

**MINUTES
CUMBERLAND GAP MUNICIPAL PLANNING COMMISSION
MAY 6, 2024**

Members Present

Joe Wolfenbarger, Chairman
Craig Callen
Neal Puccairelli, Mayor
John Ravnum
Aaron Thomas
Linda McGaffee
Phyllis Hopson V. Chair

Members Absent

Others Present

Andrew Perez, Building Official
Jerry Hopson

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Wolfenbarger called the meeting to order at 5:35 P.M. at City Hall. Minutes from the April 1, 2024 Planning Commission Meeting were approved unanimously on a motion by Commissioner Callen and a second by Commissioner Thomas.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

Andrew Perez informed the planning commission that he had scheduled an inspection on short term rental unit for June 9 with Brian Goins,.

PUBLIC COMMENTS

There were no comments from the public.

OLD BUSINESS:

A. Review of Commercial Zoning Ordinance

Staff Planner Edwards referenced the commercial district overlays the were designed to regulate on premise alcohol sale and consumption and sked the planning commission if they wanted to explore the possibility of eliminating the overlay zoning. He further stated that the process would be for the planning commission to recommend amending the zoning map to the Board of Mayor and Alderman. No action was taken by the planning commission. .

B. Zoning Map Update

Staff Planner Edwards informed the planning commission that the ETDD GIS technician needed to make sure of the town's corporate boundary before proceeding with the map update. She had questioned the south boundary of the copy of the zoning map that she had. The update of the map to a digital format will allow for the zoning map to be posted on the town's website.

C. Other Business

There was a discussion of the proposed zoning ordinance amendments restricting mobile homes to mobile home parks and providing a definition of mobile home parks. Staff Planner Edwards stated that the intent of the ordinance amendment was to remove mobile homes as a permitted use on individual lots,thus restricting them to mobile home parks in the R-2 Zoning District as a

Special Exception upon approval by the Board of Zoning Appeals. The ordinances were on the Board of Mayor and Alderman agenda for first reading on May 6 and the second reading and public hearing is scheduled for the June 3 meeting.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:30 p.m.

Secretary

Date