

**Public Hearings and Regular
Meeting of the Cornersville
Board of Mayor and Aldermen
October 3, 2024 at 6:00 p.m.**



Those Participating: Mayor John Luna, Aldermen Doris Arthur, Mary Johnson, Sheri McClintock, Town Administrator Taylor Brandon, Police Chief Mark Chandler, and Police Sgt Wesley Vick.

Those absent were Alderman Janice Kerber and Town Attorney Billy Ostermann

1. Luna called the Public Hearing to order:

a. Amend Building Codes relating to sprinklers and fire protection for one, two, and townhouse dwellings.

i. No comments

b. Proposed Zoning Map Amendment for 31 A Corridor from Underpass Road to Lynnville Highway,

- i. Chris Kiser 210 Terry Lane stated he would like to see information on the town webpage in regards to agenda items before the meeting and discussion. Kiser stated he would like to see a Comprehensive Plan and vision for several years in the future; especially downtown.
- ii. Cam Harmon (property owner of parcels to be zoned) stated he is opposed to zoning, considers this process as spot zoning, and stated if he wants his parcel zoned he would ask.
- iii. Amanda Harmon (property owner of a parcel to be zoned) stated she is opposed to the zoning and has concerns for the health of the children at the elementary school if a telecommunications tower came into the area.
- iv. Taylor Pickett 203 Terry Lane stated he is not opposed to a cell tower in the town limits just not in the location it is proposed.
- v. Stephen Prosser 103 Bicentennial Dr stated he still has not gotten an answer to his question as to why the zoning signs were placed in the yards before anyone was notified. He stated he is opposed to the zoning of C-1 and C-2 and opposed to a cell phone tower at its current proposed location due to side effects.
- vi. Ernest Davidson 300 Tarpley Ave stated there is a tower on April Ln and asked why it could not be used.
- vii. John Salsman 105 Terry Lane stated he is opposed to a cell tower at the proposed location due to the number of feet to the elementary school, athletic practice fields. He asked for a show of hands of people in the audience against a cell tower and zoning.
- viii. Ashley Hughes 3005 Pulaski Hwy stated she has concerns that the town is not answering questions residents are asking. She stated the people "pushing the tower live in Lewisburg not Cornersville".
- ix. Robert Pugh 314 North Main St stated he is opposed to zoning due to someone could put a tattoo parlor or junk yard next door to anyone. He asked why the zoning starts at Underpass Road and not the town limits.

- x. Theo Christan 114 Polk St stated he is opposed to the tower, concerned of the inconsistency of the Board of Mayor and Aldermen the last our (4) years. He stated the C-1 and C-2 zones are by schools, asked what kind of businesses can go in these zones, and asked if all of the zoning set in stone.
- c. Luna closed the Public Hearing

2. Luna called the Board of Mayor and Aldermen Meeting to Order

3. Luna lead the Pledge of Allegiance

4. Arthur said the Invocation

5. Approval of the Financials: Johnson made a motion to approve the financials as presented. McClintock seconded the motion. Luna asked if there was any discussion, and Arthur stated the Events Committee funds are no longer in the General Fund Account. Event Committee Funds are in the Events Account. Luna called for a vote, and all voted in favor of the motion.

6. Approval of the Minutes: Johnson made a motion to approve the minutes as presented. Arthur seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.

7. Citizens Comments:

- a. Unknown female spoke without giving name and address: The lady asked why there has been no Question and Answer workshops given on the zoning. Luna explained there had previously been three (3) other meetings regarding zoning and cell tower. He stated the zoning was presented to the Planning Commission on September 24, 2024 for all parcels being zoned to be C-2. He stated the Planning Commission decided to make some parcels C-2 and C-1 for the residential properties since the parcels are on a commercial corridor. The lady asked why they cannot stay residential, and the town needs a comprehensive plan. Luna stated he agreed the town needs a comprehensive plan and that is what the BOMA is in the process of doing.
- b. Gaye Wilson 202 North Mulberry stated she was mayor for eight (8) years and was on the Planning Commission. She asked Brandon if this zoning process was considered spot zoning and not allowed. Brandon stated it is not spot zoning for these parcels are not currently defined and was discussed in the September Planning Commission meeting. He stated there is no authority in the Planning Commission minutes from the inception of the commission in December 1992 nor the Board of Mayor and Aldermen Minutes. Brandon stated he has talked with the long-time chairperson, Judy Stewart. Stewart stated zoning every parcel in the town was never discussed unless it was a new annexation into the town limits. Wilson stated she feels the citizens should have a vote on this topic and be brought to a referendum. Brandon stated if you have a residential property in Commercial Zone, the property taxes will be assessed as residential not commercial
- c. Melina Coats 201 Terry Lane stated her mother lives at 319 North Main Street across the street from two properties that share a driveway; Fagan and Pugh properties. She asked what would happen to the other property is one should burn. She stated commercial zones should be in the nucleus of the town meaning the downtown central business district.

