



Access Management Board of Appeals AGENDA

DATE: April 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 - January 21, 2026

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2026-02 - 1662 Golf Club Ln

DESCRIPTION: The property owner is requesting one driveway on Golf Club Ln

OWNER: Mat Lasater **EMAIL:** mat@matlasater.com

ENGINEER: TTL **EMAIL:** hsmith@ttlusa.com

VIII. ADJOURNMENT

Access Management Board of Appeals Minutes

lanes going each way and a center turn lane, and the access meets all clearance requirements of the ordinance and T-DOT, with the required clearance being 125.

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

- Jack Frazier made a motion to approve the driveways with replating the existing plat

- 2nd motion
Syd Hedrick

- Vote 3-0

Chair Wanda Smith, Jack Frazier, and Christian Black approved the motion, with Bryce Powers abstaining

VI. ADJOURNMENT

A motion to adjourn was entertained by Chair Wanda Smith, moved by Jack Frazier, and seconded by Christian Balk. 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. 2026-02

Mat Lasater

AGENT _____ 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 utilize the existing driveways at
11662 Golf Club Lane

The affected property is located at 11662 Golf Club Ln.

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 CSD:

- Minimum distance from the intersection.
- Minimum distance from the property line.

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:

Driveway locations are existing.

Mat Lasater

Print Property Owner Name

Property Owner Signature

mat@matlasater.com

Email Address

931-266-0555

Phone Number

If Different From Owner

Print Appellant Name

Appellant Signature

Email Address

Phone Number



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

SITE REVIEW REPORT

Mar 24, 2026

Case: SR - 30 - 2026

Applicant: Retasal Holdings LLC **Agent:** Houston Smith, TTL
Name of Site: 1662 Golf Club Lane
Proposed Use: TBD
Location: At the SW intersection of Gary Hills Drive and Golf Club Lane
Tax Map(s): 080G **Parcel(s):** D 004.00
Acreage: 0.34 +/-
Number of Units: +/- **Sq. Footage:** 1,152 +/-
Civil District: 12
Zoning: OP - Office, Professional District
Growth Plan Area: CITY

Staff Recommendation:

Department Comments:

1. Clarksville Street Dept:

- Grading permit required
- Access appeal required for the following:
 - - Minimum distance from intersection
 - - Minimum distance from property line
- Replat required for cross access easement

2. Clarksville Fire & Rescue:

Comments received from department and they had no concerns.
n/c

3. Clarksville Gas & Water Dept:

Approved utility plan required

4. Clarksville Building & Codes Dept:

Comments received from department and they had no concerns.
- No comment

5. CDE Lightband:

For site plan approval, one of the following two criteria must be met: For the power line along the western property line.

Case: SR - 30 - 2026

1. The CDE Lightband-owned utility lines must be relocated by CDE Lightband, per CDE Lightband's design, at full cost to the Developer. Any easements required by CDE Lightband for the design must be shown. The Developer is responsible for clearing the new route according to CDE Lightband's requirements. The cost for relocation must be paid in full before plat approval. Or,

2. A utility easement shall originate at the property boundary and extend 10 feet perpendicularly outward from the power lines, along the entire length of the lines, to create a continuous easement 20 feet wide, centered on the utility poles, and encompassing all poles and lines throughout the property.

6. Clarksville Police Dept:

Comments received from department and they had no concerns.

No comment

7. Clarksville Montgomery County School System:

Moore Elementary School **Bldg Utilization:** 82% **Portables in use:** 1

Richview Middle School **Bldg Utilization:** 101% **Portables in use:** 3

Clarksville High School **Bldg Utilization:** 101% **Portables in use:** 5

Comments received from department and they had no concerns.

