



# TOWN OF SYLVA PLANNING BOARD MEETING

Thursday, February 27, 2025 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 2, 2023 Minutes

### NEW BUSINESS

2. Zoning Map Amendment Request--Sylva Church of God/Heights, Inc--Sunrise Park
3. Zoning Map Amendment Request--Misty and Larman Taylor--Pathfinder Lane

### ADJOURNMENT

## PLANNING BOARD MEETING

Town of Sylva Planning Board

October 2, 2023

The Town of Sylva Planning Board held a regular meeting on October 2, 2023, 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:** Alison Joseph  
Melissa Madrona, Chair  
Larry Tyson  
Kendall Waldrop

Amanda Murajda, Town Clerk  
Paige Dowling, Town Manager

**ABSENT:** Rose Bauguess  
Russ Harris  
Geoffrey Hirsch

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

**STAFF PRESENT:** John Jeleniewski (County Planner).

**VISITORS:** Ina Sams

**APPROVAL OF MINUTES:** Kendall Waldrop made a motion to approve the August 24, 2023, minutes as amended. Alison Joseph seconded the motion, and the motion carried with a unanimous vote.

### NEW BUSINESS

**ZONING MAP AMENDMENT REQUEST—KINKAID PROPERTY—HWY 107:** John Jeleniewski, Senior County Planner, presented the staff report as follows:

**Applicant:** Alvin and Virginia Trust – Property Owners

**Property Location:** Off East Main Street, Sylva NC 28779; PIN's 7641-65-8973, 7641-65-9819, 7641-65-9855, 7641-65-8744, 7641-65-9700 and 7641-65-9646.

**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 properties 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 properties are located on the south side of Highway 107 approximately 582 lf east of the Highway 107/Cope Creek Road intersection. These properties total 1.19 acres in land area with 9 existing residential dwellings (manufactured homes) and a vacant restaurant (former Soul Infusions Tea House). Access to these properties are from the public right-of-way of Highway 107 and a private access road known as Path Finder Lane. These properties are adjacent to properties to the east that are in the GB District and are not located within the 100-year flood plain. These properties are or can be served by Tuckaseegee Water & Sewer Authority for public utilities.

**Application Response:** The applicant is requesting that the existing Town of Sylva Zoning Map be amended to designate the six subject properties (1.19 acres) to the General Business District.

**Staff Findings:** The requested map amendment would not constitute "spot zoning" as the properties to the east are zoned GB District.

The Town's adopted Land Use Plan for 2040 establishes that these properties 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, these properties 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.

Ina Sams, representing the applicant, addressed the board and explained that the buyer is seeking to relocate a restaurant due to the Highway 107 construction. The buyer will clean up the property.

The board discussed general business versus more high-density residential space. *Kendall Waldrop made a motion to approve the zoning request. Alison Joseph seconded the motion, and the motion carried with a 3-1 vote. Voting in the affirmative were Kendall Waldrop, Alison Joseph and Larry Tyson. Voting against the motion was Melissa Madrona.*

Madrona read the statement of consistency. *Kendall Waldrop made a motion to approve the statement of consistency. Alison Joseph seconded the motion, and the motion carried with a unanimous vote.*

**ADJOURNMENT:** *Kendall Waldrop made a motion to adjourn the meeting at 5:48 p.m. Alison Joseph seconded the motion, and the motion carried with a unanimous vote.*

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Melissa Madrona  
Chair

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Amanda W. Murajda  
Town Clerk

**Town of Sylva, North Carolina  
Zoning Map Amendment Request  
Staff Report – February 13, 2025**

**Applicant:** Sylva Church of God – Property Owners; Hights, Inc. (purchaser)

**Property Location:** 130 Sunrise Park, 131 Sunrise Park, Sylva NC 28779; PIN 7641-37-9289 & 7641-47-1241

**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 properties 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, accessory dwellings 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 properties are located on both sides of Sunrise Park (road), approximately 720 If south of Highway 107/Sunrise Park intersection. The total land area for both properties is 0.72 acres with a main church structure, formally the Church of God (west side) and two accessory dwellings. Access to this property is from the public right-of-way of Sunrise Park (S.R. 1355), Ensley Street and Conley Street. This property is adjacent to properties to the northeast that are in the GB District and are not located within the 100-year flood plain. This property is served by Tuckasegee Water & Sewer Authority for public utilities.

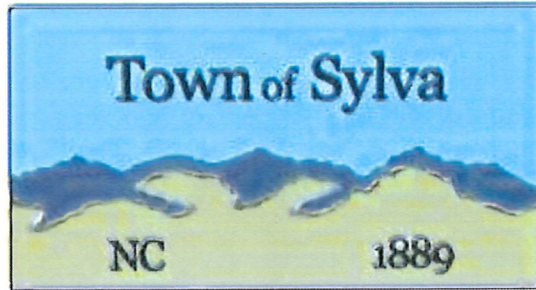
**Application Response:**

The applicant is requesting that the existing Town of Sylva Zoning Map be amended to designate the subject property (portion of the 0.72 acres after subdivision) to the General Business District.

