and the motion carried with a unanimous vote.*

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Russ Harris  
Vice-Chairman

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Amanda W. Murajda  
Town Clerk



83 Allen Street, Sylva, NC 28779

## APPLICATION FOR ZONING TEXT OR MAP AMENDMENT

Submit this completed application and all supporting documentation that may be helpful in the review process. In order to ensure that the proposed text amendment or map amendment complies with the Town of Sylva's regulations, we recommend that the applicant review the Town of Sylva Zoning Ordinance prior to application submittal. The request for a Zoning text or Zoning Map amendment may only be initiated by the Town Board of Commissioners, the Town Planning Board, Planning Staff, the owner of property in the Town of Sylva or a citizen of the Town of Sylva.

All responses in this application must be legible and filled out completely. Illegible and/or incomplete applications will be returned to the applicant. The application fee for a text amendment or map amendment is set forth in the Town of Sylva's fee schedule, is non-refundable and must be submitted with the completed application. For map amendment requests, a current survey prepared and sealed by an NC Registered Surveyor will be required. Applications are not accepted via facsimile or email. Please submit application, fees and supporting documentation to the Town of Sylva, 83 Allen Street, Sylva, NC 28779 via hand delivery or U.S. Mail.

Application deadlines are 30 days prior to the Town of Sylva's Planning Board next scheduled meeting. The applicant will be notified of scheduled hearing dates and times. The average text or map amendment petition timeline is 45 days from date of application to Town Hall. Depending on the complexity of the request, it is not unusual for a petition to take up to 6 months to be considered before the Town Board of Commissioners. Hearing schedules are not guaranteed and subject to change.

**Conditional Zoning Districts (CD)** are a zoning tool, permitted in accordance with NCGS 160D-703.b., which may be utilized to create new unique, site-specific districts for uses or developments that may have particular benefits and/or impacts on both the immediate area and the community as a whole. The development of these uses may require deviation of the general district standards. The applicant must provide an initial Master Site Plan and zoning proposal that includes all proposed uses and standards for the conditional zoning district being proposed. It is not the intention of Conditional Zoning to circumvent, reduce, or eliminate particular regulations as they would normally be applied to any particular district or use but rather provide flexibility and design standards unique to the subject property and use.

This negotiated approach between the applicant and the Town through a legislative decision allows maximum flexibility to tailor regulations to a particular site and project. Special restrictions have been placed on Conditional zoning. Conditional Zoning Districts occur at the owner's request and conditions cannot be imposed without the owner's agreement. The individual conditions and site-specific standards that can be imposed are limited to those that are needed to bring a project into compliance with town ordinances and adopted plans and to those addressing the impacts reasonably expected to be generated by the use of the site. The town must assure that all of the factors defining reasonable spot zoning are fully considered and that the public hearing record reflects that consideration.

Conditional Zoning shall be subject to the specific procedural rules located in Articles 3 and 5.

**PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION;  
INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT;  
INDICATE "NOT APPLICABLE" OR "N/A" WHERE APPROPRIATE**

**Contact Information:**

Applicant/Agent: Catherine Connors

(This person will be the contact person and will receive all mailings)

Address: 3007 Valleystone Dr, Cary, NC 27519

Phone: 919-610-7883 Fax: n/a

Email: cathy.connors@solsticepartners.net

Property Owner(s): COOP Properties LLC

(If the owner is different than the applicant)

Address: c/o Don Hensley; PO Box 741, Sylva, NC 28779

Phone: 828-586-5094 Fax: n/a

Email: don@westernbuildersinc.com

**Property Information:**

Property Location/Address(es): Savannah Drive, Sylva, NC

Tax Parcel Identification Number(s): 7631-66-1393

Current Use of Property(ies): Vacant land

Acreage to be Rezoned: 6.83

Deed Book: 2348 Page: 905 Lot / Tract Size: 6.83 (acres)

Property Street Frontage / Width: Approx 800 feet Property Depth: Approx 625 feet

Flood Plain: Zone X FIRM Panel: 3700763100J

**Zoning Information:**

Current Zoning District(s): Sylva ETJ - General Business District - Conditional District

Requested Zoning District(s): Conditional District

Purpose of Zoning Change (optional): Applying for a modification to the existing condition district to increase the project size from 48-units to 60-units.



