

**ANNEXATION STUDY
TOWN OF STANTON, TENNESSEE**

Amy Newman, Tax Parcel 3.00 on Haywood County Tax Map 137

Stanton Municipal Planning Commission

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Date: February 27, 2025

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ANNEXATION STUDY FOR THE TOWN OF STANTON, TENNESSEE

Introduction

The Stanton Municipal Planning Commission has undertaken this study after receipt of an application requesting annexation made on behalf of Amy Newman. Due to the expressed interest on the part of an owner to develop the property with access to Town services, the Planning Commission has undertaken to study the feasibility and desirability of annexing property petitioned for such along the east right-of-way of Tennessee State Route 222 and Truss Road not adjacent to the Town Limits. This study details the size and shape of proposed annexation as well as the revenues and expenditures associated with the annexation. The purpose of the study is to evaluate the initial and recurring costs and potential revenues associated with providing town services to the property in the annexation study area, as well as the timing of development most effective for providing these services.

Annexation Tennessee State Law - Annexation and the County Growth Plan

Tennessee Code Annotated establishes the means through which a municipality may expand its corporate limits. The methods available for annexation vary, depending upon whether the territory to be annexed is within or outside of the municipalities Urban Growth Boundary (UGB). Within the UGB, a municipality may annex territory by any of the means found in TCA Title 6 Chapter 51, which includes measures for annexing property by resolution.

Annexation by Resolution

6-51-104. Resolution for annexation by referendum — Notice.

(a)

(1) *A municipality, when petitioned by interested persons, or upon its own initiative, by resolution, may propose extension of its corporate limits by the annexation of territory adjoining to its existing boundaries; provided, however, no such resolution shall propose annexation of any property being used primarily for agricultural purposes. Notwithstanding this part or any other law to the contrary, property being used primarily for agricultural purposes shall be annexed only with the written consent of the property owner or owners.*

(2) *A referendum is not required to effectuate annexation of territory if:*

(A) *All of the property owners within the territory proposed for annexation consent in writing;*
or

(B)

(i) *[Repealed effective January 1, 2023.]*

(ii) *Subdivision (a)(2)(B) is repealed January 1, 2023.*

(b)

(1) *The municipality shall send a copy of the resolution describing the territory proposed for annexation to the last known address listed in the office of the property assessor for each property owner within the territory proposed for annexation, each adjoining property owner, the county mayor, and the county commissioners whose district includes the territory.*

(2)

(A) No later than twenty-one (21) calendar days prior to the scheduled date of the first hearing on such proposed annexation, the resolution, which must include a plan of services for the area proposed for annexation, must be:

(i) Sent by first class mail pursuant to subdivision (b)(1);

(ii) Posted in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the municipality proposing such annexation; and

(iii) Published in a newspaper of general circulation, if there is one, in such territory and municipality.

(B) A person with personal knowledge of the mailing of the resolutions pursuant to subdivision (b)(2)(A)(i) may submit a notarized affidavit to the presiding officer of the municipality attesting that such resolutions were mailed in accordance with this subsection (b). Failure of a property owner to receive a notice that was mailed pursuant to subdivision (b)(2)(A)(i) is not a reason to invalidate the annexation.

(3)

(A) No later than twenty-one (21) calendar days prior to the scheduled date of the first hearing on such proposed annexation, the municipality shall post signage that informs viewers of the proposed annexation, the date, time, and location of the public hearing on the proposed annexation, and a website address for additional information.

(B) The signs used pursuant to subdivision (b)(3)(A) must be a minimum of three feet (3') wide by two feet (2') tall, be affixed to a sturdy base with the top of the sign no less than five feet (5') from the ground, and be posted within the territory proposed for annexation and along any thoroughfare bordering the territory. The signs must remain until the territory is annexed or the annexation is abandoned.

(4) As used in this subsection (b), "adjoining property owner" means a person who owns real property that shares a common boundary with the territory proposed for annexation or that any part of the property lies within two hundred feet (200') of the territory proposed for annexation.

(c) A resolution proposing annexation by written consent of the property owner or owners shall become effective only upon adoption of such resolution by the municipality.

(d)

(1) A municipality may by resolution propose annexation of territory that does not adjoin the boundary of the main part of the municipality, without extending the corporate limits of that territory, if the territory proposed for annexation is entirely contained within the municipality's urban growth boundary and is either:

(A) To be used for industrial or commercial purpose or future residential development;
or

(B) Owned by one (1) or more governmental entities.

(2) A resolution under this subsection (d) shall be ratified only with the written consent of the property owner or owners.

(3) For purposes of this subsection (d), the boundary of the main part of the municipality is defined as the corporate limits of the territory containing its town seat or city hall.

Territory that does not adjoin that boundary before a proposal to annex it is introduced cannot be annexed except as provided in this subsection (d).

