
STANTON
CROSSING

PROJECT INTRODUCTION

Stanton Crossing at 11999 Highway 70 in Stanton, Tennessee, is a 5.03 acre well positioned commercial tract in one of West Tennessee's fastest-growing markets. Positioned along the US 70 corridor, the property benefits from excellent highway frontage, convenient access to regional transportation networks, and proximity to the transformative economic growth occurring around Ford's BlueOval City.

The B-2 zoning designation provides opportunity for retail and regional small businesses. The site is immediately adjacent to a newly constructed Dollar General, further reinforcing the area's commercial momentum and providing an established retail presence that generates daily customer traffic.



The property is ideally situated to capture increasing traffic, workforce demand, and consumer spending while maintaining the appealing rural character and open space that make Stanton an attractive place to live, work, and invest.

Tony

Anthony 'Tony' Lavelle
Berkshire Hathaway Commercial

118 E. Mulberry St. Suite 101
Collierville, TN 38017
901-645-1057
tony@mac-realtors.com

TABLE OF CONTENTS

1	Existing Conditions
2	Aerial Vicinity Map
3	Boundary Survey
4	Existing Utilities
5	Sewer and Water Availability
6	Existing Zoning
7-8	B-2 Allowed Uses
9-11	Deed Restrictions
12	Planning Areas
13	Development Process
14-15	Potential Site Plan A
16-17	Potential Site Plan B
18-19	Potential Site Plan C

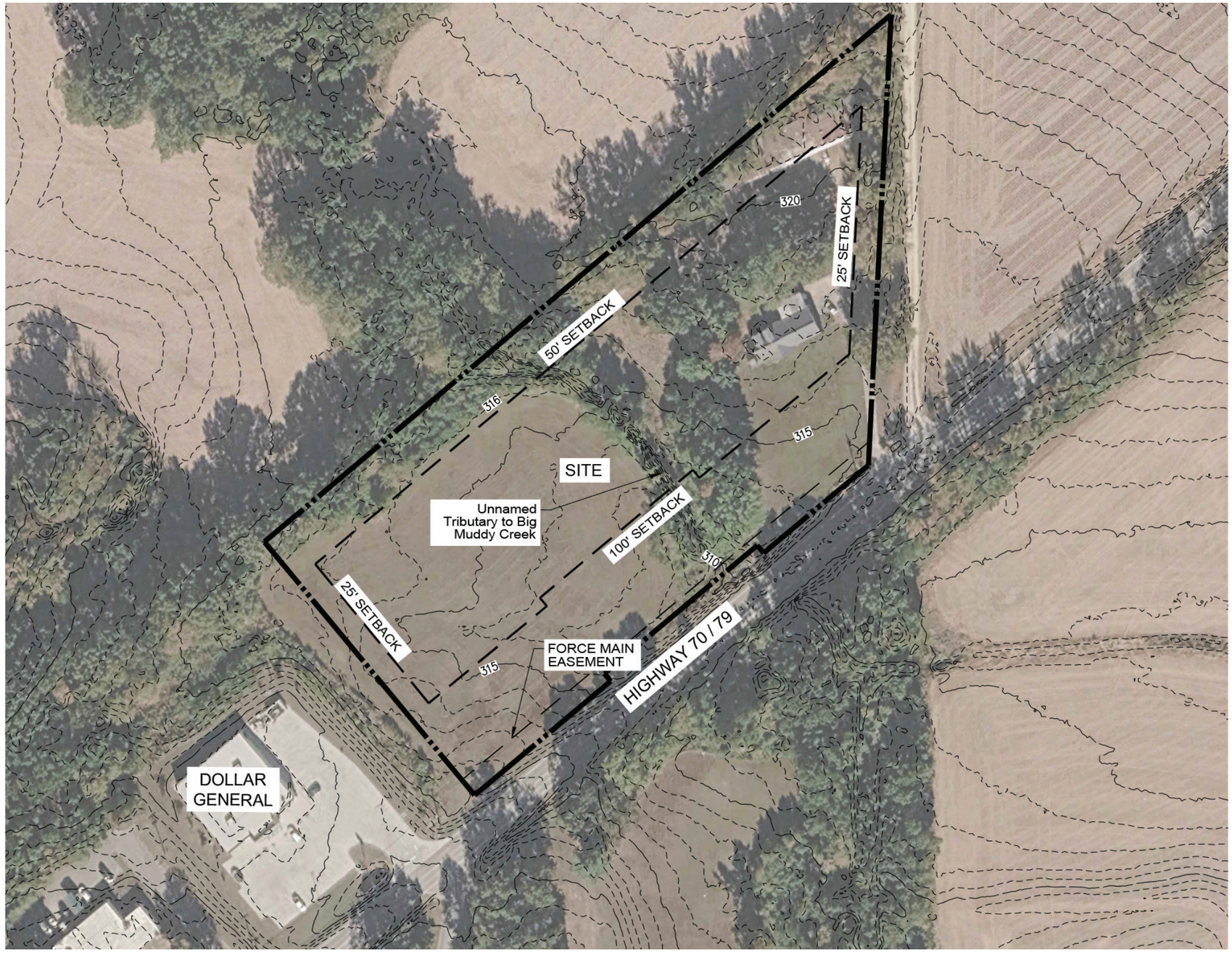
BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying

6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



North

100 0 100

GRAPHIC SCALE IN FEET

SCALE: 1"=100'

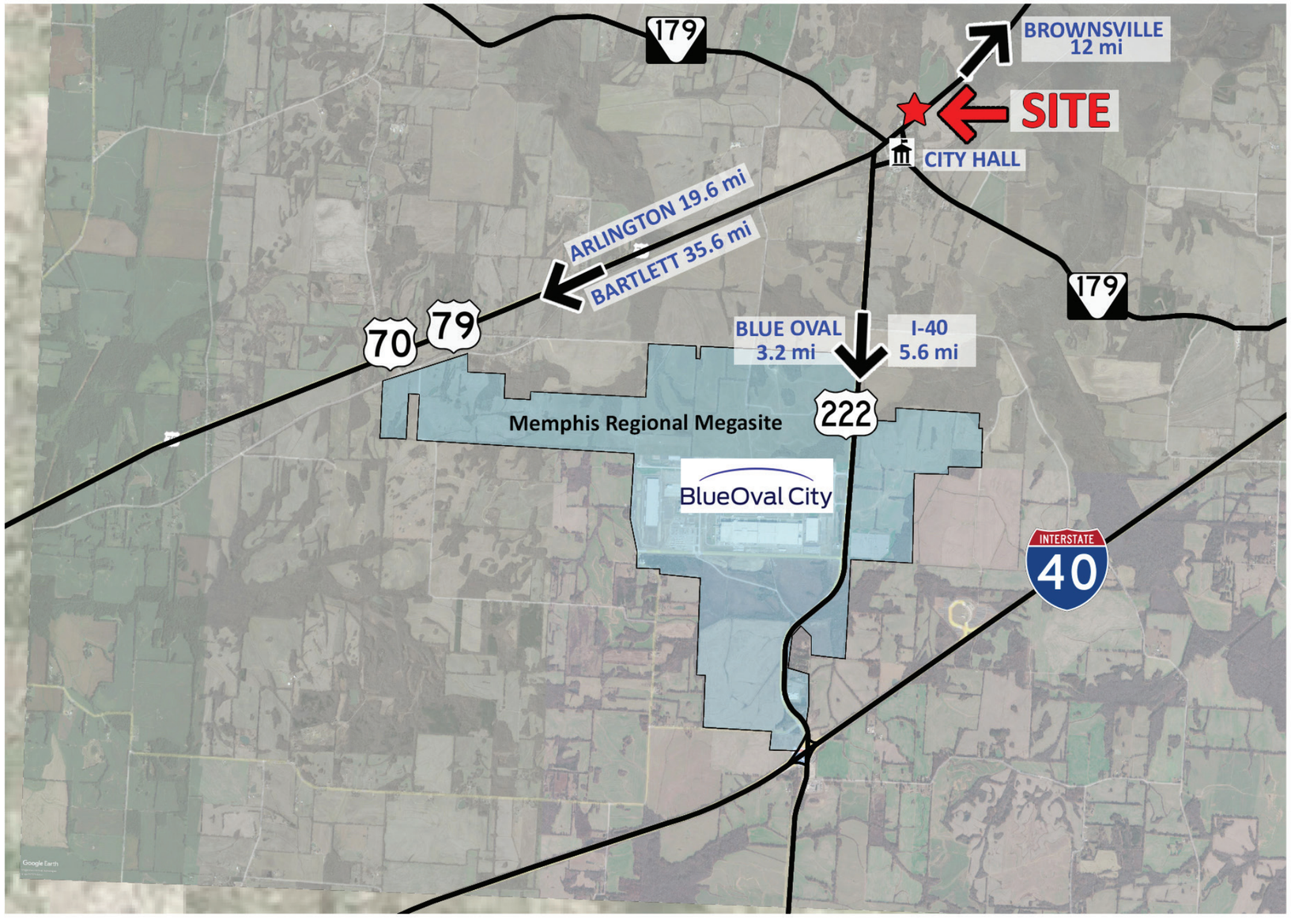
BERKSHIRE HATHAWAY
Commercial
Tony Lavelle

