



Access Management Board of Appeals AGENDA

DATE: February 28, 2024

LOCATION: Clarksville Street Dept.
199 10th Street
Clarksville, TN 37040

TIME: 4:00 P.M.

I. CALL TO ORDER

II. ANNOUNCE MEMBERS IN ATTENDANCE (VERIFY QUORUM)

Richard Swift	Planning Commission	rhwifty@gmail.com
Wanda Smith	Councilman	Wanda.Smith@cityofclarksville.com
Alex Morris		mchsbigal71@msn.com
Normand Brumblay		norm.brumblay@cmcss.net
Matthew Kenney		kenneym@apsu.edu

VI. ADOPTION OF MINUTES -August 24, 2023

VII. COMMITTEE ACTION REQUIRED

VII.A CASE # 2024-01

DESCRIPTION

Full access driveway on Madison St at 1546 Madison St

Agent:	EMAIL
Bill Mace	bmace@billmacehomes.com

VII.B CASE # 2024-02

DESCRIPTION

2 Full access driveway on College St at 119 College St

Agent:	EMAIL
Joe Maynard	joe@jcm-management.com

VII.C CHANGE MEETING TIME

VIII. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: Aug 24, 2023

LOCATION: Clarksville Street Dept. 199 10th Street Clarksville, TN 37040

TIME: 4:00 P.M.

I. CALL TO ORDER

Access Appeal Meeting was called to order by Alex Morris on Aug 24, 2023 at 4:00 P.M.

II. ANNOUNCE MEMBERS IN ATTENDANCE-QUORUM

- **Members Present:**

Wanda Smith	Councilwoman	Wanda.Smith@cityofclarksville.com
Alex Morris		mchsbigal71@msn.com
Mathew Kenney		kenneym@apsu.edu

- **Members Absent:**

Richard Swift	Planning Commission	rhswifty@gmail.com
Normand Brumblay		norm.brumblay@cmcss.net

- **City of Clarksville Member Present**

Chris Cowan, Senior Engineering Manager
Bethany Daniel, Administrative Support Tech
Jerome Henderson III, Engineer

- **Applicant Present:**

Sid
Dustin Williams

VI. ADOPTION OF MINUTES -

Access Appeal Meeting minutes of May 18, 2023 was called to adopt. Chairperson Alex Morris entertained a motion for approval of the March's minutes. Access Management Board of Appeals members, approved the March's minutes with a vote of 2-0.

VII. COMMITTEE ACTION REQUIRED

VII.A CHANGE MEETING TIME

Currently, the Access Management Board of Appeals and the Gas and Water Committee Meeting overlap, which goes against the recommended practice of the city or county as it limits the public's ability to attend both meetings. In response, Interim Director Mark Riggins has proposed a request to change the meeting time. The current meeting date was set for the Thursday after the Planning Committee, and the time was determined based on the availability of board members. To address this issue, Mark Riggins suggested that the Street Department explore alternative days or times for the meeting. This adjustment aims to enhance accessibility and encourage greater public participation in the meetings.

Motions Proposed: To table until next Access Appeal board meeting. The G & W Committee change to Monday instead of Thursday but Mrs. Wanda Smith will verify the change in the next G & W committee meeting.

VII.B CASE # 2023-07

The applicant is requesting a full access driveway on the corner of Tylertown Rd and Trenton Rd, has been denied by the engineer staff of the City Street Department, as communicated by representative Jerome Henderson III. The reason behind the denial is that the property is a corner lot, and Trenton Rd is classified as an arterial roadway with high volume and speed. According to the ordinance, when a corner lot faces an arterial, collector, and local street, access to the property is only permitted from the local street.

Applicant:

City Street Department representative Jerome Henderson III says, the applicant will present their justification to the Access Board of Appeals for their vote on whether to approve or deny the request for a full access driveway on Trenton Rd. The gas station representative Dustin Williams provided a reason for the request, stating that large trucks will need to access the gas station to refuel and it would be beneficial to keep the traffic congestion off of Tylertown Rd. By allowing the trucks to enter on Trenton Rd and exit off Tylertown Rd where the traffic signal is available.

Board Member Concern/Question:

- Does the Street Dept or Applicant have traffic counts off Trenton Rd?
 - Applicate and Street Department not at this time, Applicate was wanting on the approval of the driveway off Trenton Rd.
- Does the gas station meet the standard to get a driveway off Trenton Rd?
 - Yes, it meets the standards of spacing but doesn't meet the standard on it being on a corner lot.