(4) The resolution shall include the plan of services adopted under § 6-51-102. The plan shall be prepared by the municipality in cooperation with the county in which the territory is located. The municipality and county shall enter into an interlocal agreement pursuant to § 5-1-113 to provide emergency services for any interceding properties and to maintain roads and bridges comprising the primary route to the area thus annexed as the municipality and county deem necessary.

(5) [Deleted by 2017 amendment.]

History

Acts 1955, ch. 113, § 3; T.C.A., § 6-311; Acts 2005, ch. 411, §§ 5, 8; 2011, ch. 495, § 1; 2014, ch. 707, § 4; 2015, ch. 512, §§ 3, 11, 16; 2017, ch. 399, § 1; 2018, ch. 1047, § 1; 2024, ch. 701, § 1.

TENNESSEE CODE ANNOTATED

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Plan of Services

An additional requirement for annexation by ordinance is the adoption of a plan of services detailing the municipality's intent and capacity to provide public services to the annexed territory. It is required to include a reasonable timetable for the delivery of services comparable to those found in other areas of the municipality. The plan must be submitted to the planning commission for review. A public hearing must be held by the Planning Commission and the Board of Mayor and Alderman. Public hearings for zoning ordinance amendments require a 21-day public hearing notice before the chief legislative body.

6-51-102. Plan of services.

(a) [Deleted by 2014 amendment, effective May 16, 2015.]

(b)

(1) Before any territory may be annexed under this part, the governing body of the municipality shall adopt a plan of services establishing at least the services to be delivered and the projected timing of the services. Upon adoption of the plan of services, the municipality shall cause a copy of the plan of services to be forwarded to the county mayor in whose county the territory being annexed is located. The plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services.

(2) The plan of services shall include, but not be limited to: police protection, fire protection, water service, electrical service, sanitary sewer service, solid waste collection, road and

street construction and repair, recreational facilities and programs, street lighting, and zoning services. If the municipality maintains a separate school system, the plan shall also include schools and provisions specifically addressing the impact, if any, of annexation on school attendance zones. If the municipality does not maintain a separate school system, then the municipality shall provide written notice of the annexation to all affected school systems as soon as practicable, but in no event less than thirty (30) days prior to the public hearing requirement set forth in subdivision (b)(4). The plan of services may exclude services that are being provided by another public agency or private company in the territory to be annexed other than those services provided by the county.

(3) The plan of services shall include a reasonable implementation schedule for the delivery of comparable services in the territory to be annexed with respect to the services delivered to all citizens of the municipality.

(4) Before the adoption of the plan of services, a municipality shall:

(A) Submit the plan of services to the local planning commission, if there is one, for study and to compile a written report, to be rendered within ninety (90) days after such submission, unless by resolution of the governing body a longer period is allowed. The local planning commission shall hold a public hearing on the plan of services at least seven (7) days prior to the public hearing pursuant to subdivision (b)(4)(B); and

(B) Hold a public hearing, with the notice of the time, place, and purpose of the public hearing to be published in a newspaper of general circulation in the municipality not less than twenty-one (21) days before the hearing. The notice must include the locations of a minimum of three (3) copies of the plan of services, which the municipality shall provide for public inspection during all business hours from the date of notice until the public hearing.

(5) A municipality may not annex any other territory if the municipality is in default on any prior plan of services.

(6) If a municipality operates a school system, and if the municipality annexes territory during the school year, any student may continue to attend such student's present school until the beginning of the next succeeding school year unless the respective boards of education have provided otherwise by agreement.

(c) [Deleted by 2014 amendment, effective May 16, 2015.]

(d) [Deleted by 2014 amendment, effective May 16, 2015.]

(e) After receiving the notice from the municipality, as provided in subdivision (b)(1), the county mayor shall notify the appropriate departments within the county regarding the information received from the municipality.

History

Acts 1955, ch. 113, § 2; 1961, ch. 320, § 1; 1969, ch. 136, § 1; 1971, ch. 420, §§ 1, 2, 3; 1972, ch. 844, § 1; 1974, ch. 753, §§ 1, 2, 8, 9; T.C.A., § 6-309; Acts 1980, ch. 849, § 1; 1981, ch. 522, §§ 1, 2; 1982, ch. 867, § 1; 1986, ch. 734, § 1; 1987, ch. 87, § 1; 1988, ch. 787, § 1; 1998, ch. 1101, §§ 19, 20; 2003 ch. 90, § 2; 2003, ch. 225, § 1; 2005, ch. 411, §§ 1, 2, 7; 2008, ch. 818, § 3; 2014, ch. 707, §§ 2(a), 3; 2015, ch. 512, § 2; 2024, ch. 701, §

2.

