

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

March 26, 2014

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Swift called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Mabel Larson
- Robert Nichols
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 2/26/2014

Mr. Swift asked for a motion for approval of the minutes. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. Dr. Ripple then stated that the project engineers have requested 30-day deferral of cases S-80-2013, S-12-2014, SR-3-2014 and SR-5-2014 and the staff has recommended deferral of S-11-2014 to resolve a street stub connection and SR-4-2014 to address constructing a building over a sinkhole. There being no more discussion, Ms. Larson moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 5 - 2014 APPLICANT(S): C B P Properties C/o Christian Black

REQUEST: R-3 Three Family Residential District  
to R-6 Single-Family District

LOCATION: 3 parcels located at the south of Crossland Ave. & west of Perkins Ave.

TAX MAP(S): 66-N-B PARCEL(S): 2.01, 3.00 & 20.00 ACREAGE: 1.09 +/- CIVIL DISTRICT(S): 12

REASON FOR REQUEST: For redevelopment into single family homes.

This case was deferred after the public hearing on February 26, 2014 so that Mr. Black might contact the Wallaces about the proposed development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Existing infrastructure serves the site however, infrastructure improvements may be required during the development stage for this property. No adverse environmental issues were identified relative to this request. Proposed R-6 development will provide redevelopment opportunity for single family detached homes.

Mr. Andy Wyatt, agent, stated that R-3 allows nine apartments and R-6 allow nine lots with single family homes; all that can be platted with off-street parking for each lot.

Mr. George Dean, representing adjacent property owners, Mr. and Mrs. Wallace, stated they were not necessarily in opposition but had concerns. He cited a narrow street with no cul-de-sac as one concern, and asked that the Planning Commission to require construction of a cul-de-sac. He stated that Mr. Black had sent a plan showing nine lots to them since last month's deferral.

Mr. Dean also expressed concern that the developers could build 16 dwelling units per acre even though a proposed plat showed on nine dwellings, and asked for the Planning Commission and/or City Council to add a condition to the rezoning limiting the development to nine units.

Mr. Potter, 303 High Street, also was present in opposition and cited density traffic as his concern. Why build more single-family homes when there were too many vacant homes in the area.

There being no more discussion, Mr. Hadley moved to recommend approval based on consistency with the Growth Plan and Land Use Plan . The motion was seconded by Mr. Adkins and carried with Mr. Powers abstaining from the vote.

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III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 8 - 2014 APPLICANT(S): Linda Titington

Agent: Jane Ondocin

REQUEST: R-1 Single-Family Residential District

to OP Office/Professional District

LOCATION: in the southwest corner of the Rossvie Rd. & Dunbar Cave Rd. intersection.

TAX MAP(S): 057 PARCEL(S): 041.05 ACREAGE: 0.67 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Professional office.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Existing infrastructure serves the site, however, no gravity sewer currently serves the site. The subject property has an on-site septic system that may continue to serve the professional office. A force main is located in the northern ROW boundary of Rossvie Road. No adverse environment issues were identified relative to this request. The OP Office/Professional District allows for low intensity office and professional services that attract small numbers of people general low traffic volumes. A single family residence is currently a permitted use in OP and could continue. Mr. Spainhoward referenced the proposed relocation of Dunbar Cave Road to Cardinal Lane and the cul-de-sacing of existing Dunbar Cave Road by the City Street Department. He further noted that a change of use under the City Access Control Ordinance would require closure of current access to Rossvie Road leaving only access to existing Dunbar Cave Road south of the proposed cul-de-sac. He also noted the e-mail from Meredith McGinnis who opposed the rezoning.

Ms. Jane Ondocin, agent, stated that the office would be for two therapists and would not generate much traffic.

No one spoke in opposition.

There being no more discussion, Ms. Larson moved to recommend approval due to low traffic generation by the proposed use and consistency with the Growth Plan and Land Use Plan. The motion was seconded by Mr. Hadley and carried unanimously.

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CASE NUMBER Z - 9 - 2014 APPLICANT(S): David S Hong

Agent: Mike Baggett & Anthony Vaughn

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Portion of the property located at the southwest corner of the Highway 41-A South & Old Excell Rd. intersection.

TAX MAP(S): 081 PARCEL(S): 125.00 ACREAGE: 0.35 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: To make property conform with the remaining property and adjacent parcels.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. The C-5 zoning request is an extension of the existing C-5 zoning on the balance of the property as well as properties to the North, East and West. The R-1 zoned property to the south is currently a water tower for Sango Utility District. The rezoning would result in all properties (except the water tower) being zoning commercial in the triangle formed by US 41A (being four-laned), new Excell road and Old Excell Road.