STANTON CROSSING

EXISTING CONDITIONS

1

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Town of Stanton is a junction at the corridors of I-40 and US-70/79 and via Memphis and Nashville has direct access to four modes of transportation: rail, road, water, and air.

Stanton is the closest small town to Memphis Regional Megasite and BlueOval City, 3.2 miles away via SR-222.

The site is 19.6 miles from Arlington and 35.6 miles from Bartlett via Highway 70/79.

N
W E
S

BERKSHIRE HATHAWAY
Commercial
Tony Lavelle

STANTON CROSSING



AERIAL VICINITY MAP

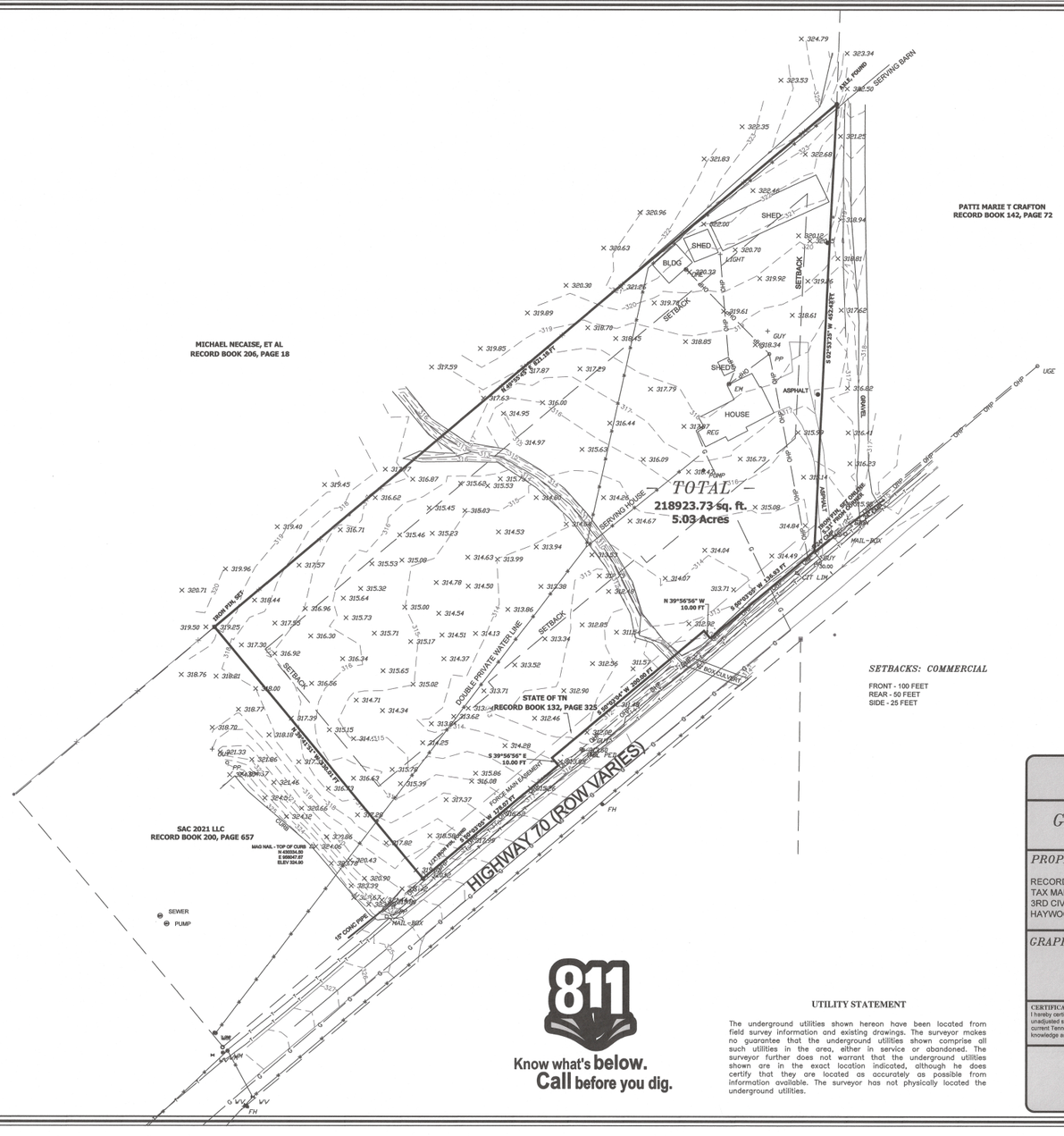
2

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

CERTIFICATE OF SURVEY

BEGINNING at a 1/2 inch iron pin found in the north of Highway 70 (ROW varies) said pin being 30 feet fro center, and being the southeast corner of SAC 2021, LLC as described in Record Book 200 Page 657; runs thence with the east line of said SAC, north 39 degrees 41 minutes 51 seconds west 330.01 feet to an iron pin set(all pins set are 1/2" by 18" with identification cap stamped EVANS-RLS 2524), said pin being the north east corner of SAC, and being in the south line of Michael Necaise, el al as described in Record Book 206 Page 18; runs thence with said south line, north 49 degrees 55 minutes 45 seconds east 821.18 feet to an axle found in the west line of Pattie Marie T. Crafton as described in Record Book 142 Page 72, said axle being the northeast corner of the herein described tract; runs thence with the west line of said Crafton, south 02 degrees 53 minutes 55 seconds west, passing an iron pin set online at 447.12 feet, and continuing on for a total distance of 452.43 feet to a point(west end of culvert) in the north margin of Highway 70; runs thence with said margin, south 50 degrees 03 minutes 05 seconds west 136.93 feet; thence north 39 degrees 56 minutes 56 seconds west 10.00 feet; thence south 50 degrees 03 minutes 04 seconds west 200.00 feet; thence south 39 degrees 56 minutes 56 seconds east 10.00 feet; thence south 50 degrees 03 minutes 05 seconds west 178.07 feet to the POINT OF BEGINNING containing within these calls 218923.73 square feet or 5.03 acres of land as surveyed on May 10, 2024 by Evans & Associates Land Surveying, 320 South Washington, Brownsville, Tennessee. (731-432-1381) Said acreage being subject to all right of ways and easements, if any exist.

This being the property in the name of Grangestone Development Mid-South, LLC recorded in Record Book 223 on Page 593 in the Register's Office of Haywood County, Tennessee. Shown on Tax Map 119N, Group C, being Parcel 1.00 in the Assessor's Office of Haywood County, Tennessee.