**Staff Findings:**

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

The Town’s adopted Land Use Plan for 2040 establishes that this property will be in the future *Civic and Cultural District* and the encouraged land uses for this future district include: Public and private green space; Recreation (passive or active); forested land; buildings, structures and/or commercial uses that support or activate parks and recreation facilities; government/social service facilities, places of worship, and educational facilities. However, if the map amendment request is approved (GB), these properties will be in the future *Community Corridor 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 current GB District that may be needed to serve the community during/after the proposed Highway 107 improvement project.



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: HIGHTS, Inc. (Paul Heckert)

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

Address: PO Box 869 Callowhee NC 28723

Phone: 828.508.5669 Fax: 828.475.0400

Email: Paul@hights.org

Property Owner(s): Sylva Church of God (Tim Pressly)

(If the owner is different than the applicant)

Address: 32 Engley St. Sylva NC 28779

Phone: 828.226.0420 Fax: N/A

Email: Youth pastor@aol.com

**Property Information:**

Property Location/Address(es): (1) 131 Sunrise park ; (2) 130 Sunrise park  
Sylva NC 28779

Tax Parcel Identification Number(s): (1) 7641-47-1241 ; (2) 7641-37-9289

Current Use of Property(ies): Church ; Rental Home

Acreage to be Rezoned: (1) .302 + ~~0.14~~ .242 (.41 current)

Deed Book: (1) 1778 (2) 2155 Page: (1) 221-223 (2) 764-779 Lot / Tract Size: (1) .32 (2) .242 (acres)

Property Street Frontage / Width: 550' (Street) Property Depth: 150'

Flood Plain: N/A FIRM Panel: N/A

**Zoning Information:**

Current Zoning District(s): R-3

Requested Zoning District(s): B-2

Purpose of Zoning Change (optional): To Allow For proposed  
Commercial usage for Youth Mental Health  
and Basic Needs services for low income  
families

**Spot Zoning Statement:**

In the space below, please indicate whether the proposed rezoning *will* or *will not* constitute a spot zoning and explain *why* the proposed rezoning *will* or *will not* constitute a spot zoning. (For more information on spot zoning, refer to the attachment on spot zoning).

Proposed Rezoning is not Spot Zoning.  
Parcels are adjacent to Commercial District

**Town of Sylva LAND USE PLAN CONSISTENCY**

All rezoning requests must be consistent with the Town of Sylva's *Land Use Map*

Current Land Use Classification(s): Civic : Parks

- This rezoning request is:
- Consistent with the Town's Land Use Map.
  - NOT consistent with the Town's Land Use Map.

**IF THE REZONING REQUEST IS NOT CONSISTENT WITH THE LAND USE MAP:**

A Land Use Map Amendment is *REQUIRED*. All rezoning requests **MUST BE CONSISTENT** with the Town of Sylva's *Land Use Map and/or the Town's Land Use Plan*. All Land Use Amendments must be consistent with one or more of the adopted Land Use Plan Policies located within the Town's Land Use Plan Update document and/or demonstrate a change in the character of the area that warrants a departure from the adopted Land Use Plan. In the space below, please explain *why* the proposed Land Use Amendment will be consistent with the Town of Sylva's Land Use Plan and how the character of the area has changed (A copy of the Town of Sylva's Land Use Plan and Map can be viewed at Town Hall).

proposed commercial usage is civic/non profit



**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, Sylva Church of God <sup>By Tim Pressley</sup> (Land owner name) am the owner of the property located in the Town of Sylva Zoning Jurisdiction at:

Street address: 32 Enslg St Property PIN: 7641-47-1241; 7641-37-9289

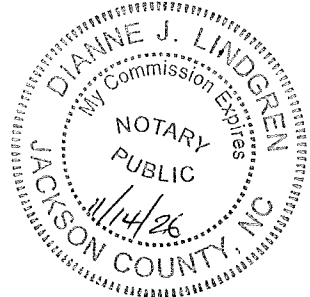
I hereby authorize HIGHTS, INC. (Paul Heckert) (owner or applicant's name) to appear with my consent before the Town of Sylva Planning Board and Board of Commissioners in order to request a rezoning for the above noted location. I authorize the Town of Sylva to advertise and the applicant to present 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: 32 Enslg Street  
City / State / Zip Code: Sylva NC 28734  
Phone Number: 828 226 0420  
Email Address: youth pastor @ AOL.com  
Owners Signature: Tim Pressley