Mr. Mike Baggett, agent, stated that he was present to answer any questions.

No one spoke in opposition, and no public comments were received.

There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

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III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 10 - 2014 APPLICANT(S): Regional Planning Commission ( Dale Terrace )

REQUEST: R-4 Multiple-Family Residential District  
to R-2 Single-Family Residential District

LOCATION: Properties located east and west of Carter Rd. near the McMurry Rd. and Saxon Dr. intersections.

TAX MAP(S): See PARCEL(S): See Attached ACREAGE: 13.89 +/- CIVIL DISTRICT(S): 3rd Attached

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-4 regulations).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification.

There was no one to speak in favor or against this case.

See action after case Z-13-2014.

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CASE NUMBER Z - 11 - 2014 APPLICANT(S): Regional Planning Commission ( Glenstone )

REQUEST: R-4 Multiple-Family Residential District  
to R-1 Single-Family Residential District

LOCATION: 6 parcels located near the northern terminus of Glenstone Springs Dr.

TAX MAP(S): See PARCEL(S): See Attached ACREAGE: 2.97 +/- CIVIL DISTRICT(S): 11th Attached

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-4 regulations).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct classification.

There was no one present to speak in favor or against this case.

See action after case Z-13-2014.

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CASE NUMBER Z - 12 - 2014 APPLICANT(S): Regional Planning Commission ( Heritage

REQUEST: R-4 Multiple-Family Residential District  
to R-1 Single-Family Residential District

LOCATION: Heritage Estates: Properties fronting north and south of Andrew Jackson Dr. near the intersection of Viola Ct. Parcels also located east and west of Viola Ct. including parcels located at the northern terminus of

TAX MAP(S): See PARCEL(S): See Attached ACREAGE: 26.83 +/- CIVIL DISTRICT(S): 12th Attached

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-4 regulations).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification.

There was no one to speak in favor or against this case.

See action after case Z-13-2014.

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III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 13 - 2014 APPLICANT(S): Regional Planning Commission ( Creekside )

REQUEST: R-4 Multiple-Family Residential District  
to R-2 Single-Family Residential District

LOCATION: Properties fronting on the south ROW of Tobacco Rd. southeast of the Lady Marion Dr. and Tobacco Rd. intersection, including properties north and south of Creekside Dr.

TAX MAP(S): See PARCEL(S): See Attached ACREAGE: 16.22 +/- CIVIL DISTRICT(S): 3rd Attached

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-4 regulations).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification.

There was no one to speak in favor or against this case.

See action below.

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Mr. Powers moved to combine votes for cases Z-10-2014, Z-11-2014, Z-12-2014 and Z-13-2014. The motion was seconded by Mr. Grubbs and carried unanimously.

There there no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 10b - 2007      APPLICANT: Jimmy Bagwell of Moore Designs  
REQUEST: Preliminary Plat Extension Approval of RINGGOLD CREEK ESTATES (ORDINANCE 69-2004-05)  
LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE WEST  
FORK CREEK, EAST OF RINGGOLD ROAD  
MAP: 30 PARCEL(S): 11    ACREAGE: 182.06  
# OF LOTS: 373    CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Preliminary plat extension is being requested for the master preliminary of Ringgold Creek Estates due to a hardship placed on the property owner by the Tennessee Valley Authority (TVA), TVA has purchased an easement through the undeveloped portion of Ringgold Creek Estates.

This easement has caused an alteration to the road and lot layout of the approved master preliminary and necessitated the request for an extension and addendum to the master preliminary plat. The applicant has invested considerable time and money into this development and will not gain any additional lots due to this revision.

The approval of this request will allow the approved master preliminary plat to continue development under the regulations in effect at the approval date of the master preliminary plat.

New expiration: March 26, 2016

VARIANCES REQUESTED: Variance request for excessive cul-de-sac length for Ishee Drive, Banister Drive, & Vargas Court and variance request for excessive block length for Crestone Lane and Ishee Drive, both request due to topography and TVA easement.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 10a - 2012      APPLICANT: Jimmy Bagwell  
REQUEST: Preliminary Plat Extension Approval of WESTHAVEN  
LOCATION: East of and adjacent to Tobacco Road, at the end of Sandburg Drive and Jack Miller Boulevard  
MAP: 030 PARCEL(S): 006.00    ACREAGE: 174.267  
# OF LOTS: 390    CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: March 26, 2016

NOTE: Westhaven shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014, due to the preliminary plat extension.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 11a - 2012      APPLICANT: Jimmy Bagwell

REQUEST: Preliminary Plat Extension Approval of NORTH WINDWOOD SECTION 2

LOCATION: North of and adjacent to Hazelwood Road, east of Needmore Road, west of Man O' War Boulevard

MAP: 018 PARCEL(S): 017.00 & 017.01    ACREAGE: 48.41

# OF LOTS: 130    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: March 26, 2016

NOTE: North Windwood Section 2 shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014, due to the preliminary plat extension.