LINE LEGEND:

W	WATER
OHP	OVERHEAD ELECTRIC
T	TELEPHONE
X	FENCE
	TRAFFIC STRIPE
G	GAS
	WOODS LINE

SYMBOLS LEGEND:

B	POST
E	ELECTRIC BOX
⊙	FLOOD LIGHT
V	GAS VALVE
●	IRON PINS, FOUND & SET
○	POWER POLE
S	SEWER MANHOLE
⊖	SEWER PUMP
W	WATER VALVE
▭	SIGN

LEGEND:

AC	ACRES
BK	RECORD BOOK
DRAIN.	DRAINAGE
E	EAST
EASM.	EASEMENT
ES	EASEMENT SET
IPF	IRON PIN FOUND
N	NORTH
PB	PLAT BOOK
PG	PAGE
S	SOUTH
S.F.	SQUARE FEET
SPL	SANITARY
W	WEST
W.L.	WATER

NOTES:

1. All iron pins set are 1/2" by 18" with an identification cap stamped (EVANS–RLS 2524).
2. Bearings are relative to the Tennessee Coordinate System of 1983 as defined by TCA 66–6–101,103.
3. A Trimble R10–2 GPS was used with real time kinematics for a portion of the control points and a portion of other physical locations.
4. It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category II Survey.
5. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. This survey is based on the deeds of record as shown.
6. We have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract or title search may disclose.

811 Know what's below. Call before you dig.

UTILITY STATEMENT

The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SETBACKS: COMMERCIAL

FRONT - 100 FEET
REAR - 50 FEET
SIDE - 25 FEET

POSITIONAL ACCURACY:	0.010(m)
TYPE OF GPS FIELD PROCEDURE :	STATIC, RTK, OPUS
DATES OF SURVEY :	SEE TITLE BLOCK
DATUM/EPOCH :	NAD 1983 (2011)
PUBLISHED/FIXED-CONTROL USE	OPUS
GEOID MODEL:	GEOID18 (CONUS)
COMBIND GRID FACTOR:	0.99996228

PLAT OF PROPERTY

SURVEY PREPARED FOR
GRANGESTONE DEVELOPMENT MID–SOUTH, LLC

PROPERTY INFORMATION:

RECORD BOOK 233 PAGE 593
TAX MAP 119N, GROUP C, PARCEL 1.00
3RD CIVIL DISTRICT
HAYWOOD COUNTY, TENNESSEE

REVISIONS:

GRAPHICAL SCALE:

0 50 120
SCALE 1"=100'

CERTIFICATE:
I hereby certify that this is a Category II Survey and that the ratio of precision of the unadjusted survey is 1:7,500 as shown hereon. This survey meets or exceeds the current Tennessee Minimum Standards of Practice and is correct to the best of my knowledge and belief.

SEAL:

DAVID C. EVANS III
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2524
R.L.S. 2524

EVANS & ASSOCIATES LAND SURVEYING
320 SOUTH WASHINGTON BROWNSVILLE, TN 38012
(731) 432-1381 EMAIL: evans5524@gmail.com

SURVEY DATE: 05/10/24 DATE DRAWN: 05/28/24
DRAWN BY: DCE CHECKED BY: DCE

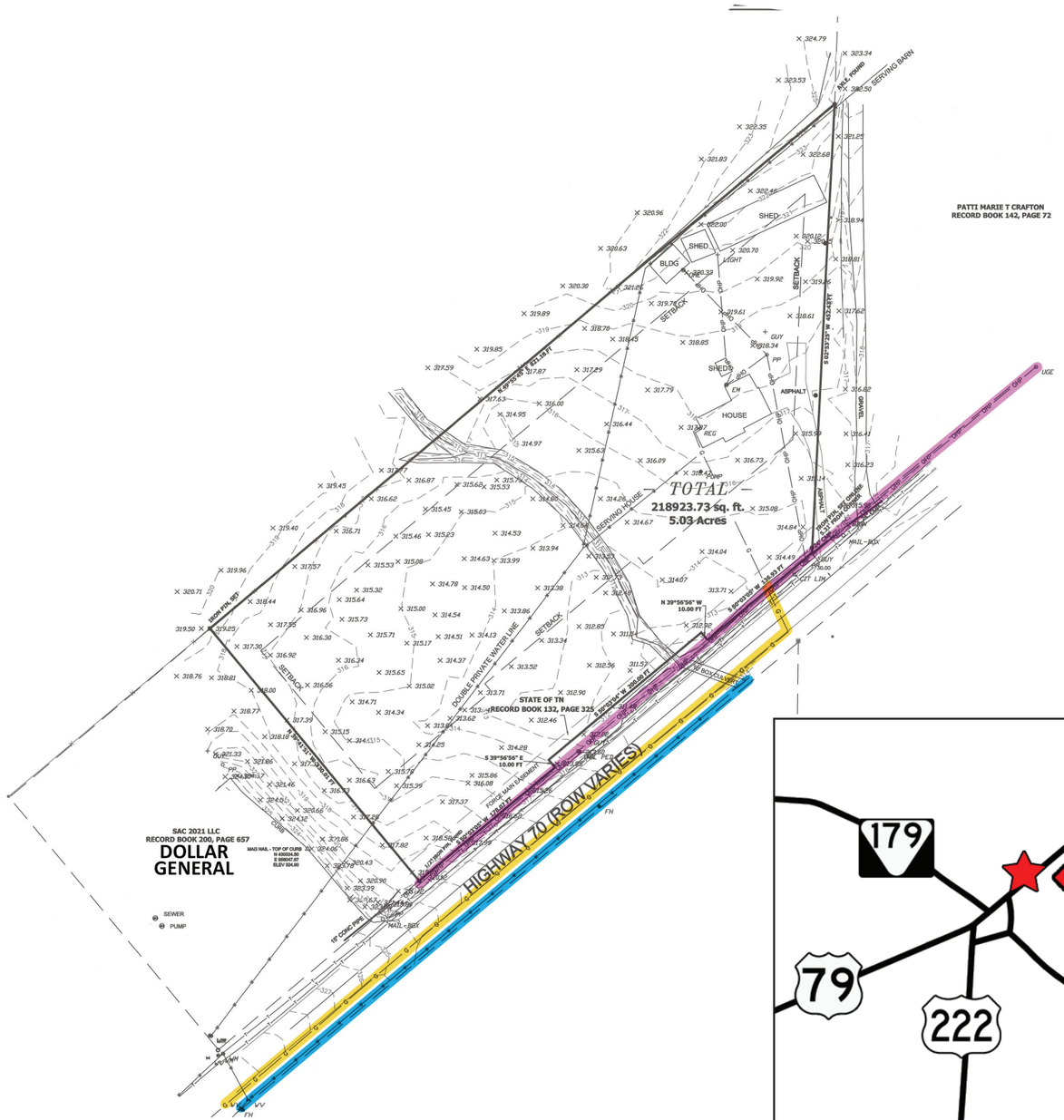
JOB # 2024-0822B SHEET 1 OF 1

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Sewer: Provided by Town of Stanton. Sewer extension cost shared between Town of Stanton and prospective developer.

Water: 6” water line provided by Brownsville Energy Authority (Haywood County Utility District) (731-772-8845)

Gas: 2” gas line provided by Brownsville Energy Authority (Haywood County Utility District) (731-772-8845)

Electric: Three-Phase Power. Provided by Southwest Tennessee Electric Membership Corporation (731-772-1322)

Water Supply

Water system upgrade now providing 800+ gallons per minute of flow capacity.

New 12” main along SR 222 and additional 10” water main being added to expand the current 6”main along SR 179 (in progress).

Sewer System

System upgrade in progress to expand capacity; includes pipe bursting existing lines to increase size to 10-in sewer line.

Water, Sewer, Electric, and Gas Systems

Build-ready service for US-70/79, SR 222 & SR 179 corridors.

