

Town of Cumberland Gap Planning and Zoning Commission
Cumberland Gap, TN
October 3, 2022

The Planning and Zoning Commission met in regular session on October 3, 2022 with the meeting being called to order at 6:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, TN.

Members present were: David Evans, Phyllis Hopson, Neal Pucciarelli, Linda McGaffee, and John Ravnum. Members absent were: Craig Callen and Joe Wolfenbarger.

Phyllis Hopson made a motion to approve the minutes, from the September 6, 2022 meeting with a second by Linda McGaffee. On voice call vote all voted “aye”.

Building Inspector Report- The building inspector was not present to give a report.

Ralph McClanahan- Ralph McClanahan told the committee that he is in the process of selling his vacant property the “grassy knoll” on Colwyn Street. The potential buyer has asked for reassurance that developing the lot is possible. McClanahan provided the building permit application that he submitted and was approved by the committee in 2017. Mayor Pucciarelli told McClanahan that building on the lot is possible, but can’t guarantee approval until plans and drawings are submitted. The potential buyer is aware that he would have to get the proper approval and submit plans and was only asking if the lot could be developed before he purchased the property. Mayor Pucciarelli stated until a new building permit application, plans, and drawings were submitted the planning and zoning committee couldn’t give their approval or make any formal decisions regarding said property.

John Ravnum- John Ravnum stated he is selling and dividing his lot near Whistle Stop Antiques. Mayor Pucciarelli told him that he would have to have the property surveyed and submit a plat drawing to the planning and zoning committee for approval. There was a discussion about utilities, and Ravnum told the committee that there was a sewer hookup but no water lines on the property. He asked about the possibility of getting the water lines installed and Mayor Pucciarelli said he would look into it.

Ravnum also spoke of his plans to tear down and rebuild the front of his General Store building. He said he will submit a drawing at the November planning and zoning meeting.

TN Downtown Grant Update- Guardians of the Gap- Amber Chadwell, on behalf of the Guardians of the Gap, was present to give an update on the TN Downtown Grant.

Ms. Chadwell spoke about the two (of four) completed webinars. The main objective from the first one entitled “Organization” is the need for one part time staff member dedicated to the Main Street Program. The main objective from the second webinar entitled “Design” is how the town looks is crucial to the economic health of the town.

A community appreciation dinner is scheduled for October 10, 2022 as a way to update the citizens and to recruit volunteers to assist with the project.

There will be a site visit at the end of October and an offsite workshop in Cookeville, with other TN Downtowns cities, on November 16, 2022.

Citizens Comments – There were no citizen comments.

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The next planning and zoning meeting is scheduled for Monday November 7, 2022 at 6:00 p.m.

Linda McGaffee made a motion to adjourn with a second by Neal Pucciarelli. On voice call vote all voted "aye".

Chairman, Planning and Zoning