Sworn to and subscribed before me, this the 20 day of DECEMBER, 2024

Dianne J. Lidger  
Notary Public

My commission expires: 11/14/2026





## 130 and 131 Sunrise Park

- 1) In the attached Survey that has not yet been recorded we are requesting the rezone for labeled 130 & 131 Sunrise Park
- 2) Current Zoning is R-3 Requesting Change to B-2
- 3) Parcel adjacent directly north is zoned B-2, Adjacent parcels in all other directions are zoned R-3
- 4) Land and buildings are currently used for church and gathering space. Proposed Rezone is consistent with its usage since 1975. Rezone is very close to Highway 107 and with the expansion of the road this property is close by and makes consistent
- 5) HIGHTS Currently delivers weekly food boxes to 200 families and serves 600 at risk youth annually. The lack of available commercial zoned buildings in Sylva is hampering our growth to serve more families
- 6) Community impact would be minimal. Property is adjacent to a busy road. Building usage is currently 3-11pm Friday, Saturday, and Sunday. HIGHTS Usage would shift this to weekdays typically during normal business hours.
- 7) Infrastructure Impact would be limited. Road impact would be limited due to the already busy nature of the road adjacent to property. Rezone will allow for increased access to services for Jackson Counties low-income population.
- 8) Proposed Rezone directly lines up with the town's land use map that designates this lots as 'civic/ Park'



February 27, 2025

TOWN OF SYLVA PLANNING BOARD

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

Re: Proposed zoning map amendment from High-Density Residential (HDR) to General Business (GB) for parcels identified by PIN# 7641-37-9289 and 7641-47-1241.

The Town of Sylva Planning Board has found the zoning map amendment to parcels identified by PIN# 7641-37-9289 and 7641-47-1241 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to be consistent with The Plan for Sylva corridor specifications found on page 32 of the Town of Sylva 2040 Land Use Plan. More specifically:

- Community Corridor: The requested map amendment would not constitute “spot zoning” as the subject properties will be in accordance with the Town’s adopted Land Use Plan for 2040. This plan establishes that these properties will be in the future Community Corridor District. The encouraged land uses for this future district include:
  - Mixed-use buildings
  - Institutional uses
  - Walkable neighborhood commercial (retail, office, personal services)
  - Large scale commercial, business centers, community services and civic/educational services

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

**Town of Sylva, North Carolina  
Zoning Map Amendment Request  
Staff Report – February 13, 2025**

**Applicant:** Misty and Larman Taylor – Property Owners

**Property Location:** 28 and 42 Path Finder Lane, Sylva NC 28779; PIN's 7641-66-6143 and 7641-66-7045

**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 properties 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 properties are located on the south side of Pathfinder Lane and approximately 100 lf east of the Walter Ashe Road/Path Finder Lane intersection. These properties total 0.70 acres in land area with one existing residential dwelling and a vacant property. Access to these properties are from the public right-of-way of Walter Ashe Road (S.R. 1352) and the private access of Path Finder Lane. These properties are adjacent to properties to the east and north that are in the GB District and are not located within the 100-year flood plain. These properties are or can be served by Tuckasegee Water & Sewer Authority for public utilities.

**Application Response:**

The applicant is requesting that the existing Town of Sylva Zoning Map be amended to designate these two properties (0.70 acres total) to the General Business District.

**Staff Findings:**

The requested map amendment would not constitute "spot zoning" as the properties to the east and north are zoned GB District.

The Town's adopted Land Use Plan for 2040 establishes that these properties 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, these properties 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.

**Contact Information:**

Applicant/Agent: Bobby Dove

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

Address: PO Box 11453

Phone: 803-518-3682 Fax: —

Email: BDOVE@DDINCORP.COM

Property Owner(s): Misty Taylor & Larman Taylor

(If the owner is different than the applicant)

Address: PO Box 1113 Cullowhee NC

Phone: 828-226-1677 Fax: —

Email: mistyTaylor78@gmail.com

**Property Information:**

Property Location/Address(es): 28 & 42 Pathfinder Ln Sylva, NC

Tax Parcel Identification Number(s): 7641-66-6143 & 7641-66-7045

Current Use of Property(ies): Residential Housing

Acreage to be Rezoned: 0.787 Acres

Deed Book: 2072 / 2345 Page: 509 / 87 Lot / Tract Size: 0.787 (acres)

Property Street Frontage / Width: Approx 236 FT Property Depth: Approx 158 FT

Flood Plain: NOT in Flood plain FIRM Panel: Along Pathfinder

**Zoning Information:**

Current Zoning District(s): HDR - High Density Residential

Requested Zoning District(s): GB - General Business

Purpose of Zoning Change (optional): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Spot Zoning Statement:**

In the space below, please indicate whether the proposed rezoning will or will not constitute a spot zoning and explain why the proposed rezoning will or will not constitute a spot zoning. (For more information on spot zoning, refer to the attachment on spot zoning).