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ANNEXATION PETITION LETTER

January 21, 2025

Town of Stanton, Tennessee
Mayor Norman Bauer

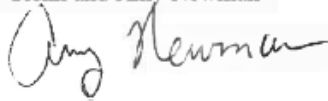
Re: Request for Annexation and Rezoning of a 1.24 ac portion of Map 137 Parcel 003.00

Dear Mayor Bauer,

We respectfully request that our property located on highway 222 between Campground Road and Truss Road, identified as Map 137 Parcel 003.00 and reflected by survey to be 1.24 ac be annexed into the Town Limits of the Town of Stanton and also request the rezoning of the property from FAR to B2 to accommodate a convenience store with gas pumps. This property does not currently have an address assigned to it so we have included the surveyed legal description and map.

Respectfully

Glenn and Amy Newman

A handwritten signature in cursive script, appearing to read "Amy Newman", written in black ink on a light-colored background.

ANNEXATION AREA:
Amy Newman, , Tax Parcel 3.00 on Haywood County Tax Map 137

Proposed Boundaries, Population, and Land Use of Annexation Area:

Annexation Boundaries and Boundary Descriptions

Map 1 below illustrates the boundary of the full portion of annexation study area. The survey (dated February 2024) attached to the application includes 1.24 acres and includes the centerline of Truss Road. The area is comprised of one property located along the proposed east right-of-way of Stanton-Somerville Road (State Route 222), which is not adjacent to the corporate limit boundary of the Town of Stanton. **Although included in the boundary description based on a survey with the application, Truss Road will be excluded from maintenance by the Plan of Service.** The property is located within Stanton’s Urban Growth Boundary. The properties are further described as Tax Parcel 3.00 on Haywood County Tax Map 137.

The screenshot displays the 'TN Property Viewer' interface. On the left, a map shows a rural area with a highlighted property parcel labeled '3.00'. The map includes a search bar at the top left with 'Select County...' and 'Choose a County' options. On the right, a 'Property Detail' sidebar provides the following information:

County	HAYWOOD
Owner	NEWMAN AMY ET VIR GLENN
Property Address	CAMPGROUND RD
Parcel ID	137 003.00
Deeded Acreage	208.07

Below the table, there are links for 'PROPERTY ASSESSMENT DATA' and 'CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROPERTY'. A 'PRINT' button is also visible. At the bottom of the sidebar, a disclaimer states: 'The content contained herein is made available by the Tennessee Comptroller of the Treasury as a public service. It is provided for informational purposes only and should not be relied upon as evidence of property ownership. Any questions regarding content on this site should be directed to the Assessor of Property for the county in which the property is located. The user hereby acknowledges that the content on this site is dynamic and in a constant state of maintenance, correction, and revision and cannot be guaranteed. The Tennessee Comptroller of the Treasury makes no warranty, express or implied, and assumes no legal liability or responsibility for the ability of the user to fulfill their intended purposes in accessing or using information or for omissions in content.'

Warranty Deed from the Heirs of the Estate of Emma Nelle Harris to Amy Newman and husband, Glenn Newman, 214.42 Acres, Haywood County, Tennessee.

T. SCHWALB, JUDITH C. WYNN FAUROT, NANCY LOU JONES, LOIS WYNN HILL, DAVID WYNN IBACH, FRANN IBACH PRATT and FRANK IBACH, being all of the heirs of the ESTATE OF EMMA NELLE HARRIS, deceased, for and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, and other good and satisfactory consideration, receipt of all of which is hereby acknowledged, have this day bargained and sold, and do hereby sell, alien, transfer, and convey unto AMY NEWMAN and husband, GLENN NEWMAN that certain lot or parcel of real estate lying and being in the Third Civil District of Haywood County, Tennessee, and more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the south margin of Camp Ground Road, said point being the southernmost northeast corner of Will Ramsey Wall, Jr. as described in Deed Book 195, page 96; runs thence with the south margin of said road the following calls: north 88 degrees 16 minutes 42 seconds east 284.42 feet; thence south 89 degrees 54 minutes 45 seconds east 1341.69 feet; thence south 89 degrees 45 minutes 32 seconds east 1423.53 feet; thence north 88 degrees 16 minutes 29 seconds east 193.70 feet; thence north 86 degrees 53 minutes 36 seconds east 1030.29 feet; thence north 89 degrees 20 minutes 53 seconds east 219.42 feet; thence south 85 degrees 09 minutes 25 seconds east 261.28 feet; thence south 85 degrees 23 minutes 17 seconds east 284.26 feet; thence south 89 degrees 09 minutes 30 seconds east 445.63 feet; thence south 86 degrees 04 minutes 57 seconds east 55.23 feet; thence south 75 degrees 42 minutes 10 seconds east 53.61 feet to a point, said point being the northeast corner of the herein described tract; runs thence leaving said road, south 00 degrees 55 minutes 29 seconds west, passing a cross tie post found at 74.50 feet, said post being the northwest corner of Monty Carson McWilliams as described in Deed Book 187, page 516 and continuing on with the west line of McWilliams for a total distance of 1588.33 feet to an iron post set in an old fence corner, said post being the northeast corner of Eileen G. Farley as described in Deed Book 195, page 100; runs thence with the north line of said Farley and generally with a fence, south 90 degrees 00 minutes 00 seconds west 3044.25 feet to an iron pin set in said line; runs thence continuing with said fence north 89 degrees 41 minutes 56 seconds west 2541.00 feet to an iron pin set, said pin being the northwest corner of said Farley; runs thence with the west line of said Farley, south 00 degrees 55 minutes 49 seconds east, passing an iron pin set at 524.10 feet and continuing on for a total distance of 601.57 feet to a point in the center of Truss Road; runs thence with the center of said road the following calls: along a curve to the left 166.32 feet, having a radius of 126.69 feet, a chord direction of north 41 degrees 20 minutes 09 seconds west, and a chord length of 154.63 feet; thence north 75 degrees 28 minutes 23 seconds west 94.93 feet; thence along a curve to the right 222.66 feet, having a radius of 195.09 feet, a chord direction of north 44 degrees 15 minutes 00