## **APPLICATION REQUIREMENTS:**

All written materials and photographs must be a minimum of 8½"x11" paper; maps, surveys and plans must be submitted on a minimum 11"x17" paper. For the first level of review with the Town of Sylva Planning Board, the applicant must supply one (1) original and ten (10) copies of the completed application, supporting documents, photographs and materials. For Clerk advertisement and Board of Commissioners consideration, the Planning Staff may request additional documents as necessary. Please plan to attend all meetings and be prepared to answer questions or present information as necessary to the Planning Board or Town Board of Commissioners. Failure to attend may result in a delay or denial of your application.

1. **Legal description and property survey:** For a Major map amendment or if the applicant is seeking to subdivide a property to amend, attach a complete legal description (metes and bounds) of the property. Provide an existing survey of the property, with a scale indicating dimensions. If the applicant is seeking a text amendment, please attach a tax map with PIN number.
2. **Requested zoning change and use:** Indicate the current zoning classification and the proposed zoning classification being requested.
3. **Adjacent property zoning and land use:** Provide the current zoning and land use for the parcels immediately adjacent to the subject property (include all directions – north, south, east and west). Do not include right-of-way when considering adjacent uses.
4. **Land use and future development:** Describe how land use and future development conditions have changed that make the existing zoning designation unsuitable; include detail as to why a rezoning would be compatible with the character of the area.
5. **Public need:** Indicate the perceived need for the additional land to be zoned to the requested classification stated above.
6. **Community impact:** Describe the impact the proposed rezoning would generate on the adjacent properties and the surrounding neighborhoods/communities/businesses. Include in your discussion: transportation, utilities, storm water management, fire, public safety, open space, topography, density, property access and economic development. Provide in detail why or why not (and if so, how) the proposed rezoning will affect the surrounding properties.
7. **Infrastructure demand:** Describe the impact the proposed rezoning would have on public services, facilities and infrastructure (e.g. schools, parks, recreational services, roads, senior services, etc.). Provide in detail estimated demand for existing and/or new services based upon build-out and population projections.
8. **Zoning Ordinance and Comprehensive Plan compliance:** Explain how the proposed rezoning or development will be in compliance with Town's Land Use Plan and/or Comprehensive Plan.

**Notification:**

All property and business owners within 100 feet of the property being considered for a text or map amendment must be mailed an Adjacent Property Owner Notification a minimum 10 days prior to the Town of Sylva Planning Board and Town Board of Commissioners meetings. The applicant is responsible for supplying a list of the names and mailing address for these properties and businesses affected by the possible text or map amendment change. In addition, the applicant must supply two (2) set of stamped, addressed #10 envelopes for each property and business owner within a 100' radius. The return address should read:

Town of Sylva  
83 Allen Street  
Sylva, NC 28779

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**SPOT ZONING****SPOT ZONING DEFINED:**

"A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called spot zoning."

**How to determine whether a particular rezoning is spot zoning when a relatively small tract of land is:**

- o Zoned differently from the surrounding area
- o Not taking into account the larger community context
- o Not in accordance with the comprehensive plan

**Factors to Consider:****1. Size of Rezoning Area**

The smaller the area/tract the more likely the rezoning can be considered a spot zoning. The size of the tract must be looked at in context for the larger area.

**2. Compatibility with the Plan**

How consistent is the rezoning with the Land Use Plan(s). Relationship of the Town's Land use policies and objectives. Is the land suitable for the following:

- o Development (e.g., topography, soil types, wetland locations, and flood areas)
- o Availability of Services (e.g., water, sewer, roads)
- o Existing and Needed Land Uses.

**3. Benefits & Detriments**

Look at who will benefit and be harmed (if anyone) from the result of the rezoning (e.g. owner, adjacent owners & community at large).

**4. Relationships of Uses**

The relationship of the proposed uses versus the current uses on adjacent land.

### Authorization:

**Note: If the person requesting of The Town of Sylva, to take action on a particular piece of property is not the owner of the property, or under contract to purchase, then the actual owner of the land must complete this form with his/her signature notarized. If the property owner is the applicant please complete the section below and sign as indicated.**

**Fax, Scan or Copied images of the original document will not be accepted.**

I, Don Hensley (Land owner name) am the owner of the property located in the Town of Sylva Zoning Jurisdiction at:

Street address: Savannah Drive Property PIN: 7631-66-1393

I hereby authorize Cathy Connors (owner or applicant's name) to appear with my consent before the Town of Sylva Planning Board and Board of Commissioners in order to request a rezoning for the above noted location. I authorize the Town of Sylva to advertise and the applicant to present this matter in my name as the owner of the property. I hereby authorize the Town Officials to enter my property to conduct relevant site inspections as deemed necessary to process the application. All information submitted and required as part of the approval process shall become public records. I, as the land owner, hereby CERTIFY THAT THE INFORMATION CONTAINED HERIN IS TRUE TO THE BEST OF MY KNOWLEDGE; AND BY ACCEPTING THIS REZONING, if approved, shall in every respect conform to the terms of this application and to provisions of the Statutes and Ordinances regulating development in the Town of Sylva. Any VIOLATION of the terms above stated and/or Town Ordinances or Regulations will result in civil penalties. If there are any questions, you may contact me at:

Street Address: 201 Bonnie Lane

City / State / Zip Code: Sylva NC 28779

Phone Number: (828) 399-1414

Email Address: don@westernbuildersinc.com

Owners Signature: Don Hensley

Sworn to and subscribed before me, this the 13<sup>th</sup> day of February, 2021

Kathryn R. Mayes  
Notary Public

My commission expires: 07/29/2029



### Authorization:

**Note: If the person requesting of The Town of Sylva, to take action on a particular piece of property is not the owner of the property, or under contract to purchase, then the actual owner of the land must complete this form with his/her signature notarized. If the property owner is the applicant please complete the section below and sign as indicated.**

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Kathryn R. Mayfield  
Notary Public

My commission expires: 07/29/2029



Rezoning Application Responses  
Waterfall Gardens, Savannah Dr, Sylva, NC

**1. Legal description and property survey:** *For a Major map amendment or if the applicant is seeking to subdivide a property to amend, attach a complete legal description (metes and bounds) of the property. Provide an existing survey of the property, with a scale indicating dimensions. If the applicant is seeking a text amendment, please attach a tax map with PIN number.*

Survey including legal description are included in drawing set sent with application.

**2. Requested zoning change and use:** *Indicate the current zoning classification and the proposed zoning classification being requested.*

Current zoning is General Business District in the Sylva ETJ with a conditional zoning for 48 multifamily units. We are requesting a modification to the conditional zoning to allow for 60 multifamily units.

**3. Adjacent property zoning and land use:** *Provide the current zoning and land use for the parcels immediately adjacent to the subject property (include all directions – north, south, east and west). Do not include right-of-way when considering adjacent uses.*

North – Sylva GB – General Business District (apartments)  
East – Sylva LDR – Low Density Residential (apartments and single-family homes)  
South – Sylva LDR – (apartments and single-family homes)  
West – No zoning – vacant land

**4. Land use and future development:** *Describe how land use and future development conditions have changed that make the existing zoning designation unsuitable; include detail as to why a rezoning would be compatible with the character of the area.*

The subject property is suitable to be used for multifamily housing because it is a relatively flat near commercial amenities that makes a convenient location for residential use. A conditional zoning to allow for a 60-unit multifamily project would be compatible with the character of the area because there are several other multifamily communities to the north, east and south of the parcel.

**5. Public need:** *Indicate the perceived need for the additional land to be zoned to the requested classification stated above.*

The award of the requested conditional rezoning would allow for 60 new units of affordable housing to be developed for the residents of Sylva. A market study was completed for this project, and it showed strong support for new multifamily housing because other multifamily communities have waiting lists and because the area is growing.

**6. Community impact:** *Describe the impact the proposed rezoning would generate on the adjacent properties and the surrounding neighborhoods/communities/businesses. Include in your discussion: transportation, utilities, storm water management, fire, public safety, open space, topography, density, property access and economic development. Provide in detail why or why not (and if so,*

*how) the proposed rezoning will affect the surrounding properties.*

The proposed conditional zoning would have a neutral or positive impact on adjacent properties, and the surrounding neighborhoods/communities/businesses would have positive impacts. This moderately-scaled community will be largely self-contained with sufficient parking and recreational amenities on site (playground, computer center, community room), and stormwater control. The site will be designed to provide a safe connection to the existing street network for the residents and visitors as well as sufficient room for fire trucks, police and ambulances to be able to provide emergency services. In addition, the property will be buffered appropriately, according to Sylva's UDO, for a spatial and visual barrier to adjacent properties. Therefore, the proposed development will have a neutral impact on adjacent properties.

Overall, the proposed development will be a positive addition to the community because residents of Sylva who earn less than 60% of the median income for Jackson County will have access to new, workforce housing units. The economic impact on the community will be positive because it will provide housing near commercial areas of Sylva, allowing for local businesses to be supported by new customers and potential employees.

