

# *Skyland Community Corporation*

## **Sanitary District Special Public Meeting**

**August 28, 2023**

**Board Members present:** Gary Smullen, Mary Ann Smullen, Don Broadway, Sandra Broadway, J.P. Jones, and Chester Kreitzer. Maureen Diaz and Andrew Due arrived late.

**Visitors:** No visitors were present.\*

**Call to Order:** The meeting was called to order at 7:01 pm by Gary.

\*May it be noted that this special public meeting was publically advertised at the SCC library three days before on August 25, 2023.

Gary began the discussion by stating that the Warren County Planning Commission had a recent hearing regarding amending short-term rental ordinances. Gary contacted Chase Lenz from the Planning Commission regarding the proposed changes and was told that the county was considering two options A & B, which included several changes to the existing Warren County Code (zoning ordinance) for Residential-1 zoning and Short-Term Rental regulations (Sections 180-22D(14) and 180-56.4).

- The Planning Commission is proposing to possibly eliminate the 100 foot separation from short-term rentals and eliminate our sanitary district's approval/disapproval of STR's among other changes.

Gary stated he contacted as many HOA/POA/subdivisions as he had contacts for, and an informal gathering of several interested community leaders took place on August 22, 2023 at the Shenandoah Farms facility to discuss both options. To show a unified front, it was discussed to form an alliance to address these and other issues. After receiving clarification from Chase Lenz on several questions that came up, he then met with Tracie Lane (Shenandoah Farms) and Watts Hill (High Knob) on August 23, 2023 and drafted an alternative Option C document in response to the county regarding Options A and B. Each community board would be required to discuss and present it to their respective board members at a public meeting for approval to sign.

Gary passed out copies of Option A and B to all present for review and also included the drafts of Option C and an accompanying cover letter. Option C would keep the 100 foot separation clause along with several other changes that were highlighted in the document under items lettered A, E, L, N and P.

- After a lengthy discussion, Don Broadway motioned that SCC affix our signature as a corporation to the proposed Option C document and letter. Mary Ann seconded and the motion passed.

Gary also discussed and passed out a copy of a news article from the Royal Examiner by Stephen Sill, published on August 12th. It regarded a county meeting on 8/9/23 where the Planning Commission proposed that properties owned by the county of Warren or the Warren County Board of Supervisors, be exempt from the same zoning ordinances/regulations/requirements that Warren County citizens must adhere to. (Chapter 180 of the Warren County Code 180-6 Application of Regulations to add sub-section E). Gary also included a draft of a response letter from community leaders to the Planning Commission regarding this proposal. This draft will also need approval by all community boards before signing.

- After further discussion and questions, Chester motioned to include SCC's signature to the draft response letter regarding the proposal by the Planning Commission to make properties owned by Warren County or the Warren County BOS exempt from zoning ordinances, regulations and requirements. Maureen seconded and the motion passed.

Gary stated that once they receive several signatures from various community boards, the documents will be published in the Royal Examiner newspaper and then submitted to the Planning Commission at the upcoming September 13, 2023 public meeting. He encouraged all board members to attend and is hopeful for a good turnout from other subdivisions. He also stated that the community leaders plan on meeting regularly and becoming an official group.

- All documents presented at this meeting will be available to the public on our website or by contacting SCC.

**Adjournment:** Don motioned to adjourn the meeting, J.P. seconded and the motion passed at 8:06 pm.

Respectfully submitted,

Sandra J. Broadway, SCC secretary