Warranty Deed from the Heirs of the Estate of Emma Nelle Harris to Amy Newman and husband, Glenn Newman, 214.42 Acres, Haywood County, Tennessee.

seconds west and a chord length of 210.77 feet; thence north 13 degrees 31 minutes 03 seconds west 287.02 feet; thence north 01 degrees 59 minutes 16 seconds west 359.31 feet; thence north 04 degrees 43 minutes 39 seconds east 86.59 feet; thence north 14 degrees 43 minutes 08 seconds east 103.94 feet to a point in the center of said road; runs thence leaving Truss Road with the south line of aforementioned Will Ramsey Wall, Jr., north 90 degrees 00 minutes 00 seconds east, passing an iron pin at 25.00 feet and continuing on for a total distance of 400.58 feet to an iron pin set; runs thence with the east line of said Wall north 00 degrees 00 minutes 00 seconds east, passing an iron pin at 1039.17 feet and continuing on for a total distance of 1064.17 feet to the Point of Beginning; containing within these calls 214.42 acres of land as surveyed on February 13, 2009 by Evans & Associates Land Surveying, 320 South Washington, Brownsville, Tennessee (731-772-2158). Said acreage being subject to all right of ways and easements if any exists.

No opinion is rendered as to the accuracy of the legal description or the amount of acreage.

Being the same property described as Tract 2, Parcels #1 and #2 in the deed from Pat H. Mann, Jr., trustee of the Margaret Harris Short Revocable Trust to Emma Nelle Harris of record at Record Book 16, page 341-362 in the Register's Office of Haywood County, Tennessee. Emma Nelle Harris died intestate on February 8, 2008, leaving the undersigned as her heirs at law. (See Haywood County Chancery Court Docket No P-1810).

TO HAVE AND TO HOLD the above-described real estate, together with all easements and appurtenances thereunto belonging, unto AMY NEWMAN and husband, GLENN NEWMAN, their heirs and assigns forever.

The Grantors covenant that they are lawfully seized and possessed of the above property; that they have full right to sell and convey the same as aforesaid; that said property is free of all liens and encumbrances except for 2009 ad valorem county property taxes, to be prorated between the Grantors and Grantees and assumed by the Grantees herein. With such exception, Grantors will forever warrant and defend the title to said property unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Tennessee Property Assessment Data - Parcel Details Report - <https://assessment.cot.tn.gov/>

Haywood (038)

Tax Year 2025 | Reappraisal 2024

Jan 1 Owner

NEWMAN AMY ETVIR GLENN

965 HEBRON DR

STANTON TN 38069

Current Owner

CAMPGROUND RD

Ctrl Map:

137

Group:

Parcel:

003.00

Pt:

St:

000

Value Information

Land Market Value:

\$720,800

Land Use Value:

\$282,700

Improvement Value:

\$0

Improvement Value:

\$0

Total Market Appraisal:

\$720,800

Total Use Appraisal:

\$282,700

Assessment Percentage:

25%

Assessment:

\$70,675

Additional Information

General Information

Class: 11 - Agricultural

City:

City #:

Special Service District 2: 000

Special Service District 1: 000

Neighborhood: H51

District: 03

Number of Mobile Homes: 0

Number of Buildings: 0

Utilities - Electricity: 01 - PUBLIC

Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL

Zoning: FAR

Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Long Land Information list on subsequent pages

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/7/2024	\$0	RB235	721		RW - RIGHT-OF-WAY	-
9/4/2009	\$700,000	RB69	843	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
8/22/2005	\$0	RB16	341		-	-
5/22/1972	\$0	WBJ	75		-	-

Land Information

Deed Acres: 208.07	Calculated Acres: 0	Total Land Units: 208.05
Land Code	Soil Class	Units
46 - ROTATION	G	16.00
45 - CROP	P	12.61
46 - ROTATION	A	82.50
46 - ROTATION	P	20.00
23 - NONPROD		10.46
62 - WOODLAND 2	A	66.48

Population

The population for Haywood County was 17,694 in 2020. The population estimate for the annexation study area totals 0 persons. The subject property is currently vacant.

