RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPOSED VOLUNTARY ANNEXATION OF A PORTION OF HAYWOOD COUNTY TAX MAP 149 PARCEL 001.00

WHEREAS, the Juanita Buchanan Children's Trust has requested annexation of approximately 164 acres, being a portion of Haywood County Tax Map 149, Parcel 001.00, along Campground Road north of Interstate 40, with the precise territory controlled by Exhibit B; and

WHEREAS, the territory is reported to be entirely within Stanton's Urban Growth Boundary and is sought for future industrial opportunity under the requested I (Industrial) classification, without a present development proposal; and

WHEREAS, Tennessee Code Annotated Sections 6-51-102 and 6-51-104 require adoption of a reasonable plan of services and cooperation with Haywood County for noncontiguous territory; and

WHEREAS, the Stanton Municipal Planning Commission studied the proposed plan, held its public hearing on November 11, 2026, and submitted its written report; and

WHEREAS, the Town provided the required notices, including timely notice to affected school systems, and the Board held its public hearing on _____ after lawful notice; and

WHEREAS, the Board finds the attached plan establishes a reasonable schedule for comparable services, subject to the express limitations on utility availability and capacity stated therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Stanton, Tennessee:

SECTION 1. Adoption of Plan of Services

The Plan of Services attached as Exhibit A is adopted for the territory legally described and depicted in Exhibit B and is incorporated herein.

SECTION 2. Boundary Control

Before adoption, Exhibit B shall contain the sealed description and verified map of the exact portion proposed for annexation. A parent-parcel deed, general acreage, or assessor map alone does not establish this boundary. If the final exhibit materially differs from the territory reviewed or noticed, complete additional review and notice required by law.

SECTION 3. County Cooperation

The plan shall be prepared in cooperation with Haywood County. Before annexation is completed, the Town and County shall enter the interlocal

agreement required by Tennessee Code Annotated Sections 5-1-113 and 6-51-104(d), addressing emergency services for intervening properties and maintenance of roads and bridges on the primary route, including the applicable Campground Road route.

SECTION 4. No Development or Capacity Approval

This resolution reserves no water or sewer capacity and approves no industrial discharge, development, access, permit, incentive, or Town-financed extension.

SECTION 5. Effective Date

This resolution takes effect upon adoption, the public welfare requiring it.

PASSED AND ADOPTED this 20th day of October, 2026.

_____

NORMAN BAUER, JR., Mayor

ATTEST:

_____

TWILLA MOSS, Town Recorder

EXHIBIT A
PLAN OF SERVICES
Juanita Buchanan Children's Trust
Application 2026-05-ANN

Territory. Approximately 164 acres, being only the portion of Haywood County Tax Map 149, Parcel 001.00, ultimately described and mapped in Exhibit B. Access is from Campground Road; Interstate 40 forms the general south boundary. The property is reported vacant. The owner requests I (Industrial) zoning for future opportunity; no project is proposed or approved.

General standard. The following schedule provides services on a basis comparable to those elsewhere in Stanton, accounting for the detached location, existing providers, and absent utility facilities. "Upon annexation" means upon the lawful effective date of the annexation resolution. Future utility service is subject to demonstrated feasibility, capacity, and approvals.

Implementation. Town staff shall coordinate with Haywood County and service providers, maintain the annexation record, and report on the plan as required by law. This plan does not guarantee facilities or capacity that do not exist.

Service	Existing Condition / Proposed Commitment	Required Refinement Following Adoption
Police	Haywood County Sheriff's Office and Town of Stanton Police Department at current staffing.	Municipal law-enforcement jurisdiction begins when annexation becomes effective. Operational response will use the route and coordination established by applicable emergency-service agreements.
Fire/EMS	Stanton Fire Department and Haywood County Fire Department under an existing interlocal arrangement. EMS service provided by Haywood County Ambulance Authority.	Any future development must provide approved emergency access, water supply, fire flow, hydrants or approved alternatives, addressing, and code compliance before occupancy.
Water service	No public water is available at the property. Stanton has no present plan to extend water service to the area.	Obtain an engineer/utility capacity letter. Developer-funded internal mains, taps, hydrants, easements, looping, and fire-flow improvements should be required.

Service	Existing Condition / Proposed Commitment	Required Refinement Following Adoption
Sanitary sewer service	Sewer is not available to the property. Stanton has no present plan to extend sewer service to serve the property.	Confirm collection/treatment capacity, connection point, lift-station needs, phasing, easements, and developer funding. Do not promise service beyond demonstrated capacity.
Electricity	Southwest Tennessee Electric Cooperative reportedly serves the area.	All service is subject to provider territory, capacity, extensions, easements, contracts, and charges; applicant/ developer coordinates and funds extensions.
Natural Gas	Brownsville Energy Authority provide service to the area.	All service is subject to provider territory, capacity, extensions, easements, contracts, and charges; applicant/ developer coordinates and funds extensions.
Solid waste	Town service is proposed as development warrants under adopted policy.	Clarify residential service availability, fees, private construction debris, and access standards.
Roads and Bridges on Primary Route	Campground Road and Albright Road form the apparent access route.	Future industrial access, traffic, pavement, bridge, and emergency-response conditions remain subject to agency review.
Planning, Zoning and Development Review	Town of Stanton zoning, subdivision regulations, and applicable codes apply upon annexation.	Ensure staff/inspection capacity and recover review costs through adopted fees.
Building and Code Enforcement	Town of Stanton or its authorized inspection provider.	Available upon annexation effectiveness for lawful applications. All permits, fees, inspections, and approvals remain required.
Street Lighting Traffic Control and Addressing	No municipal streets or immediate lighting need; future residents would access Town programs under Town policy.	Future streetlights, parks/open space, and program impacts should be addressed through subdivision review and development agreements.

Service	Existing Condition / Proposed Commitment	Required Refinement Following Adoption
Stormwater drainage and environmental compliance	Town, property owner or developer, and state or federal agencies as their jurisdiction requires.	Town requirements apply upon annexation. Any development must identify and address floodplain, wetlands, streams, drainage, erosion, water quality, downstream impacts, and all required permits at the time of project review.
Schools	Haywood County Schools or other legally responsible school system.	Annexation does not transfer school-system responsibility. The territory is vacant, its estimated population is zero, and no residential development plan or lot count has been submitted. Any later proposal and school impacts will be addressed through applicable subdivision, planning, infrastructure, and school-system processes.

EXHIBIT B
CONTROLLING LEGAL DESCRIPTION

Haywood County Tax Map 149, a portion of Parcel 001.00, approximately 164 acres along Campground Road, bounded generally by Interstate 40 on the south and Wagner Family Partnership property on the west. These general identifiers are for draft review only and do not establish the annexation boundary.

BEFORE NOTICE AND ADOPTION: Insert the sealed legal description and annexation map of the exact 164-acre portion, prepared from current title and survey evidence. Show the north boundary and adjoining ownership, Campground Road right-of-way treatment, the relationship to Stanton's main body and the Urban Growth Boundary, and the acreage. The deed submitted with the application covers a larger holding and cannot substitute for this portion description. Use the identical final boundary in both resolutions, the zoning ordinance, owner consent, notices, and maps.

[INSERT SEALED DESCRIPTION OF THE EXACT PORTION OF MAP 149 PARCEL 001.00]

ANNEXATION MAP

