



Access Management Board of Appeals AGENDA

DATE: September 18, 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	rhswifty@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

III. ADOPTION OF MINUTES -May 15, 2024

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2024-05

DESCRIPTION

Requested 1 driveway on Tiny Town Rd

Agent:

Mike Donoho

EMAIL

mike.donoho@CEOINC.com

V. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: May 15, 2024

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 Normand Brumblay on May 15, 2024, at 4:00 P.M.

II. ANNOUNCE MEMBERS IN ATTENDANCE QUORUM

- Members Present:
Wanda Smith Councilwoman. Wanda.Smith@cityofclarksville.com
Matthew Kenney
Normand Brumblay
- Members Absent:
Richard Swift Planning Commission
Alex Morris
- City of Clarksville Member Present
Chris Cowan, Senior Engineering Manager
Bethany Daniel, Project Coordinator
- Applicant Present:
Cal Burchett
Bryce Powers
Brad Weakley
Shon Patch

III. ADOPTION OF MINUTES

Access Appeal Meeting minutes of February 22, 2024, were called to adopt. Chairperson Normand Brumblay entertained a motion for approval of August's minutes. Access Management Board of Appeals members approved August's minutes with a vote of 2-0.

VI. COMMITTEE ACTION REQUIRED

VI.A CASE # 2024-03

The applicant is requesting a 2 full-access driveway on Dixon Dr for lots 1 and 2 but has been denied by the engineering staff of the City Street Department, as communicated by representative Chris Cowan. The reason behind the denial the first driveway needs to be 50ft from the radius on Bradley St. The 1st driveway is 4.6 and the 2nd driveway is 36.5ft from Badley St. According to the ordinance, the driveways on the lot shall be a minimum of 50 feet apart, measured from the nearest point of the radius return of the two driveways

Applicant:

City Street Department representative Chris Cowan 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 2 full access driveways on Dixon Dr. The applicant's representative has proposed that each house in the development will have its driveway. They also plan to extend Dixon Drive so that it connects to Bradley Street and the driveways have a low impact on Bradley St or Lawn St.

Board Member Concern/Question:

- How can you design it to make the driveway over 50 feet?
 - We can make it a shared driveway between lots 1-3
- Are these houses going to the front of Lawn St?
 - Yes the houses will front on Lawn St

Motions Proposed:

1. Mathew Kenney made a motion to approve as shown in the plan on Dixon Dr for lots 1 and 2.
Due to a lack of a second, the motion failed.

Mr. Kenney made a point of order and debate continued.

2. Chair Norm Brumblay then brought forward a motion to reconsider based on the standards for the variance.
Matthew Kenney seconded the motion.

The following vote was taken:

AYE: Norm Brumblay, Matthew Kenney

ABSTAIN: Wanda Smith

The motion to reconsider based on the standards for the variance passed.

3. Chair Norm Brumblay then made a motion to dispose of the first vote for a lack of understanding.
Matthew Kenney seconded the motion.

The following vote was taken:

AYE: Norm Brumblay, Matthew Kenney

ABSTAIN: Wanda Smith

The motion to dispose of the first vote for lack of understanding passed

4. Chair Brumblay then made a motion to approve the application as presented for a variance to the distance for two driveways and a single-family lot.
Matthew Kenney seconded the motion.

The following vote was taken:

AYE: Norm Brumblay, Matthew Kenney

ABSTAIN: Wanda Smith

The motion to approve the application as presented passed.

VI.B CASE # 2024-04

The applicant is requesting a full-access driveway on Peachers Mill Rd at 1001 Creek Way, but the engineering staff of the City Street Department has denied the request, as communicated by representative Chris Cowan. The reason behind the denial is that the property is a corner lot, and Peachers Mill 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 Chris Cowan 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 full access driveway on Peachers Mill Rd. The applicant's representative Brad Weakley provided a reason for the request, with the trip generator during peak hours having a driveway on Peachers Mill Rd would help with the traffic on Creek Way.

Board Member Concern/Question:

- What will be the uses of the property?
 - It will be a Retail store and Restaurant
- What is the trip generator for the site?
 - Retail - 72 trips
 - Restaurant - 102 Trips
 - 174 trips - 87 in and out in total during peak hours

Motions Proposed: Mr. Normand Brumblay made a motion to accept full access on Peachers Mill Rd at 1001 Creek Way

- a. 2nd motion
 - Wanda Smith
- b. vote
 - 3-0

V. ADJOURNMENT

Chairperson Normand Brumblay adjourned the meeting at 5:30 p.m..

Chairperson

Date

APPEALS FOR VARIANCE

PROPERTY OWNER:

ENGINEER/COMPANY:

Casey's

CESO

PERMIT APPLICATION ADDRESS _____

Contact Email: Mike.Donoho@CESOINC.com

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:

Casey's is requesting access for a common drive accessing parcel 056.04.00605604, 2.5853 acres. The drive will provide a common access drive for the Casey's parcel and the adjacent remaining parcel. This access to Tiny Town Road is in the location of an existing driveway.