Land Use

The annexation application calls requests commercial zoning the property.

Table 1: Existing Land Use by Acreage	
Type	Acres
Public	0
Single Family Residential	0
Mobile Home	0
Commercial	0
Agriculture (Vacant)	0
Total	0.0

Annual Expenditures by Functions

Town services require recurring expenditures in order to maintain and improve the level of services provided to Town residents. There are no significant costs anticipated with this annexation because any subsequent development will be governed by the municipal Zoning Ordinance, Subdivision Regulations, and applicable codes.

Annual Revenues by Source

Revenues will be dependent upon subsequent use and development.

Summary

This document represents the findings of the Town of Stanton Municipal Planning Commission regarding the feasibility of annexation into the study areas. The study is not intended as a recommendation in favor of or against any particular annexation proposal; rather, it is meant to serve as a guide for annexation in order to ensure that the timing and quality of development occurring within proposed annexation areas is sufficient to meet the demand of residents. Additional inquiries should be made into potential State and Federal revenue sources to help with capital development costs.

ZONING FROM HAYWOOD COUNTY ZONING TO B-2 – (HIGHWAY BUSINESS) DISTRICT

The proposed zoning is B-2 (Highway Business) District which includes the following uses as of October 2024.

11-502. B-2 – (HIGHWAY BUSINESS) DISTRICT

This district is designed to provide adequate space in appropriate locations for the establishment of a wide variety of uses including commercial trade and service uses, entertainment facilities, offices and establishments engaged in wholesale trade. Since these activities tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential district as such as possible.

A. Uses and Structures

1. Principal Permitted Uses and Structures

(a) OTHER HOUSING - except for -Hotel

(b) INSTITUTIONAL - limited to -

Place of worship, school, public or private, grades K-12, day care center, group day care home, family day care home, nursing home, park, playground, playfield, community centers, public, parochial and private non-profit museums, art galleries, libraries and observatories, non-profit private, public and utility administrative offices, post offices (excluding major mail processing centers), police and fire stations

(c) PUBLIC UTILITIES - limited to -

Communications installations or exchanges, Electric or gas substations, electric, communication and telephone distribution lines, poles, transformers and splice boxes (but not including electric transmission lines), water, storm drainage and sewer lines, and gas distribution lines with incidental appurtenances (but not including major fuel transmission lines), private streets, rights-of-way to all modes of transportation, small landscaped, scenically significant open areas, natural reserves

(d) LUMBER, HARDWARE, BUILDING MATERIALS

All uses

(e) GENERAL MERCHANDISE

All uses

(f) FOOD, DRUG, BEVERAGE

All uses

(g) AUTO DEALER AND SERVICE STATIONS - limited to -

Service stations, auto parts (new), auto dealership, car wash, motorcycle sales, tire sales and servicing

(h) APPAREL AND ACCESSORIES

All uses

(i) FURNITURE, HOME FURNISHING, APPLIANCES

All uses

(j) RESTAURANTS – including restaurants which sale beer for on premise consumption. However, not to include bars, and night clubs

(k) ART, ANTIQUE, JEWELRY

All uses

(l) HOBBY, TOY, PET

All uses

(m) MISCELLANEOUS RETAIL

Salvage Clothing

(n) FINANCE, INSURANCE, REAL ESTATE

All uses

(o) PERSONAL SERVICES

All uses

(p) PROFESSIONAL SERVICES

All uses

(q) BUSINESS OFFICES

All Uses

(r) RECREATION AND ENTERTAINMENT - limited to -

Motion picture theater, roller skating, bowling, electronic amusement devices, arcades, billiard parlor, health spa, and miniature golf

(s) BUSINESS SERVICES - except for -

Photo-finishing, metal and wood fencing, ornamental grillwork, central laundry, dyeing and dry-cleaning works, truck terminals, and research services (private)

(t) REPAIR SERVICES - except for -

Armature rewinding, welding shop, tire recapping or retreading

(u) EDUCATIONAL SERVICES

All uses

(v) CONTRACT CONSTRUCTION SERVICES

All uses

(w) UNDEVELOPED AND VACANT - except for -

Circuses, carnivals and similar transient enterprises, open water including ponds, lakes and reservoirs, streams and water ways (all man-made)

2. Permitted Accessory Uses and Structures

(a) Accessory off-street parking and loading facilities as required in Chapter 2 of this ordinance.

