



TOWN OF SYLVA SUPPLEMENTAL BOARD OF COMMISSIONERS MEETING

Thursday, March 23, 2023 at 9:00 AM
Board Room, 83 Allen Street Sylva, North Carolina

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

All items listed and adopted are for discussion or possible action

PUBLIC COMMENTS

REPORTS

1. Mayor's Report
2. Commissioner's Report
3. Manager's Report
4. Public Works Department Report
5. Police Department Report
6. Fire Department Report
7. Main Street Report
8. Planning Board Report
9. TWSA Board Report
10. Pinnacle Park Report

PUBLIC HEARING

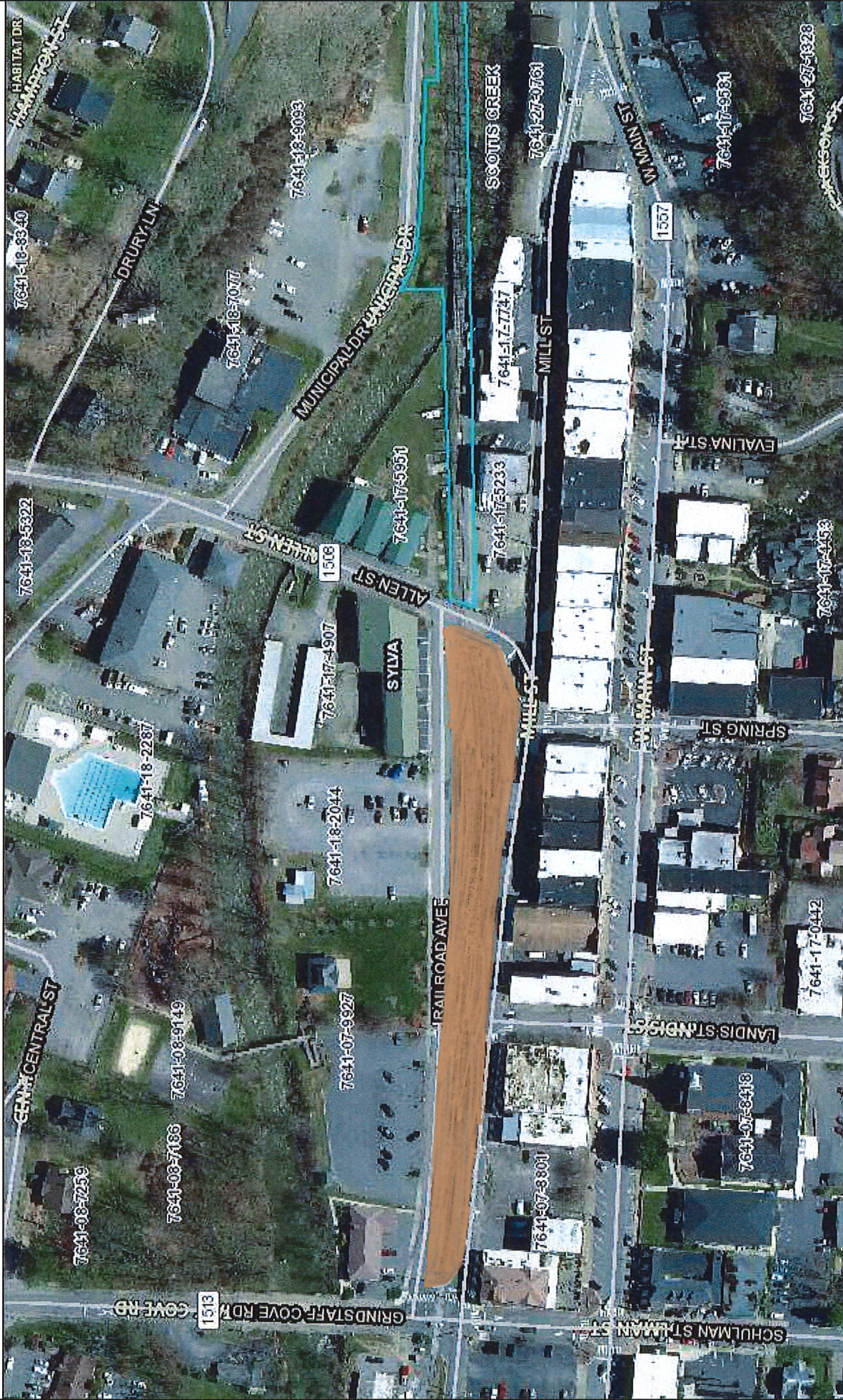
- [11.](#) Zoning Map Amendment Request--Town of Sylva (Mill Street)

