



Access Management Board of Appeals AGENDA

DATE: January 21, 2026

**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 - December 17, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2026-01 - 421 Dover Road

DESCRIPTION: The property owner is requesting one driveway on Dover Road

OWNER: Richard Collins

ENGINEER: Brad Weakley **EMAIL:** brad@weakleybrothers.com

VIII. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: Dec 17, 2025

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

TIME: 4:00 P.M.

I. CALL TO ORDER

The Access Appeal Meeting was called to order by Bethany Daniel on November 19, 2025, at 4:00 P.M.

II. ANNOUNCE MEMBERS IN ATTENDANCE QUORUM

- Members Present:
 - Wanda Smith Chairperson
 - Syd Hedrick
 - Bryce Powers
- Members Absent:
 - Jeff Henley Planning Commission
 - Jack Frazier
 - Christian Black
- City of Clarksville Member Present
 - Joseph Green, NPDES Manager
 - Bethany Daniel, Project Coordinator
- Applicant Present:
 - Jimmy Bagwell
 - Deon Byrd

III. ADOPTION OF MINUTES

Access Appeal Meeting minutes of November 19, 2025, were called to be adopted. Chair Wanda Smith entertained a motion to approve November's minutes. Bryce Powers made a motion to approve, and Syd Hedrick 2nd the motion. Access Management Board of Appeals members approved the August minutes with a vote of 3-0.

V. COMMITTEE ACTION REQUIRED

- IV.A CASE # CASE # 2025-07 - 3095 Wilma Rudolph Blvd

The applicant is requesting two additional entrances on Holiday Dr, but the engineering staff of the City Street Department has denied the request, as communicated by representative Joseph Green. This request violates the access management ordinance, which requires lots with less than 600 feet of road frontage on an arterial road; this property has 370 feet, with only one access point.

Applicant: Mark Banks and McKay & Burchett Company explained that the site is planning three proposed restaurants, including one drive-thru and two sit-down establishments. Mark Banks explained that limiting access to only one driveway

might "kill the deal," so they sought a variance. The ordinance permits additional access points if a trip generation analysis shows that they improve the intersection. The analysis reportedly showed that the site's level of service would improve from an 'E' to a 'C' with additional driveways, which Banks argued would also benefit safety, emergency personnel, and general traffic circulation for deliveries.

Board Member Concern/Question:

- Clarify the three driveways on the property and what you are proposing for the site?
 - Mark Banks clarified that the three proposed driveways will change an existing full access point to a right-in, right-out exit, while adding two new full access points that are farther away from Wilma Rudolph. These three driveways aim to alleviate congestion caused by trying to exit the site, as the current driveway is located close to Wilma Rudolph.

Motions Proposed: Chair Wanda Smith entertained a motion to accept the case as requested

- Bryce Powers made a motion to approve the driveways on Holiday Dr
- 2nd motion
Syd Hedrick
- Vote 3-0

Chair Wanda Smith, Syd Hendrick, and Bryce Powers approved the motion

VI. ADJOURNMENT

A motion to adjourn was entertained by Chair Wanda Smith, moved by Syd Hedrick, and seconded by Bryce Powers. The meeting was adjourned without objection at 4:30 p.m.

Chairperson

Date

APPEALS FOR VARIANCE

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

Richard Collins

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 is Located at 421 Dover Road. It is a corner lot with Dover Road, Paula Drive and Aurelia Lynn Drive. The owner would like a direct access to Dover Road for his commercial business entrance.

This access was restricted by a note on the plat. This note was required per street department.

The affected property is located at 421 Dover Road

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.

Per Section VI (1) a-5 "Access to a corner lot fronting on an arterial road and boarded by a collector

...shall be required to have access only from the collector or local road....A property may have an additional driveway from the abutting arterial road provided that the abutting arterial has a left turn lane, the driveway meets all design criteria and the driveway is justified..."

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 the drive meets the clearance distance to intersections radius points.

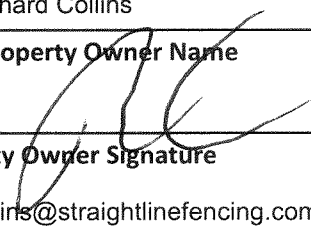
Corner Lots for commercial use typically have direct access to the main thoroughfare and use justifies

the entrance. This project meets the Section VI acceptance to have direct access to a areterial street

for a corner lot. This project also follows the regulations of TDOT and will have to apply for a permit.

Richard Collins

Print Property Owner Name



Property Owner Signature

rcollins@straightlinefencing.com

Email Address

931-980-6810

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

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