



Regional Planning Commission Meeting Agenda
May 8, 2025 @ 6:00 PM
Alan King Justice Complex – Court Room

- I. Call to Order / Determination of a Quorum
- II. Approval of the Minutes
- III. Public Comment – Anyone wishing to address the commission may do so at this time. Speakers must sign in, come forward when called, state their name, and address, and limit their address to 2 minutes.
- IV. Old Business
 - A. Any other properly presented Old Business
- V. New Business
 - A. Zoning Text Amendment - Uses on Appeal
 - B. Zoning Text Amendment - Solar Farm provisions
 - C. Zoning Text Amendment - Landscaping provisions
 - D. Subdivision Regulations Text Amendment - Time of submission, provisions concerning drainage plans and adding a Haywood County Utility District Certificate to the Subdivision Regulations
 - E. Any properly presented New Business.
- VI. Building Official's Report - Slum Clearance, Administrative Reviews, Building Permits
- VII. Other Business
- VIII. Adjournment



MEMORANDUM

TO: The Haywood Regional Planning Commission
FROM: Thomas H. Skehan, AICP – Staff Planner
DATE: May 1, 2025
SUBJECT: STAFF MEMO FOR MARCH 13, 2025, MEETING

NEW BUSINESS

USES PERMITTED ON APPEAL

Two months ago, the commission instructed the staff planner to compile a list of all Uses Permitted on Appeal in all districts. Last month, these uses were discussed with no clear direction from the commission on action.

The staff planner has drafted a proposed resolution with specific action steps. However, before doing so, the staff planner would like to discuss two related items – Solar Farms in Industrial Districts and Communication Towers.

Regarding Solar Farms, does the commission wish to allow solar farms in I-1 and I-2 Districts or does the commission wish to relegate this use to the Overlay District concept proposed at last month's meeting (a resolution along these lines is contained in this memo).

The following represents two arguments. The first is why telecommunication towers SHOULD remain a Use Permitted on Appeal. The second argues the contrary.

REMAIN A USE PERMITTED ON APPEAL.

1. Balancing Infrastructure Needs and Local Impacts

- **Why it matters:** Communication towers are essential infrastructure for wireless communication, emergency services, and internet access.
- **Permitted on appeal rationale:** Instead of allowing them by default, communities retain the ability to evaluate the **siting, height, and visual impact** on a case-by-case basis, ensuring compatibility with local land use and character.

2. Case-Specific Evaluation

- **Why it matters:** Not all sites are suitable for towers due to proximity to residential areas, scenic views, or historic districts.
- **Permitted on appeal rationale:** Allows for a **public hearing process**, enabling residents to voice concerns and decision-makers to impose conditions (e.g., camouflage, co-location, fencing) to mitigate negative effects.

3. Legal Compliance and Risk Management

- **Why it matters:** Federal law (e.g., the Telecommunications Act of 1996) limits local governments from outright banning towers or creating unreasonable barriers to service.
- **Permitted on appeal rationale:** This category allows municipalities to **exercise discretion without violating federal preemption**, minimizing litigation risk while ensuring access to modern communications.

4. Encouraging Thoughtful Siting and Co-location

- **Why it matters:** Unchecked tower proliferation can cause unnecessary environmental and aesthetic harm.
- **Permitted on appeal rationale:** Encourages carriers to **co-locate** on existing towers or choose **less disruptive sites** first, since approval is not guaranteed.

5. Maintaining Flexibility in a Changing Tech Landscape

- **Why it matters:** Technology evolves rapidly (e.g., 5G, small cells), and zoning codes may lag behind.
- **Permitted on appeal rationale:** Ensures municipalities retain **adaptive oversight** to address new types of towers or equipment without overhauling zoning laws constantly.

ALLOW AS A USE PERMITTED BY RIGHT – with site plan requirements.

1. Unnecessary Delays and Costs

- **Why it matters:** The "on appeal" process requires hearings, public notice, and potentially legal challenges.
- **Drawback:** This slows down deployment of essential infrastructure (like 5G and broadband), increases costs for providers, and may hinder service improvements—especially in underserved rural or low-income areas.