**7. Infrastructure demand:** *Describe the impact the proposed rezoning would have on public services, facilities and infrastructure (e.g. schools, parks, recreational services, roads, senior services, etc.). Provide in detail estimated demand for existing and/or new services based upon build-out and population projections.*

The moderate scale of the proposed multifamily community would have a minor impact on existing infrastructure demand. In addition, according to the market study, majority of the demand for the proposed development comes from existing households in the market area who are currently overburdened by housing costs and will find the proposed community more attractive because of price, unit features, and property amenities. Therefore, this project is unlikely to have much, if any, felt impact on existing or new public services, facilities, and infrastructure.

**8. Zoning Ordinance and Comprehensive Plan compliance:** *Explain how the proposed rezoning or development will be in compliance with Town's Land Use Plan and/or Comprehensive Plan.*

We believe the proposed rezoning request will be in compliance with the Town's Land Use Plan because it would provide new multifamily housing in an area of town that can support it with existing infrastructure and where it will be compatible with its surroundings. The 2020 LUP recognizes Sylva's relatively low housing density and the value of having more housing type diversity in town.

In the future land use plan, the neighborhood to the east of the proposal site is characterized as "Urban Neighborhoods" which is described in the Town's Land Use Plan as on which, "includes existing residential and new areas where it is envisioned that reinvestment in the community can and will occur, with a focus on providing a variety of housing options that are walkable to Downtown Sylva and the Town's other commercial areas. Higher-density residential uses... including multifamily residential...are appropriate for and encouraged within this character area. Building heights should fall into the 3 to 4 story range."

**Town of Sylva, North Carolina**  
**Zoning Map Amendment – Conditional District**  
**Staff Report – April 18, 2023**  
***Modification – March 10, 2026***

**Applicant:** COOP Properties, LLC; (Solstice Partners, LLC; Cathy Connors, Partner)

**Property Location:** Savannah Drive, Sylva – PIN 7631-66-1393

**Current Property Zoning:** General Business District (GB), ETJ

**Ordinance Sections for Review:** Article 3 – Procedures; Section 3.5.J – Review Process/Conditional Zoning; Section 3.9.B – Zoning and Map Amendments and Article 4, Section 4.4 – Conditional District

**Description of Request:**

The applicant is requesting a map amendment to create a *General Business - Conditional District* on the property identified by PIN 7631-66-1393 to allow for a multi-family residential development. The Town Board of Commissioners may approve Conditional Districts through the legislative review process identified in *Article 3 – Procedures, Section 3.5 – Review Process*.

This proposed conditional district for a multi-family residential development includes three, ~~2-story~~ **3-story** structures consisting of ~~eight~~ **twelve** 1-bedroom units, ~~twenty-eight~~ **thirty** 2-bedroom units and ~~twelve~~ **eighteen** 3-bedroom units (48 **60** total units, **126 bedrooms total**). Included amenities are a community center with laundry, computer center; playgrounds and cover picnic shelter with tables/grills.

**Background:**

The property for this development is located on the south and west sides of Savannah Drive and approximately 1,120 lf south of the intersection of Business 23 (West Main Street) and Savannah Drive. The area of this vacant property is 6.83 total acres and this proposed complex would be developed on the entire tract. Public utilities will be provided by Tuckasegee Water and Sewer Authority (water and sanitary sewer) and Duke Power. This property will be served by the Sylva Fire Department. Driveway access and 3-party encroachment (sidewalk) will be required from NCDOT during their review/approval process as Savannah Drive is a state road (S.R. 1356).

**Application Response:**

The applicant is requesting a zoning map amendment to create a *General Business - Conditional District* on the 6.83-acre property. *Article 4 - Section 4.4 Conditional Districts* of the Town's Zoning and Subdivision Ordinance allows the Town Board of Commissioners to create these districts:

Conditional Zoning Districts (-CD) are a zoning tool, permitted in accordance with NCGS 160D-703.b., which may be utilized to create new unique, site-specific districts for uses or developments that may have particular benefits and/or impacts on both the immediate area and the community as a whole. The development of these uses may require deviation of the general district standards. The applicant must provide an initial Master Site Plan and zoning proposal that includes all proposed uses and standards for the conditional zoning district being proposed. It is not the intention of Conditional Zoning to circumvent, reduce, or eliminate particular regulations as they would normally be applied to any particular district or use but rather provide flexibility and design standards unique to the subject property and use. This negotiated approach between the applicant and the Town through a legislative decision allows maximum flexibility to tailor regulations to a particular site and project. Special restrictions have been placed on Conditional zoning. Conditional Zoning Districts occur at the owner's request and conditions cannot be imposed without the owner's agreement. The individual conditions and site-specific standards that can be imposed are limited to those that are needed to bring a project into compliance with town ordinances and adopted plans and to those addressing the impacts reasonably expected to be generated by the