The proposed Rezoning will not constitute a Spot Zoning as Adjacent Properties to the North and West are Zoned General Business

**Town of Sylva LAND USE PLAN CONSISTENCY**

All rezoning requests must be consistent with the Town of Sylva's Land Use Map

Current Land Use Classification(s): HDR High Density Residential

This rezoning request is:  Consistent with the Town's Land Use Map.

NOT consistent with the Town's Land Use Map.

**IF THE REZONING REQUEST IS NOT CONSISTENT WITH THE LAND USE MAP:**

A Land Use Map Amendment is *REQUIRED*. All rezoning requests MUST BE CONSISTENT with the Town of Sylva's Land Use Map and/or the Town's Land Use Plan. All Land Use Amendments must be consistent with one or more of the adopted Land Use Plan Policies located within the Town's Land Use Plan Update document and/or demonstrate a change in the character of the area that warrants a departure from the adopted Land Use Plan. In the space below, please explain why the proposed Land Use Amendment will be consistent with the Town of Sylva's Land Use Plan and how the character of the area has changed (A copy of the Town of Sylva's Land Use Plan and Map can be viewed at Town Hall).

Please See Attached Comments

Added to this Application are Aerial Property Reports showing their zoning, 2040 Future Land use plan, 0107 NCDOT Construction plan and A Recent Survey of 28 & 42 Pathfinder Ln.

### 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, Misty Shuler Taylor Larman M Taylor (Land owner name) am the owner of the property located in the Town of Sylva Zoning Jurisdiction at:

Street address: 28 Pathfinder Ln Sylva, NC Property PIN: 7641-66-6143 & 7641-66-7045

I hereby authorize Forest Small, LLC (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: 28 Pathfinder Ln PO Box 1113 Collowhee, NC 28723

City / State / Zip Code: Sylva, NC 28779

Phone Number: 828-226-1677

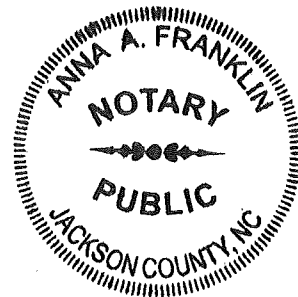
Email Address: misty.taylor78@gmail.com

Owners Signature: Misty Shuler Larman Frank Taylor

Sworn to and subscribed before me, this the 24<sup>th</sup> day of October, 2024

Anna A. Franklin  
Notary Public

My commission expires: 7/30/2027



The purpose of this request is to have 28 & 42 Pathfinder Ln. zoning changed from HDR ( High Density Residential ) to GB ( General Business ). The attached documents marked "A" show the surrounding properties along with their zoning. The west and north properties are already zoned GB. There is also a NCDOT right of way property to the north which sits between HWY 107 and 28 & 42 Pathfinder Ln. which "loosely" constitutes 28 & 42 pathfinder Ln. as first tier to the main thoroughfare. The property to the south and behind 28 & 42 Pathfinder is zoned HDR and is vacant. The property to the east is zoned HDR and is being used for apartments and has its valuation method as commercial. The property to the east of 7641-66-8093 is zoned GB. Its parcel ID is 7641-65-9844, and it was originally zoned HDR but was recently approved to be rezoned to GB. As for the 2040 future land use map, 28 & 42 Pathfinder are not consistent with the 2040 map which shows the area as "Urban Neighborhood". However, parcel 7641-65-9844 was not consistent either, but was approved for a GB rezone.

The dwellings on this property are minimalist at best and have no value. I also don't believe anyone would purchase these parcels to build a new residential dwelling or multi-family complex in this particular spot. The added tax revenue of a commercial building and business along with the jobs it could produce would be a great benefit the town of Sylva.









February 27, 2025

TOWN OF SYLVA PLANNING BOARD

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

Re: Proposed zoning map amendment from High-Density Residential (HDR) to General Business (GB) for parcels identified by PIN# 7641-66-6143 and 7641-66-7045.

The Town of Sylva Planning Board has found the zoning map amendment to parcels identified by PIN# 7641-66-6143 and 7641-66-7045 to be supported by the Town of Sylva 2040 Land Use Plan.

We find the proposed amendment to be consistent with The Plan for Sylva corridor specifications found on page 32 of the Town of Sylva 2040 Land Use Plan. More specifically:

- Community Corridor: The requested map amendment would not constitute “spot zoning” as the subject properties will be in accordance with the Town’s adopted Land Use Plan for 2040. This plan establishes that these properties will be in the future Community Corridor District. The encouraged land uses for this future district include:
  - Mixed-use buildings
  - Institutional uses
  - Walkable neighborhood commercial (retail, office, personal services)
  - Large scale commercial, business centers, community services and civic/educational services

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