



Regional Planning Commission Meeting Agenda

February 12, 2026

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 properly presented Old Business
- V. New Business
  - A. Emerson Plat
  - B. Any properly presented New Business.
- VI. Building Official's Report - Slum Clearance, Administrative Reviews, Building Permits
- VII. Surety Report – No active sureties to report
- VIII. Other Business - STaR Award Submission
- IX. Adjournment

*Our next meeting is March 12, 2026*



## MEMORANDUM

**TO:** The Haywood Regional Planning Commission  
**FROM:** Thomas H. Skehan, AICP – Staff Planner  
**DATE:** February 12, 2026  
**SUBJECT:** STAFF MEMO FOR FEBRUARY 12, 2026, MEETING

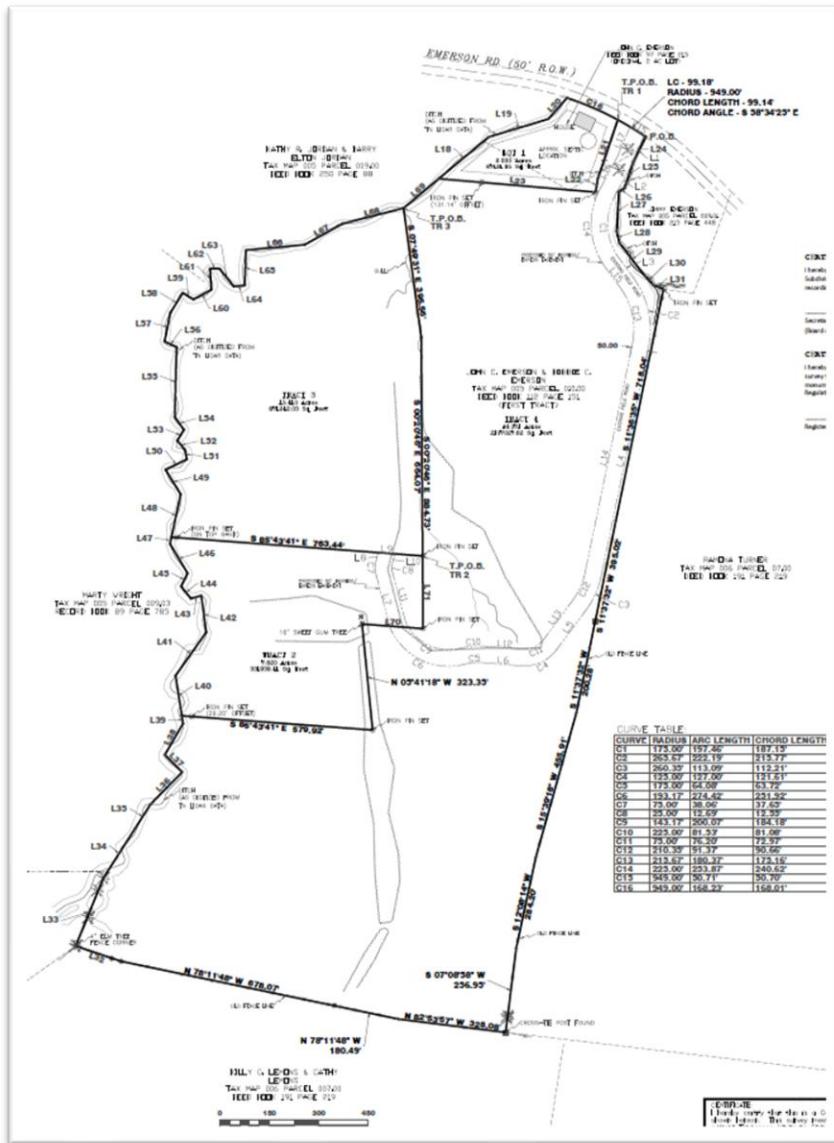
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### NEW BUSINESS

#### **Bobbie C. Emerson Estate – Final Plat**

Background – Mr. Emerson commissioned Thornton Survey to prepare a plat subdividing property on Emerson Road (RT 2 Gates – Tax Map 005 Parcel 010.00) into four lots (Lot 1= 2 acres, Lot 2 = 7.62 acres, Lot 3 = 15.41 acres, Lot 4 = 48.371 acres). The parent tract is approximately 76.6 acres and has one house on the northernmost section of the property fronting Emerson Road. The property is zoned FAR and does not appear to be located in a flood hazard area.





## Analysis –

The plat meets the following zoning requirements:

- FAR districts require a minimum lot size of one acre.
- The minimum lot width is 125 feet.
- Maximum lot coverage for Lot 1.

The plat appears (a scalable plat was not presented to the staff planner for verification) to meet the following zoning requirement:

- Setbacks are 35 feet for the front, 30 feet for the rear and 25 feet for the side.

Compliance with the following zoning requirements has yet to be determined:

- Setbacks on Lots 2-4 not noted.
- Maximum lot coverage for Lots 2-4.
- Maximum building heights.

The plat fails to meet the following subdivision requirements:

- A permanent easement providing legal access to more than one lot shall be improved to meet the road construction standards established in Articles III and IV of these regulations. No improvements to road standards are proposed.
- Permanent easement improvements shall be maintained by the developer/owner or by a legally established homeowners association or other similar group approved by the Planning Commission. The legal document establishing the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.

Recommendation – Based on the noted easement servicing two lots, the staff recommends denying the plat until the easement is changed to a public road and designed and built to meet Haywood County Road Standards.

If you ever have questions or concerns, please contact me at 731.668.6429/[tskehan@swtdd.org](mailto:tskehan@swtdd.org)

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. Over 500 sessions are archived on this site.

[https://ohioplanning.org/aws/APAOH/pt/sp/webcast\\_home\\_page](https://ohioplanning.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 \_\_\_\_\_

NAME ADDRESS TOPIC