

MINUTES
CUMBERLAND GAP MUNICIPAL PLANNING COMMISSION
APRIL 1, 2024

Members Present

Joe Wolfenbarger, Chairman
Craig Callen
Neal Pucciarelli, Mayor
John Ravnum
Aaron Thomas
Linda McGaffee

Members Absent

Phyllis Hopson V. Chair

Others Present

Andrew Perez, Building Official

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Wolfenbarger called the meeting to order at 5:33 P.M. at City Hall. Minutes from the March 4,2024 Planning Commission Meeting were approved unanimously on a motion by Mayor Pucciarelli and a second by Commissioner Thomas.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

Andrew Perez informed the planning commission that he had scheduled one inspection on short term rental unit on March 30 with Brian Goins, but, that Mr. Goins had not made the appointment.

PUBLIC COMMENTS

There were no comments from the public.

OLD BUSINESS:

A. Review of Proposed Zoning Ordinance Amendments

Staff Planner Edwards referred to the 4 ordinances that would amend the residential sections and definitions sections of the zoning ordinance. A motion was made by Commissioner Callen and seconded by Commissioner Thomas to consider each of the proposed ordinance amendments on an individual basis. All members voted aye.

The first zoning ordinance amendment provided a definition of mobile home parks for the zoning ordinance. A motion was made by Commissioner Callen and seconded by Commissioner McGaffee to approved the proposed zoning ordinance amendment. All members voted aye.

The second zoning ordinance amendment makes provisions for mobile home parks in the R-2 zone as a Special Exception. A motion to approve the proposed zoning ordinance amendment was made by Commissioner Thomas and seconded by Commissioner Callen. All members voted aye.

The third zoning ordinance amendment removed single wide mobile homes located on single lots in the R-1 zone as a permitted use. The motion to approve the proposed zoning change was made by Mayor Pucciarelli and seconded by Commissioner Thomas. All members voted aye.

The fourth zoning ordinance amendment created area regulations for the R-1 zone. Staff Planner Edwards noted that currently, there were no area regulations for the R-1 zone and that the proposed area regulations for R-1 will be the same as the area regulations for the R-2 zone. A motion for approval was made by Commissioner Callen and seconded by Mayor Pucciarelli. All members voted aye.

B. Zoning Map Update

Staff Planner Edwards informed the planning commission that the town’s zoning map was currently being updated to a digital format by the ETDD GIS technician. Mr. Edwards further noted that this update would allow for the zoning map to be posted on the town’s website. And that updates to the zoning map will be made much easier.

NEW BUSINESS

A. Review of Commercial Zoning Districts

Staff Planner Edwards mentioned that he had noticed that upon review of the C-1 and the C-1A Central Business Districts were identical with the exception of the permitted on-premise alcohol sales and asked the commission if they might consider having one C-1 zone. The commission discussed the matter and will consider taking action at some point in the future.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:15 p.m.

Secretary

Date