

Town of Cumberland Gap Planning and Zoning Commission
Cumberland Gap, TN
July 11, 2022

The Planning and Zoning Commission met in regular session on July 11, 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, Neal Pucciarelli, Linda McGaffee, and John Ravnum. Members absent were: Phyllis Hopson and Joe Wolfenbarger.

Craig Callen made a motion to approve the minutes, from the February 7, 2022 meeting, with a second by Linda McGaffee. On roll call vote all voted “yes”.

Building Inspector Report - Building Inspector, Don Bryant, gave the following update:

- The project at 303 Colwyn Street is almost complete.
- Angelo’s wants to construct a doorway in front of his building that connects his bar area to main section of the restaurant.
- A certificate of occupancy was issued for the Pinnacle Room at the Olde Mill Inn B & B.
- The owner of 504 Pennlyn Ave. is refusing to get a building permit for the work being done. He would like someone to go with him when he issues a stop work order. Mayor Pucciarelli replied that he would go with him once the owners are back in town.

Application for Building Permit- 251 Colwyn Street - Shelly Mills came before the committee to discuss the 2 story building she would like to construct on her property. The 24x64 building would set back 20ft on the upper side of their property, Ashton Road side, and would consist of a garage on the lower level with two (2) apartments on the upper level. Each apartment would have their own entrance.

According the code the R-2 district doesn’t allow multiple residents on the same lot so therefore the lot would have to be divided up. The response was that the building would attach to the house and wouldn’t be a separate structure.

The plan is to construct the lower half, the garage, now and add the apartments at a later date, in the next year or two.

There was some discussion about whether the property would meet the required setbacks required for the zone. The committee requested a site plan with the setbacks included. Once the plan is completed a special called meeting will be held to approve to the project.

Citizens Comments - The Guardians of the Gap was awarded a \$15,000 Tennessee Downtown grant to assist in designing a plan to revitalize downtown. Kimberly Kotlar told the board she or another representative from the grant steering committee will be at upcoming board/committee meetings to give an update on the progress of the project. She stated that her goal is to be transparent and will be providing regular updates to be emailed to town residents.

The next planning and zoning meeting is scheduled for August 1, 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