

Town of Cumberland Gap Planning and Zoning Commission  
Cumberland Gap, TN  
February 1, 2021

The Planning and Zoning Commission met in regular session on February 1, 2021, with the meeting being called to order at 6:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, TN.

Members present were Craig Callen, David Evans, Phyllis Hopson, Linda McGaffee, Neal Pucciarelli, and John Ravnum (new committee chair), and Joe Wolfenbarger. Members absent were: All members were present.

The January minutes recorded Joe Wolfenbarger as absent when he actually was present on the zoom meeting. Phyllis Hopson made a motion to approve the minutes, with the above correction, with a second by Craig Callen. The motion was approved unanimously.

The mayor talked about the possibility of hiring a professional city planner. The goal would be to check the existing zoning ordinances (Title 14), and try to create some flexibility to allow business and residents to exist in the same zone with a minimum amount of conflict. No changes are needed in the residential zones, just the commercial zones where residential and commercial structures coincide. According to MTAS, both should not exist in the same zone. He proposed that the zoning commission look into the possibility of using a form based code, which could make it a little easier to understand and enforce zoning in this area, and expand it to include the current C-1 district and include both sides of Pennlyn Street. Currently one side of Pennlyn is in the commercial zone and the other side is considered residential.

Mayor Pucciarelli has spoken with Bryan Hill, Community Development Partners, and offered him and his organization the job as city planner on a full time or as needed basis but hasn't received an infinite response at this time. If Mr. Hill and his organization is unable to take the job East Tennessee Development District will be contacted.

Mayor Pucciarelli told the board the town is in the process of becoming a Certified Local Government. Only forty five (45) cities/towns in Tennessee have been awarded the status thru the Tennessee Historic Society. Advantages include: more available grant opportunities and higher scores on certain grants.

The next planning and zoning meeting is scheduled for March 1, 2021 at 6:00 p.m.

Craig Callen made a motion to adjourn with a second by John Ravnum. All approved.

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Chairman, Planning and Zoning