NEW BUSINESS

12. Zoning Map Amendment Request--Town of Sylva (Mill Street)
- [13.](#) Resolution of Intent--Street Closing--Portion of Pathfinder Lane

ADJOURNMENT

622 Mill Street--Depot Site Rezone



WARNING: THIS IS NOT A SURVEY!
 This map is prepared for inventory of real property within Jackson County. It is not to be used for legal purposes. Users of this map are hereby notified that the information on this map is for informational purposes only and should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the accuracy of this map.



Item 11.



February 23, 2023

TOWN OF SYLVA PLANNING BOARD

Statement of Consistency pursuant to G.S. 160D

Re: Proposed zoning map amendment from General Business to Downtown Business for a portion of parcel identified by PIN# 7641-17-2843.

The Town of Sylva Planning Board has found the zoning map amendment to parcel identified by PIN# 7641-17-2843 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to to be consistent with the key drivers for The Plan for Sylva identified on page 20 and corridor specifications found on page 34 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:

- **Downtown Sylva Expansion District:** Expanding its Downtown core to ensure that areas bordering the downtown area develop in a manner that is consistent with Downtown Sylva's image. This area is identified as the Downtown Sylva Expansion District. The Town of Sylva would like to construct a downtown restroom on the referenced parcel. This would support community events being located near the Downtown Sylva District.
- **Civic & Cultural Uses:** Civic and cultural use areas are considered important amenities. As such, buildings or structures that support parks and recreation uses are appropriate in the area. The parcel to be rezoned lies adjacent to property in the civic and cultural use zone. The restroom facilities would support recreational activities at neighboring parks.

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

Signed: _____

Alan Brown, Chairman, Town of Sylva Planning Board



March 23, 2023

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

Signed: _____

David Nestler, Mayor, Town of Sylva

**RESOLUTION OF INTENT
2023-01**

**A RESOLUTION DECLARING THE INTENTION OF THE
BOARD OF COMMISSIONERS OF THE TOWN OF SYLVA
TO CONSIDER THE PARTIAL CLOSING OF PATHFINDER LANE**

WHEREAS, N.C.G.S. §160A-299 authorizes the Board of Commissioners to close public streets and alleys; and

WHEREAS, by recording of a plat by Southern Land Auction Company, Plat Book 2, Page 6 of the Jackson County Public Registry, a copy of which is attached hereto as Exhibit A and incorporated by reference, certain streets were established; and

WHEREAS, a portion of Pathfinder Lane has not previously been opened nor accepted by the Town of Sylva; and

WHEREAS, the Board of Commissioners considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of a portion of Pathfinder Lane, the same being that street shaded on the attached Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Sylva that;

- (1) A public hearing will be held at 5:30 pm on the 11th day of May, 2023, at Sylva Municipal Hall to consider a resolution closing the following street that bisects the property owned by SOCOL Company Inc. (United Parcel Service, PIN# 7641-75-1740) as follows:
 - a. That portion of the platted but unopened street known as Pathfinder Lane that extends across the northwest corner of the lands of SOCOL Company, Inc. from current Hwy 107 in a southwesterly direction an approximate 280' and thence in a northwesterly direction an approximate 50' as more particularly depicted as the area shaded in red on the attached Exhibit A.
- (2) The Town Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Sylva Herald.
- (3) The Town Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon said streets a copy of this Resolution of Intent.
- (4) The Town Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by N.C.G.S. §160A-299.
- (5) In the event that such resolution is adopted, all right, title and interest in the previously dedicated right of way shall be presumed to vested in those persons

owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street in accordance with N.C.G.S. §160A-299(c),

This the 23rd day of March, 2023.

David Nestler, Mayor

ATTESTED BY:

Amanda W. Murajda, Town Clerk