2. Redundancy with Existing Regulations

- **Why it matters:** Modern communication towers must already comply with federal and state regulations for safety, aesthetics, and environmental impact.
- **Drawback:** Local appeal processes may duplicate oversight already handled by the FCC, FAA, or state agencies, creating bureaucratic inefficiencies without adding meaningful public benefit.

3. Inconsistency and Subjectivity in Decision-Making

- **Why it matters:** Decisions made through the appeal process can vary widely depending on local politics, public sentiment, or misunderstanding of technology.
- **Drawback:** This creates uncertainty for providers, discouraging investment and leading to inequitable outcomes between communities.

4. Barrier to Universal Service and Equity

- **Why it matters:** Many communities still lack reliable cellular or internet coverage.
- **Drawback:** Making tower installation discretionary can enable NIMBYism ("Not In My Backyard") and allow vocal opposition groups to block infrastructure needed by the broader public—widening the digital divide.

5. Legal Vulnerability and Preemption Risk

- **Why it matters:** The Telecommunications Act of 1996 prohibits local governments from "prohibiting or having the effect of prohibiting" wireless services.
- **Drawback:** By making tower siting subject to appeal, municipalities may accidentally violate federal law, leading to lawsuits and loss of local control through court rulings or federal preemption.

6. Better Alternatives Exist

- **Why it matters:** Municipalities can still protect aesthetics and community character.
- **Alternative:** Instead of using the appeal process, they can adopt clear, objective design standards and zoning overlays that allow towers by right in certain zones—providing predictability for providers and safeguards for residents.

How does the commission want to proceed regarding communication towers?

The following is a proposed Zoning Amendments addressing uses permitted on appeal. This resolution is based on last month's discussion and not tonight's discussion/

A RESOLUTION AMENDING THE HAYWOOD COUNTY ZONING RESOLUTION ADDRESSING USES PERMITTED ON APPEAL IN ALL ZONING DISTRICTS BY MAKING SOME USES PERMITTED BY RIGHT

WHEREAS pursuant to Tennessee Code Annotated, Sections 13-7-101 and 13-7-102, a Zoning Resolution and Map have been adopted by the Haywood County Commission; and,

WHEREAS the Haywood County Planning Commission on May 8, 2025, recommended that the following amendments be made in the text of the adopted Zoning Resolution; and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-3-403c a public hearing notice was published in the Brownsville States Graphic 15 days prior to the meeting and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-7-104, the Haywood County Commission held a public hearing on June 16, 2025 at 5:30 PM in the Circuit Courtroom at the Haywood County Justice Complex on said amendment.

SECTION 1. Under Chapter V Provisions Governing Forestry, Agriculture, and Residential (FAR) Districts, the following uses under 5.02 Uses Permitted on Appeal will be deleted:

A. ~~Churches; schools; non-incidental home occupations; public recreation uses; other suitable public and semi-public uses; and customary accessory buildings for these uses.~~

H. ~~Solar Farms, subject to site plan review by the Board of Zoning Appeals (BZA) and the following conditions:~~

Items H1-14 will also be deleted.

Churches, schools, public recreation uses and other suitable public and semi-public uses, along with customary accessory buildings will be inserted in 5.01 as a use permitted by right subject to site plan provisions (see appropriate chapter in this resolution).

SECTION 2. Under Chapter VI Provisions Governing Agricultural Estate (AE) Districts, no changes are proposed.

SECTION 3. Under Chapter VII Provisions Governing Residential (R) Districts, the following uses under 5.02 Uses Permitted on Appeal will be deleted:

~~C. Churches; schools; non-incidental home occupations; other suitable public and semi-public uses; and customary accessory buildings for these uses.~~

Churches, schools, and other suitable public and semi-public uses, along with customary accessory buildings will be inserted in 7.01 as a use permitted by right subject to Site Plan provisions (see appropriate chapter in this resolution).

SECTION 4. Under Chapter VIII Provisions Governing Residential-Mobile Home (R-MH) Districts, the following uses under 8.05 will be deleted.

~~Churches; schools; public recreation areas; non-incidental home occupations; other suitable public and semi-public uses and customary accessory buildings for these uses.~~

Churches, schools, public recreation areas and other suitable public and semi-public uses, along with customary accessory buildings will be inserted in 8.01 as a use permitted by right subject to Site Plan provisions (see appropriate chapter in this resolution).