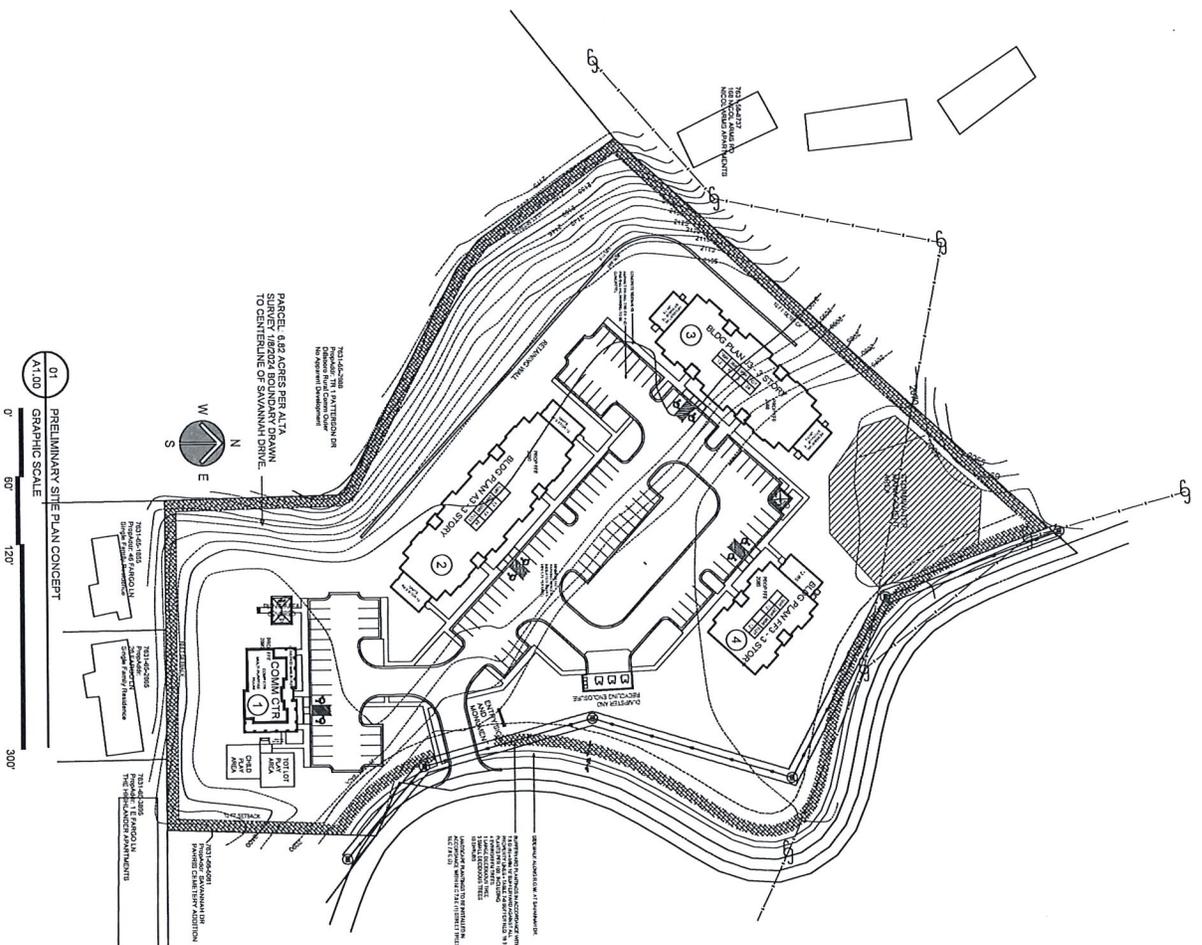
use of the site. The town must assure that all of the factors defining reasonable spot zoning are fully considered and that the public hearing record reflects that consideration.

**Staff Findings:**

The conclusion of Planning Staff is that this proposed development can meet or exceed the regulations set forth in of the zoning ordinance including; General Business District standards and required development regulations (Article 7). Approval for this *Conditional District* is required by the Town Board of Commissioners for this application. Planning Staff will issue a zoning permit at the time of final plan review/approval.

