



Access Management Board of Appeals AGENDA

DATE: August 20, 2025

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)

Jeff Henley	Planning Commission	Jeff@henleytaxcpa.com
Wanda Smith	Councilwoman	Wanda.Smith@cityofclarksville.com
Jack Frazier		jack.frazier@charter.net
Bryce Powers		bryce@pb-llc.com
Christian Black		cblack@realtracs.com
Syd Hedrick		sydhedrick@bellsouth.net

III. ADOPTION OF MINUTES -March 19, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2025-04 Northeast corner of Arrowood and Jordan Rd

DESCRIPTION: The property owner is requesting a second driveway on Jordan Rd

OWNER: Chad Chaudhury

ENGINEER: Brad Weakley

EMAIL: brad@weakleybrothers.com

VIII. ADJOURNMENT

- ## Access Management Board of Appeals Minutes

Christain Black

Mrs Wanda Smith nominated Jeff Henley for the Chairperson

2nd motion

No 2nd nomination of Jeff Henley for the Chairperson

- **Motions Proposed:**

Syd Hendrick made a motion to vote for Mrs. Wanda Smith for the Chairperson of the Access Appeal Board.

- 2nd motion

- Jeff Henley

- vote

3-1

- Jeff Henley, Christian Black, and Mrs. Wanda Smith approved the motion

- Syd Hendrick

V. **Election of Vice Chairman of Access Appeal Board**

Mrs. Wanda Smith called for nominations of the Vice Chairperson for the Access Appeal Board.

- **Nominations:**

Mrs Wanda Smith nominated Jeff Henley for the Chairperson

2nd motion

Christain Black

Motions Proposed:

Mrs. Wanda Smith made a motion to vote Jeff Henley for the Vice Chairman of the Access Appeal Board.

- 2nd motion

- Christain Black

- vote

4-0

- Jeff Henley, Syd Hendrick, Christian Black, and Mrs. Wanda Smith approved the motion

VI. **ADOPTION OF MINUTES**

Access Appeal Meeting minutes of January 22, 2025, were called to be adopted. Chairperson Mrs. Wanda Smith entertained a motion to approve January's minutes. Jeff Henley made a motion to approve, and Christian Black 2nd the motion. Access Management Board of Appeals members approved January's minutes with a vote of 4-0.

VII. **COMMITTEE ACTION REQUIRED**

- VII.A CASE # 2025-02 Pembroke Rd

The applicant is requesting a 2nd full-access driveway on Pembroke Rd at the property, 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 only one is allowed at the property. According to the ordinance, a collector road has to have driveways separated on the lot by 150 feet from the property and the adjacent property driveways.

Applicant: Is requesting a 2nd driveway for the ingress and egress of tractor-trailers

Board Member Concern/Question:

- What about doing a wider driveway to accommodate the tractor-trailers?
 - Where the setback of the building and the flood zone, one driveway will disrupt the stormwater that is set up on my property

Motions Proposed: Jeff Henley made a motion to approve the driveways as

- 2nd motion

Christain Black

- vote

Jeff Henley, Syd Hendrick, Christian Black, and Mrs. Wanda Smith approved the motion

- VII.B CASE # 2025-03 2037 Ft. Campbell Blvd

The applicant is requesting a 2nd driveway on Ft Campbell Blvd at the property, 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 600 ft between driveways on an arterial roadway, and Fort Campbell Blvd is classified as an arterial roadway with high volume and speed. According to the ordinance, on an arterial road, the driveways on a property have to be 600 square feet apart.

Applicant: The applicant wants the 2nd driveway to have an in-and-out driveway for the coffee shop.

Board Member Concern/Question:

- What will the egress driveway have a full access or will it be right-out-only access driveway?

It will be a full-access driveway

- Do we need a traffic light

It does not have 50,000 volume on this road

- What is the volume on this road

37,000 volume

Motions Proposed: Syd Hedrick made a motion to approve the driveway

- 2nd motion

Christain Black

- vote

4-0

Jeff Henley, Syd Hendrick, Christian Black, and Mrs. Wanda Smith approved the motion

V. **ADJOURNMENT**

Chairperson Mrs. Wanda Smith adjourned the meeting at 4:50 p.m..

Chairperson

Date

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. 2025-04

Chad ~~Schaudhary~~ Chaudhury

AGENT Weakley Brothers

AGENT Email Brad@weakleybrothers.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:

This Property is a portion of Map 43 Par 1.05 and the North East Corner Lot of Jordan Rd and Arrowood Drive

The applicant requests access to Jordan Road while keeping given access on Arrowood Dr

The location of both drives will meet the clearance distance to intersections radius points.

The affected property is located at the Northeast Corner of Arrowood and Jordan Rd

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.

This is a corner lot. The second drive on the higher use road must be approved by Access appeals board.

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

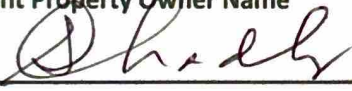
Appellant would show that said request is justified for the following reasons:

The location of both drives will meet the clearance distance to intersections radius points.