(b) Accessory facilities and buildings customarily incidental to a permitted use

3. Uses Permitted on Appeal

(a) *INSTITUTIONAL - limited to -*

Cemetery – mausoleum; country club, airports, air cargo terminals, heliports and any other aeronautical device, major mail processing centers, military installations, colleges, junior colleges and universities, but excluding business schools operated as profit-making enterprises, all golf courses, stadiums, sports arenas, auditoriums and bandstands, zoological gardens, temporary nonprofit festivals

(b) *PUBLIC UTILITIES - limited to -*

Railroad, bus, and transit terminals, public and private utility corporations and truck yards, radio and television transmission stations, railroad yards and other transportation equipment marshaling and storage areas, reservoirs and water tanks, electric transmission lines and major fuel transmission lines, gas, electric production and treatment facilities, water production, and treatment facility

(c) *AUTO DEALERS AND SERVICE STATIONS - limited to -*

Used car sales, auto parts (used), boat, marine sales, truck, heavy equipment sales, auto and truck rental, mobile home sales; prefabricated homes

(d) *RECREATION AND ENTERTAINMENT - limited to -*

Drive-in movie, amusement park, fairground, golf driving range, and indoor shooting range

(e) *BUSINESS SERVICES - limited to -*

Photofinishing, research services (private), metal and wood fencing, and ornamental grill work

(f) *WHOLESALE TRADE - limited to -*

Drugs, chemicals and allied products, groceries and related products, electrical goods, hardware, plumbing and cooking equipment and supplies, metal and minerals

(g) *UNDEVELOPED AND VACANT - limited to -*

Circuses, carnivals and similar transient enterprises, open water including ponds, lakes and reservoirs, streams and waterways (man-made).

4. Prohibited Uses

Any use not allowed by right, by accessory use or by conditional use is prohibited in the B-2 (Highway Business) District.

C. Bulk Regulations

1. Minimum Required Lot Area

Within the B-2 (Highway Business) District, the minimum required lot area shall be 15,000 square feet.

Provided the proposed use on the application is not developed, the B-2 density per unit would be approximately 2.9 units per acre.

HAYWOOD COUNTY ROAD LIST (See Truss Road)

Road Listing

1/3/2025 8:36:24 AM

Beth Moore

Name	From	To	Length	Width	ROW	Type
THOMAS RD.			1.09	16	40	C
			0.10	10	28	C
TIBBS RD.	BROWNSVILLE CITY LIMITS	SR180 THEN TO SR-19 W	6.51	20	60	HMX
			0.12	18	36	C
			0.01	22	26	HMX
			5.16	22	60	HMX
TIBBS-FORKED DEER RD	844 TIBBS RD.	A055 SHAW RD.	1.67	20	50	HMX
			1.83	20	40	HMX
			3.03	18	40	HMX
			0.51	20	50	HMX
TIPPET LN.	UNION MERCER RD.	DEAD END(BLACKTOPPED 1999)	0.74	12	28	C
TOLIVER RD.	844 TIBBS RD.	DEAD END	0.36	10	24	G
TOM OWEN RD	SR-54 S	DEAD END (ASP 2001)	0.22	14	32	HMX
TOMMY DIXON RD	1567 TIBBS FORKED DEER RD.	DEAD END	0.13	10	30	C
TOULON RD.	LAUDERDALE CO. LINE	SR-180 FORKED DEER RD.	1.04	18	48	C
TRITT RD.	SR-70 E	WHITEHEAD RD.	0.45	16	40	C
	SR-70E		1.35	18	40	C
			1.72	16	40	C
TRUSS RD.	SR-222 KEELING RD	DEAD END	1.30	8	20	G
UNION GROVE CEM. RD.	UNION MERCER ROAD	DEAD END	0.06			G
UNION MERCER RD.	A141 HUBERT BARCROFT RD.	SR 70E	4.18	18	50	HMX
UPPER SALEM CEM. RD.	FRIENDSHIP ROAD	DEAD END	0.19			C
UPPER ZION RD.	SR-70E	846 POPLAR CORNER RD.	2.62	18	40	HMX
VAN BUREN RD.	HERBERT WILLIS RD.	DEAD END	0.73	12	28	G
			0.36	8	20	G

RESOLUTION # _____

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF THE PROPERTY LOCATED ALONG STANTON-SOMERVILLE ROAD (STATE ROUTE 222), A 1.24-ACRE- PORTION OF TAX PARCEL 3.00 ON HAYWOOD COUNTY TAX MAP 137 – STANTON-SOMERVILLE ROAD (STATE ROUTE 222)

DESCRIPTION:

Survey of 1.24 acres being part of the Amy and Glenn Newman property recorded in Book 124, Pages 754-757 in the Haywood County Register's Office and being more particularly described as follows:

Beginning at a point of the centerline of Truss Road, said point being the proposed East line of State Route 222; thence $02^{\circ}59'18''$ E a distance of 335.08 feet to a point; thence $S\ 64^{\circ}28'26''$ E a distance of 205.23 feet; to a point; thence $S\ 02^{\circ}31'09''$ W a distance of 361.12 feet to a point in the centerline of Truss Road; thence northwesterly along a curve to the left Radius=126.69 feet, Arc=166.32 feet (Chord-N $37^{\circ}53'11''$ W, 154.63 feet) to a point; thence continuing along said centerline N $72^{\circ}01'25''$ W a distance of 75.40 feet to the point of the beginning, containing 1.24 acres more or less.

