

Town of Cumberland Gap Planning and Zoning Commission
Cumberland Gap, TN
June 1, 2021

The Planning and Zoning Commission met in regular session on June 1, 2021, with the meeting being called to order at 7:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, TN.

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

Craig Callen made a motion to approve the minutes with a second by Phyllis Hopson. The motion was approved unanimously.

The building inspector reported the footers and beams have been installed at the Nineteen19 Grill and Bar, the new owners of the church building on Pennlyn are progressing, the mortar & foundation has been poured at the brick house on the corner of Colwyn/Ashton, and the Matthews are almost ready to pour the footers for their sunroom.

The committee resumed their discussion concerning the proposed zoning amendments for the C-1 and C-1 A districts (C-1 A has the same wording as C-1 except for the reference to the alcoholic beverages; C-1 A was created to allow an area for special event drinking). By adopting these changes the C-1 and C-1 A would be clearly defined for the residential properties that currently exist in the zones and building requirements for a resident. It also includes the definitions and requirements for an Event and Meeting Facility. The new changes would not pertain to the existing structures as they will be grandfathered in.

The proposed changes would create conformity as all building would conform to the code. As it stands now residential structures are not permitted in the commercial districts.

The words "private event" was added to 14-203(14) "Event and Meeting Facility." Any form of indoor or outdoor leisure activity, or other leisure pastime, open to the public including, but not limited to, meetings, concerts, dramas, movies, carnivals, fairs, festivals and such gatherings, whether held in an enclosed building and/or in the open or under a tent or portable temporary enclosure.

Don Bryant, building inspector, stated that by adopting the amendment allowing residents in the commercial district the ISO rating may be affected.

There was some discussion about parking and if a statement should be added addressing the issue. There were some unanswered questions raised such as: where to put the parking and how many parking spaces required for each resident? Mayor Pucciarelli told the committee he has spoken with MTAS about the parking issues that exist in town, was given some new ideas, and suggested a traffic engineer be consulted.

There was some discussion regarding the minimum lot area requirements for event/meeting facilities, one member of the committee felt that 20,000 square feet would prohibit such facility to be built in the future. It was determined that at such time plans could be brought before the board of zoning appeals and a variance would be considered at that time.

Mayor Pucciarelli asked the committee if they want to wait to have further discussion or if they were ready to vote on the amendment. Joe Wolfenbarger made a motion to approve the amendment, with a second by Craig Callen. The motion was approved unanimously.

There were no citizen's comments.

The next planning and zoning meeting is scheduled for July 6, 2021 at 6:00 p.m.

Craig Callen made a motion to adjourn with a second by Joe Wolfenbarger. All approved.

Chairman, Planning and Zoning