Information quoted from: https://stantontn.gov/ecd/infrastructure/

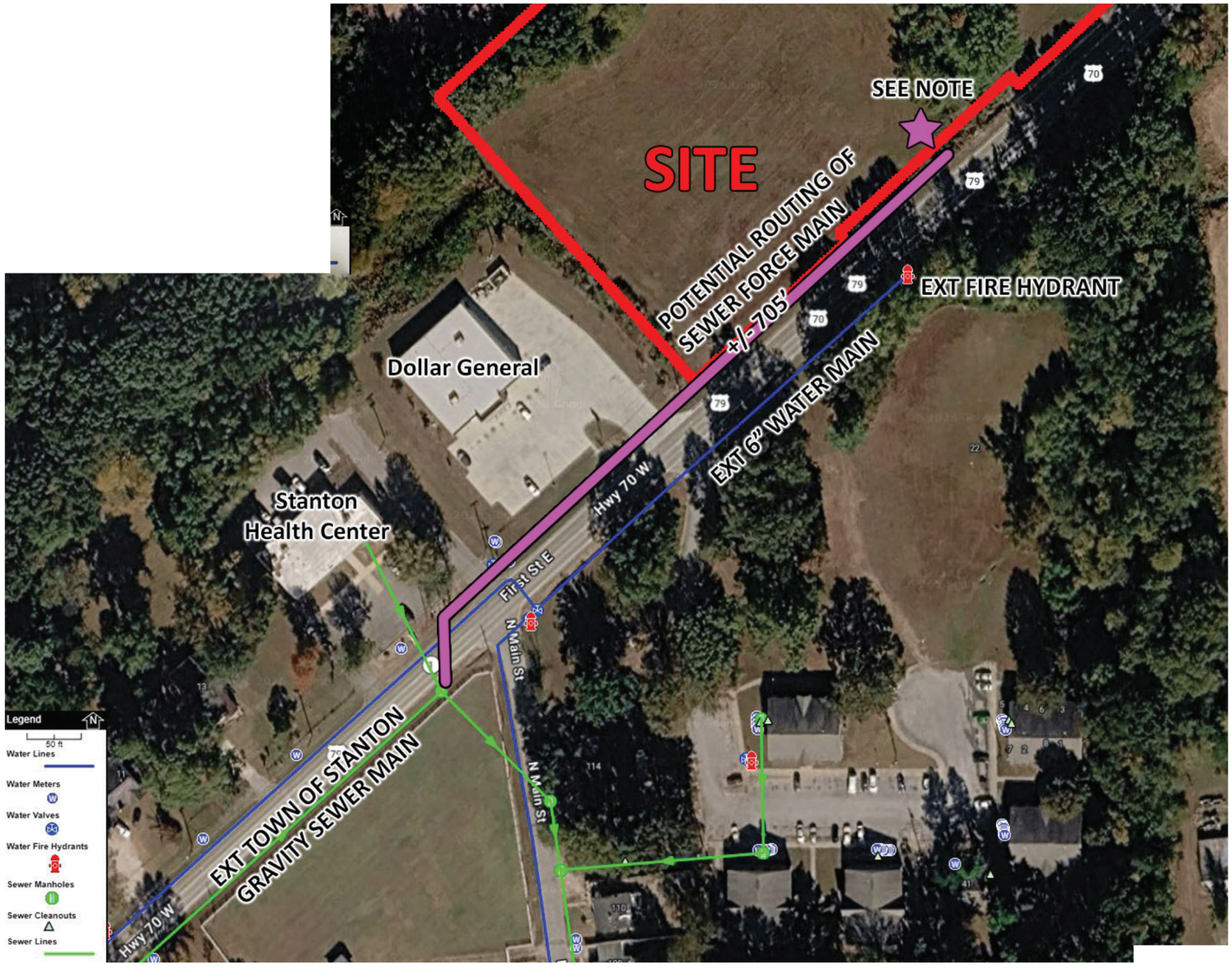
BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



EXISTING UTILITIES

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

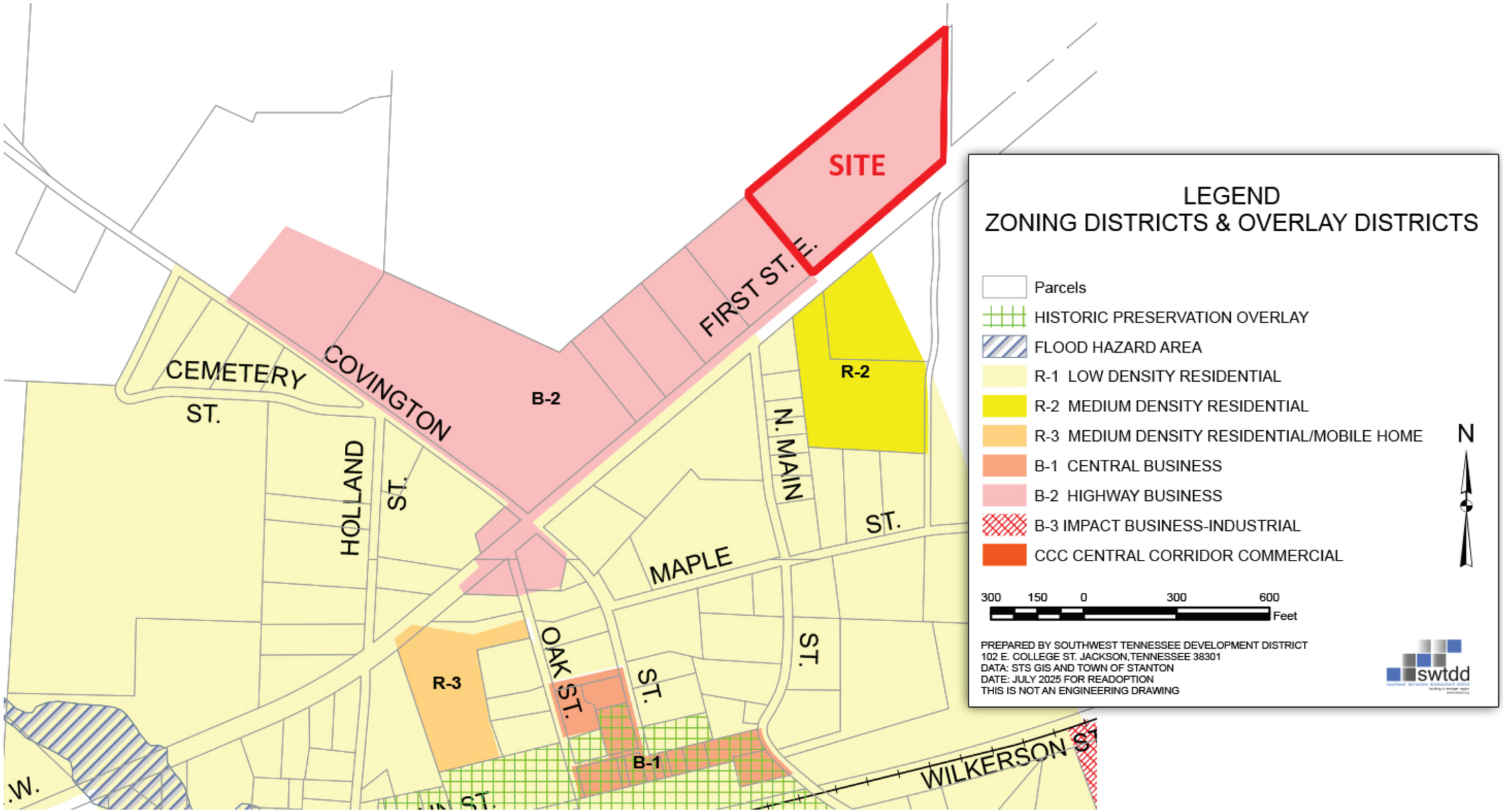


Star denotes potential location of shared property sanitary sewer lift station. Services from each site would connect to lift station.

