



ORDINANCE 24-331

AN ORDINANCE AMENDING THE TOWN OF CORNERSVILLE ZONING MAP FOR PROPERTIES FROM UNDERPASS ROAD TO LYNNVILLE ROAD

WHEREAS, The Town of Cornersville Zoning Ordinance (Ord 22-274) section 7.10 permits zoning map amendments; and,

WHEREAS, The Cornersville Zoning Administrator on behalf of the Board of Mayor and Aldermen and the Planning Commission initiated a proposed zoning map amendment; and,

WHEREAS, Notice of the zoning map amendment was provided in a newspaper of general circulation at least fifteen (15) days, but not more than thirty (30) days prior to a public hearing for the Cornersville Planning Commission pursuant to Ord. 22-274, section 7.2. The notice was published in the Marshall County Post on September 5, 2024. The notice specified the location, current and proposed zoning classification, and it contained a graphic illustration of the area; and,

WHEREAS, Notice by mail of the zoning map amendment was provided to owners of record and adjoining owners of property affected by the proposed zoning at least fifteen (15) days prior to the public hearing. Certified mail with return receipt requested was sent September 3rd and 4th, 2024; and,

WHEREAS, Notice by signage requires the sign to be placed on the subject property no less than fifteen (15) days prior to the public hearing. Zoning map amendment signs were placed on affected properties on September 9th, 2024. Signs were located within twenty-five (25) feet of all public right-of-way on which the subject property fronts, and the signs contained wording provided by the Town of Cornersville, which conveyed the proposed zoning action, the date, time, and place of a public hearing as well as a telephone number for additional information; and,

WHEREAS, A public hearing was conducted before the Cornersville Planning Commission September 24, 2024; and,

WHEREAS, The Cornersville Planning Commission recommended zoning of certain properties between Underpass Road and Lynnville Road on September 24, 2024; and,

WHEREAS, Notice of the zoning map amendment was provided at least fifteen (15) days, but not more than thirty (30) days prior to a public hearing for the Cornersville Board of Mayor and Aldermen pursuant to Ord. 22-274, section 7.2.

The notice was published in the Marshall County Post on September 5, 2024. The notice specified the location, current and proposed zoning classification, and it contained a graphic illustration of the area; and,

WHEREAS, A public hearing was conducted before the Cornersville Board of Mayor and Aldermen on October 3, 2024;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CORNERSVILLE, TENNESSEE AS FOLLOWS:

SECTION 1. The zoning map of the Town of Cornersville is hereby amended consistent with the attached Exhibit A.

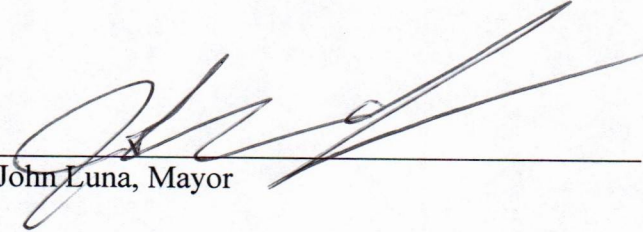
SECTION 2. If any section, clause, provision or portion of this Ordinance is for any reason declared invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance that is not itself invalid or unconstitutional.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

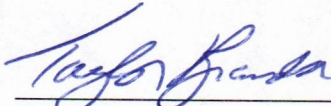
SECTION 4. This Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage, the public welfare demanding it.

PASSED FIRST READING: October 3, 2024

PASSED SECOND READING AND ADOPTED: November 7, 2024

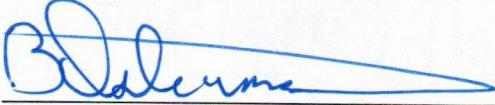


John Luna, Mayor



Taylor Brandon, Town Recorder

Approved as to legality and form:



Billy Ostermann, Town Attorney

Exhibit A

Zoning of Properties Along Hwy 31A from Underpass Rd to Lynnville Rd

| Westside Hwy 31A | Eastside Hwy 31A |
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| <p>Crave 509A N Main St. Existing Use: Restaurant Assessed Commercially Planning Commission Recommendation: C2</p> | <p>David and Patricia Jent Billboard (unaddressed) Parcel 092 010.00 Cornersville Hwy/ Underpass Existing Use: Advertising Assessed Commercially Planning Commission Recommendation: C2 as nonconforming Use</p> |
| <p>Oh Snip 509B N Main St Existing Use: Personal Service Establishment Assessed Commercially Planning Commission Recommendation: C2</p> | <p>Quik Mart 424 N Main St. Existing Use: Convenience Sales Assessed Commercially Planning Commission Recommendation: C2</p> |
| <p>BTH Properties 505 N Main St Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C2 as nonconforming use</p> | <p>Nathan and Patricia Hagood 2473 Underpass Rd. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
| <p>First Shine Up 507 N. Main St. Existing Use: Car Wash/ Auto Detailing Assessed Commercially Planning Commission Recommendation: C2</p> | <p>James and Lindsey Bledsoe 422 N Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
| <p>Cornersville Liquor and Wine 503B N. Main St. Existing Use: Retail Liquor Store Assessed Commercially Planning Commission Recommendation: C2</p> | <p>Lindsey Brock and Matthew Cashion 420 N Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
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| <p>Tanning Salon 503A N. Main St. Existing Use: Personal Service Establishment Assessed Commercially Planning Commission Recommendation: C2</p> | <p>Camuel Harmon N Main St. Parcel 092 042.00 Existing Use: Agricultural Assessed Agriculturally Planning Commission Recommendation: C1</p> |
| <p>Cornersville Post Office 501 N. Main St. Existing Use: Government Office/Facility Assessed Commercially Planning Commission Recommendation: C2</p> | <p>Camuel Harmon Family Dollar North Parcel 410 N Main St. Existing Use: Convenience Sales Assessed Commercially Planning Commission Recommendation: C2</p> |
| <p>Cornersville Elementary School 485 N. Main St. Existing Use: Educational Facility- Primary Assessed Commercially Tax Exempt Planning Commission Recommendation: C2</p> | <p>Camuel Harmon Family Dollar South Parcel 400 N Main St. Existing Use: Convenience Sales Assessed Commercially Planning Commission Recommendation: C2</p> |
| <p>Wayne and Kristy Threet N Main St (unaddressed) North of Dollar General Existing Use: Agriculture Assessed Commercially Planning Commission Recommendation: C2</p> | <p>Edna London 324 N Main St Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
| <p>Dollar General 415 N Main St Existing Use: Retail Goods Establishment Assessed Commercially Planning Commission Recommendation: C2</p> | <p>Beechwood Cemetery Beechwood Ave Existing Use: Cemetery Assessed Tax Exempt Undefined Planning Commission Recommendation: C2</p> |
| <p>Amanda Harmon 405 North Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> | <p>Carter and Luanne Crocker 320 N Main St Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
| <p>John Derryberry 323 N Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> | <p>David and Jill Fagan 316 N Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
| <p>Mark and Jennifer Chandler 321 N Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> | <p>Robert Pugh 314 N. Main St. Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> |
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| <p>Patty Smith 319 N Main St Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> | <p>Cornersville Funeral Home Greg Hardison 310 N Main St. Existing Use: Commercial Assessed Commercially Planning Commission Recommendation: C2</p> |
| <p>Peggy Burrow 317 N Main St Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> | |
| <p>Peggy Burrow 315 N Main St Existing Use: Residential Assessed Residentially Planning Commission Recommendation: C1</p> | |
| <p>Cornersville Church of Christ 311 N Main St. Existing Use: Place of Worship Permitted Use in C2: Yes Assessed Residentially Religious Tax Exempt Planning Commission Recommendation: C2</p> | |
| <p>Cornersville Church of Christ 309 N Main St. Existing Use: Place of Worship Permitted Use in C2: Yes Assessed Commercially Religious Tax Exempt Planning Commission Recommendation: C2</p> | |
| <p>Cornersville Church of Christ 106 Lynnville Hwy Existing Use: Place of Worship Permitted Use in C2: Yes Assessed Religious Tax Exempt Undefined Planning Commission Recommendation: C2</p> | |
| <p>Peggy Burrow N Main St. (unaddressed) Parcel 092I A 009.00 Existing Use: Agricultural Assessed Residentially Planning Commission Recommendation: C1</p> | |
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| Peggy Burrow Lynnville Hwy (unaddressed) Parcel 092I A 010.00 Existing Use: Agricultural Assessed Residentially Planning Commission Recommendation: C1 | |
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