

**SELMER BOARD OF ZONE AND APPEAL
MEETING MINUTES
TOWN OF SELMER, TENNESSEE
September 16, 2025 5:30 PM**

PRESENT: Carry Ward
Michael Dawson
Sherry Kiser

ALSO PRESENT: Brandon Vaughan
Sherry Inman
Chris Pate
Anthony Carr
Justin Coleman
Ted Roberts
Kevin Brush

ABSENT:

MEDIA: Live Stream to Facebook

Meeting Called to Order by Brandon Vaughan at 5:31 PM

Establish a Quorum With 3 members of the Board present a quorum was established.

APPROVAL OF MINUTES: Called Meeting Minutes August 19, 2025

DISCUSSION: None

Motion Motion to Approve August 19, 2025, minutes.
by Sherry Kiser

Motion second by Carie Ward

Vote All were in favor with None opposed.

Old Business

None

New Business

Agenda item

- 1.) Special Exception, use on appeal located at:
500 Peach Street Selmer, Tennessee 38375
(McNairy County Tax Map 080, Group A Parcel 004.00)

New Business

Agenda Item 1.)

- 2.) Special Exception, use on appeal located at:
500 Peach Street Selmer, Tennessee 38375
(McNairy County Tax Map 080, Group A Parcel 004.00)

DISCUSSION:

- Brandon presented the special exception for use on appeal for the Selmer Utility Department garage site plan.
- Brandon opened the meeting for discussion.
- Brandon provided a brief background of the reason for the review. Pointing out that the BZA should review for two reasons. Explaining that zoning ordinance allows for two categories of uses, the permitted uses and special exception use on appeal. The special exception use on appeal are uses that by nature of the use should be reviewed by BZA for special consideration as impact to the neighborhood.
- Brandon informed the second item of consideration would be verifying that 10th street is a “paper street” and not an active street.
- Brandon recommended that one contingency would be the addition of a BZA certificate to the site plan.
- Chris informed that there was a 30 foot right of way on one of the streets.
- Chris informed that Tenth Street needs special consideration as a paper street. That a paper street was specific to this particular site plan. Educating that paper streets are uncommon, but not unheard of. And that they should be addressed case by case. This particular paper street would not have significant effect being that there were other streets for emergency access and rerouting.
- Chris inform that the proposed building was slightly larger than the previous building.

- Chris also informed that the BZA could provide latitude in side yard setbacks. That he preferred that setback relief be provided on least active street.
- Michael asked for clarification of location of Tenth Street in relation to the Elm Street.
- Chris confirmed yes, Tenth Street ran parallel to Elm Street and is actually the parking lot at the front of the proposed garage.
- Justin advised that Tenth Street is actually gated at each end and closed at 3:30 each afternoon.
- Justin informed that the depth of the building increased by 10 feet.
- Chris asked how far from the property line the building would be.
- Justin informed there is an existing retaining wall. That the wall is roughly 20 feet away.
- Sherry offered that most people are unaware that the Tenth street even exist.
- Sherry asked if there was still a house on the adjoining lot.
- Justin informed that there is still a house there, but that he believes it will most likely be torn down.
- Chris offered the new garage will likely be built before the other property is occupied.
- Sherry offered that most of the houses or properties around the lot were vacant or destroyed in the storm.
- Justin offered that given the opportunity Selmer Utility Department would like to purchase the adjoining lot.
- Michael asked for clarification that Tenth Street is a paper street and has not been used as an active street.
- Brandon answered yes that it is gated and locked at 3:00.
- Justin informed that it has equipment parked in it all day and that it is locked in the afternoons.
- Sherry asked is there a need to keep it as a paper street.
- Chris informed that would be a decision the Planning Commission would review and decide on. That in that situation he recommends changing it from a paper street to a utility easement.
- Chris informed that after Planning Commission approval it would need City Board approval.
- Carie asked for clarification of how much the proposed building expanded.
- Justin informed the building would expand 10 feet to the south and would have an overhang on the side toward Circle Hill.
- Chris provided a staff recommendation of approval pending planning Commission approval contingent on BZA certificate being added, signatures being obtained, and the reason discussed concerning Elm Street and the alternative access from Peach to Circle Hill.
- Michael asked for clarification of the need to discuss Tenth Street.

- Chris informed there needs to be the president set that paper streets are reviewed and a determination is made. Explaining there may be other paper streets that the setbacks may cause issues.
- Chris reiterated that every decision made by BZA needs to be site specific even in the motion so that it does not open a door to inadvertently allow for something on another lot.

Motion Motion to grant the special exception use on appeal due to there being no concern north facing front of the lot. That south expansion appears to leave at least 10 feet of space.

by Michael Dawson

Motion second by Sherry Kiser

Vote All were in favor with none opposed.

DISCUSSION:

- Brandon asked if all three members would be available to stay for the training to be presented during the Planning Commission meeting.
- All three members confirmed yes.

MOTION TO ADJOURN:

MOTION MADE BY: Sherry

SECOND BY: Michael

TIME 5:54 PM

Approval of Minutes

Planning Commission Secretary. _____ Date _____