

**SELMER MUNICIPAL-REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**TOWN OF SELMER, TENNESSEE**

May 20, 2025

6:00 PM

**PRESENT:** Easton Glover, Chairman  
Josh Waffird, Vice Chairman  
Sherry Kiser, Secretary  
Homer Watson, Planning Commissioner  
Willie Sain, Planning Commissioner

**ALSO PRESENT:** Brandon Vaughan, Building Inspector  
Sherry Inman  
Anthony Carr  
Jay Patel and Partner in business  
Ted Roberts  
Chad Rickman

**ABSENT:** Brett Hill, Planning Commissioner

**MEDIA:** Live Streamed to Facebook

Meeting Called to Order by Easton Glover at 6:18 PM

Establish a Quorum With 5 members of the Board present a quorum was established.

**APPROVAL OF MINUTES:** 1.) Regular Meeting Minutes April 15, 2025

**DISCUSSION:** None

**Motion**

A motion to approve April 15, 2025, minutes.  
by Homer Watson

**SECOND BY:**

Motion second by Josh Waffird

**Vote**

All were in favor with none opposed.

### **Old Business**

1. Review of Zoning Map

### **New Business**

#### **Agenda item**

- 1.) Initial Review comments Jay Patel Liquor Store 403 Peach Street
- 2.) Initial review comments North Y Gas Station/ Convenience Store, Selmer Tn.

### **New Business**

- 1.) **Agenda Item 1.)** Initial Review comments Jay Patel Liquor Store 403 Peach Street

#### **DISCUSSION:**

- Easton introduce the review of the subdivision plat and site plan for Jay Patel Liquor Store.
- Chris presented his review of the subdivision plat and site plan for Jay Patel's liquor store.
- Chris explained that the subdivision plat was submitted separate from the site plan.
- Chris asked if there were any changes in the building from what was presented on the site plan.
- Brandon explained that a second site plan with the updated larger building was submitted.
- Josh asked which site plan would be the updated building.
- Brandon informed that the site plan with the new building would be the plan with a 3000 square foot building.
- Brandon clarified explaining the 3 prints that were submitted; a subdivision plat, a site plan with originally proposed building at 2421 square feet, and an updated site plan reflecting the enlarged square footage totaling 3000 square feet.
- Chris informed that the board does not review for TDOT, or state liquor license requirements.
- Chris recommended approval provided that the noted recommended corrections were made.

- Chris informed, as a matter of education, that the rear setback was on a platted undeveloped street. Therefore it should meet a front yard setback to comply with future development of the street.
- Chris asked if Chad had made the setback for the rear of property compliant with a front yard setback.
- Easton informed yes, it had been corrected.
- Josh asked, was there a proposed drive through for the site.
- Brandon referred to Jay.
- Jay answered yes there will be.
- Chris informed that he was unaware of the drive through.
- Chris expressed concern for the clearance for the drive through.
- Easton informed there was a drive through on the original building.
- Jay informed that the drive through would change from the left side of the building to the right side of the building.
- Chris asked for clarification about the location of the drive through.
- Sherry informed that looking at the front of the building from the street it would be located on the right side of the building. That the drive through for the original building, that was damaged in the storm, was on the left side.
- Brandon informed that the drive through should not affect the parking.
- Chris asked about the distance between parking spaces.
- Easton informed 20 feet.
- Brandon confirmed the plan indicated 20 feet.
- Chris informed that 20 feet should be sufficient.
- Easton verified that the site plan met the request to change the warren avenue set back and did have the surveyor's stamp.
- Chris informed that each plat should be acted upon individually.

#### **Motion**

A motion to approve the site plan contingent upon acquiring all the required signatures was made by Josh Waffird.

#### **SECOND BY:**

A motion second by Willie Sain

#### **Vote**

All were in favor with none opposed

#### **Motion**

A motion to approve the subdivision plat was made by Josh Waffird.

#### **SECOND BY:**

A motion second by Willie Sain

## **Vote**

All were in favor with none opposed

- 1.) **Agenda Item 2.)** Initial review comments North Y Gas Station/ Convenience Store, Selmer Tn.

## **DISCUSSION:**

- Brandon presented the preliminary site plan for the North wye Gas station and indicated that there was only one print for the gas station site plan.
- Chris informed that it will be contingent upon BZA action due to the lot having multiple front yards and one side yard.
- Sherry asked about the location of the building in relation to the original building.
- Brandon asked for confirmation that the blueprint for the proposed building was larger.
- Jay confirmed that the blueprint was for a larger building that indicated on the Preliminary site plan.
- Chris informed that the larger building complicated the site plan and required more parking.
- Brandon explained to the board that parking for a building is based off the square footage of the building.
- Sherry asked what the number of required spaces should be.
- Chris offered if due to the odd shape of the lot, BZA could require lot spaces to be contracted.
- Chris informed that BZA can't waive parking requirements and certainly can't waive handicapped spaces as they are federal law.
- Chris asked had Chad been able to update the site plan to reflect the channelization requested by TDOT.
- Chad informed that yes, he had cross hatched the area as requested by TDOT.
- Chad informed that he had also made a note of TDOT requirements on the site plan.
- Sherry asked how many parking spaces were needed.
- Michael asked could BZA see the before and after site plans for the update footprint.
- Brandon informed that the site plan submitted was the originally propose smaller footprint.
- Chris informed Jay, outside a zoning review, that the building being larger could be an issue in the future with potential investors.
- Brandon informed that due to the shape of the lot, extending the building will require additional parking when parking will already be an issue with the current size of the building.

- Jay informed that they were ok with leaving the building size as proposed on the original site plan.
- Brandon informed that he had concerns that extending the building would encroach on the setbacks.
- Chris informed that the rear adjoining lot, although used as a residential lot was in fact a commercial zoning.
- Josh asked could the house behind be rebuilt as a residential house being that it was a B-1 zoning.
- Chris informed yes, that under non-conforming relief 13-7-208 it could be rebuilt.
- Easton asked for clarification that if that building was to increase in size, could it run into issues that would prevent them from building.
- Chris offered that if there is a 10-foot rear set back it would not allow room to drive around the building.
- Easton offered that she wanted to get confirmation that if left as proposed the site plan had less issues to work through.
- Chris reminded that BZA review would still be required.

#### **Motion**

A motion to approve the site plan contingent upon BZA Review was made by Josh Waffird.

#### **SECOND BY:**

A motion second by Sherry Kiser

#### **Vote**

All were in favor with none opposed

#### **Old Business**

1. Review of Zoning Map

#### **DISCUSSION:**

- Chris ask would the board like to discuss the old business.
- Easton offered that she and the board would like to table until everyone was present.
- Chris offered that individual that would like to have property rezoned can bring to the Planning Commission.
- Chris offered that if needed he could be at the BZA for TCA references

#### **MOTION TO ADJOURN:**

**MOTION MADE BY:** Sherry Kiser

**SECOND BY:**

**TIME**                      6:41 PM

**Approval of Minutes**

Planning Commission Secretary. \_\_\_\_\_ Date \_\_\_\_\_