<b>Waterfall Gardens</b>		Sylva, North Carolina			Date:	2/18/2026	
<b>Project Data Summary</b>							
<b>Building Summary</b>							
<b>Bldg. Number</b>		<b>1 BR 1 BA</b>	<b>2 BR 2 BA</b>	<b>3 BR 2 BA</b>	<b>Total</b>	<b>Net</b>	<b>Gross</b>
1 Community Building						2,140	3,205
2 Residential Building	A3		12	12	24	26,772	30,879
3 Residential Building	J3	12		6	24	22,410	26,407
4 Residential Building	FF3		12		12	12,480	14,587
<b>Total</b>		<b>12</b>	<b>30</b>	<b>18</b>	<b>60</b>	<b>63,802</b>	<b>75,078</b>
		20%	50%	30%		100%	
<b>Total number of residential units</b>		<b>60</b>					
Building Ht. (Mean Roof Height - Residential Buildings)		38 Feet					
Building Ht. (Highest Roof Height - Residential Buildings)		44 Feet					
<b>Residential Units SF</b>		<b>Net</b>	<b># Units</b>	<b>Net Total</b>	<b>Heated</b>	<b>Heated Total</b>	
1 Bedroom / 1 Bath Apartment Unit		752	12	9,024	708	8,496	
2 Bedroom / 2 Bath Apartment Unit		1,040	30	31,200	987	29,610	
3 Bedroom / 2 Bath Apartment Unit		1,191	18	21,438	1,131	20,358	
<b>Residential Total</b>						<b>58,464</b>	
Community Building						2,077	
<b>Project Total</b>						<b>60,541</b>	
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>		
<b>Gross Building Area</b>	<b>Comm Ctr</b>	<b>A3</b>	<b>J3</b>	<b>FF3</b>			
3rd Floor		9,777	8,324	4,597			
2nd Floor		9,777	8,324	4,597			
1st Floor		3,205	11,325	9,759	5,393		
		3,205	30,879	26,407	14,587		<b>75,078</b>
Community Building		2,077	Heated				
		2,140	Net				
		3,205	Gross				
<b>ANSI HC Type A Units</b>		<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>			
ANSI Type A		1	1	1	3	5.0%	
ANSI Type A with Roll in Shower (req'd by NCHFA)		1	1	1	3	5.0%	
Subtotal		2	2	2	6	10.0%	
<b>Parcel Area</b>	<b>6.82 Acres</b>						
	297,079 SF						
<b>NCHFA Parking Requirement 1.75 spaces per unit</b>	<b>105</b>						