WHEREAS, the Stanton Municipal Planning Commission has held a public hearing on the plan of services at least seven (7) days prior to the public hearing required in Tennessee Code Annotated;

WHEREAS, the Stanton Municipal Planning Commission has recommended the following Plan of Service for the annexation of a 1.24-acre- portion of Tax Parcel 3.00 on Haywood County Tax Map 137 – Stanton-Somerville Road (State Route 222)

The subject property is vacant. This is a summary of those services, which will be extended following the effective date of annexation as stipulated below:

Police Protection

The Haywood County Sheriff's Department will continue providing patrols, using the current staffing levels and vehicles upon the effective date of this annexation.

Fire Protection

Fire protection, using the current staffing levels and vehicles, will begin upon the effective date of this annexation. The Stanton Municipal Zoning Ordinance provisions, Municipal Subdivision Regulations, and applicable municipal codes will be effective immediately upon annexation for the installation of fire hydrants by the developers.

Water Service

Water service is provided to this area. The Stanton Municipal Zoning Ordinance provisions, Municipal Subdivision Regulations, applicable fire codes, applicable municipal codes will be effective immediately upon annexation.

Sanitary Sewer Service

Sanitary sewer service is located along the SR 222 frontage. The Stanton Municipal Zoning Ordinance provisions and Municipal Subdivision Regulations will be effective immediately upon annexation. The existing capacity of the sewer treatment facilities is adequate to serve the area.

Natural Gas Service

Natural gas service is currently provided to this area along its eastern boundary.

Electrical Service

Electric service is currently available to the annexation area.

Solid Waste Collection

Refuse service will be available to the area immediately upon annexation, and as development warrants, in accordance with the adopted policies of the Town of Stanton.

Road and Street Repair and Construction

Stanton-Somerville Road (State Route 222) is considered to be a State/U.S. Route and will continue to be maintained by the State of Tennessee Department of Transportation. Truss Road will be excluded from the annexation and would remain to be maintained by Haywood County based on the Road List.

Recreational Facilities and Programs

The future residents of the annexation area will be afforded recreational opportunities and to participate in recreational programs provided by the Town of Stanton, Tennessee.

Street Lighting

The Town of Stanton provides streetlights based on existing city policies. However, there are not any streets within the annexation area. Therefore, the Town of Stanton will not provide any streetlights for this annexation area.

Planning and Zoning Services

The Stanton Municipal Zoning Ordinance provisions and Municipal Subdivision Regulations will be effective immediately upon annexation. The property appears to be surveyed but may not have been subdivided. The property will be zoned B-2 (Highway Business) upon annexation. Special flood hazard areas would be verified by subdivision plats and site plans.

Schools

The Town of Stanton does not operate a municipal school system. Due to the development of the subject property being proposed as commercial, there are no future residents of the annexation area anticipated, but any students will be eligible to enroll in the Haywood County School System.

Animal Control

The annexation area will be served by the Town of Stanton immediately upon the effective date of annexation.

Miscellaneous

No new street name signs are anticipated.

This Resolution shall be effective from and after its adoption, the public health, safety and welfare requiring it.

Passed on: _____

NORMAN BAUER, Mayor

Attested:

TWILLA MOSS, Town Recorder

RESOLUTION # _____

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE TOWN OF STANTON, TENNESSEE PROPERTY LOCATED ALONG STANTON-SOMERVILLE ROAD (STATE ROUTE 222), A 1.24-ACRE- PORTION OF TAX PARCEL 3.00 ON HAYWOOD COUNTY TAX MAP 137 – STANTON-SOMERVILLE ROAD (STATE ROUTE 222)

WHEREAS, the Town of Stanton, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the Town limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, Pursuant to Tennessee Code Annotated, Section 6-51-104 this resolution with a plan of service was sent by the Town of Stanton describing the territory proposed for annexation to the last known address listed in the office of the property assessor for each property owner within the territory proposed for annexation, each adjoining property owner, the county mayor, and the county commissioners whose district includes the territory; and,

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Stanton, and by publishing notice of the resolution at or about the same time in the Stanton, a newspaper of general circulation in such territory and the Town of Stanton; and

WHEREAS, a plan of services for the area proposed for annexation is attached hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the Stanton Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the Town of Stanton not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on _____, 20__.