SECTION 5. Under Chapter X Provisions Governing Commercial (C) Districts, the following uses under 10.02 will be deleted.

~~A. Recreational activities, except that other sports activities shall not include pistol ranges.~~

~~B. Resorts and group camps~~

~~C. Parks~~

~~D. Beauty and Barber Services~~

~~E. Funeral and Crematory Service, cemeteries~~

Items A-E will be inserted in 10.01 as a use permitted by right subject to Site Plan provisions (see appropriate chapter in this resolution).

SECTION 6. Under Chapter XI Provisions Governing Light Industrial (I-1) Districts, the following uses under 10.02 will be deleted.

~~D. Solar Farms...~~

SECTION 7. Under Chapter XII Provisions Governing Restrictive Industrial (I-2) Districts, the following uses under 12.01 will be deleted.

~~K1~~ — Solar Farms...

SECTION 8. Under Chapter XII Provisions Governing Restrictive Industrial (I-2) Districts, the following uses under 12.02 will be deleted.

~~D~~ — Public Landfills

SECTION 9. BE IT FURTHER RESOLVED that this Resolution shall become effective 30 days after adoption, the public health, safety, and welfare requiring it.

Approved and adopted by the Haywood County Commission on _____, 2025.

David Livingston, County Mayor Date _____

Attest:

Sonya Castellaw, County Clerk Date _____

SOLAR FARM AMENDMENT

The following is an amended resolution discussed last month. The proceeding discussion will shape this discussion.

Curiously, Haywood Next provides no direction on the placement of energy production facilities.

A RESOLUTION TO ADD A RENEWABLE ENERGY OVERLAY DISTRICT TO THE TEXT OF THE HAYWOOD COUNTY ZONING RESOLUTION

WHEREAS pursuant to Tennessee Code Annotated, Sections 13-7-101 and 13-7-102, a Zoning Resolution and Map have been adopted by the Haywood County Commission; and,

WHEREAS the Haywood County Planning Commission on May 8, 2025, recommended that the following amendments be made in the text of the adopted Zoning Resolution; and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-3-403c a public hearing notice was published in the Brownsville States Graphic 15 days prior to the meeting and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-7-104, the Haywood County Commission held a public hearing on June 16, 2025 at 5:30 PM in the Circuit Courtroom at the Haywood County Justice Complex on said amendment.

SECTION 1. To establish a Renewable Energy Overlay District the Haywood County Zoning Resolution is amended by adding the following definitions to Chapter II:

Solar land coverage - The land area that encompasses all components of the solar energy system includes but is not limited to mounting equipment, panels, and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance. Negotiated incentives may affect the final calculation.

Agrivoltaics solar energy system – A solar energy system co-located on the same parcel of land as agricultural production, including crop production, grazing, apiaries, or other agricultural products or services.

Pollinator-friendly solar energy system, - A solar energy system that meets the requirements of a pollinator-friendly checklist in the appendix developed for Southern ecosystems, soils, and habitat.

Brightfield - A brownfield site that is redeveloped through the incorporation of one or more solar energy technologies. (42 USC 3154d(a))

Large scale power plants are not mentioned in the Haywood Next plan. However, the desire to maintain the rural character was voiced during community meetings and is echoed in the plan. Typically, communities wishing to regulate large scale power projects focus on screening the facility to minimize the contrast with the rural surroundings, noise, light pollution and the impact

of tree removal or other environmental impacts.

SECTION 2. The Haywood County Zoning Resolution is amended by adding the following to Chapter IV 4.01 under Overlay Districts:

Renewable Energy

SECTION 3. The Haywood County Zoning Resolution is amended by inserting the following as Chapter XV and renumbering subsequent Chapters accordingly:

Chapter XV Renewable Energy Overlay District

Purpose:

The county has determined that establishing a renewable energy overlay district is appropriate in order to allow for the orderly development of utility scale renewable energy systems. This section establishes an overlay district that serves the following purposes:

- (1) To encourage and support the development and use of alternative and renewable energy resources.
- (2) To encourage development that conforms to the goals, objectives, and strategies in Haywood Next.
- (3) To encourage sustainable and energy efficient development.
- (4) To maintain or enhance soil health for future agricultural use after project decommissioning.