Line shows potential routing of sewer force main. The length to connect the potential lift station to existing manhole is approximately 705'.

Each lot owner would have to tie to existing water line by boring under the highway. Permission from TDOT is required.

Fire protection to be determined by individual lot developer.



Stanton Crossing is located in the B-2 Highway Business zoning district in the Town of Stanton.



Excerpt from Town of Stanton Municipal Zoning Ordinances, 2025

5-02. 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. Other Housing, except for: Hotel
2. 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
3. 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
4. Lumber, Hardware, Building Materials: All uses
5. General Merchandise: All uses
6. Food, Drug, and Beverage: All uses
7. Auto Dealer and Service Station, limited to: Service stations, auto parts (new), auto dealership, car wash, motorcycle sales, tire sales and servicing
8. Apparel and Accessories: All uses
9. Furniture, Home Furnishing, and Appliances: All uses
10. Restaurants, including restaurants which sale beer for on premise consumption. However, not to include bars, and night clubs
11. Art, Antique, and Jewelry: All uses
12. Hobby, Toy and Pet: All uses
13. Miscellaneous Retail: Salvage Clothing
14. Finance, Insurance, and Real Estate: All uses
15. Personal Services: All uses
16. Professional Services: All uses
17. Business Offices: All uses
18. Recreational and Entertainment, limited to: Motion picture theater, roller skating, bowling, electronic amusement devices, arcades, billiard parlor, health spa, and miniature golf
19. 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)
20. Repair Services, except for: Armature rewinding, welding shop, tire recapping or retreading
21. Educational Services: All uses
22. Contract Construction Services: All uses
23. 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)

B. Permitted Accessory Uses and Structures

1. Accessory off-street parking and loading facilities as required in Chapter 2 of this ordinance.
2. Accessory facilities and buildings customarily incidental to a permitted use

C. Uses Permitted on Appeal

1. 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
2. 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.
3. 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
4. Recreation and Entertainment, limited to: Drive-in movie, amusement park, fairground, golf driving range, and indoor shooting range
5. Business Services, limited to: Photofinishing, research services (private), metal and wood fencing, and ornamental grill work
6. 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
7. Undeveloped and Vacant, limited to: Circuses, carnivals and similar transient enterprises, open water including ponds, lakes and reservoirs, streams and waterways (man-made).
8. Mixed-use occupancy involving commercial and residential uses shall be permitted in order to sustain development, redevelopment, and renovation of the general business district to prohibit the deterioration and dilapidation of the commercial buildings in Stanton without undermining sales tax and retail area preservation.

B-2 BULK REGULATIONS

FRONT SETBACK: 50’
REAR SETBACK: 30’
SIDE SETBACK 20’
MIN LOT SIZE 15,000 SF

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

For construction of new buildings or additions with proposed mixed-use occupancy, the Planning Commission shall review a site plan in accordance with Chapter 10 followed by the approval of a certificate of occupancy by the Board of Zoning Appeals in accordance with this Ordinance.
No certificate of occupancy for such use in an existing building shall be issued without site plan and/or floor plan review by the Board of Zoning Appeals and subject to the following conditions in order to preserve and protect the character of the neighborhood in which the proposed use is located:

a. A maximum of 50% of the total floor area of a structure shall be used for residential occupancy. The residential floor area shall be restricted to floors other than the first floor at ground level or basements in order to screen the general public from residential activities.
b. All local, state, and federal requirements or codes shall be met.
c. Dwelling units shall be separated from business occupancy areas by fire resistant materials or any stricter provisions as required by applicable national, state, and local codes.
d. Commercial and residential parking shall be required. Residential parking spaces shall be designated by signage or striping. Two and one-half (2.5) spaces shall be required for each residential unit in the mixed-use structure. Parking for the commercial uses shall conform with the standards of this Ordinance.
e. Separate entrances shall be required for each residential and commercial unit for mixed-use occupancy.

D. Prohibited Uses

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

High Level list of what is not allowed in B-2 Zoning:

- **Hotel**
- **Photo-finishing**
- **Laundry and dry-cleaning**
- **Truck terminals**
- **Private research**
- **Welding shop**
- **Tire recapping or retreading**
- **Circuses and carnivals**



Photo by: Patrick Lantrip Daily Memphian

Prepared by and when recorded
return to:

Spragins, Barnett & Cobb, PLC
312 East Lafayette
Jackson, TN 38301

Steve Smith, Register
Haywood County
Rec #: 72910
Rec'd: 30.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 32.00
Instrument #: 43517
Recorded
5/16/2018 at 9:05 am
in Record Book
163
Pgs 199-204

AGREEMENT

THIS AGREEMENT WITH COVENANTS AND RESTRICTIONS (the "Agreement") is made this 14th day of May 2018 by and between James R. Rich and Patricia Rich (hereinafter collectively referred to as "Rich"), and Susan A. Cox (hereinafter referred to as "Cox").

WITNESSETH:

WHEREAS, Rich is the owner of certain tracts or parcels of land containing approximately 7.06 acres located on the north side of Highway 70 West in Stanton, Haywood County, Tennessee, and being identified as Tax Map 199N, Group C, Parcel 1.00, on the tax maps of Haywood County, Tennessee being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (collectively hereinafter referred to as the "Rich Tract"); and

WHEREAS, Cox is purchasing a portion of the Rich Tract containing 2.0 acres that is more particularly set out and described on Exhibit "B" attached hereto and made a part hereof by this reference (hereinafter referred to as the "Cox Tract"; the Rich Tract and the Cox Tract each being herein sometimes referred to individually as a "Tract" and collectively as the "Tracts"); and

WHEREAS, Rich and Cox desire to establish certain rights benefiting and burdening the Tracts, as hereinafter provided.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), the premises, the mutual benefits to be derived by the provisions of this Agreement, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by the parties hereto, Rich and Cox do hereby covenant and agree as follows:

1. Benefited Parties/Binding Effect. The rights and obligations established in this Agreement shall run with the land and be for the benefit of the Tracts and shall run with the land and be binding upon the Tracts.

2. Restrictions on the Rich Tract. Rich covenants and agrees not to lease, rent, occupy, or allow to be leased, rented or occupied, any part of the Rich Tract, for the purpose of conducting business as or for use as a Family Dollar Store, Bill's Dollar Store, Fred's, Dollar Tree, Ninety-Nine Cents Only, Deals, Odd Lots, Dollar Bills, Dollar Express, Big Lots, Walgreens, CVS, Rite Aid, Wal-Mart or any Wal-Mart concept store.

3. Use Restrictions on the Rich Tract and the Cox Tract. Each of Rich and Cox covenants and agrees not to lease, rent, occupy, or allow to be leased, rented or occupied, any part of its Tracts to be used or operated for any of the following: (a) for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant; (b) as a discotheque, dance hall or night club; (c) as a massage parlor; (d) funeral parlor; (e) bingo parlor; (f) car wash; (g) any use which emits a strong, unusual, offensive of obnoxious odor, fumes, dust or vapors, or any sound which can be heard outside of any buildings on the Rich Tract or the Cox Tract, except that any usual paging system be allowed; (h) any assembling, manufacturing, distilling, refining, smelting, agricultural (with the exception of crops or gardens), or mining operation; (i) any "second hand" store or liquidation outlet; (j) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (k) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (l) any dry cleaners performing on-site cleaning services; (m) any automobile, truck, trailer or recreational vehicles sales, leasing, storage, display or body shop repair operation; (n) any living quarters, sleeping apartments or lodging rooms; (o) any veterinary hospital or animal raising facilities (except this provision shall not prohibit pet shops and shall not prohibit the provision of veterinary services in connection with pet shops or pet supplies business); (p) any establishment selling or exhibiting paraphernalia for use with illicit drugs, and establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult bookstore, adult video store or adult movie theater; (q) any bar or tavern; provided, however, a bar within a restaurant shall be permitted; (r) any pool or billiard hall, gun range or shooting gallery, or amusement or video arcade; and (s) any use which creates fire, explosives or other hazards.