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CASE NUMBER: S - 80 - 2013      APPLICANT: Holly Point, LLC

REQUEST: Final Plat Approval of FARMINGTON SECTION 4A, CLUSTER

LOCATION: South of John Duke Boulevard, north of Bainbridge Drive, east of Rollow Lane

MAP: 039 PARCEL(S): 025.12    ACREAGE: 21.08

# OF LOTS: 41    CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 8 - 2014      APPLICANT: Jon Watts

REQUEST: Preliminary Plat Approval of STACKER ESTATES

LOCATION: North and west of the Shearor Street and Poston Street intersection at the terminus of Short Stacker Drive

MAP: 055n PARCEL(S): D 034.00    ACREAGE: 1.63

# OF LOTS: 3    CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: DISAPPROVAL

Note: Review of this application/plat shall meet the requirements of the Subdivision Regulations in effect of the submittal date for this request.

Disapproval due to Article V, General Provisions, Item 5 of the Subdivision Regulations states that "The Regional Planning Commission shall not approve the subdivision of land if from adequate investigations conducted by all agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed".

A revised plat may be submitted at any time and could receive preliminary plat approval if said plat meets all requirements of the regulations in effect of the submittal date of the Clarksville-Montgomery County Subdivision Regulations to include the following:

1. Dedication and Installation of a public minimum 6" waterline with a fire hydrant which provides for adequate domestic water pressure and fire flow.
2. Dedication and Installation of adequate right-of-way and pavement width to meet the minimum Subdivision Regulation requirements.
3. Dedication and Installation of a permanent turnaround at the terminus of Short Stacker Drive meeting the requirements of the Street Department, the Fire Department, and the Subdivision Regulations.

\*\*\* This parcel as it exists is considered a "lot of record", the property owner may construct one duplex structure without any infrastructure improvements or division of this parcel.

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation.

There being no more discussion, Mr. Nichols moved to recommend disapproval due to case not meeting minimum standards of Article V. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER: S - 10 - 2014      APPLICANT: Michael Connerth

REQUEST: Final/replat Approval of REPLAT OF OAKLAND HEIGHTS SECTION C PORTION OF LOT 6 AND A FINAL PLAT OF THE JAMES CONNERTH PROPERTY GALVIN DRIVE

LOCATION: West side Galvin Drive, between Skyview Circle and Rosemary Drive.

MAP: 054I PARCEL(S): 006.02    ACREAGE: 0.76

# OF LOTS: 3    CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: Final Replat Approval and Final Plat approval by Minor Plat Provisions

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 11 - 2014 APPLICANT: Griffey Family Partnership  
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES (CLUSTER)  
LOCATION: East of Peachtree Subdivision and south of Allen Griffey at 2290 Allen Griffey Road  
MAP: 031 PARCEL(S): 040.00 & 006.00 ACREAGE: 46.8  
# OF LOTS: 136 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of RPC Staff

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. A traffic study shall be submitted to an approved by the City Street Department, prior to construction plan approval.

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CASE NUMBER: S - 12 - 2014 APPLICANT: a+ Storage Clarksville, LP, thomas Pierce  
REQUEST: Preliminary/final Approval of MINOR PLAT A+ STORAGE CLARKSVILLE, LP LOTS 1 & 2  
LOCATION: West of Trenton Road, east of Whitfield Road, north of Tracy Lane, south of and adjacent to 101st Airborne Parkway.  
MAP: 041 PARCEL(S): 006.00 ACREAGE: 7.95  
# OF LOTS: 2 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 13 - 2014 APPLICANT: Preserve at Spring Creek LLC, Mike Murphy  
REQUEST: Final Plat Approval of SOUTH HAMPTON PLACE EXTENSION ROW DEDICATION  
LOCATION: Current terminus of south Hampton Place.  
MAP: 032 PARCEL(S): 013.00 ACREAGE: 1.05  
# OF LOTS: 0 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

S-8-2014 was pulled from the consent agenda. (See action under case S-8-2014)

Mr. Parker read the cases and gave the staff recommendations for the other cases.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining from S-10-2014.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR -3 -2014 APPLICANT: TWOSOME LLC  
Agent: Mark Pirtle