When considering establishing a renewable energy district, the following shall apply: **(Note to Planning Commissioners – italicized text already codified – other text is proposed)**

- (1) Geographic location. The Renewable Energy Overlay District shall be geographically located in those areas currently zoned FAR (Forestry, Agriculture, Residential).
- (2) Permitted uses. Uses allowed in the renewable energy overlay district include utility scale wind energy conversion systems, utility scale solar installations, utility scale battery energy storage systems and any other emerging renewable energy generation technology.
- (3) Protection of critical natural resources. Overlay proposals in Open Space (Haywood Next) areas must demonstrate attention to protecting critical natural resources. **To assist with this, solar panels shall not contain PFAs. (Added after last month's meeting.)**
- (4) *Solar farm operations must be located on a site not less than 150 acres.*
- (5) *Setbacks within the Renewable Energy Overlay District shall be subject to a minimum front yard setback of 100 feet when fronting an Arterial Road or 60 feet on all others. Side Yard and Rear Yard Setbacks shall reflect FAR setbacks. Setback may be reduced to zero when property abuts another property used for the same use.*
- (6) *Solar farm operation structures must be setback a minimum of 500 feet from residential structures.*
- (7) *Solar farm operations equipment enclosed by eight-foot perimeter fencing to restrict unauthorized access.*

- (8) *Adequate screening for solar farm operations that will be located on arterial status roads deemed a scenic highway by the State of Tennessee. This can be achieved by vegetative screening being placed beyond the perimeter fence to a density and height that adequately buffers the solar farm from any nearby uses. Screening along the side and rear of solar farm operations located on all other roads. This may be achieved by vegetative screening being placed beyond the perimeter fence to a density and height that adequately buffers the solar farm from any nearby uses.*
- (9) *Solar farm operations must not produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.*
- (10) *All solar facilities must meet or exceed the standards and regulations of the Federal Aviation Administration (FAA), and any other agency of the local, state, or federal government with the authority to regulate such facilities that are in force at the time of the application.*
- (11) *To ensure the structural integrity of the solar facility, the owner shall ensure that it is designed and maintained in compliance with standards contained in all applicable local, state, and federal building codes and regulations that were in force at the time of the permit approval.*
- (12) *Lighting shall use fixtures to minimize off-site glare and shall be the minimum necessary for safety and security purposes.*
- (13) Minimal discernable noise levels must be maintained so as not to disturb neighboring property owners.
- (14) All interconnecting and distribution lines must be underground.
- (15) Signage. Signage shall conform to existing sign regulations.
- (15) A Ground Cover or Vegetation Management Plan is required. Using pollinator-friendly standards (see attached score card). A score of 100 is required for use approval. A score of 125 or more results in allowable setback reduction(s).
- (16) Notification requirements. In addition to Haywood County Resolution requirements, applicants must show evidence of a community meeting - announcement(s), place of meeting(s), and sign in sheet(s).
- (17) Local Labor. Whenever possible, the use of locally sourced labor on renewable energy projects is highly encouraged.
- (18) *The applicant shall submit to the board a decommissioning plan describing the way the applicant anticipates decommissioning the project. The plan shall include a description of the way the applicant will ensure that it has the financial capability to carry out the restoration requirements.*
- (17) *Solar farms that become inactive for a period exceeding one (1) year shall be removed at the owners or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the site all electrical generating equipment, cables, panels, foundations, buildings, and ancillary equipment. To the extent possible, the operator shall restore and reclaim the site to its pre-project topography and top-soil quality. Any agreement between the operator and landowner for removal to a*

lesser extent than set forth in this paragraph shall be required prior approval by the board. The restoration activities must be complete within 18 months from the date the Building Official declares in writing to the solar farm operator the solar farm inactive. If not, the owner will forfeit the bond covering decommissioning costs.