**NOTE:** THIS PRELIMINARY SITE PLAN AND ALL INFORMATION CONTAINED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

RENOVATION APPLICATION SET  
NOT FOR CONSTRUCTION  
PRELIMINARY  
SITE PLAN  
A1.00

WATERFALL  
GARDENS  
JACKSON COUNTY  
S.V.LVA, NC  
60 RESIDENTIAL UNITS

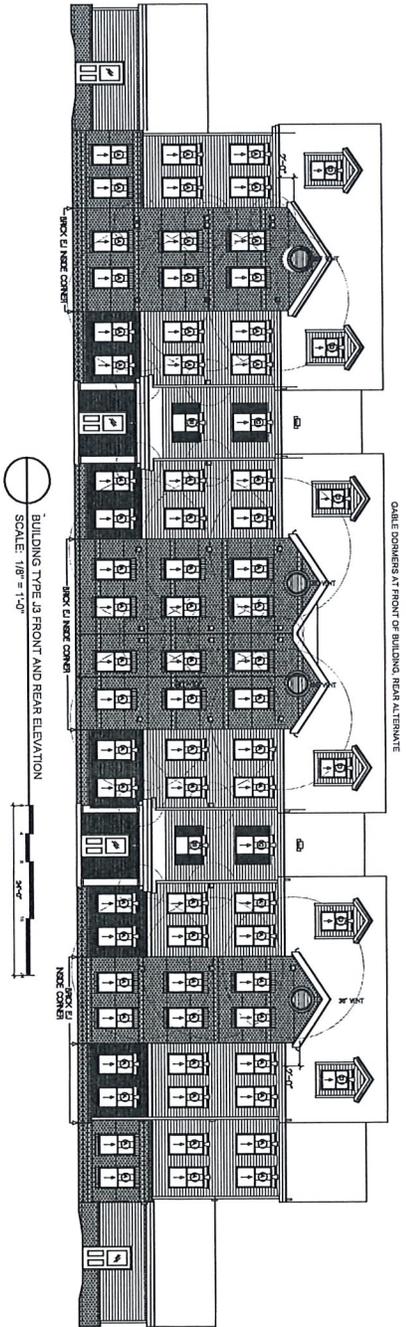
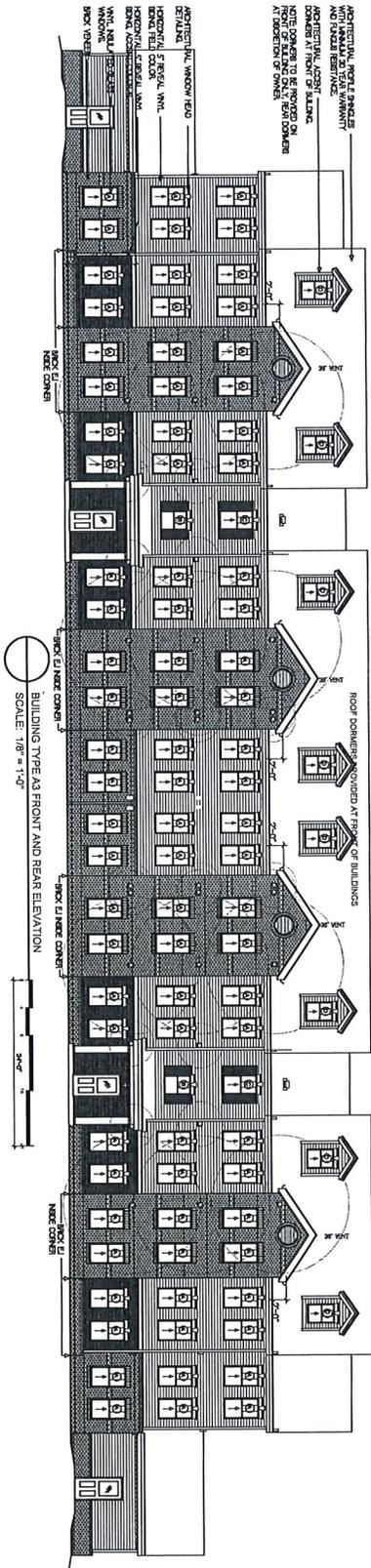
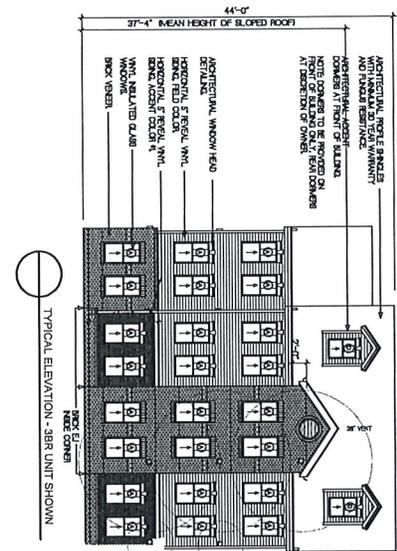
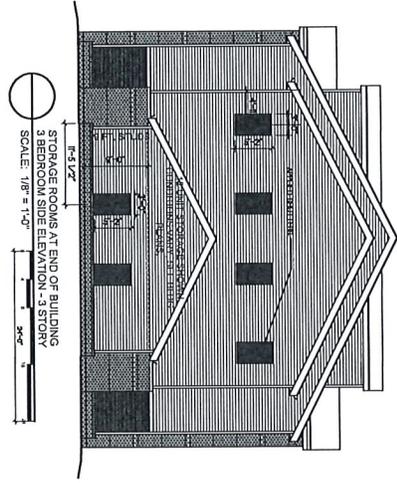


