

Town of Cumberland Gap Planning and Zoning Commission  
Cumberland Gap, TN  
August 1, 2022

The Planning and Zoning Commission met in regular session on August 1, 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: Craig Callen, David Evans, Phyllis Hopson, Neal Pucciarelli, Linda McGaffee, John Ravnum and Joe Wolfenbarger.

The below correction should be made to the minutes: Linda McGaffee made a motion to adjourn with a second by Neal Pucciarelli. On voice call vote all voted “aye”. The minutes should note that Craig Callen voted “nay”.

Craig Callen made a motion to approve the minutes, from the July 11, 2022 meeting with the above change, with a second by Phyllis Hopson. On roll call vote all voted “aye”.

Building Inspector Report – Mayor Pucciarelli reported that a temporary building inspector, Don Nave, has been hired. Mr. Nave has previous experience in construction and building inspections. Last week he visited all the active project sites.

Building Permit- 251 Colwyn Street – No one was present to provide new and updated information for this project.

TN Downtown Grant Update- Guardians of the Gap- No one was present to provide new and updated information for this project.

Citizens Comments – David Hamlin came before the committee with his site plans to build a house on his lot at the corner of Ashton Drive and Ashton Road. There were discussions as to if the structure would meet the required setbacks. Mr. Hamlin told the board that his site plan conformed to the setbacks that were in place around ten (10) years ago. Upon review of the current code it was determined that the setbacks are different now and therefore the site plan does not meet the current setbacks. Mr. Hamlin said he would be willing to do away with one of the bedrooms and install a staircase leading up to a loft in an attempt to conform. The house would include a basement for parking. It was decided that the site plans would be sent to the building inspector and see what could be done.

There was discussion regarding the recent flooding in town. Mayor Pucciarelli told the committee he feels the majority of the problem is coming from Hwy 58 and he will be contacting TDOT for assistance. He further stated he has an upcoming meeting with several agencies on how the American Rescue Plan Act (ARPA) plans can be used for the drainage and storm water issues.

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

Neal Pucciarelli made a motion to adjourn with a second by Craig Callen. On voice call vote all voted “aye”.

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Chairman, Planning and Zoning