Motions Proposed: Mrs. Wanda Smith made a motion to approve the access on Trenton Rd

- a. 2nd motion
 - Matthew Kenney
- b. vote
 - 2-0

VII.C CASE # 2023-08

The applicant is requesting a full access driveway on the corner of Warfield Blvd and Rossview Rd has been denied by the engineer staff of the City Street Department, as communicated by representative Jerome Henderson III. The reason behind the denial is that the property is a corner lot, and Trenton Rd is classified as an arterial roadway with high volume and speed. According to the ordinance, when a corner lot faces an arterial, collector, and local street, access to the property is only permitted from the local street.

Applicant:

City Street Department representative Jerome Henderson III says, the applicant will present their justification to the Access Board of Appeals for their vote on whether to approve or deny the request for a full access driveway on Warfield Blvd. The gas station representative Dustin Williams provided a reason for the request, stating that large trucks will need to access the gas station to refuel and it would be beneficial to keep the traffic congestion off of Rossview Rd. By allowing the trucks to enter on Warfield Blvd and exit off Rossview Rd where the traffic signal is available.

Board Member Concern/Question:

- Does the gas station meet the standard to get a driveway off Warfield Blvd?
 - Yes, it meets the standards of spacing but doesn't meet the standard on it being on a corner lot.

- Do they have to get the states approval?
 - yes, after our decision the will make their decision on access a driveway off Warfield

Motions Proposed: Mrs. Wanda Smith made a motion to approve the access on Trenton Rd

- c. 2nd motion
 - Matthew Kenney
- d. vote
 - 2-0

VII.D CASE # 2023-09

The applicant is requesting a full access driveway on the corner of 8th St and Marion St have been denied by the engineer staff of the City Street Department, as communicated by representative Chris Cowan. The reason behind the denial is that the property is a corner lot, and Marion St is classified as an arterial roadway with high volume and speed. According to the ordinance, when a corner lot faces an arterial, collector, and local street, access to the property is only permitted from the local street.

Board Member Concern/Question:

- Does the street department believe the driveway off 8th St will cause any congestion?
 - No, since the driveway only has 12 parking spaces
- Is the driveway close to the crosswalk on 8th St?
 - No, the crosswalk are further down from the driveway

Motions Proposed: Mathew Kenney made a motion to approve the access on Trenton Rd

- e. 2nd motion
 - Mrs. Wanda Smith
- f. vote
 - 2-0

VII. ADJOURNMENT

Chairperson Alex Morris adjourned the meeting at 4:30p.m.

Chairperson

Date

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. 2024-01

Robert Wheeler

AGENT Bill Mace

bmace@billmacehomes.com

AGENT Email

The appellant hereby appeals from the decision of the Director of Streets denying its access permit quality permit application and/or approval of property development plans, said request being more particularly described as follows:

To allow a driveway connection from 1546 Madison St to connect to Madison St

The affected property is located at 1546 Madison St

All specifications, plans and other supporting documents to include fifty dollar (\$ 50.00) heretofore filed with the Director of Streets are incorporated herein by reference and made a part of this appeal.

Said access permit application and/or property development plans was denied for the following reasons.

Access to Madison St is not allowed as this property is double frontage with access to Crossland Ave

The appellant hereby requests that the decision of the Director of Streets be set aside and the permit granted or the property development approved.

Appellant would show that said request is justified for the following reasons:

The lot is not a corner lot, it has access to Crossland approximately 850 feet from the
light at Madison. Westbound traffic on Madison would not be able to enter the business

