



Access Management Board of Appeals AGENDA

DATE: July 15, 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 - June 17, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2026-04 - Concord Realty Office

DESCRIPTION: The property owner is requesting one driveway on Hayes

OWNER: Richard Garrett EMAIL: Reason1041@gmail.com

ENGINEER: TTL, Inc EMAIL: hsmith@ttlusa.com & holly.hildebrant@ttlusa.com

IV.B Discussion Regarding Amendmending ORDINANCE 107-2005-06

DESCRIPTION

- ORDINANCE 107-2005-06
 - Appendix B
 - Requested Cases in the Week before the monthly Board meeting to the Secretary to the Board
 - Required a Minimum of 2 or 3 cases on the Agenda to proceed with the board meeting
 - Board Meeting Date and Time for Access Appeals

VIII. ADJOURNMENT

Access Management Board of Appeals Minutes

- Bryce Powers made a motion to approve the driveways on Horseshoe Cave with a modification to the primary driveway width, increasing it to 32 feet
- 2nd motion
Jack Frazier
- Vote 5-0

Chair Wanda Smith, Jack Frazier, Bryce Powers, Sid Hedrick, and Christian Black approved the motion

- IV.B CASE # 2026-04 - 100 Highland Bluff Way

The applicant is requesting one driveway on Highland Bluff Way, but the property is on a private road, and the City Street Department requested that this be withdrawn, as communicated by representative Director David Smith.

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

- Bryce Powers made a motion to withdraw the driveway on Highland Bluff Way, since it is on a privately owned road.
- 2nd motion
Sid Hedrick
- Vote 5-0

Chair Wanda Smith, Jack Frazier, Bryce Powers, Sid Hedrick, and Christian Black approved the motion

VI. ADJOURNMENT

A motion to adjourn was entertained by Chair Wanda Smith, moved by Jack Frazier, 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. GR2026-0055

Richard Garrett

AGENT Holly Hildebrant

AGENT Email holly.hildebrant@ttlusa.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:

Due to the location of the parking, there is no other options for the location of the driveway. the driveway is already as far away from Trenton Rd. as possible.

The affected property is located at 2126 Trenton 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.

Driveway was too close to the intersection of Hayes St. & Trenton Rd.

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:

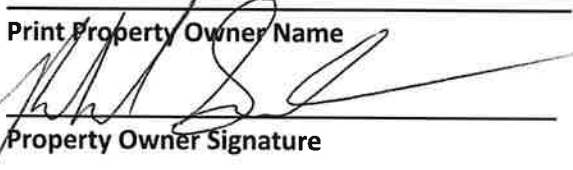
-there are no other locations for the proposed parking

- the driveway is already as far away from Trenton Rd. as possible.

If Different From Owner

Richard Garrett

Print Property Owner Name



Property Owner Signature

reason1041@gmail.com

Email Address

931-378-0500

Phone Number

Print Appellant Name

Appellant Signature

Email Address

Phone Number

CONCORD VENTURES GROUP LLC
1725 WIMLA RUDOLPH BLVD.
CLARKSVILLE, TN 37040

SITE DATA:[illegible]

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

The diagram illustrates various road construction lines and their corresponding labels. The labels are listed on the right side of the page, and the corresponding line styles are shown on the left. The labels are:

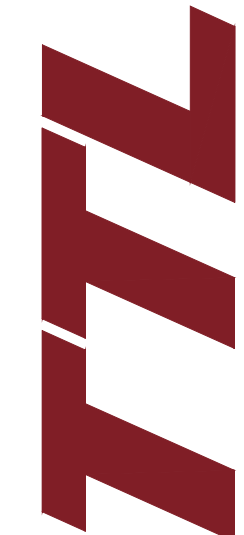
- BOUNDARY LINE**
- PROPERTY LINE**
- MBSL**
- PUDE**
- ROAD CENTERLINE**
- EXISTING EDGE OF PAVEMENT**
- EXISTING CURB**
- EXISTING CURB & GUTTER**
- PROPOSED LOT LINE**
- PROPOSED ROADWAY CENTERLINE**
- PROPOSED CURB & GUTTER**