4. Manner of Performing Work. Whenever a party shall perform any construction, maintenance, repairs or replacements on its Tract or as otherwise permitted herein, such work shall be done expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations of governmental authorities having jurisdiction thereof. Such work shall be carried out in such manner so as to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

5. Duration. The provisions of this Agreement shall run with and bind the land described herein and shall be and remain in effect perpetually to the extent permitted by law.

6. Miscellaneous. This Agreement shall be governed in accordance with the laws of the State of Tennessee. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

considered in any construction or interpretation of this Agreement or any part hereof. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers. No party hereto shall be obligated to take any action to enforce the terms of this Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder. This Agreement may be amended, modified or terminated only in writing, executed and acknowledged by all parties to this Agreement or their respective successors or assigns, and only with the prior written consent of Dollar General Corporation, so long as it, its successors, assigns or assignees is occupying the property. Time is of the essence of this Agreement.

IN WITNESS WHEREOF, Rich and Cox have set their hands and seals as of the day, month and year first above written.

James R. Rich
JAMES R. RICH

Patricia Rich
PATRICIA RICH

Susan A Cox
SUSAN A. COX

STATE OF TENNESSEE
COUNTY OF Madison

Before me, J. McRheney, a notary public in and for the state and county mentioned, personally appeared James R. Rich and Patricia Rich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND and seal, at office this the 14th day of May, 2018.

Notary Public

My Commission Expires: 8-20-19

J. ALAN RHENEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, J. McRheney, a notary public in and for the state and county mentioned, personally appeared SUSAN A. COX with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND and seal, at office this the 14th day of May, 2018.

Notary Public

My Commission Expires: 8-20-19

J. ALAN RHENEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

EXHIBIT A

Legal description

BEING a lot or parcel of land located on what is known as U.S. Highway No. 70, and beginning at a stake in the north margin of U.S. Highway No. 70, and beginning at a stake in the north margin of U.S. Highway No. 70, and 30 feet from the center of same, said stake being north 46-1/2 degrees east 181.5 feet from the east margin of a 40 foot abandoned roadway, said roadway now being a part of a lot in the name of B.C. Emison, and being the most southerly corner of the now described lot; runs thence north 43-1/2 degrees west 330 feet to a stake in the south line of a tract in the name of W.B. Nash; thence with the south line of Nash, north 46-1/2 degrees east passing at 9.5 feet the northeast corner of Lot No. 1 of the land conveyed to Otis Clark by Homer W. Webb as recorded in the Register's Office of Haywood County, Tennessee, in Deed Book No. 81, page 316, in all, 1088 feet to a stake in the west line of a tract in the name of Crafton; thence with said west line south ½ degree east 450 feet to a stake in the north margin of the above mentioned U.S. Highway No. 70; thence with the margin of said highway south 46-1/2 degrees west 779 feet to the point of beginning, containing 7.06 acres, more or less.

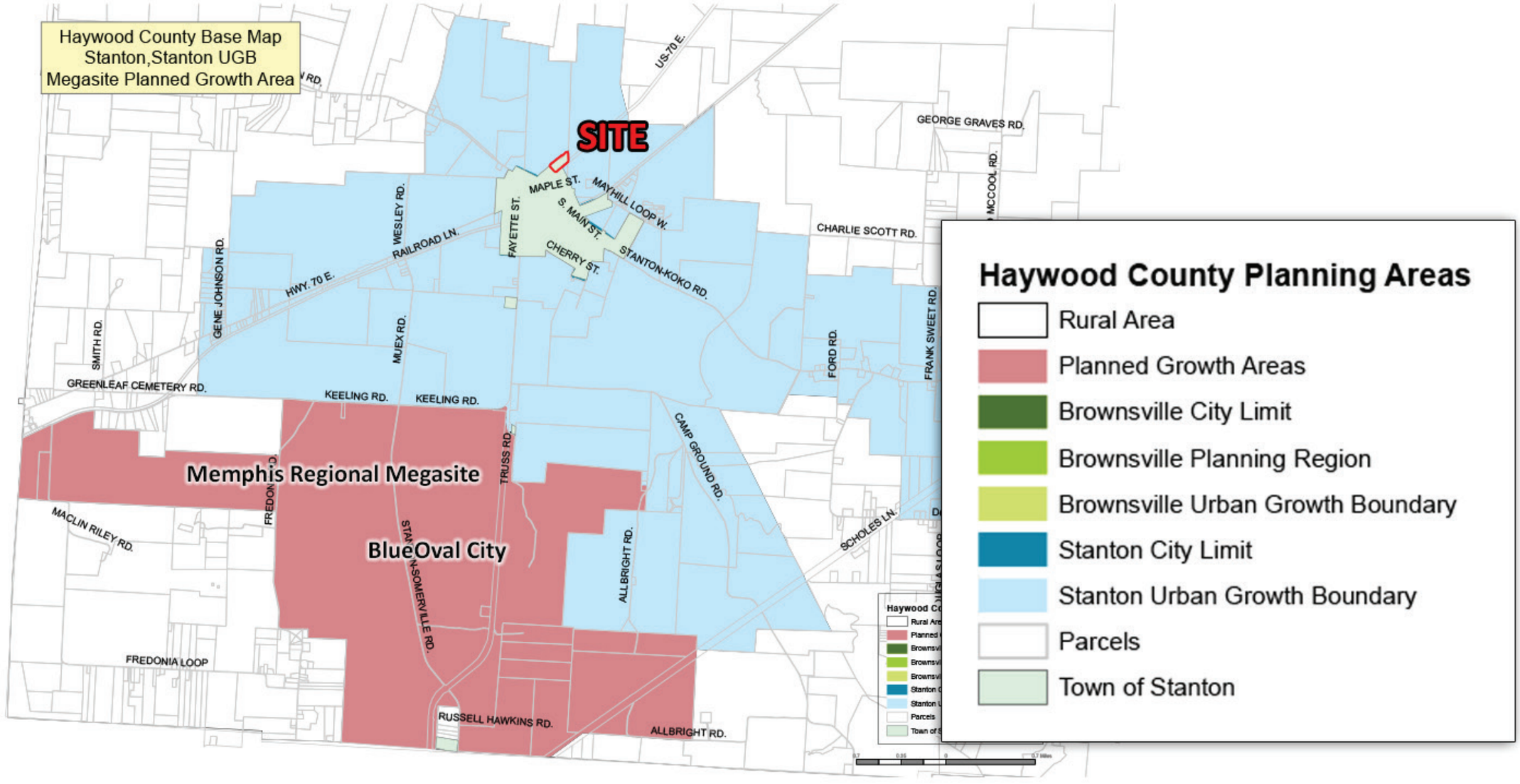
Being the same property conveyed to James R. Rich and wife, Patricia Rich by deed recorded in Deed Book 222, Page 154, in the Register's Office of Haywood County, Tennessee.

EXHIBIT B

BEING a lot or parcel of land located on what is known as U.S. Highway No. 70, and beginning at an iron pin set (all iron pins set are 18 inch long, ½ inch rebar with an identification cap stamped Surveying Services) in the north margin of U.S. Highway No. 70, and 30 feet from the center of same, said iron pin being the Town of Stanton's southeast corner as described in Deed Book 185 Page 294 in the Register's Office of Haywood County, Tennessee, and being James R. Rich and wife, Patricia Rich's southwest corner as described in Deed Book 222 page 154 of which the following described property is a portion of; Runs thence with the Town of Stanton's east line, North 39 degrees 41 minutes 51 seconds West 330.01 feet to an existing wood post in Nancy Nash Necaise's south line as described in Will Book N Page 500; Runs thence with Necaise's south line, North 49 degrees 51 minutes 59 seconds East 264.00 feet to an iron pin set; runs thence with a new division lines of the Rich property, as of this survey, South 39 degrees 41 minutes 51 seconds East 330.01 feet to an iron pin set in the north margin of the above described Highway; Runs thence with said north margin, south 49 degrees 51 minutes 59 seconds West 264.00 feet to the point of beginning, and containing 2.00 acres.