DEVELOPMENT: GOODWILL AT TINY TOWN AND NEEDMORE

PROPOSED USE: RETAIL/TRAINING CENTER

LOCATION: 2001 NEEDMORE ROAD

MAP: 018, 019.03 (P) ACREAGE: 3.6

CIVIL DIST.: 2

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

**CONDITIONS:** The case was deferred for 30 days at the request of the project engineer.

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CASE NUMBER: SR -4 -2014 APPLICANT: HENRY DIRNBERGER  
Agent: Billy Ray Suiter

DEVELOPMENT: DIRNBERGER COMMERCIAL DEVELOPMENT

PROPOSED USE: RETAIL

LOCATION: 300 PROVIDENCE BLVD.

MAP: 055-I-E, 005.00 (P) ACREAGE: 0.993

CIVIL DIST.: 7

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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CASE NUMBER: SR -5 -2014 APPLICANT: CUMBERLAND PRESBYTERIAN  
Agent: Chris Fielder

DEVELOPMENT: CUMBERLAND PRESBYTERIAN CHURCH

PROPOSED USE: ADDITION

LOCATION: 1410 GOLF CLUB LANE

MAP: 065-P-H-003.00 ACREAGE: 5.50

CIVIL DIST.: 12

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

**CONDITIONS:** This case was deferred for 30 days at the request of the project engineer.

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**V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):**

CASE NUMBER: SR -6 -2014 APPLICANT: P & M INVESTMENTS

Agent: Chris Fielder

DEVELOPMENT: FT. CAMPBELL PLAZA

PROPOSED USE: RETAIL/RESTAURANT

LOCATION: 1674 FT. CAMPBELL BLVD.

MAP: 043,001.18 ACREAGE: 0.88

CIVIL DIST.: 3

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Approval of a landscape plan.

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PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

There was no one present to speak in favor or against a case.

Ms. Russell read the cases and gave the staff recommendation.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

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## VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner' packets. He noted that the deficit was due to invoices payable by the U.S. Department of Transportation; and then asked for endorsement of the report. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

B. RPC BUDGET FOR FY 2014-15: Dr. Ripple stated the RPC is requesting \$285,000 from the City and the County (each), same amounts as last year. He noted that the requested match for federal transportation planning studies dropped \$865.00 to \$15,499 from the City and County (each). He stated that the RPC would be able to achieve a balanced budget without requesting additional local funds because the required match for the Tennessee Retirement System had been significantly reduced and because our capital outlay was being reduced from \$27,000 in the current year (for the new phone system, security cameras and document scanner - all finished) to \$6,000 next year (to replace an expired server drive and older computers). He noted that the new basement HVAC system (turned on yesterday) for \$7,000 to \$8,000 in materials installed by the City Parks Department would require possible adjustments to this year's budget. Finally, he noted that the RPC Executive Committee reviewed the proposed budget on March 18, 2014 and recommended adoption to the full RPC Board. The budget was submitted to the County on March 21, 2014 and will be submitted to the City by April 1, 2014. Any amendments to the proposed budget would be conveyed to the County. He then asked for adoption of the proposed budget. There being no more discussion, Mr. Nichols moved to recommend approval. the motion was seconded by Ms. Larson and carried unanimously.

C. REPORT ON CHANGES TO AREA-WIDE REZONINGS - CAPITOL HILL, KEYSTONE: Dr. Ripple explained that these are two new area-wide rezonings being considered for rezoning.

D. INTRODUCTION OF NEW AREA-WIDE REZONINGS - CUNNINGHAM PLACE: Dr. Ripple explained the area-wide rezoning and then asked for introduction for a public hearing for this area-wide rezoning. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

E. CAPITAL BUDGET/PUBLIC IMPROVEMENTS PROGRAM: Ms. Smithson stated that the 2014-2019 Capital Budget/Public Improvements Program was enclosed in their packets. This document needs to be endorsed by the Regional Planning Commission so that it can be forwarded to the City Council and County Commission to be adopted by resolution as a five-year planning tool. There being no more discussion, Mr. Nichols moved to recommend acceptance as a planning tool, the motion was seconded by Mr. Grubbs and carried unanimously.

F. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): Dr. Ripple explained there topics discussed at the RPC Zoning Review Meeting.

1. Creation of Common Design Review Board
2. Update on Sign Provisions
3. Creation of Additional Urban Design Overlays

G. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): No report.

## VII. ADJOURNMENT:

The meeting was adjourned at 2:50 p.m.

ATTEST:

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Richard Swift, CHAIR