The affected property is located at Address has not been assigned.

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. (Response Provided by Clarksville Steet Dept)

Access appeal required for drive on Tiny Town Road.

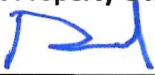
The appellant hereby requests that the decision of the Clarksville of Streets be set aside, and the permit granted or the property development approved.

APP/PERMIT NO. _____

Appellant would show that said request is justified for the following reasons:
Casey's will provide a common access point for 2 properties which will be created
in a lot split of the larger parcel. Eliminating the need for a second point of access
along Tiny Town Road.

MK Tiny Town, LLC

Print Property Owner Name



Property Owner Signature

jmcdonald@oldacremcdonald.com

Email Address

615-269-5444

Phone Number

If Different From Owner

CESO -Mike Donoho

Print Appellant Name

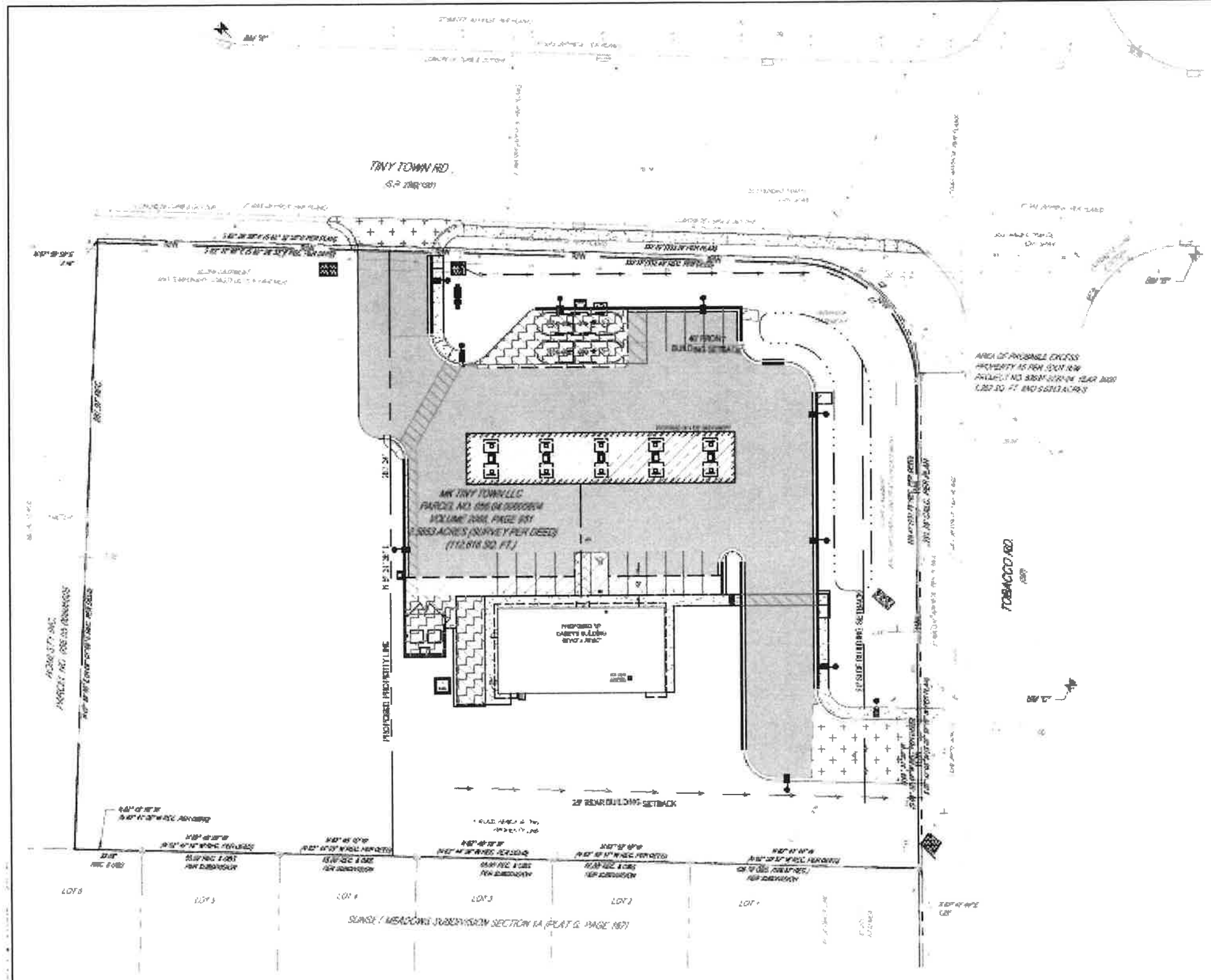
Appellant Signature

Mike.Donoho@CESOInc.com

Email Address

615-973-6453

Phone Number



SUNSHINE / MEADOWS SUBDIVISION SECTION 1A (PLAT 5, PAGE 167)