High Level list of what is not allowed per deed restrictions:

- Dollar stores, Walgreens, Walmart, or similar.
- Night club, pool hall, tavern, bar (unless within a restaurant), massage parlor, funeral parlor, bingo parlor, second hand stores, illicit drugs, gun range, or video arcade.
- Car wash, dry cleaners, manufacturing, distilling, or anything emitting a strong odor or dust or noise.
- Any automobile, truck, trailer or RV sales, leasing, storage, or display or body shop repair operation.
- Mobile home park, dumping, living quarters, veterinary hospital or animal raising.
- See Deed Restriction page for full list.



Stanton Crossing is located in the Stanton town limits.

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

TOWN OF Stanton

Town of Stanton Development Process

1. Pre-Application Meeting (Recommended)

Meet with Planning Commission staff to review zoning requirements, applicable ordinances, and development timelines. This early step helps identify potential challenges and required permits.

Tip: Bring a concept plan and property information to get the most out of this meeting.

2. Zoning Compliance

Check the Official Zoning Map to verify that the proposed use is allowed. If the property is not zoned for the intended use, apply for a zoning change. This involves public hearings and approvals by the Planning Commission and Board of Mayor and Aldermen.

3. Site Plan Review

Submit a detailed site plan showing building locations, access, parking, drainage, and utilities. Site plans are required for commercial, industrial, and multi-family developments.

4. Subdivision Plat Approval (If Applicable)

1. Master Design Plan – Initial layout of lots, roads, and utilities reviewed by the Planning Commission.
2. Engineering Plan – Technical design including grading, drainage, and utility plans reviewed by staff (and PC if needed).
3. Final Plat – Recorded legal document showing lot boundaries, easements, and dedications.

5. State Permit Coordination

Obtain necessary state approvals such as TDOT driveway permits or TDEC environmental permits (stormwater, water/sewer).

6. Building Permit

Once all approvals are complete, submit for a building permit. Construction must pass required inspections, and a Certificate of Occupancy is issued upon completion.

A. Town of Stanton sends approval documents to Haywood County and the Codes Department reviews the plans and issues the permit.

Public Hearings: Planning Commission & Board of Mayor and Aldermen

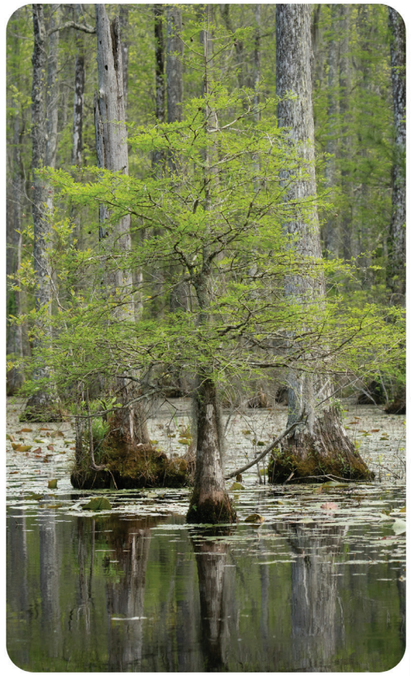






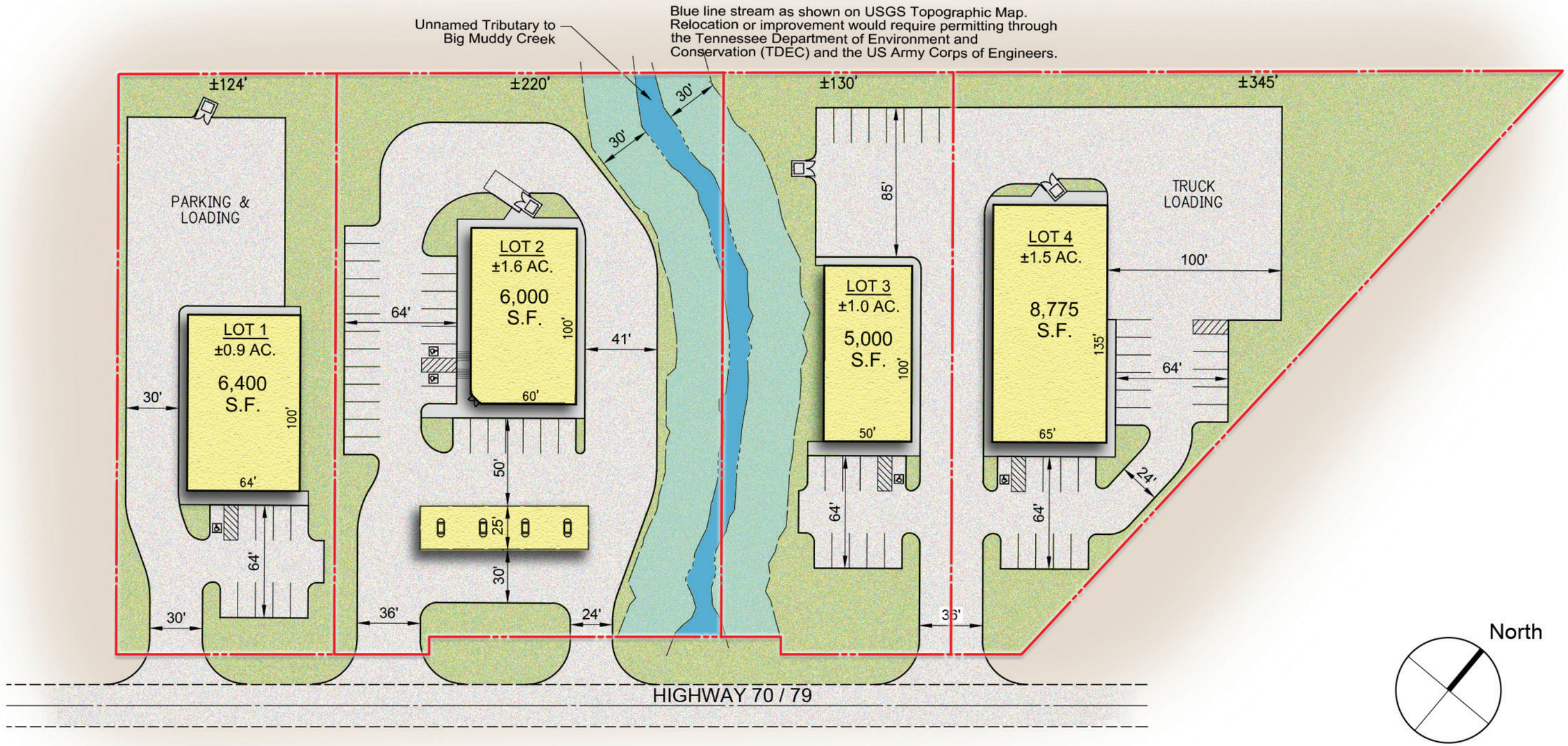


Photo of Historic Marker: Ken Smith
Photo of Truck: Rob Moore Daily Memphian

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Fire suppression to be determined by Fire Marshal and dictated by SF of buildings

North

60 0 60

GRAPHIC SCALE IN FEET

SCALE: 1"=60'