IRON PIN

R = RADIUS
A = ARC LENGTH

 CONCRETE **EXISTING BUILDING**

1. CONTRACTOR SHALL VERIFY EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL PROTECT EXISTING CURBS AND SIDEWALKS BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT, FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF NEW PAVEMENT.
5. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRILLPILES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONTRACTOR SHALL PROTECT ALL EXISTING CURBS AND SIDEWALKS. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED. CURB RUMPS & SIDEWALK SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, CONTRACTOR SHALL PROVIDE AT LEAST 1/4" INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNERS PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION. CONTRACTOR SHALL PROVIDE ONE SET OF AS-BUILT DRAWINGS OF AT LEAST 1/4" CONCRETE THICKNESS, & SHALL DIVE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' FT. SEGMENTS.
9. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, OR MATERIALS.
10. PARKING STRIPES SHALL BE 4-INCH WHITE HEAVY DUTY PAINT DYING TRAFFIC PAIN. CONTRACTOR TO APPLY SECOND COAT OF PAINT PRIOR TO FINAL SIGNAGE.
11. SIGNAGE, STRIPING, AND PAVEMENT OUTSIDE OF DEVELOPMENT ENTRANCE SHALL CONFORM WITH MONTGOMERY COUNTY HIGHWAY DEPARTMENT OR MUTCD REQUIREMENTS.
12. ALL EXISTING CURB CORNERS, COORDINATES ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL RETAINING WALL DIMENSIONS ARE FROM THE CENTER OF THE WALL.
13. CONTRACTOR IS TO COORDINATE ALL EXCAVATION WORK WITH PROPER GOVERNING AGENCY.
14. SIDEWALK AND WALKWAY CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL AIDE (AMERICAN WITH DISABILITIES ACT) AND ALL CITY REGULATIONS.
15. NO SIDEWALK OR CROSSWALK SHALL EXCEED 2% CROSS SLOPE OR 8% RUNNING SLOPE. CONTRACTOR SHALL MEASURE SLOPES OF CONCRETE FORMS PRIOR TO POURING, AND AFTER EXCAVATIONS AND CURBS THAT EXCEED MAXIMUM SLOPES PRIOR TO POURING CONCRETE. DO NOT POUR ANY SIDEWALKS OR CROSSWALKS THAT ARE IN EXCESS OF MAXIMUM SLOPES.
16. ADA ACCESSIBLE SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. ALL ADA ACCESSIBLE SPACES SHALL BE FORMED AND POURED WITH CONCRETE. CONTRACTOR SHALL MEASURE SLOPES OF CONCRETE FORMS PRIOR TO POURING, AND AFTER EXCAVATIONS AND CURBS THAT EXCEED MAXIMUM SLOPES PRIOR TO POURING CONCRETE. DO NOT POUR ANY ADA ACCESSIBLE SPACES THAT ARE IN EXCESS OF MAXIMUM SLOPES.
17. SIGNAGE IS REQUIRED AT EVERY HANDICAP ACCESSIBLE PARKING SPACE AND CURB CUT. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.
18. ANY DEVIATIONS FROM THE PLANS MUST BE APPROVED IN WRITING BY THE OWNER'S ENGINEER.
19. ALL 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 ARE NOT SHOWN.
20. CONTRACTOR TO VERIFY DEPTH, LOCATION, AND SIZE OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS.
21. ALL SITE LIGHTING SHALL BE DIRECTED INWARD WITH SHIELDED HOODS. NO LIGHT SHALL SPILL ONTO ADJACENT PROPERTIES.
22. ALL PARKING SPACES SHALL BE 9'X18' UNLESS OTHERWISE SPECIFIED.
23. DUMPSHED SHALL BE ROLL AWAY STYLE WHICH SHALL BE KEPT IN THE DRIVEWAY.
24. STEPS SHALL HAVE 12" TREAD AND 6"-7" RISE.



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CONCORD REALTY OFFICE

RICHARD GARRETT

2126 TRENTON RD., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE



SITE LAYOUT & STAKING PLAN

[illegible]

Sheet No.

