

SELMER MUNICIPAL-REGIONAL PLANNING COMMISSION
MEETING MINUTES
TOWN OF SELMER, TENNESSEE
November 18, 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	Felisha Porter
Chris Pate	Johnnie Kay Witt
Anthony Carr	Leslie Thrasher
Ted Roberts	Keith Freeman
John Smith	Bernard Blasingame

ABSENT:

Easton Glover, Chairman

MEDIA:

Live Streamed to Facebook

Meeting Called to Order by Josh Waffird at 6:02 PM

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

APPROVAL OF MINUTES: 1.) Regular Meeting Minutes October 21, 2025

DISCUSSION: None

Motion A motion to approve October 18, 2025, minutes.
by Sherry Kiser

Motion second by Willie Sain

Vote All were in favor with none opposed.

Old Business

None

New Business

Agenda item

- 1.) Jesus Cares Subdivision (Dated 10-15-2025)
- 2.) Jesus Cares Rezoning Request
- 3.) Jesus Cares Site Plan (Dated 10-15-2025)
- 4.) Minor Plat for McNairy County (Dated 10/27/25 McNairy County Tax Map 90, parcel 71.00)

New Business

Agenda Item 1.) Jesus Cares Subdivision (Dated 10-15-2025)

DISCUSSION:

- Josh introduced the Jesus Care Minor Subdivision Plat.
- Chris offered background for the property. Expressing the desire of Jesus Cares to combine two lots located at 424 W Court Avenue, McNairy County Tax map 89-C Group B Parcels 2 and 3.
- Chris informed that pending the approval of the Subdivision plat, Jesus Cares wished to request rezoning the portion currently known as Parcel 2 from R2 to B1 making the entire new lot B1.
- Chris informed that the requested 24 feet spacing requested in initial review would be immaterial should not hold the approval of site plan.
- Josh ask for clarification on process, Should the minor subdivision plat be a separate motion from the rezoning request motion.
- Chris clarified that yes there should be three separate motions.
- Chris offered the staff recommendation of approval of all three motions.
- Chris added that there is a paper street on the plat. Making multiple corners, and that in the event of future sale of property the buildings could be separated with the established side yards.
- Sherry ask for clarification of which lots Jesus Cares owned.
- Chris offered the North and South corner lots did have different owners and that the rest of the lots were owned by Jesus Cares.
- Chris reiterated that there is a paper street that is not there.
- Chris offered that Jesus Cares had reached out to TDOT for their approval.

- Sherry ask for clarification for how the motion for the subdivision plat should be made and which lots should be included.
- Chris offered that it would be a motion for the subdivision plat alone. Followed by separate motions for the rezoning request and the site plan.
- Brandon offered clarification of the existing property line that would be removed to make the larger lot.
- Chris offered that the three Residential lots that front on West Court are remaining Residential R2.
- Josh asked Brandon for clarifications if all of the recommendations from the initial review were met.
- Brandon referred to Chris for clarification.
- Chris confirmed that yes, they had all been met.
- Josh requested a motion for the approval of the subdivision plat.

Motion

A motion to approve the subdivision plat was made by Willie Sain

A motion second by Sherry Kiser

Vote

All were in favor with none opposed

Agenda Item 2.) Jesus Cares Rezoning Request

DISCUSSION:

- Chris offered an explanation of the difference of the subdivision and the site plan.
- Josh requested a motion for the rezoning from R2 to B1 request.

Motion

A motion to approve the rezoning request of the approved subdivision plat combining McNairy County Tax map 89-C Group B Parcels 2 and 3 from R2 to B1 was made by Sherry Kiser

A motion second by Willie Sain

Vote

All were in favor with none opposed

Agenda Item 3.) Jesus Cares Site Plan (Dated 10-15-2025)

DISCUSSION:

- Chris recommended TDOT approval for the site plan.
- Josh ask for Chris's thoughts on the parking for the site.
- Chris informed that the isle width had been scaled out and verified.
- Josh asked Chris for thoughts on the distance of separation of the buildings.
- Chris informed that the concerns were immaterial. Offering that with both buildings fronting on multiple streets that the opposing streets would count as side yards with 10 feet setbacks. Allowing for future separation of the buildings and lots should the need ever arise.
- Josh ask for Anthony Carr's thoughts from a fire safety point of view.
- Chief Carr informed that everything looked fine to him.
- Josh ask for clarification of if the site plan motion should be contingent on TDOT approval.
- Chris informed yes, the surveyor has made a note on the site plan. To maintain a good standing relationship with TDOT, their approval should be sought. Josh asked, were there any concerns, questions, or comments?
- Josh requested a motion for the site plan.

Motion

A motion to approve the site plan contingent upon the TDOT approval and the signatures be obtained was made by Homer Watson

A motion second by Willie Sain

Vote

All were in favor with none opposed

Agenda Item 4.) Minor Plat for McNairy County (Dated 10/27/25 McNairy County Tax Map 90, parcel 71.00)

DISCUSSION:

- Chris presented the subdivision plat for the McNairy County Tax Map 90, parcel 71.00 explaining he was remote for the meeting approving the Lifespan site plan.
- Chris explained that the subdivision plat was for the proposed Lifespan site owned by the McNairy County IDB.
- That the site plan established 5 feet utility easement for adjoining properties.
- Chris informed that an approved subdivision plat was not provided for review with the site plan.
- Chris informed that the approval of the plat was remedial to make sure everything was in order for the best outcome for everyone.

- Chris informed that staff recommendation would be for approval contingent upon TDOT approval and the signatures being obtained.
- Josh requested a motion for the McNairy County subdivision plat.

Motion

A motion to approve the McNairy County Tax Map 90, parcel 71.00 subdivision plat contingent upon the TDOT approval and the signatures be obtained was made by Sherry Kiser

A motion second by Willie Sain

Vote

All were in favor with none opposed

MOTION TO ADJOURN:

MOTION MADE BY: Sherry Kiser

SECOND BY:

TIME 6:16 PM

Approval of Minutes

Planning Commission Secretary. _____ Date _____