- (19) *If the Solar Farm operation involves more than one property owner, a surety is required for each landowner. Financial provisions should not be so difficult as to make the solar farm unfeasible.*
- (20) A copy of Vegetative Maintenance Plan, Decommissioning Plan, and Surety arrangement must be filed with final application.
- (21) The total number of acreage allowing for solar farms in Haywood County is 5,000 acres.

SECTION 4. Delete the entire section (11.02 D) on Solar Farms as a Use Permitted on Appeal in Chapter XI, I-1, Light Industrial.

SECTION 5. BE IT FURTHER RESOLVED that this Resolution shall become effective 30 days after adoption, the public health, safety, and welfare requiring it.

Approved and adopted by the Haywood County Commission on _____, 2025.

David Livingston, County Mayor Date _____

Attest:

Sonya Castellaw, County Clerk Date _____

1. Planned percent of native species in array area (select one).

<input type="checkbox"/> 10-25%	+4 pts
<input type="checkbox"/> 26-50%	+6 pts
<input type="checkbox"/> 51-75%	+8 pts
<input type="checkbox"/> >75%	+10 pts

Remove 20 points for the inclusion of invasive species as per the Tennessee Invasive Plant Council <https://www.tnipc.org/invasive-plants/>

2. Vegetative buffer planned adjacent to the solar site (select all that apply)

<input type="checkbox"/> Buffer planned outside and/or inside of array fencing	+5 pts
<input type="checkbox"/> Buffer is at least 30 feet deep (or as deep as property allotment allows) as measured from array fencing	+5 pts
<input type="checkbox"/> Buffer has native shrubs/trees	+10 pts

3. Percentage of seeds across the site are sourced within 150 miles (select one)

<input type="checkbox"/> 5-15%	+5 pts
<input type="checkbox"/> 16-49%	+10 pts
<input type="checkbox"/> >50%	+20 pts

Add an additional 5 points if all seeds are also local ecotypes

4. Planned number of species in site perimeter and buffer area (select one)

<input type="checkbox"/> 5-9 species	+4 pts
<input type="checkbox"/> 10-15 species	+6 pts
<input type="checkbox"/> 16-19 species	+8 pts
<input type="checkbox"/> >20 species	+10 pts

Exclude all non-native species (From un-matched USDA zones)

5. Planned number of species under array area (select one)

<input type="checkbox"/> 5-9 species	+4 pts
<input type="checkbox"/> 10-15 species	+6 pts
<input type="checkbox"/> 16-19 species	+8 pts
<input type="checkbox"/> >20 species	+10 pts

6. Additional diversity of species in site perimeter and buffer (select all that apply)

<input type="checkbox"/> Plant mix includes at least 5 grasses	+5 pts
<input type="checkbox"/> Plant mix includes at least 5 forbs	+5 pts
<input type="checkbox"/> Plant mix includes at least 2 milkweeds	+2 pts

7. Additional diversity of species under site array and between rows (select all that apply)

<input type="checkbox"/> Plant mix includes at least 5 grasses	+5 pts
<input type="checkbox"/> Plant mix includes at least 5 forbs	+5 pts
<input type="checkbox"/> Plant mix includes at least 2 milkweeds	+2 pts

8. Additional diversity of species under site array and between rows (select all that apply)

<input type="checkbox"/> Plant mix includes at least 5 grasses	+5 pts
<input type="checkbox"/> Plant mix includes at least 5 forbs	+5 pts
<input type="checkbox"/> Plant mix includes at least 2 milkweeds	+2 pts

9. Planned percentage of native species in perimeter and buffer area (select one)

<input type="checkbox"/> 10-25%	+4 pts
<input type="checkbox"/> 26-50%	+6 pts
<input type="checkbox"/> 51-75%	+8 pts
<input type="checkbox"/> >75%	+10 pts

Remove 20 pts for the inclusion of invasive species as per the Tennessee Invasive Plant Council <https://www.tnipc.org/invasive-plants/>

10. Planned percentage of the entire site's vegetative cover that includes flowering plants (select one)

<input type="checkbox"/> 15-25 %	+2 pts
<input type="checkbox"/> 26-50 %	+5 pts
<input type="checkbox"/> 51-75 %	+10 pts
<input type="checkbox"/> More than 75%	+15 pts
<input type="checkbox"/> No flowering plants	-15 pts

