

Minutes, Pittman Center Planning Commission

May 13th, 2019

Members Present

Jay DeFoe, Chair

Dan McMahan, Vice Chair

~~C~~Christine Johnson, Secretary

Jerry Huskey, Mayor

Steve McCarter

Jody Trammel

Members Absent

Al Schmutzer

Others Present

Michael Borders, Town Mgr.

Tammie Watts, Court Clerk

Jordan Rockwell, Planner (ETDD)

CALL TO ORDER AND APPROVAL OF MINUTES

Regular meeting of the Pittman Center Planning Commission was called to order at 4:36 p.m. by Chairman DeFoe.

BUILDING OFFICIAL REPORT

Permit was issued to David Kear for framing. Mr. Borders said the Town would most likely be hiring a part-time building official in coming months, who would be doing the building official report.

SUBDIVISION PLAT: AUDIE KEAR

Mr. Rockwell introduced the item and said it still did not meet the Town requirements for subdivision of land, as it did not front on a public road. The revised plat was supposed to show road frontage on Pittman Center Road but did not, and thus Mr. Rockwell recommended denial of the plat. Plat was denied on a motion by DeFoe, second by Trammel. Mr. Rockwell said he'd call Donna Cantrell and discuss with her possible solutions that would meet the Town standards.

EASEMENT SUBDIVISION REGULATIONS

There was a general consensus not to allow easement subdivisions. No further discussion occurred.

PLANNING REGION DISSOLUTION DISCUSSION

Mr. Rockwell presented the argument for having a planning region, which is to have more review of development on the periphery of the Town corporate limits. There was brief discussion of pros and cons of keeping it vs. dissolving and the process that was followed when a plat or site plan was submitted to the County in the planning region. Mr. Rockwell said he'd follow up with Sevier County Planning Dept. to ensure Pittman Center was received all site plans and plats in the planning region. The Commission agreed to keep the planning region. No action was needed at this time.

SHORT-TERM RENTAL REGULATION DISCUSSION

A long discussion was had regarding regulation of short-term rentals. Commissioners affirmed that there were several in the Town of Pittman Center already. Mr. Rockwell summarized the state law that was passed and said there was precedent and guidelines for a permitting process that provided oversight for the Town, a mechanism for injunction/penalty in the case of nuisance, and a mechanism to prevent non-occupied short-term rental proliferation. McMahan indicated it'd be a good start to pass an ordinance with a permitting process that included a 3 strikes rule, but holding off on the prohibition of non-occupied rentals, as that may be too restrictive; it can always be added as an amendment later, if need be. Mr. Rockwell agreed to follow-up with MTAS regarding how to confirm occupancy and liability issues permitting raised by McCarter.

OTHER BUSINESS OR DISCUSSION

None.

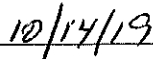
ADJOURNMENT

Having no further business, the meeting was adjourned at 6:47 p.m. on a motion by McCarter, second by McMahan (unanimous).

Secretary


Keston Johnson

Date


10/14/19