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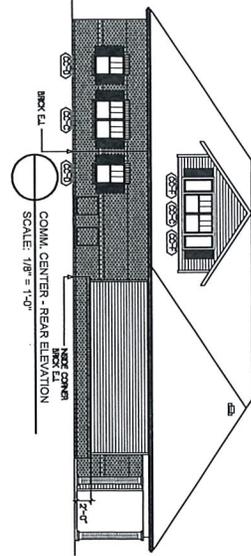
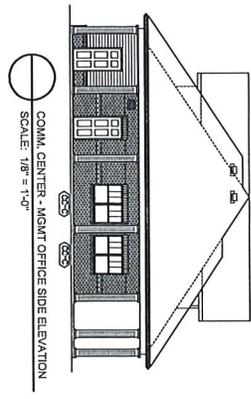
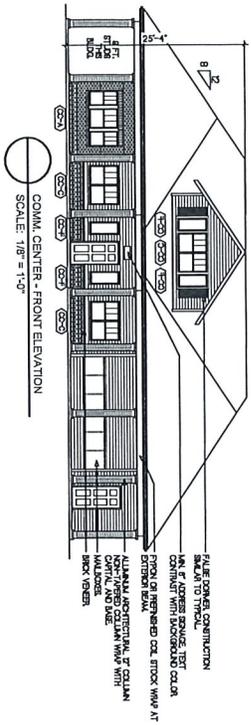
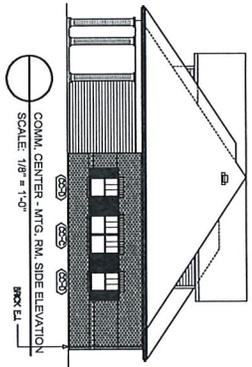
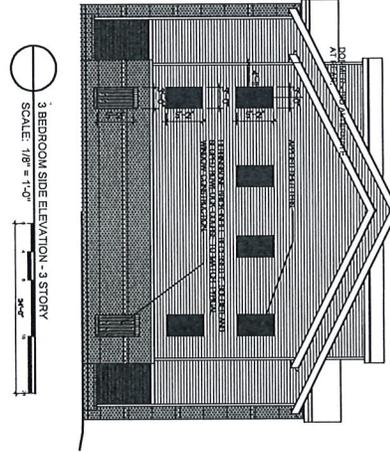
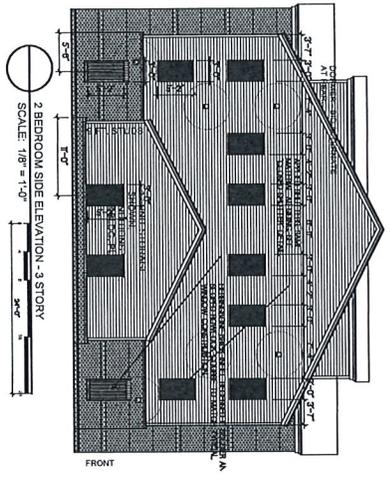
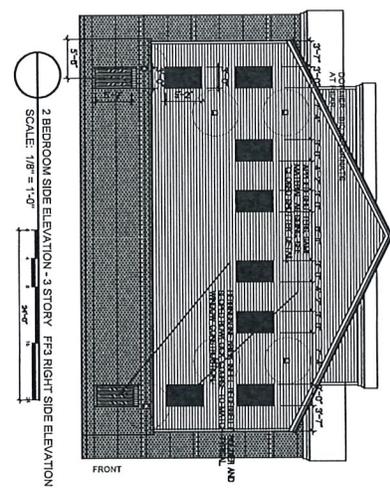




WATERFALL GARDENS JACKSON COUNTY SYLVIA, NC 60 RESIDENTIAL UNITS

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 DATE: 06-20-2008  
 FILE: A5.01  
 REV: 1  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT MANAGER: JAC  
 ARCHITECT: JAC  
 REVISIONS: NONE  
 BEGINNING APPLICATION SET NOT FOR CONSTRUCTION BUILDING ELEVATIONS  
**A5.01**

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DATE: 04-24-2008  
FILE: 07/11/2008  
REV: 07/11/2008

RENOVATION APPLICATION SET  
NOT FOR CONSTRUCTION  
BUILDING ELEVATIONS

A5.02

WATERFALL GARDENS JACKSON COUNTY SYLVIA, NC  
60 RESIDENTIAL UNITS

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March 26, 2026

TOWN OF SYLVA PLANNING BOARD

**Statement of Consistency pursuant to G.S. 160D**

Re: Proposed zoning map amendment to apply a conditional zoning district to parcel identified by PIN# 7631-66-1393.

The Town of Sylva Planning Board has found the conditional district zoning map amendment to parcel identified by PIN# 7631-66-1393 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to be consistent with the key drivers for The Plan for Sylva identified on page 20 and corridor specifications found on page 29 of the Town of Sylva 2040 Land Use Plan. The term driver refers to a top planning consideration that shapes The Plan for Sylva. More specifically:

- Driver 2-Providing Diversity in Housing Choices: To align with the vision, Sylva needs a wide range of housing options to attract the full range of employees necessary for existing and future employers and service providers. In addition, providing a wider range of housing provides more options for Sylva residents as they age over time, allowing residents to stay in their community as they age in place. Diversifying the mix of housing types in Sylva would offer more choices to the consumer.
- Urban Neighborhoods: The Urban Neighborhood character area includes existing residential and new areas where it is envisioned that reinvestment in the community can and will occur. A focus on things such as the walkability to Downtown Sylva and the Town's other commercial areas, higher density residential units and live-work units are included in the Urban Neighborhoods. This parcel lies in the Town's ETJ area directly adjacent to the Urban Neighborhood corridor area of the Town of Sylva 2040 Land Use Plan.

We therefore consider the proposed zoning map amendment to be reasonable and in the public interest.

Signed: \_\_\_\_\_

Melissa Madrona, Chairman, Town of Sylva Planning Board