Corner Lots for commercial use (especially gas stations) throughout Clarksville prefer the use of both adjacent roads

for ease of entrance on the site as well as flow through the development. Street department informed us to

have both accesses the entrance on the higher road is to be approved by the board and that is what we are asking for today.

CHAD CHAUDHURY
Print Property Owner Name

Property Owner Signature
chad@summitbuilders.com
Email Address
615-948-3719
Phone Number

If Different From Owner

Brad Weakley

Print Appellant Name

Brad Weakley

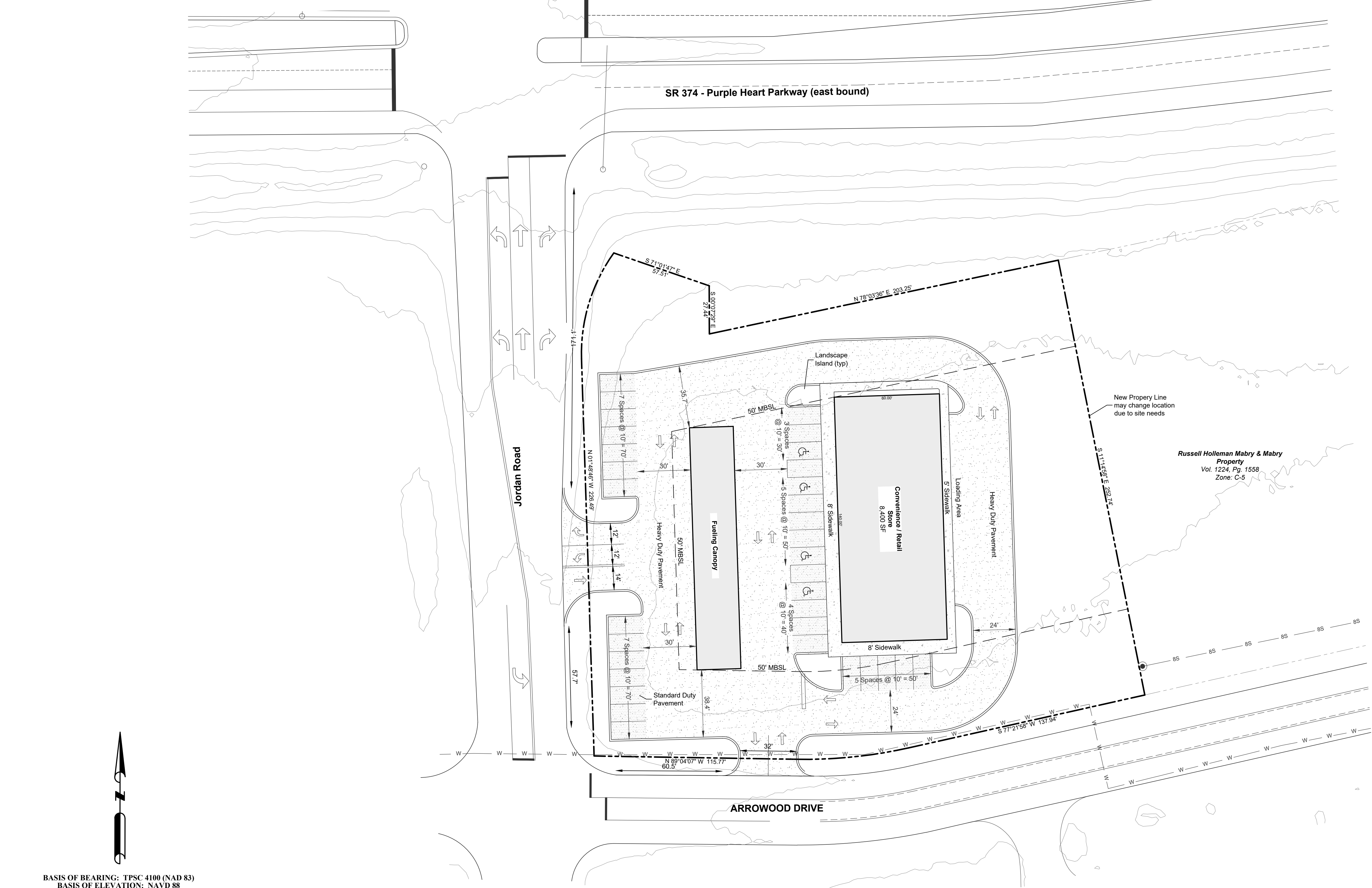
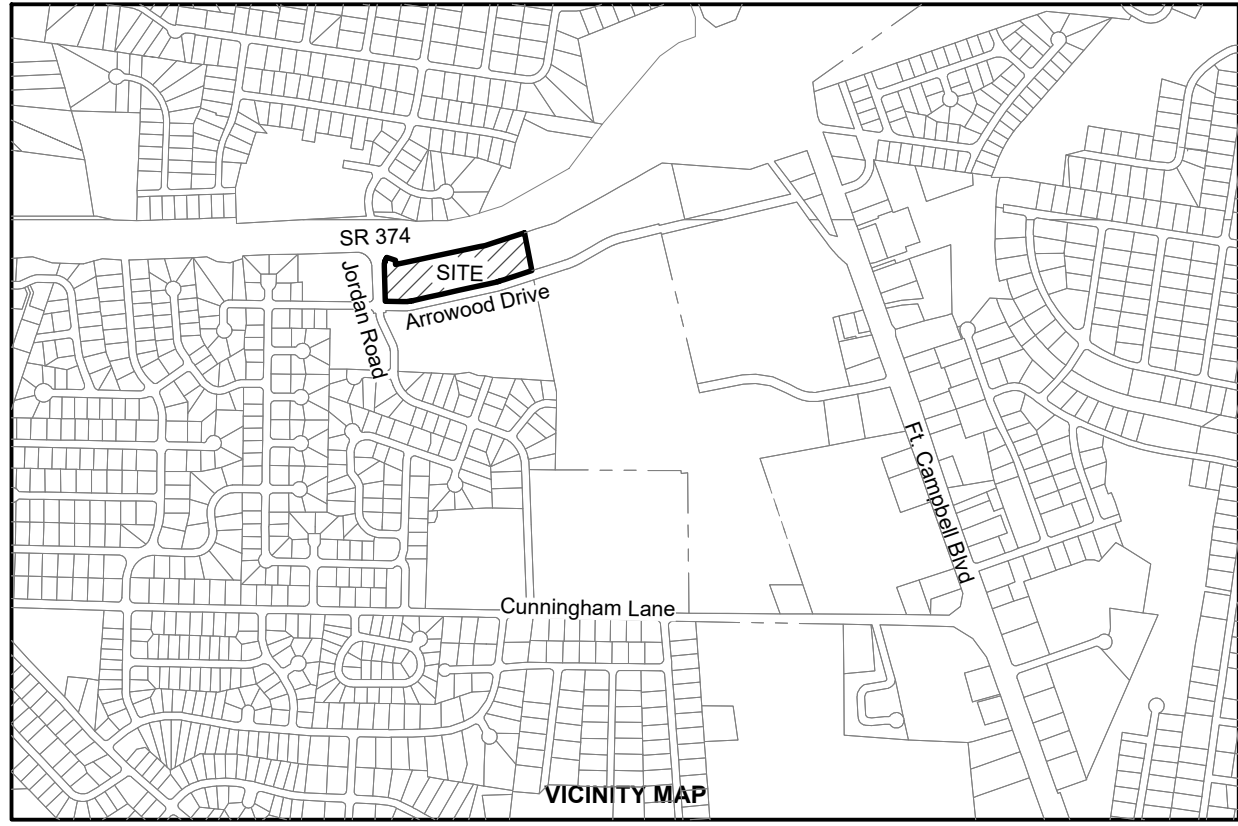
Appellant Signature