11. Planned seasons with at least three blooming species present-

<input type="checkbox"/> Blooms from spring (April-May) to fall (September- October)	+15 pts
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12. Site preparation prior to implementation (select all that apply)

<input type="checkbox"/> Soil preparation is done to promote germination and reduce erosion as appropriate for the site.	+10 pts
<input type="checkbox"/> Temporary site seed mix uses native plant mix	+10 pts
<input type="checkbox"/> Measures taken to control weeds prior to seeding	+10 pts
<input type="checkbox"/> None	-10 pts

13. Site planning and management (select all that apply)

<input type="checkbox"/> Detailed establishment and future site management plan developed	+10 pts
<input type="checkbox"/> Signage legible at 40 or more feet stating "pollinator- friendly solar habitat"	+5 pts
<input type="checkbox"/> Plan to engage with or educate the public on the benefits of pollinator-friendly solar	+5 pts
<input type="checkbox"/> Site is involved in an ongoing research project with a university or other organization	+10 pts

14. Insecticide risk (select all that apply)

<input type="checkbox"/> Planned on-site use of broadcast insecticide or pre-planting seed/plant treatment (excluding buildings/ electrical boxes, etc.)	-40 pts
<input type="checkbox"/> Communication/registration with local chemical applicators or on www.fieldwatch.com to prevent drift	+5 pts

Source: Purdue University – November 2020

Does not meet standards - < 100
Meets preliminary standards – 100 or greater
Provides exceptional habitat – 125 or greater *

Landscaping Regulations – Along with County Attorney Ms. Levy, Ms. Sellari and Mr. Battle have explored the idea of adding regulations governing the preservation and replacement trees under the auspices of subdivision plats and site plans.

To review, last month the commission discussed:

1. The notion to preserve, protect, and enhance valuable agricultural lands and (added after last month's meeting) natural resources, and to protect the health, safety, and welfare of residents of Haywood County.
2. To consider standards limiting the removal of and ensuring the replacement of trees sufficiently to safeguard the ecological and aesthetic environment of the County.
3. Provisions to prevent the unnecessary clearing and disturbing of land to preserve the natural and existing growth of vegetation and to replace (if required) removed trees with species, cultivars, and varieties that are non-invasive or noxious according to the following four agencies' latest list:
 - a. The Tennessee Department of Agriculture - <https://www.tn.gov/protecttnforests/invasive-plants.html>
 - b. The Tennessee Invasive Plant Council - <https://www.tnipc.org/invasive-plants/>
 - c. The University of Tennessee Institute of Agriculture - <https://utarboretum.tennessee.edu/invasive-shrubs-vines-and-trees/>
4. To guide the conservation, protection, maintenance, and establishment of trees to maximize the tree canopy coverage across the County and to preserve trees and community forest health.
5. To establish provisions consistent with forestry policy and practice promulgated by the State Division of Forestry in recognition that trees are a part of our heritage and our future, and that they are an essential part of the quality of life within the county.
6. To maximize the benefits of trees and vegetation, including a reduction of heat island effects, more sustainable management of stormwater, and filtration of particulate matter from the air, restoring oxygen to the atmosphere and reducing air pollution.

The staff planner asks the commission to review the following draft Resolutions for both the Haywood County's Subdivision Regulations and Zoning Resolution.

**A RESOLUTION TO ADD LANDSCAPING REQUIREMENTS TO THE TEXT OF THE
HAYWOOD COUNTY ZONING RESOLUTION**

WHEREAS pursuant to Tennessee Code Annotated, Sections 13-7-101 and 13-7-102, a Zoning Resolution and Map have been adopted by the Haywood County Commission; and,

WHEREAS the Haywood County Planning Commission on May 8, 2025, recommended that the following amendments be made in the text of the adopted Zoning Resolution; and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-3-403c a public hearing notice was published in the Brownsville States Graphic 15 days prior to the meeting and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-7-104, the Haywood County Commission held a public hearing on June 16, 2025 at 5:30 PM in the Circuit Courtroom at the Haywood County Justice Complex on said amendment.

