

TOWN OF CUMBERLAND GAP
PLANNING MEETING
JANUARY 27, 2020
1 OF 4

The Board of Mayor and Alderman met on January 27, 2020 to review and finalize the items on the agenda for the February 3, 2020 meeting.

The below items were discussed.

Planning and Zoning- At last month's PZC meeting the committee worked on a justification for restricting short term rentals in the residential zone of Colwyn Street. The justification was sent to the attorney and he agreed that the justification was legal. MTAS was contacted to write an ordinance for the restriction.

Finance- The interest rate at First Century Bank is noticeably higher than Commercial Bank.

Streets- All existing stop signs has been checked and all old ones has been replaced. Cross walks will be painted when the weather cooperates.

Historical- The order for contempt has been signed for 601 Pennlyn.

Parks and Recreation- Berkau Park has been winterized.

One of the requirements of the Parks and Recreation Grant is to hold quarterly Parks and Recreation Board meetings. The town formed the committee and had quarterly meetings last year and dates for 2020 should be scheduled. The Parks and Recreation Board will consist of the members of the Board of Mayor and Alderman. The dates for the meetings was tentative scheduled for: March 30, 2020, June 29, 2020, September 28, 2020, and December 28, 2020. All meetings will begin at 6:00 p.m. prior to the regular planning meetings.

The National Park has agreed to repair their side of the wooden walkway.

A meet and greet, with the new Park Superintendent, is being scheduled by the county tourism.

Mayor Pucciarelli and the Park Superintendent will be attending a meeting next week to discuss how the town can be designated as a trail town.

There is discussion on establishing a Friends of Cumberland Gap 501 C3 organization.

Tourism- An Art & Wine Extravaganza is scheduled for June 13, 2020.

Teresa Fuson has been appointed, by the county, as the new chairperson for the White Lightning Trail Festival.

Water

The new master meter was installed earlier in the month.

Sewer- The adjustments were made to the generator at the WWTP.

TOWN OF CUMBERLAND GAP
 PLANNING MEETING
 JANUARY 27, 2020
 2 OF 4

Manhole repair should begin soon. The weather has caused some delay.

Fire Department- The fire department fundraiser, Fire in the Gap, at Angelo’s was rescheduled to March 1, 2020.

Ordinance Number 6-2019- An Ordinance to Amend the Municipal Code Title 8, Chapter 2 to Limit Special Event/Temporary Beer Permits to the C-1 (A) Zoning District

This ordinance limits special event drinking, such as for wine tastings, to the C-1 (A) zoning district.

This will be the second and final reading.

Estep property update- Mayor Pucciarelli discussed the proposed plans drawn up by the East Tennessee Design Center for the Estep property. The steering committee met with the design firm earlier in the month to discuss the project. The proposed project would be completed in three (3) phases. The Merchants Association later met and reviewed the proposal and made some changes to said plans. Those revisions were then taken back to the design firm and new plans were drawn up. Mayor Pucciarelli discussed and allowed those in attendance to review both set of proposals.

The project is being referred to as Cumberland Gap Commons but some, including the Mayor, felt it would be more fitting to call the project Estep Commons in honor of all the Estep family has done for the Town of Cumberland Gap. Mayor Pucciarelli explained that the town is now making plans to purchase the entire vacant lot instead of half as originally discussed.

The summary of the Project includes:

Original	Phase 1	Revised
Octagonal Bandstand (gazebo structure) with storage under		Do away with bandstand structure and only have the platform with storage space
Large Outdoor Pavers for Market Stalls (only half- other half to be completed in another stage)		Complete all of the Pavers for Market Stalls
Permanent Metal Farmers Market Stalls – (only 2 stall with others to be completed in another stage)		Complete all 6 Market Stalls
New Parking (Includes Accessible Space)		Still included
Accessible Ramp		Still included
New Landscaping- Thorny Barrier Shrubs		Still included
Area for Art & Bench Seating		Still included
New Trees		Still Included
		Addition of a 28 x 26 Toilet/Warming Kitchen, Concession Building

TOWN OF CUMBERLAND GAP
 PLANNING MEETING
 JANUARY 27, 2020
 3 OF 4

Phase 2

Original	Revised
Permanent Metal Farmers Mark Stall- 2 more added	All included in Phase 1
One way Access Drive	Did away with Access Drive
Upper Parking (Turf or Reinforced Grass)	Half of the upper parking
Youth Soccer Field	Still included
Volley Ball Court	Still Included
Pickle Ball Court	Still Included
New Landscaping- Flowers/Shrubbery	Still included
New Shade Trees	Still included
	Add roof onto bandstand platform

Phase 3

Original	Revised
Permanent Metal Farmers Market Stall- Remaining 2	Add included in Phase 1
Extension of Market Area Pavers	All included in Phase 1
Bathroom building with paved entrance	Included in Phase 1
Extended Parking (Turf or Reinforced Grass)	Remaining half of parking
New Landscaping- Flowers/Shrubbery	Still Included
New Shade Trees	Still Included
	Youth Soccer Field- replaced by the building
	Volleyball Court- replaced by the building
	Pickle ball Court- replaced by the building
	Event Venue Building with underground parking
	Plaza/ Balcony Space overlooking Lower Park

Mayor Pucciarelli explained that Phase I is the main priority right. He discussed the funding options the town is considering. A 40 year bond (loan) from Rural Development, in the amount of \$500,000, is being researched to fund the purchase of the property (\$250, 000) and some of the development. The payback of the loan would be around \$1,200 to \$1,500 per month. When available the town would apply for the Parks and Recreation Grant for the maximum amount of \$500,000. The grant is very competitive but the town has a good plan in place and most of what is being proposed was included in the master plan the town just completed. That grant is a 50/50 grant but the loan and land can be used as the town's match. If the town is not awarded the grant then the development of the property can be put on hold until such time the town can reapply. By using Parks and Recreation Grant funds all development has to be park and recreation related indefinitely (no commercial uses allowed). Since the building (a revenue generated building for

TOWN OF CUMBERLAND GAP
PLANNING MEETING
JANUARY 27, 2020
4 OF 4

community events) included in Phase 4 wouldn't fit those purposes it was suggested not to use that portion of the land as match.

Mayor Pucciarelli has met with members of the Estep family to discuss the proposed plans and will continue to keep them updated as the project progresses.

A timeline of the approval process was discussed with the final approval by the Planning and Zoning Commission to be made on April 6, 2020, the Board of Mayor and Alderman on April 6, 2020, and the Historic Zoning Commission on April 7, 2020. The approval process will begin after the design firm does the final plan review at the March 30, 2020 planning meeting. If all boards approve the purchase of the land, the plans for the property, and the applying for the loan from Rural Development (all this to be done via passing of a Resolution) then the land will be purchased as soon as funds are available.

There was no other discussion and the meeting ended.

Recorder