If Different From Owner

Print Property Owner Name

Property Owner Signature

Email Address

Phone Number

Bill Mace

Print Appellant Name

[Signature]
Appellant Signature

bmace@billmacehomes.com

Email Address

9315517751

Phone Number

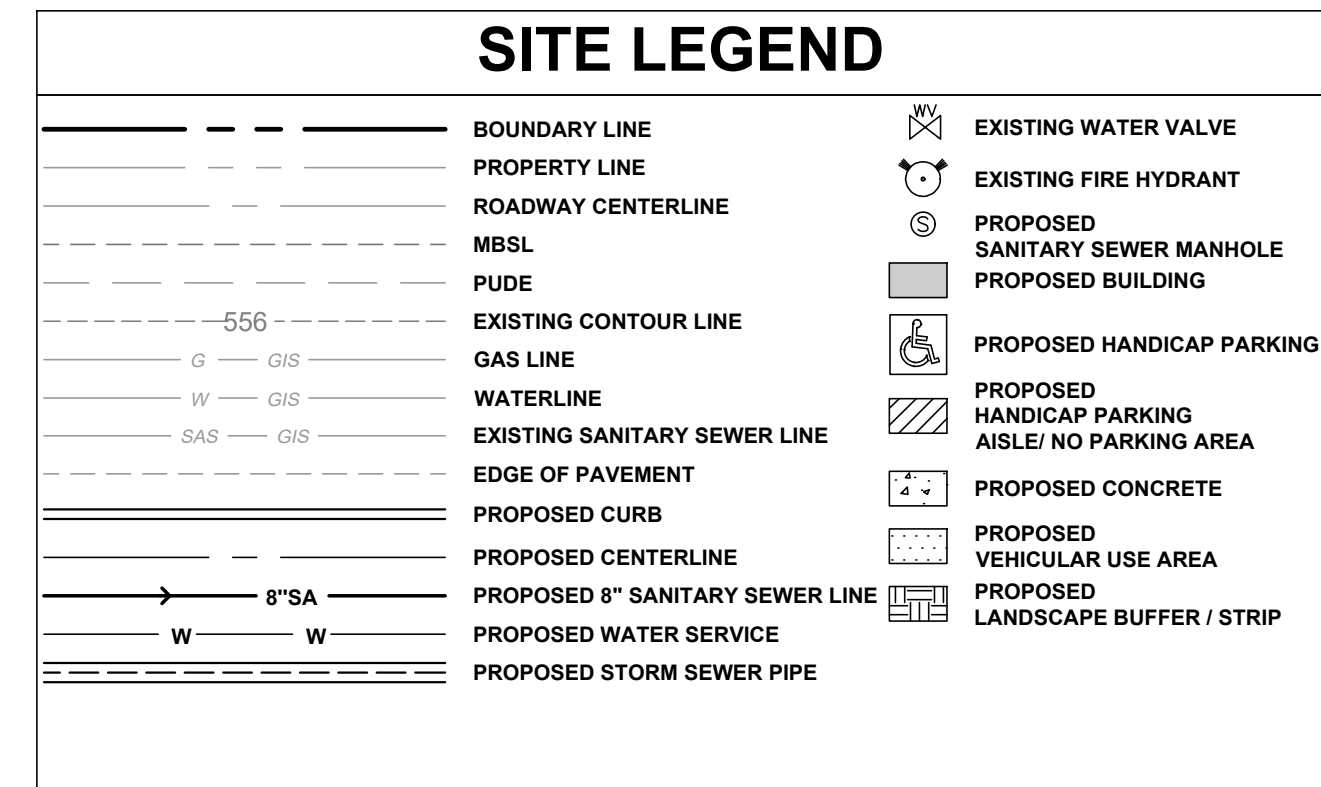


GENERAL INFORMATION:

TAX MAP NO. 65P PARCEL NO. "J" 25.00
CURRENT ZONING: O-1
DEED REF. # O.R.V. V1250, PG 240 ROMCT
TOTAL (SITE) ACREAGE: +/- 1.77 AC

