

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

TOWN OF SELMER, TENNESSEE

March 17, 2025

6:00 PM

PRESENT: Easton Glover, Chairman
Carie Ward, Vice Chairman
Sherry Kiser, Secretary
Carrolyn Simmons, Planning Commissioner
Andrea Mitchell, Planning Commissioner
Kevin Brush, Planning Commissioner
Willie Sain, Planning Commissioner

ALSO PRESENT: Brandon Vaughan, Building Inspector
John Smith, Mayor
Anthony Carr, Fire chief
Ted Roberts
Hayden Deberry, Lifespan
Keith Trillion, Robinson Outdoors
Trey and Molly Moore
Jessica Huff
Dakota Moore

ABSENT:

MEDIA: Live Streamed to Facebook

Meeting Called to Order by Easton Glover at 6:00 PM

Establish a Quorum With 7 members of the Board present a quorum was established.

APPROVAL OF MINUTES: 1.) Regular Meeting Minutes February 17, 2026

DISCUSSION: None

Motion A motion to approve February 17, 2026, minutes.
by Willie Sain

Motion second by Sherry Kiser

Vote All were in favor with none opposed.

Old Business

None

New Business

Agenda item

- 1.) Initial review Comments Robinson Outdoors LLC for V-Type Billboard on Parcel 01.00, Group B, Tax map 99-I
- 2.) Review of Mixed-Use District 11-702 R-O-R (Residential-Office-Retail)District
- 3.) Review Comments Revised New Clinic Facility Lifespan Health Plans (Mainly Sheets C-2, C-3, and C-3.1)

New Business

Agenda Item 1.) Initial review Comments Robinson Outdoors LLC for V-Type Billboard on Parcel 01.00, Group B, Tax map 99-I

DISCUSSION:

- Easton introduced the Robinson Outdoor site plan for the proposed billboard sign.
- Chris offered a background of the reason for planning commission review, stating planning commission typically does not review signs. This review is more for the land use review.
- Chris informed of zoning requirements for Billboards signs.
- Chris informed that TDOT approval is required for a changeable message sign.
- Chris ask would the existing billboard be replaced.
- Keith informed yes, the existing sign would be replaced by this sign.
- Chris ask were there any other signs of this nature within 1000 feet.
- Keith informed there were no other signs within 1000 feet.
- Chris as would the property be purchased or leased.
- Keith informed the property will be purchased.
- Chris informed any approval should be contingent upon TDOT approval.
- Chris asked if PEC had been contacted for their approval.
- Keith informed yes.
- Chris recommended approval contingent upon:
 1. existing sign be removed
 2. TDOT approval
 3. there is no encroachment upon any easements

4. surveyor stamp be provided.
- Chris also informed that TDOT paperwork must be provided prior to issuance of a sign permit.

Motion

A motion to approve with contingent of TDOT approval made by Sherry Kiser

A motion second by Kevin Brush

Vote

All were in favor with none opposed

Agenda Item 2.) Review of Mixed-Use District 11-702 R-O-R (Residential-Office-Retail)District

DISCUSSION:

- Easton introduced the proposed R-O-R district.
- Chris informed this would be a mixture Office and Residential district.
- Chris informed that TDOT approval would be required with any development or change in use.
- Chris informed that this would trigger ADA compliance for conversion of any existing residential buildings.
- Chris informed that typically residential is not mixed on main thoroughfares because true commercial districts create jobs and taxes. Duplexes and multifamily are taxed at commercial rates, however they do not create jobs and taxes.
- Chris would like for minimum lot areas in the proposed rezoning to be considered for compliance.
- Chris informed that the side yard setbacks could be adjusted.
- Chris informed that duplexes should be one per lot.
- Discussion was tabled for time constraints and to give the board time review.

Agenda Item 3.) Review Comments Revised New Clinic Facility Lifespan Health Plans (Mainly Sheets C-2, C-3, and C-3.1)

DISCUSSION:

- Easton presented the revised site plan for Lifespan.
- Chris informed that planning commission had previously reviewed and approved a site plan for Lifespan. This would be a revised site plan.
- Chris informed there was a garage in the rear that was removed.

- Hayden informed the majority of changes were to the utilities and the removal of the garage.
- Chris informed the proposed structure is outside of the flood plain.
- Chris informed that the email contained a site plans in color with highlighted corrections.
- Chris informed that the plat needs to be recorded with the matching easement.
- Chris informed that the city and utility department needs copy showing the recording at the courthouse.
- Chris recommended approval contingent upon TDOT approval and recording of the plat at the court house with matching easement.

Motion

A motion to approve with contingent of TDOT approval and the plat with matching easement be recorded made by Willie Sain

A motion second by Sherry Kiser

Vote

All were in favor with none opposed

MOTION TO ADJOURN:

MOTION MADE BY: Sherry Kiser

SECOND BY: Willie Sain

TIME 6:17 PM

Approval of Minutes

Planning Commission Secretary. _____ Date _____