NOW, THEREFORE, BE IT RESOLVED by the Town of Stanton, Tennessee as follows:

- A. That the following territory is hereby annexed and incorporated into boundaries of the Town of Stanton, to be effective as of _____, 20__, to wit:

DESCRIPTION:

Survey of 1.24 acres being part of the Amy and Glenn Newman property recorded in Book 124, Pages 754-757 in the Haywood County Register's Office and being more particularly described as follows:

Beginning at a point of the centerline of Truss Road, said point being the proposed East line of State Route 222; thence $02^{\circ}59'18''$ E a distance of 335.08 feet to a point; thence $S\ 64^{\circ}28'26''$ E a distance of 205.23 feet; to a point; thence $S\ 02^{\circ}31'09''$ W a distance of 361.12 feet to a point in the centerline of Truss Road; thence northwesterly along a curve to the left Radius=126.69 feet, Arc=166.32 feet (Chord-N $37^{\circ}53'11''$ W, 154.63 feet) to a point; thence continuing along said centerline N $72^{\circ}01'25''$ W a distance of 75.40 feet to the point of the beginning, containing 1.24 acres more or less.

Any section of Truss Road is being excluded from the Annexation.

- B. That the plan of services for this territory which is attached as Exhibit A hereto is approved and the same is hereby adopted.
- C. That the Mayor shall cause a copy of this resolution, as well as the adopted plan or services, to be forwarded to the Mayor of Haywood County.
- D. That a signed copy of this resolution shall be recorded with the Haywood County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Haywood County Assessor of Property.
- E. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.

- F. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.
- G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Passed on: _____

NORMAN BAUER, Mayor

Attested:

TWILLA MOSS, Town Recorder

ORDINANCE # _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STANTON,
TENNESSEE BY ZONING ANNEXED PROPERTY B-2 (HIGHWAY BUSINESS)**

WHEREAS, section 13-7-201 through 13-7-211 of the Tennessee Code Annotated empowered the Town to enact the Stanton Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the Town to amend said Official Zoning Map; and,

WHEREAS, the Stanton Municipal Planning Commission has reviewed said proposed amendment pursuant to Sections 13-7-203 and 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the Stanton Board of Mayor and Aldermen; and,

WHEREAS, the Board of Aldermen has given due public notice of hearing on said amendment and has held a public hearing; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-210 of the Tennessee Code Annotated, with regard to the amendment of a zoning ordinance and map by the Planning Commission and subsequent action of the Board of Mayor and Aldermen have been met;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Stanton, Tennessee, that the Stanton Official Zoning Map be amended as follows:

SECTION 1. That the following described annexed property to be zoned B-2 (HIGHWAY BUSINESS):

DESCRIPTION:

Survey of 1.24 acres being part of the Amy and Glenn Newman property recorded in Book 124, Pages 754-757 in the Haywood County Register's Office and being more particularly described as follows:

Beginning at a point of the centerline of Truss Road, said point being the proposed East line of State Route 222; thence 02°59'18" E a distance of 335.08 feet to a point; thence S 64°28'26" E a distance of 205.23 feet; to a point; thence S 02°31'09" W a distance of 361.12 feet to a point in the centerline of Truss Road; thence northwesterly along a curve to the left Radius=126.69 feet, Arc=166.32 feet (Chord-N 37°53'11"W, 154.63 feet) to a point; thence continuing along said centerline N 72° 01'25" W a distance of 75.40 feet to the point of the beginning, containing 1.24 acres more or less.

Any section of Truss Road is being excluded from the Annexation.

SECTION 2. BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately after its final reading upon annexation, the public welfare so requiring it.

Passed on 1st Reading: _____

Public Hearing: _____

Passed on 2nd Reading: _____

NORMAN BAUER, Mayor

Attested:

TWILLA MOSS, Town Recorder

Notice of Public Hearings

Pursuant to Tennessee Code Annotated Sections 6-51-102 and 13-7-203, public hearings will be held by the Town of Stanton Board of Mayor of Aldermen on Wednesday, May 21, 2025 at 6:30pm at the Stanton Town Hall pertaining to the following matters:

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF THE PROPERTY LOCATED ALONG STANTON-SOMERVILLE ROAD (STATE ROUTE 222), A 1.24-ACRE- PORTION OF TAX PARCEL 3.00 ON HAYWOOD COUNTY TAX MAP 137 – STANTON-SOMERVILLE ROAD (STATE ROUTE 222)

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE TOWN OF STANTON, TENNESSEE PROPERTY LOCATED ALONG STANTON-SOMERVILLE ROAD (STATE ROUTE 222), A 1.24-ACRE- PORTION OF TAX PARCEL 3.00 ON HAYWOOD COUNTY TAX MAP 137 – STANTON-SOMERVILLE ROAD (STATE ROUTE 222)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STANTON, TENNESSEE BY ZONING ANNEXED PROPERTY B-2 (HIGHWAY BUSINESS)

Copies of the Plan of Service Resolution, Annexation Resolution, and Ordinance to Zone the proposed annexed territory are available at the www.StantonTN.gov, Stanton Town Hall, Stanton Library, and Stanton Medical Clinic.

Norman Bauer, Jr,
Mayor