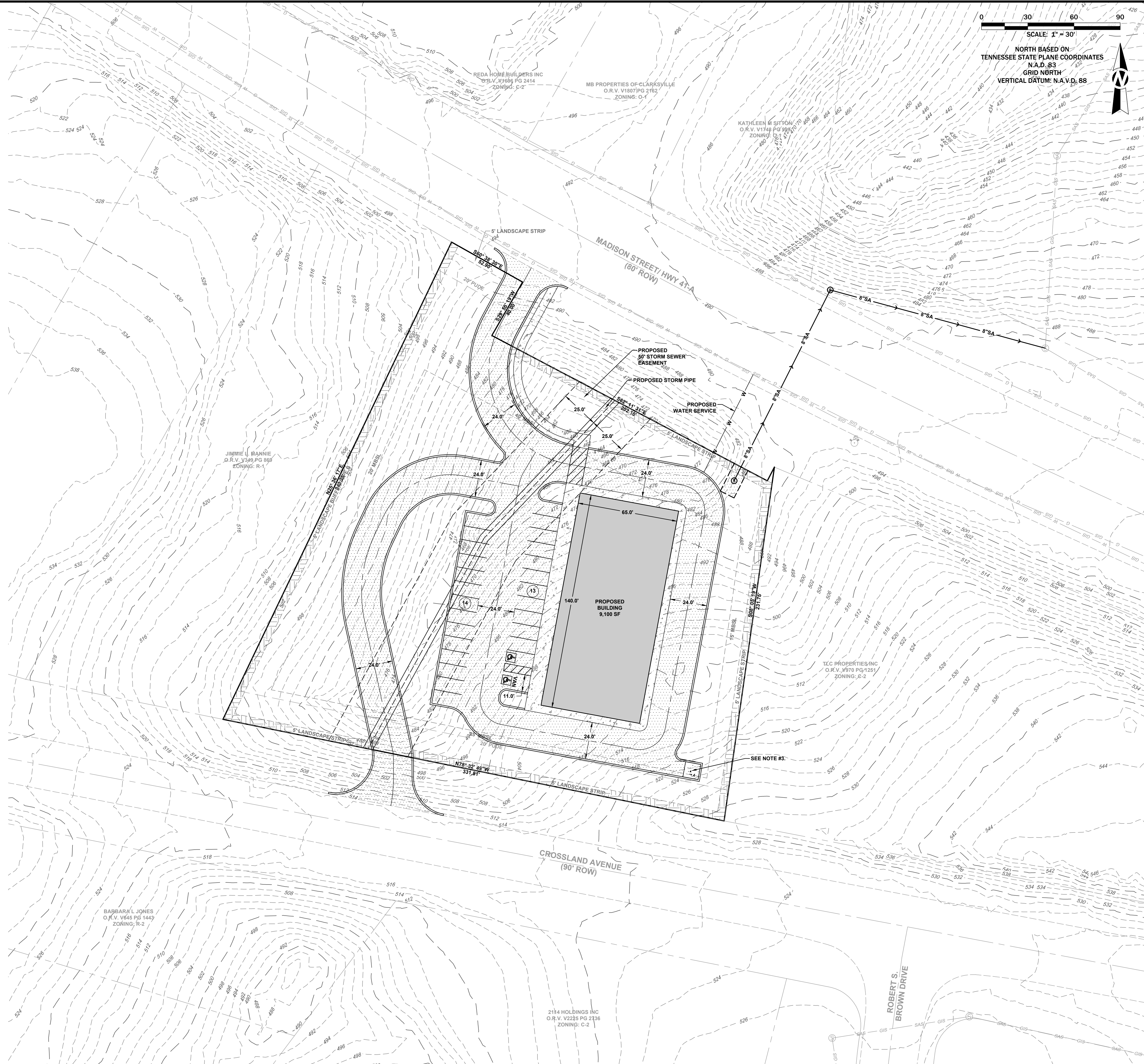
SITE DATA:

SITE ACREAGE: 77,239.80 SF (+/- 1.77 ACRES)
TOTAL BUILDINGS: 1
TOTAL PROPOSED BUILDING AREA: 9,100 SF (12%)
PROPOSED PARKING REQUIRED: 27
PROPOSED PARKING PROVIDED: 27
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
1 PARKING SPACE = 9' X 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 28,699 SF (37%)
PROPOSED IMPERVIOUS AREA: 43,081 SF (56%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE



GENERAL NOTES:

1. ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES. VISIBLE APPURTENANCES, OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES EITHER PUBLIC OR PRIVATE, THAT ARE NOT SHOWN ON THIS SURVEY. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
2. ALL PARKING SPACES ARE 9' X 18', UNLESS NOTED OTHERWISE.
3. DUMPSITE PAD SHALL BE 10' X 10' AND HAVE A 6" OPAQUE ENCLOSURE SURROUNDING THEM AS PER BUILDING & CODES SPECIFICATIONS.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND AS PER ORDINANCE 116-1006-07.
5. ANY ALTERATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER AND THE REGIONAL PLANNING COMMISSION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
6. ALL SITE LIGHTING SHALL BE DIRECTED INWARD WITH SHIELDED HOODS. NO LIGHT SHALL SPILL ON ADJACENT PROPERTY.