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING



POTENTIAL SITE PLAN A

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

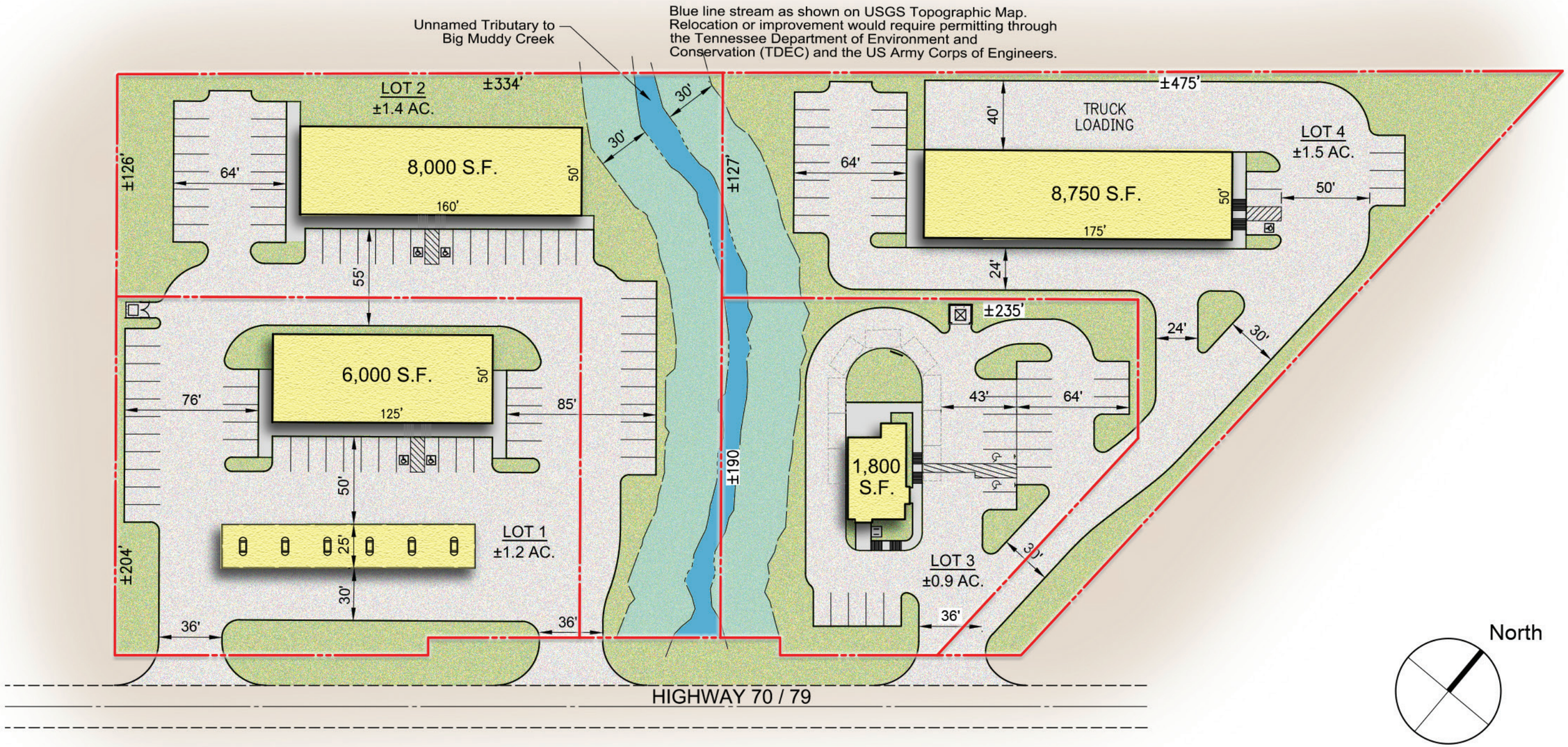


BERKSHIRE HATHAWAY
Commercial
Tony Lavelle

STANTON CROSSING

PERSPECTIVE VIEW - SITE PLAN A

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Fire suppression to be determined by Fire Marshal and dictated by SF of buildings

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING

POTENTIAL SITE PLAN B

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com

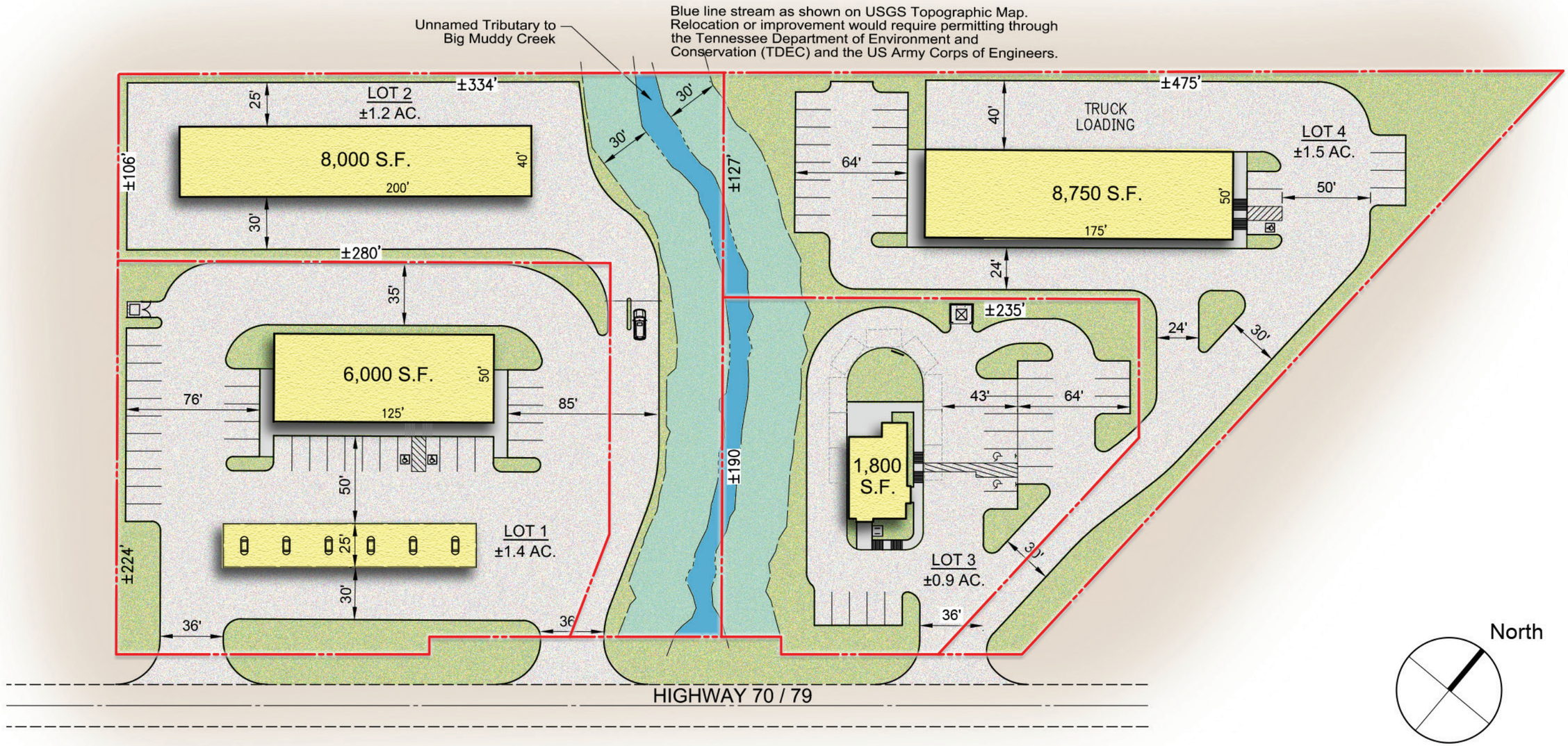


BERKSHIRE HATHAWAY
Commercial
Tony Lavelle

STANTON CROSSING

PERSPECTIVE VIEW - SITE PLAN B

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Fire suppression to be determined by Fire Marshal and dictated by SF of buildings

BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING

POTENTIAL SITE PLAN C

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



BERKSHIRE HATHAWAY Commercial
Tony Lavelle

STANTON CROSSING

PERSPECTIVE VIEW - SITE PLAN C

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com