

**REGULAR BOARD MEETING**  
Town of Sylva Board of Commissioners  
June 2, 2016

The Town of Sylva Board of Commissioners held a regular meeting on June 2, 2016 at 5:30 p.m. in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C.

**MEMBERS PRESENT:** Mayor Lynda Sossamon and Commissioners, Mary Gelbaugh, Harold Hensley, Greg McPherson, and David Nestler.

**MEMBERS ABSENT:** Barbara Hamilton.

**STAFF PRESENT:** Paige Dowling (Town Manager), Amanda Murajda (Town Clerk), Rick Bryson (Police), Lynn Bryant (Finance Officer), John Jeleniewski (Code Compliance Officer) and Eric Ridenour (Town Attorney).

**VISITORS PRESENT:** Quintin Ellison, Pamila Sterka, Phil Haire, Tim Pressley, Billy Watson, Roy Raines, Donna Cogdill, Jean Cogdill, Will Morgan, and Michele Smith.

**CALLED TO ORDER:** Mayor Sossamon called the meeting to order at 6:20 p.m.

**APPROVAL OF AGENDA:** *Commissioner Hensley made a motion to approve the agenda. The motion carries with a unanimous vote.*

**APPROVAL OF CONSENT AGENDA:** *Commissioner Gelbaugh made a motion to approve the consent agenda. The motion carries with a unanimous vote.*

**PUBLIC COMMENTS:** Phil Haire addressed the board about the Town's Comprehensive Pedestrian Plan and sidewalks. He asked the board to consider appropriating \$100,000 per year for five years to implement the pedestrian plan.

**MAYOR'S REPORT:** Mayor Sossamon attended the first Concert on the Creek on May 27<sup>th</sup>.

**COMMISSIONER'S REPORT:** Commissioner Gelbaugh reminded everyone to save parking on Main Street for patrons not shop owners. She also reminded everyone about the skate park track event on June 10<sup>th</sup> from 3:00 – 6:00 p.m. Gelbaugh noted that the County would be holding their budget hearing tonight as well but that the Town's meeting schedule will change in July so it will no longer conflict with the County's schedule. Commissioner Hensley announced a flag burning ceremony on June 11, 2016 at 11:00 a.m. at the Legion Hall. Commissioner McPherson noted that he was excited about the skate park event on June 10<sup>th</sup>. He reminded everyone to vote for the \$0.25 education tax. He also reminded everyone about the traffic hearing on June 6<sup>th</sup>.

**MANAGER'S REPORT:** Manager Dowling reported that all departments are operating at full staff. The police department has hired Kim Osborne-Evans effective May 30<sup>th</sup>. The Mill Street Traffic meeting with NC DOT is next Monday, June 6 at 5:30 p.m. Letters were mailed to residents on streets intersecting with Allen to the top of the hill. Merchants were emailed a reminder. The Economic Development Comprehensive Plan meeting went well last Tuesday. The Town received very informative statistics on Jackson County from the commerce department. Manager Dowling requested from the board their goals for housing and economic development for Sylva that need to be included in the Jackson County Land Use Plan. The Sylva

Pool is expected to open Friday, June 3rd. The American Ramp Company's pump track demo is June 10<sup>th</sup> from 3-6:00 p.m. on the gravel lot at Bridge Park.

**PLANNING BOARD REPORT:** The Planning Board met on May 19<sup>th</sup> and reviewed conditional use permits from the Blue Ridge Inn and Stephen Dolbee. They also reviewed a text amendment request from Bedrock Rentals, LLC. Their next meeting will be on June 16<sup>th</sup> and they will discuss food truck procedures and continue their review of the zoning ordinances.