SECTION 1. To assist with stormwater management and to further protect ground water in Haywood County the following is added to Chapter III:

- 3.25** Landscaping regulations benefit from landscaping requirements because they enhance property values, improve the overall aesthetic appeal, contribute to a sense of community, and promote health and safety benefits like stormwater management, ground water quality and air quality. All landscaping rules follow the following principles. First, native species should be preserved when possible. Second, native species should be replaced, when possible, with supplemental plantings installed to meet landscaping standards. Finally, lost resources should be planted in public spaces.

Specifically, the following requirements are imposed:

Farming Applications – Landscaping is not required. However, soil conservation best practices are encouraged.

Residential Applications – Single Family and Two-Family developments are encouraged to preserve and replace trees with native species and to plant appropriate shrubs and ground cover to slow and reduce water discharges.

Commercial District (C) – adopt by reference – See Chapter 10 of the City of Brownsville’s Municipal Zoning Ordinance.

Industrial Districts (I-1 and I-2) – adopt by reference – See Section 17 of the Megasite Authority of West Tennessee.

SECTION 2. BE IT FURTHER RESOLVED that this Resolution shall become effective 30 days after adoption, the public health, safety, and welfare requiring it.

Approved and adopted by the Haywood County Commission on _____, 2025.

David Livingston, County Mayor

Date _____

Attest:

Sonya Castellaw, County Clerk

Date _____

**A RESOLUTION TO AMEND THE HAYWOOD COUNTY SUBDIVISION REGULATIONS
ADOPTING STORMWATER PROVISIONS, CHANGING ADDITIONAL SUBMISSION
DEADLINES, CERTIFICATES AND NOTES FOR SUBDIVISION PLATS**

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-3-401 through 13-3-413, subdivision regulations have been adopted for Haywood County; and,

WHEREAS, the Haywood County Regional Planning Commission has seen fit to amend standards to include stormwater provisions and to make additional text amendments,

WHEREAS, pursuant to Tennessee Code Annotated Section 13-3-403, a public hearing was held by this body on Thursday, the 12th day of June 2025, the time and place published with 30 days' notice.

NOW, THEREFORE, THE HAYWOOD COUNTY REGIONAL PLANNING COMMISSION RESOLVES:

SECTION 1. Amend Haywood County Subdivision Regulations by adding the following:

SECTION 2. Amend Haywood County Subdivision Regulations by changing all references to submitting applications 15 days before the planning commission meeting to 30 days before the planning commission meeting.

SECTION 3. Amend Haywood County Subdivision Regulations Article II 2 I by changing “5-foot contours” to “2-foot contours”.

SECTION 4. Amend Haywood County Subdivision Regulations Article II 2 I to include Engineered Drainage Plan to Major Subdivision requirements.

SECTION 5. Amend Haywood County Subdivision Regulations by adding the following Certificate to all Subdivision Plats.

**CERTIFICATION OF THE REVIEW AND APPROVAL BY
THE HAYWOOD COUNTY UTILITY DISTRICT**

I _____
hereby certify that the public water supply fully meets the
requirements of the Haywood County Utility District are hereby
approved as shown.

_____, 20_____
Haywood County Utility District or Authorized Representative

SECTION 6. BE IT FURTHER RESOLVED that this Resolution shall become effective 30 days after adoption, the public health, safety, and welfare requiring it.

Approved and adopted by the Haywood County Commission on _____, 2025.

David Livingston, County Mayor Date_____

Attest:

Sonya Castellaw, County Clerk Date _____

If you ever have questions or concerns, please contact me. As a reminder, the following are training links should you wish to explore additional training opportunities.

APA Sponsored webinars – These are free. Upcoming programs do require you to register in order to receive the webinar credentials. Website has upcoming and past webcasts.

https://ohiopanning.org/aws/APAOH/pt/sp/webcast_home_page

TAPA Recorded Training Sessions – Free. No registration required.

<https://tennessee.planning.org/knowledge-center/videos/>

Tennessee Association of Floodplain Managers – Free. No registration required.

<https://www.youtube.com/channel/UC9Z8ViDiKCt95d53L40ly6Q>

HAYWOOD COUNTY REGIONAL PLANNING COMMISSION

SIGN IN SHEET FOR _____

[illegible]