

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

TOWN OF SELMER, TENNESSEE

October 21, 2025

6:00 PM

PRESENT:

Josh Waffird, Vice Chairman
Sherry Kiser, Secretary
Homer Watson, Planning Commissioner
Willie Sain, Planning Commissioner
Kevin Brush, Planning Commissioner

ALSO PRESENT:

Brandon Vaughan
Sherry Inman
Anthony Carr
Paul Perkins, Forcum Lannom
Randal Rhodes, Forcum Lannom
Rebecca Wright, Lifespan Health
Hayden DeBerry, L. I. Smith
John Smith
Dakota Moore
Ted Roberts
Chris Pate via phone (Planning Conference)

ABSENT:

Easton Glover, Chairman

MEDIA:

Live Streamed to Facebook

Meeting Called to Order by Josh Waffird at 6:00 PM

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

APPROVAL OF MINUTES: 1.) Regular Meeting Minutes September 16, 2025

DISCUSSION: None

Motion A motion to approve September 1, 2025, minutes.

by Homer Watson

Motion second by Sherry Kiser

Vote All were in favor with none opposed.

Old Business

None

New Business

Agenda item

1.) Lifespan site plan stamped 10/20/2025

New Business

1.) **Agenda Item 1.)** Lifespan site plan stamped 10/20/2025

DISCUSSION:

- Josh introduced the site plan for Lifespan medical center dated 9/10/25.
- Chris gave details of the site plan. Explaining that the site needed to provide a subdivision plat that had been approved and recorded otherwise that should be addressed. Chris informed that the survey he had seen was prepared in 2024 and could be modified to be submitted as a subdivision plat for the approval required by state law.
- Chris informed the property is zoned H1 and the proposed use is allowed under professional services.
- Chris informed it does conform with parking requirements.
- Chris informed that the flood plain is indicated on the site plan and that the site plan does not indicate any development in the AE Zone.
- Chris ask was the Fire Chief at the meeting and ask had he reviewed the site plan for location of fire hydrants.
- Brandon confirmed yes, the Chief Carr was at the meeting.
- Carr informed that the “test Hydrant” indicated on the site plan is an actual hydrant. And that they were adding a hydrant on the west side of the building.
- Chris informed that the last concern was TDOT approval of the site plan.
- Hayden informed they had sent the plans to TDOT and that TDOT requested one change, and it had been sent back after the correction was made. Hayden informed they expect to be hearing back from TDOT soon.
- Chris informed that the city should obtain a copy of the TDOT approval and permit for their records.
- Chris asked did utilities have any further concerns?

- Brandon asked Hayden had the concerns that the utility department’s engineer pointed out been addressed?
- Hayden confirmed yes.
- Chris asked what were those concerns?
- Brandon informed that he had not printed those comments for the meeting.
- Chris informed that the board should be mindful of the difference between surveyor and engineer.
- Brandon ask for confirmation that Chris was explaining that the site plan could be approved from the 2024 survey that to our knowledge had not been approved yet.
- Chris confirmed yes the survey could be use to verify boundaries for the site plan but did not suffice as the subdivision plat.
- Chris informed that the site plan should reference the survey that was used for the boundary description.
- Hayden confirmed that there is a certificate for the survey on the site plan.

Motion

A motion to approve with contingent of TDOT approval and signatures be obtained 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:

TIME 6:15 PM

Approval of Minutes

Planning Commission Secretary. _____ Date _____