No comment

8. Address Dept:

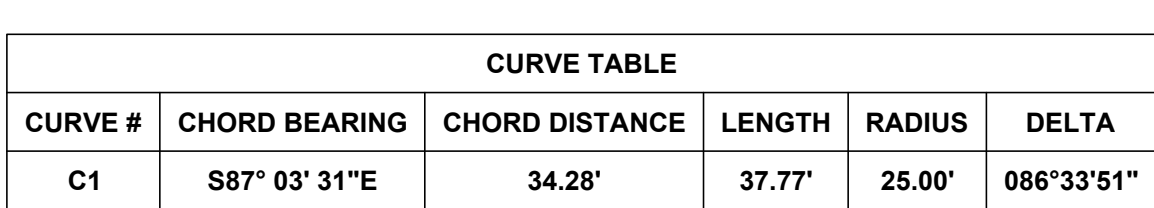
Will this need suite addressing?

9. Clarksville Parks & Recreation Dept:

The Parks Dept has no issues with this site plan.

10. N/A:

N/A



**VICINITY MAP
(NOT TO SCALE)**

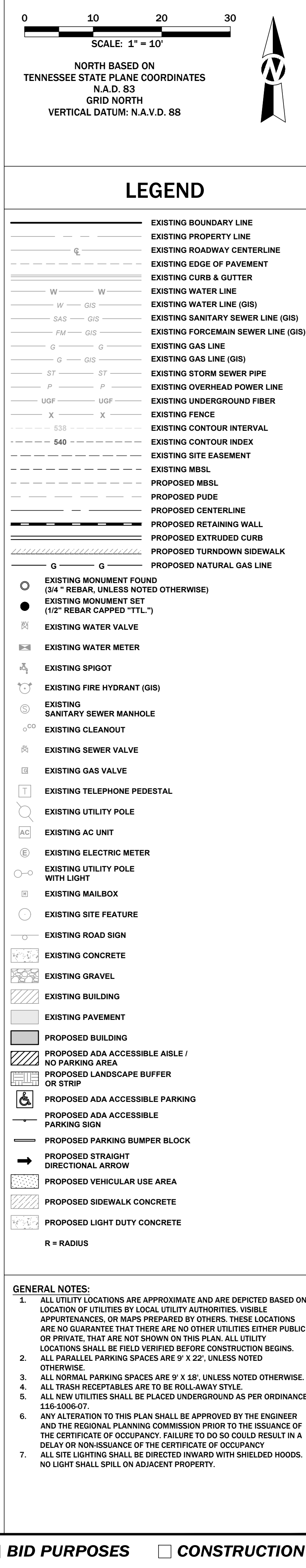
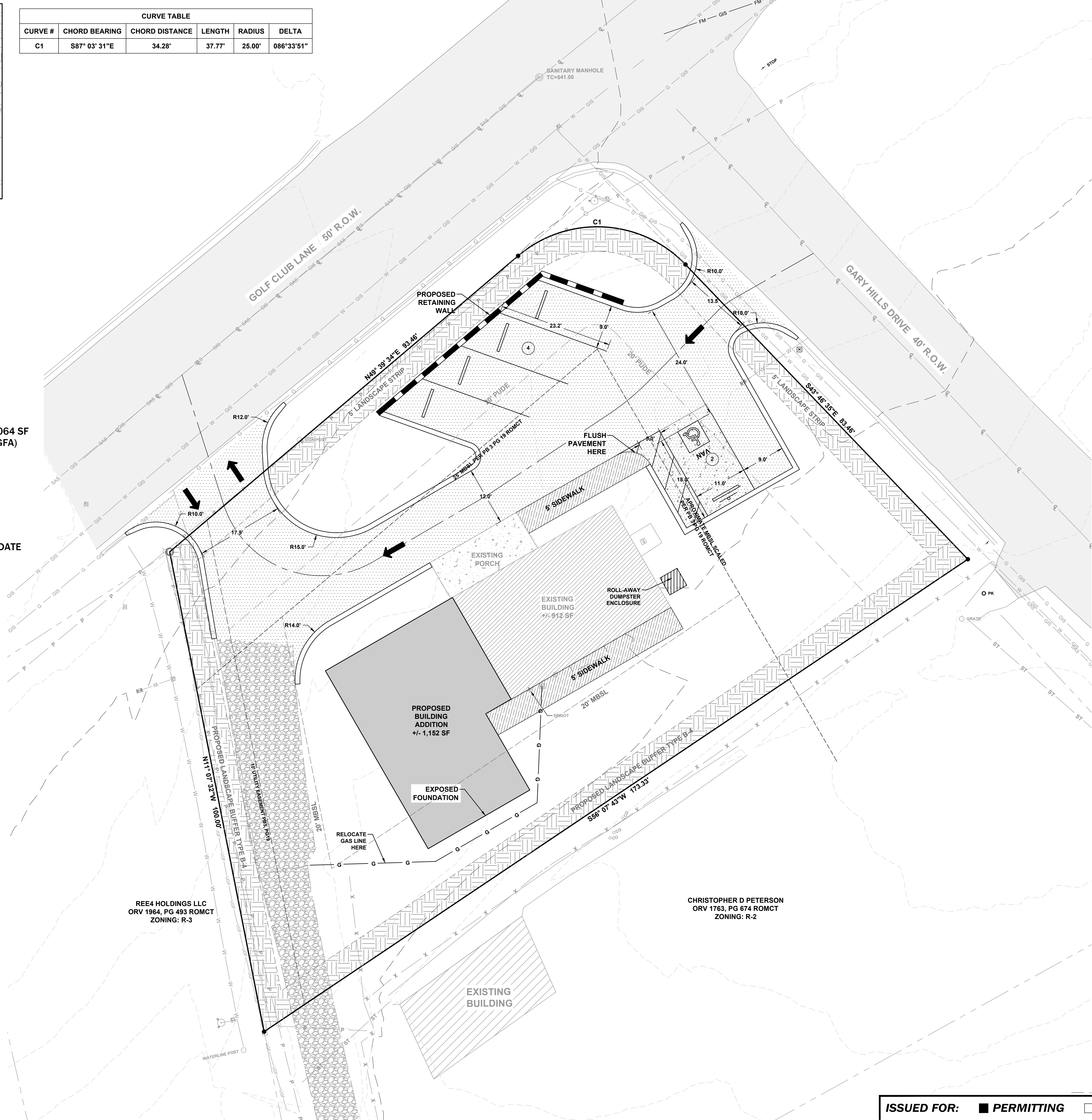
GENERAL INFORMATION:

RETASAL HOLDINGS LLC
1662 GOLF CLUB LN
CLARKSVILLE, TN 37043

TAX MAP NO. 80G PARCEL NO. 4.00
CURRENT ZONING: OP
DEED REF. # O.R.V. 2470, PG 4844 ROMCT
TOTAL (SITE) ACREAGE: +/- 0.34 AC

SITE DATA:

SITE ACREAGE: 14,124 SF (+/- 0.32 ACRES)
PROPOSED BUILDING ADDITION: 1,152 SF (8%)
TOTAL NEW USABLE BUILDING SQUARE FOOTAGE: 2,064 SF
PROPOSED PARKING REQUIRED: 6 (3 PER 1,000 SF GFA)
PROPOSED PARKING PROVIDED: 6
PROPOSED ADA PARKING REQUIRED: 1
PROPOSED ADA PARKING PROVIDED: 1
1 ANGLED PARKING SPACE = 9' X 23.2' (209 SF)
1 NORMAL PARKING SPACE = 9' X 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 3,917 SF (28%)
PROPOSED IMPERVIOUS AREA: 5,738 SF (41%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE



Sheet Title SITE PLAN	
No. Date	Revision Description
Drawn By: GS Date: February 25, 2026 Checked By: HRS Date: February 25, 2026 Proj. No.: 26-12-00119	

Sheet No.

SP 1.00

1662 GOLF CLUB LANE GENERAL OFFICE BUILDING

RETASAL HOLDINGS LLC

1662 GOLF CLUB LANE
CLARKSVILLE, TENNESSEE

2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

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

Sheet No.
SP 1.00