330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

1546 MADISON STREET OFFICE BUILDING

ROBERT WILLIAM WHEELER
MADISON STREET
CLARKSVILLE, TENNESSEE

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title		Revision Description	
SITE PLAN			
Drawn By: GS Date: December 15, 2023 File Name: 1546 Madison St.dwg		Checked By: HRS Proj. No.: 23-12-02130	
Sheet No. SP 1.00			

K:\2023\12\23-12-02\130 MACE - 1546 MADISON ST - CLARKSVILLE\CIVIL\CAD FILES\1546 MADISON ST.DWG
31/12/2023 8:22 AM
31/12/2023 8:22 AM

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. _____

CJM Developments, LLC

AGENT Joe Maynard (owner) _____

joe@jcm-management.com

AGENT Email _____

The appellant hereby appeals from the decision of the Director of Streets denying its access permit quality permit application and/or approval of property development plans, said request being more particularly described as follows:

To allow 2 connections from the project to College St

The affected property is located at 119 College St

All specifications, plans and other supporting documents to include fifty dollar (\$ 50.00) heretofore filed with the Director of Streets are incorporated herein by reference and made a part of this appeal.

Said access permit application and/or property development plans was denied for the following reasons.

Multiple access points are not allowed based on frontage length.

The appellant hereby requests that the decision of the Director of Streets be set aside and the permit granted or the property development approved.

Appellant would show that said request is justified for the following reasons:

The site plan provides a 2nd connection as an entrance only to allow for drop-offs at
the front of the business. Traffic will then route to the parking area behind the building.

If Different From Owner

Joe Maynard

Print Property Owner Name

Joe Maynard

Property Owner Signature

joe@jcm-management.com

Email Address

615.692.9472

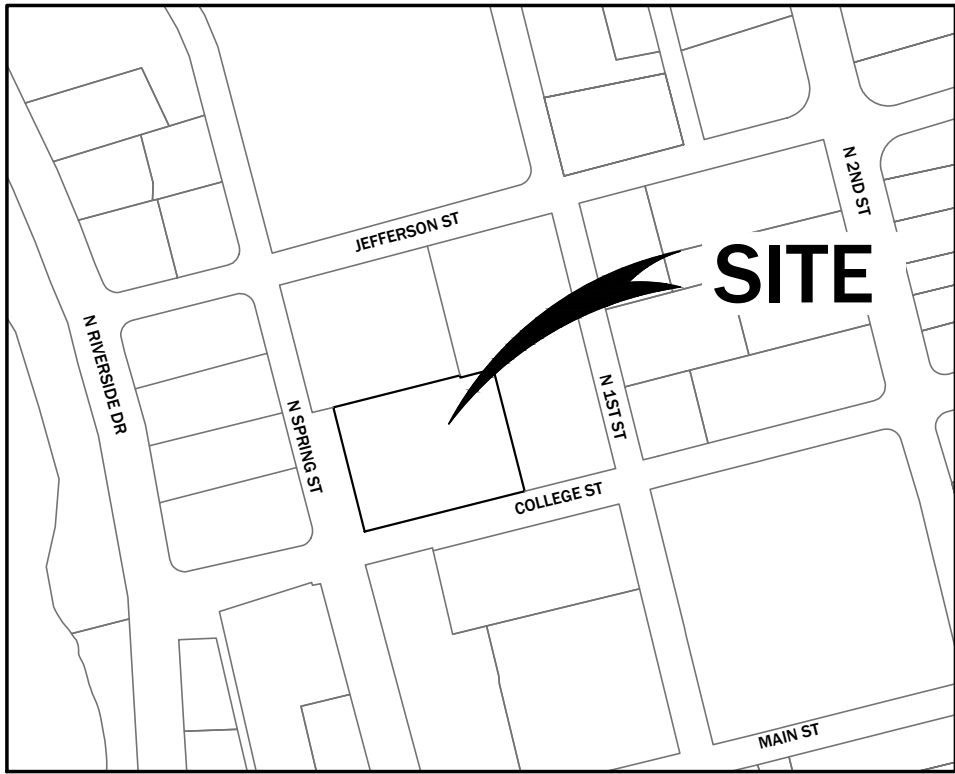
Phone Number

Print Appellant Name

Appellant Signature

Email Address

Phone Number



VICINITY MAP
(NOT TO SCALE)