## **PUBLIC HEARINGS**

### **TEXT AMENDMENT REQUEST – BEDROCK RENTALS, LLC**

Mayor Sossamon opened the public hearing at 6:32 p.m. Manager Dowling explained to the Board that the text amendment request was to have “churches or places of worship” added to the table of permitted uses in the Professional Business zoning district. Town Attorney Ridenour explained to the board what options were available for the request. Tim Pressley addressed the board and explained that the church he serves as the pastor of is looking for land to purchase and build a church on and the property owned by Bedrock Rentals is ideal. Donna Cogdill, an adjoining resident, questioned structure requirements. Commissioner McPherson asked John Jeleniewski, Code Compliance Officer, what the minimum lot size was for a church. Jeleniewski stated there were no requirements. *Being no further comment, Commissioner Gelbaugh made a motion to close the public hearing at 6:41 p.m. The motion carries with a unanimous vote.*

## **BUDGET HEARING**

Manager Dowling told the board that the budget hearing is the final meeting before the budget adoption. She reviewed balances of the general fund and the changes from the past year. The budget is balanced with a tax rate of \$0.425. Dowling suggested that once the Duke Lifepoint tax appeal is settled, revenue be added to OPEB to fund retirement obligations at the recommended level. Dowling explained that the Duke Lifepoint tax appeal accounts for \$0.05 of the tax rate increase.

Pam Sturka, a business owner in Sylva (Diversified Services), addressed the board about the significant tax rate increase. She explained the impact on her business as well as residents of the Town of Sylva (she is not a resident). Sturka noted she felt the Town was irresponsible for relying on the hospital revenue when that revenue would be new to the Town now that the hospital was for-profit.

*Being no further comment, Commissioner Nestler made a motion to close the hearing at 6:50 p.m. The motion carries with a unanimous vote.*

## **NEW BUSINESS**

**TEXT AMENDMENT REQUEST-BEDROCK RENTALS, LLC:** Commissioner Nestler opened the discussion by explaining that he thought the Professional Business district was a segway between residential and business districts. He noted that he thought the location on Skyland Drive was a good location for a church but was concerned that approving the request would allow the use for the entire zoning district. Nestler also noted that he would like the Professional Business district uses be reviewed by the Planning Board before a decision was made.

John Jeleniewski reviewed the use tables for the district. *After further conversation about the text amendment, Commissioner Gelbaugh made a motion to make a text amendment to allow churches in the Professional Business district by conditional use permit and waive the fee paid*

*by Bedrock Rentals, LLC. Voting in the affirmative were Commissioners Gelbaugh and Hensley. Voting in the negative were Commissioners Nestler and McPherson. Being a tie vote, Mayor Sossamon voted in the negative to break the tie.*

*Commissioner McPherson made a motion to send the list of permitted and non-permitted uses in the Professional Business district back to the Planning Board for further review. The motion carries with a unanimous vote.*

*Commissioner Gelbaugh made a motion to do a text amendment to the Professional Business district to allow churches or places of worship and bicycle shops by a conditional use permit and waive the conditional use permit fee for Bedrock Rentals since they have paid for the text amendment. Voting in the affirmative were Commissioners Gelbaugh and Hensley. Voting in the negative were Commissioners Nestler and McPherson. Being a tie vote, Mayor Sossamon voted in the affirmative to break the tie.*

The Town of Sylva Board of Adjustments will hold a public hearing for a conditional use permit from Bedrock Rentals, LLC on June 16, 2016 at 9:15 a.m. at Town Hall.

**BUDGET REPORT:** None

**ABC BOARD APPOINTMENT:** Manager Dowling explained that Marion Jones has served one term on the ABC Board and comes recommended by board members. *Commissioner Hensley made a motion to approve Marion Jones for a second term to the ABC Board. The motion carries with a unanimous vote.*

**COMPREHENSIVE ECONOMIC DEVELOPMENT PLAN MEETING:** Manager Dowling explained that the schedule for the next meeting of the Economic Development Committee will be June 20<sup>th</sup> at 6:00 p.m. at Town Hall. *Commissioner Nestler made a motion to approve the schedule. The motion carries with a unanimous vote.*

**WAYFINDING PLAN REVISION:** Manager Dowling met with Tyann Stubbs, approved by the Board at the May 16<sup>th</sup> meeting, and reviewed expectations for graphic design work for the Town. Dowling told the board she will need a revised sign design as soon as possible for NCDOT if the Board would like to change the logo.

**ADJOURNMENT:** *Commissioner Hensley made a motion to adjourn the meeting at 8:00 p.m. The motion carries with a unanimous vote.*

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Lynda Sossamon  
Mayor

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Amanda W. Murajda  
Town Clerk