bdweakley42@gmail.com

Email Address

931-648-9445

Phone Number



LEGEND	
— S —	Existing Sewer Main
— S —	Proposed Sewer Main
— W —	Existing Water Main
— W —	Proposed Water Main
— G —	Existing Gas Main
— G —	Proposed Gas Main
— 540 —	Proposed Contour Line
— -540 - -	Existing Contour Line
—	Curb
—	Edge of Pavement
— M.B.S.L. —	Minimum Building Setback Line
— P.U.D.E. —	Public Utility & Drainage Easement
—	Proposed Storm Sewer Pipe
—	Existing Storm Sewer Pipe
— SS —	Existing Sewer Service
— SS —	Proposed Sewer Service
— WS —	Existing Water Service
— WS —	Proposed Water Service
— FW —	Proposed Fire Service
— GS —	Existing Gas Service
— GS —	Proposed Gas Service
— CHW —	Overhead Electric Line
— E —	Underground Electric Line
— FO —	Underground Telephone Line
— x — x —	Fence Line
—	Boundary Line
●	Iron Pin
■	Concrete Monument
□	Concrete
□	Open Space
□	Asphalt (Overlay)
□	Pavement (Heavy Duty)
□	Pavement (Standard Duty)
□	Water Meter
□	Valve
○	Cleanout
□	Catch Basin
□	Headwall
□	Manhole
○	Fire Hydrant
☆	Power Pole
○	Post Indicator Valve

Owner Information:
Russell Holleman Mabry & Mabry
115 W Glenwood Dr
Clarksville TN 37040

Parcel Information:
Map 43, Parcel C 1.05
R.O. Montgomery County
Clarksville, Tennessee

PC Case Number: SR- -2025
Site Acreage: 1.75 Acres
Zoned: C-5
Building Height: 1-Story
max 35'-0"

Proposed Building: 8,400 SF
Lot Coverage: 4.7%
Impervious %: 25.1%
Proposed Use: Convenience Store/ Retail

Drawn By: bdw

Checked By:



DATE:				
REVISION:				

Access Plan For:
Jordan Rd Gas Station & Retail
Arrowood Rd
Clarksville, Tennessee

WEAKLEY BROTHERS
ENGINEERING
108 Center Pointe Drive - Clarksville, TN 37040
Phone: (931) 648-9445 Email: blittle@weakleybrothers.com

25646.dwg
Scale: 1" = 30'
Date: 8-13-2025
Job No.: 25-646
Sheet No.
C 1.1