

# Skyland Community Corporation

## Sanitary District Public Hearing June 1, 2022

Board Members in Attendance					
P=Present, A=Absent					
P	Gary Smullen, President	A	Maureen Diaz	A	Chester Kreitzer
P	Don Broadway, Vice President	A	Andrew Due		
P	Mary Ann Smullen, Treasurer	P	Ralph Jaquess		
P	Sandra Broadway	A	J.P. Jones		

### Visitors Present

Elizabeth Parker, Jim & Michelle Bizon and James Thur

### Call to Order

The meeting was called to order by Gary at 7:05 p.m.

### Secretary's Report

The secretary's minutes from May were distributed for review. Don moved to approve the minutes, Ralph seconded and the motion passed.

### Treasurer's Report

Mary Ann presented the treasurer's report for May. We received income of \$2,305.72 which included payments of \$2,292.43 from Sections 8 & 9, and a small amount of interest.

Expenses totaled \$8,391.80. Top expenses were \$2,441.25 for road gravel, \$3,483.70 for road maintenance labor, \$1200.61 for IRS Payroll Tax and \$412.80 for newspaper ads for Tar & Chip bids.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
May	\$2,305.72	\$8,391.80	Road Labor, Gravel, IRS, Fuel, Advertising, Cold Patch	Sandy	Don	Pass

### Phone Messages/Security

- Maureen was absent so there was nothing to report.

### Gravel Roads

- Ralph reported that the road crew has been working on re-opening culverts that have been blocked with leaves from excessive rainfall. The road crew is also busy trimming branches on the main roads.
- Mary Ann reported that a road crew employee notified the sheriff regarding an environmental hazard. Fresh poured oil and oil filters were found in a ditch line. Ralph stated that this is the third time this has happened.
- Michelle Bizon asked about surfacing gravel roads. Gary explained that the roads are too steep and it would be very costly. He mentioned that previously, SCC had VDOT come and assess our roads, and they would not even consider surfacing them.

### Hard Surface Roads

- Gary reported that he had talked with Carrol Construction again after our last meeting. Prior to today's meeting, Gary e-mailed a proposal to all board members for review regarding the tar and chip job. He stated that SCC budgeted \$75,000 for the job. Carrol Construction initially quoted us \$79,925.00 in March and \$87,400 in May. They are now offering to complete the job for \$79,925.00 by reducing the amount of gravel used from 28 tons to 14 tons.

- After some discussion, it was concluded that using half the amount of gravel would defeat the purpose of resurfacing the roads. Gary mentioned that we may have to adjust our budget and resurface the roads every 4 years instead of the current 3 year schedule.
- Don motioned to delay and table the tar and chip job until next year. Ralph seconded and the motion passed.
- Ralph discussed the “rustic paving” being done by VDOT on 603 (Oregon Hollow Rd). It involves using asphalt, a grader and a small roller to repair roads with good results. Ralph offered to find out more information about this method of paving for future consideration on our roads in lieu of tar and chip.
- Mary Ann offered to contact Payne’s regarding line striping the roads.

### **Water Supply**

- Ralph reported that the water supply is flowing.

### **Old Business**

- Gary reported that the Warren County Planning Commission approved the short term rental requests on Wilderness & Demel Ct. in May. The county had requested our comments and recommendations. SCC’s recommendation was not to issue permits for these short term rentals, as the applications did not meet our guidelines. The Board of Supervisors will meet on June 21, 2022 at 7pm for a final decision.
- Gary plans to talk with Zoning Administrator, Chase Lenz regarding our short term rental guidelines and why they are not fully considered when issuing permits.

### **New Business**

- Gary reported that there is another property requesting a permit for a short term rental located on Worlds End.
- James Thur, a property owner also on Worlds End, voiced his concerns about possible crime and loud parties with a short term rental. He mentioned that the property owner lives out of state.
- After much discussion, it was agreed that the property did not meet SCC’s guidelines for short term rentals.
- Mary Ann motioned to deny the request for a short term rental on Worlds End, Don seconded and the motion passed.
- Gary suggested inviting Jay Butler, Board of Supervisors (Happy Creek) to one of our future meetings.

### **Adjournment**

Mary Ann motioned to adjourn the meeting, Ralph seconded and the motion passed at 7:40 p.m.

Respectfully submitted,  
Sandra J. Broadway, Board Member