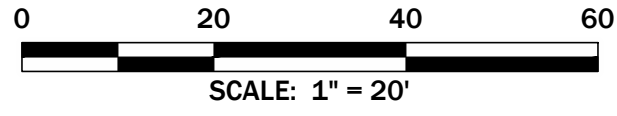
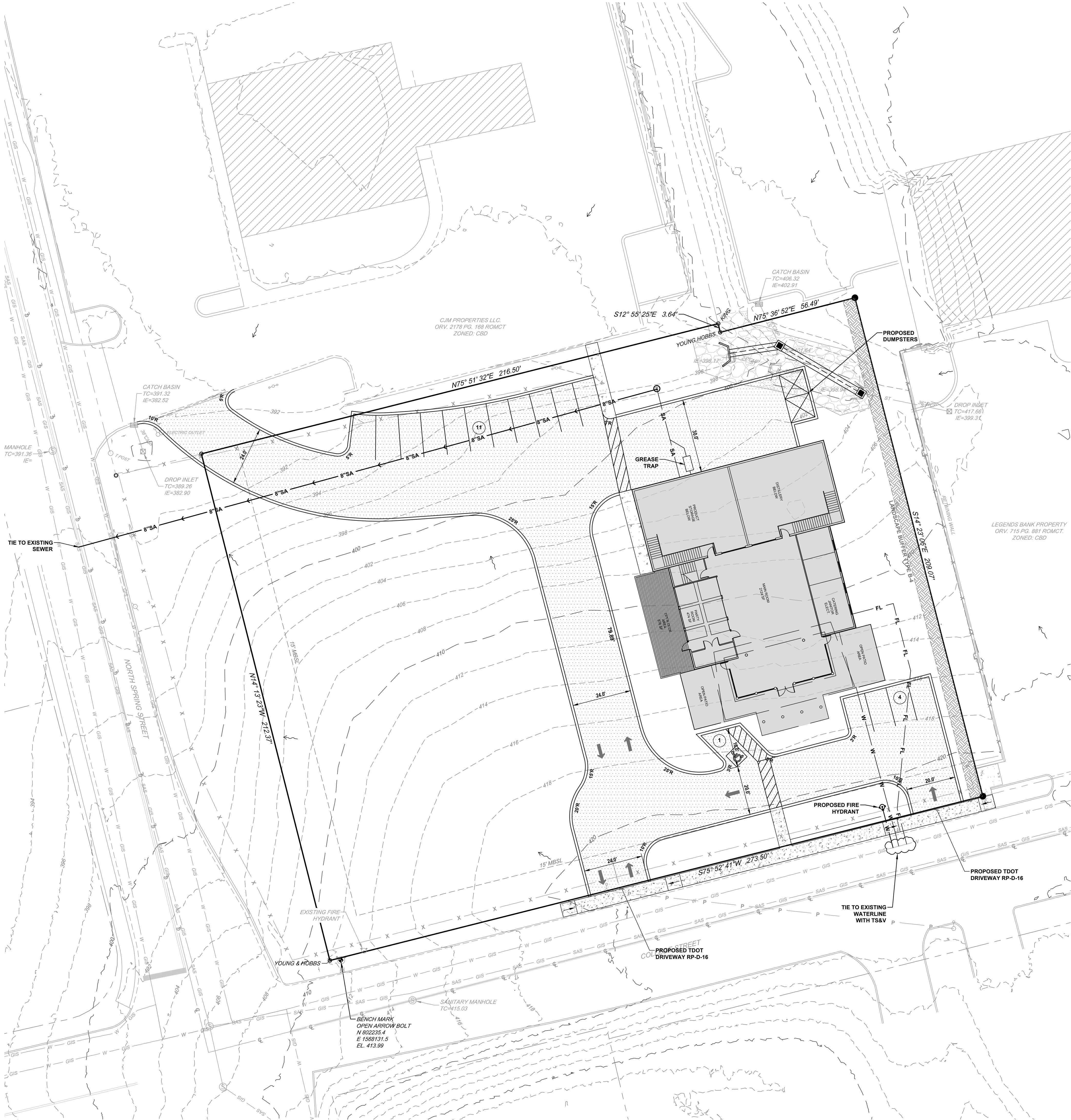
GENERAL INFORMATION:

CJM DEVELOPMENTS, LLC
321 SPRING ST
CLARKSVILLE, TN 37040

TAX MAP NO. 66G PARCEL NO. A700
CURRENT ZONING: CBD
DEED REF. # O.R.V. 1447, PG 354 ROMCT
TOTAL (SITE) ACREAGE: +/- 1.5 AC

SITE DATA:

SITE ACREAGE: 57,832 SF (+/-1.32 ACRES)
TOTAL BUILDINGS: 1
TOTAL PROPOSED BUILDING AREA: 8,423.88 SF (15%)
PROPOSED PARKING REQUIRED: 0
PROPOSED PARKING PROVIDED: 16
1 PARKING SPACE = 9' X 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 16,957.79 SF (29%)
PROPOSED IMPERVIOUS AREA: 26,713.59 SF (46%)
BUILDING HEIGHT: 35' MAXIMUM
BUILDING SIGN TO BE DETERMINED AT A LATER DATE



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88



LEGEND

	BOUNDARY LINE		PROPOSED BUILDING
	PROPERTY LINE		CONCRETE
	ROAD CENTERLINE		EXISTING ASPHALT
	EXISTING EDGE OF PAVEMENT		EXISTING BUILDING
	EXISTING CURB		
	EXISTING CURB & GUTTER		
	MBSL		
	PUDE		
	EXISTING CONTOUR LINE		
	EXISTING OVERHEAD POWER LINE		
	EXISTING GAS LINE		
	EXISTING SANITARY SEWER LINE		
	EXISTING STORM SEWER		
	EXISTING WATER LINE		
	EXISTING GAS LINE (GIS)		
	EXISTING SANITARY SEWER (GIS)		
	EXISTING WATER LINE (GIS)		
	PROPOSED LOT LINE		
	PROPOSED CENTERLINE		
	PROPOSED CURB & GUTTER		
	PROPOSED SANITARY SEWER LINE		
	PROPOSED SEWER SERVICE		
	PROPOSED WATER LINE		
	PROPOSED WATER SERVICE		
	IRON PIN		BENCHMARK
	WATER METER		ELECTRIC METER
	WATER VALVE		CLEAN-OUT
	SANITARY SEWER MANHOLE		CATCH BASIN
	UTILITY POLE		GUY ANGLE ANCHOR
	FIRE HYDRANT		GAS VALVE
	SINGLE POLE SIGN		GAS METER
	CATCH BASIN		TELEPHONE PEDESTAL
	STORM SEWER MANHOLE		HEADWALL
	PROPOSED HANDICAP PARKING		
	PROPOSED HANDICAP PARKING AISLE/ NO PARKING AREA		

- GENERAL NOTES:
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES. VISIBLE APPURTENANCES, OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES EITHER PUBLIC OR PRIVATE. THAT ARE NOT SHOWN ON THIS SURVEY. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
 - ALL PARKING SPACES ARE 10' X 18', UNLESS NOTED OTHERWISE.
 - ALL DUMPSTER PADS SHALL HAVE A 6' OPAQUE ENCLOSURE SURROUNDING THEM AS PER BUILDING & CODES SPECIFICATIONS.
 - DUMPSTER PAD SHALL SLOPE TO A CENTRAL DRAIN WHICH IS TO BE CONNECTED TO THE SANITARY SEWER.
 - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND AS PER ORDINANCE 116-1006-07.
 - ANY ALTERATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER AND THE REGIONAL PLANNING COMMISSION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - SITE AMENITIES INCLUDING PAVILIONS, WALKING TRAILS, BENCHES, ETC ARE SHOWN FOR LOCATION ONLY. DESIGNS OF ALL AMENITIES ARE TO BE PROVIDED BY OTHERS.
 - ALL SITE LIGHTING SHALL BE DIRECTED INWARD WITH SHIELDED HOODS. NO LIGHT SHALL SPILL ON ADJACENT PROPERTY.

LEATHERWOOD DISTILLERY

CJM DEVELOPMENTS, LLC
N. SPRING ST., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE



SITE PLAN

No.	Date	Revision Description

Drawn By: JLV
Date: February 1, 2024
Checked By: HRS
Proj. No: 24-12-00218
File Name: Leatherwood Distillery_CDS.dwg

Sheet No.
SP 1.00