

TOWN OF CUMBERLAND GAP  
PLANNING MEETING  
MAY 28, 2024  
1 OF 3

The Board of Mayor and Alderman met on May 28, 2024 to review and finalize the items on the agenda for the June 3 2024 meeting.

Planning and Zoning- The next Planning Commission meeting is scheduled for June 3, 2024. Tyler Adams and Kelly VanKirk will be in attendance to present their preliminary plans for their property on Roslyn Ave.

Finance- The board reviewed the proposal for FY 2024-2025 water and sewer budget. The proposal included a 4% cost of living increase for the employees and a sewer rate increase.

Law and Order- Money went missing from a local business, but it was recovered and reported to the police.

Historical- The Historic Commission will meet to explore the available funding opportunities.

Streets- There was nothing to report.

Parks and Recreation – The charging station for the new bike system has been installed at Berkau Park.

Tourism- There was nothing to report.

Water – There was nothing to report.

Sewer- There was nothing to report.

Fire Department- There was nothing to report.

OSHA- There was nothing to report.

Litigation- There was nothing to report.

Old Business:

Ordinance No. 1-2024 -An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Adding the Definition of “Mobile Home Parks.”

The first zoning ordinance amendment provides a definition of mobile home parks for the zoning ordinance. This is the second and final reading of the ordinance.

Mayor Pucciarelli explained that the purpose of the ordinances is to establish regulations for mobile homes parks and to designate an area where they will be allowed.

There will be a public hearing for the zoning ordinances on June 3, 2024 at 6:30 p.m. The city planner will be present at both the public hearing and the regular meeting to answer any questions.

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Ordinance No. 2-2024- An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Allowing “Mobile Home Parks” as a Special Exception in the R-2 Medium Density Residential District

The second zoning ordinance amendment makes provisions for mobile home parks in the R-2 zone as a Special Exception. This is the second and final reading of the ordinance.

Ordinance No. 3-2024- An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Removing “Mobile Homes on a Single Lot” as a Permitted Use in the R-1 Low Density Residential District

The third zoning ordinance amendment removed single wide mobile homes located on single lots in the R-1 zone as a permitted use. This is the first reading of the ordinance.

Ordinance No. 4-2024- An Ordinance Amending the “Zoning Ordinance of the Town of Cumberland Gap, Tennessee” By Adding Area Regulations for the R-1 Low Density Residential District

The fourth zoning ordinance amendment created area regulations for the R-1 zone. 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. This is the first reading of the ordinance.

Ordinance No. 5-2024- An Ordinance of the Town of Cumberland Gap, Tennessee to Adjust Water and Sewer Rates

This ordinance implements the sewer rates set forth in the rate study conducted by Communities Unlimited in June 2023. It was noted that the Water and Wastewater Financing Board is requiring the rates to be implemented. This is the second and final reading of the ordinance.

Guardians of the Gap- TN Downtown Grant Update- There was nothing to report.

Citizens Comments- There was no citizen comments.

New Business:

Special Event Permit Application- LMU Homecoming Parade 2024

The special event application was submitted by Kennedy Salle/Lincoln Memorial University and is scheduled for October 12, 2024. The route will be the same as last year.

Ordinance No.6-2024- An Ordinance of the Town of Cumberland Gap, Tennessee Amending the Fiscal Year 2023-2024 Budget

Several revenues and expense accounts for the fiscal year ending June 30, 2024 are expected to be greater than anticipated therefore requiring an amendment to the budget.

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Ordinance No 7-2024- An Ordinance of the Town of Cumberland Gap, Tennessee Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2024

There will be a public hearing for the budget ordinance on June 24, 2024 at 6:30 p.m. Followed by a special called meeting for the second reading of both Ordinance No. 6-2024 and Ordinance No. 7-2024.

Other Business: The board discussed honoring Ray Paul for his forty (40) years of service and dedication to the town.

Beer Board- There were not items on the beer board agenda.

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City Recorder