C 2.00

ISSUED FOR: ☒ **PERMITTING** ☐ **BID PURPOSES** ☐ **CONSTRUCTION**

X:\2025\12\25-12-03778 GARRETT - 2126 TRENTON RD\CIVIL\CAD FILES\XREF\PG-BASE.DWG

X:\DRAWINGS\01 SURVEY\GARRETT - 2126 TRENTON RD\CONV\CAD FILES\DWG\PG-BASE.DWG
PLOTTER: 6/14/2023 12:25 PM



0

10

20

30

SCALE: 1" = 10'

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

—

BOUNDARY LINE

PROPERTY LINE

MBSL

PUDE

ROAD CENTERLINE

EXISTING EDGE OF PAVEMENT

EXISTING CURB

EXISTING CURB & GUTTER

PROPOSED EDGE OF PAVEMENT

PROPOSED EXTRUDED CURB

PROPOSED TURNDOWN SIDEWALK

EXISTING BUILDING

PROPOSED HANDICAP PARKING

PROPOSED BUMPER BLOCK

PROPOSED HANDICAP PARKING SIGN

PROPOSED HANDICAP AISLE / NO PARKING AREA

PROPOSED SIDEWALK CONCRETE

PROPOSED LIGHT DUTY CONCRETE

PROPOSED LIGHT DUTY ASPHALT PAVING

PROPOSED HEAVY DUTY ASPHALT PAVING

PROPOSED LANDSCAPE / GREEN AREA

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF NEW PAVEMENT.
- CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRILPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- CONCRETE WALKS & PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
- EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
- CONTRACTOR JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, & SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10 FT. SEGMENTS.
- NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
- PARKING STRIPES SHALL BE 4-INCH WHITE HEAVY DUTY FAST DRYING TRAFFIC PAINT. CONTRACTOR TO APPLY SECOND COAT OF PAINT PRIOR TO FINAL INSPECTION.
- SIGNAGE, STRIPING, AND PAVEMENT OUTSIDE OF DEVELOPMENT ENTRANCE SHALL CONFORM WITH MONTGOMERY COUNTY HIGHWAY DEPARTMENT OR MUTCD REQUIREMENTS.
- ALL DIMENSIONS/COORDINATES ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL RETAINING WALL DIMENSIONS ARE FROM THE CENTER OF THE WALL.
- CONTRACTOR IS TO COORDINATE ALL UTILITY WORK WITH PROPER GOVERNING AGENCY.
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- NO SIDEWALK OR CROSSWALK SHALL EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE. CONTRACTOR SHALL MEASURE SLOPES OF CONCRETE FORMS PRIOR TO POURING, AND NOTIFY ENGINEER OF ANY SLOPES THAT EXCEED MAXIMUM SLOPES PRIOR TO POURING CONCRETE. DO NOT POUR ANY SIDEWALKS OR CROSSWALKS THAT ARE IN EXCESS OF MAXIMUM SLOPES.
- ADA ACCESSIBLE SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. ALL ADA ACCESSIBLE SPACES SHALL BE FORMED AND POURED WITH CONCRETE. CONTRACTOR SHALL MEASURE SLOPES OF CONCRETE FORMS PRIOR TO POURING, AND NOTIFY ENGINEER OF ANY SLOPES THAT EXCEED MAXIMUM SLOPES PRIOR TO POURING CONCRETE. DO NOT POUR ANY ADA PARKING SPACES THAT ARE IN EXCESS OF MAXIMUM SLOPES.
- SIGNAGE IS REQUIRED AT EVERY HANDICAP ACCESSIBLE PARKING SPACE AND SHALL COMPLY WITH ADA REGULATIONS AND MUTCD REQUIREMENTS. ANY DEVIATIONS FROM THE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER.
- 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 PLAN.
- CONTRACTOR TO VERIFY DEPTH, LOCATION, AND SIZE OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS.
- ALL SITE LIGHTING SHALL BE DIRECTED INWARD WITH SHIELDED HOODS. NO LIGHT SHALL SPILL ONTO ADJACENT PROPERTIES.
- ALL PARKING SPACES SHALL BE 9'X18' UNLESS OTHERWISE SPECIFIED.
- DUMPSTER SHALL BE ROLL AWAY STYLE WHICH SHALL BE KEPT IN THE GARAGE.
- STEPS SHALL HAVE 12" TREAD AND 6"-7" RISE.

ISSUED FOR:

☒ PERMITTING

☐ BID PURPOSES

☐ CONSTRUCTION

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2126 TRENTON RD., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

APPROVED FOR CONSTRUCTION

RECORDED IN MONTGOMERY COUNTY, TENNESSEE

BOOK 17863 PAGE 1

SITE & SURFACE MATERIALS

Sheet Title

No.

Date

Revision Description

Drawn By: HH

Date: October 6, 2022

File Name: PG-BASE.dwg

Checked By: HRS

Proj. No.: 25-12-03778

Sheet No.

C 2.01