- d. Michael Logelin stated it will increase the volume of traffic on Hwy 31A and the town has two (2) schools on the highway.
 - e. Ashley Hughes questioned Mayor Luna about the neighborhoods on the outskirts of the commercial zoned properties and how will they be zoned. She stated there is no alderman that resides in the town limits of Cornersville but she does and feels the zoning does not need to happen.
 - f. Ernest Davidson 300 Tarpley Ave stated he expected to receive a certified letter but he did not receive one. Brandon told him he does not own property in the zoning area.
 - g. Stephen Prosser 103 Bicentennial Dr asked why go straight to a C-2. Brandon stated because it is on a commercial corridor but the Planning Commission denied his request for zoning of C-2 and residential properties to be zoned C-1. Coats and Evon Bennett stated neither received a certified letter.
 - h. Jeff Webster 115 Lynnville Highway asked why go directly to C-2 in a residential area.
 - i. Taylor Pickett 203 Terry Lane stated there is no zoning in the Town of Cornersville. The telecommunications tower started the zoning process. If the tower property is not zoned, there is spot zoning.
- 8. Ordinance 24-327 Amend Building Codes relating to one, two, and townhouse dwellings –** Brandon explained the purpose of the ordinance requires sprinklers for multilevel, shared walled dwellings. Arthur made a motion to amend the building codes in relation to sprinklers. Johnson seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion. Ordinance 24-327 passed first reading.
- 9. Ordinance 24-328 Amend Fireworks Ordinance:** Brandon stated there are no changes since the first reading. Johnson stated the board had received several complaints about fireworks being shot during very late hours. Johnson made a motion to amend the Fireworks Ordinance on second reading. McClintock seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion. Ordinance 24-328 passed Second Reading.
- 10. Ordinance 24-331 Zoning Map Amendment for Highway 31A Corridor from Underpass Road to Lynnville Highway First Reading:** Brandon stated the Planning Commission recommended an amendment to the zoning map changing several parcels along 31A from Underpass Rd to Lynnville to C-1 or C-2 from an undefined classification. Brandon stated properties zoned C-1 but used residentially will be assessed at the residential 25% rate for taxes. Johnson made a motion to amend the zoning map along 31A from Underpass Road to Lynnville Highway to C-1 and C-2 as per the Planning Commission's recommendation. Arthur seconded the motion. Luna asked if there was any discussion, and McClintock stated she respects the Planning Commission for working countless hours for years with no pay but she feels the houses need to be zoned R-1. Johnson stated the board parcels need to be zoned. Arthur stated she is on the Planning Commission and the Board of Mayor and Aldermen and did not know most parcels were not zoned. Johnson stated this is the first of two readings. Luna called for a vote. Arthur and Johnson were in favor; McClintock was against. Ordinance 24-331 passed First Reading.
- 11. Resolution 24-332 Accept proposal to create a digital Zoning Map from St. John Engineering:** Brandon explained the hourly rate for developing and updating a digital Zoning Map will be \$90.00, not \$95.00 as indicated on the Resolution. The map will be fully digital, interactive, and colored coded by each zone. McClintock made a motion to accept the proposal from St. John Engineering to create a digital Zoning Map for the Town of Cornersville. Johnson

seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote and all voted in favor of the motion.

12. Resolution 24-333 Scheduling annexation of six (6) acres north of The Tennessean Travel Stop for Greg Sachs (Capital Circle Real Estate, LLC): Brandon explained the property owner has asked for this parcel to be annexed into the town limits and needs to be brought to the Planning Commission and then the Board of Mayor and Aldermen. Johnson made a motion to approve the scheduling of an annexation of six (6) acres north of The Tennessean Travel Stop for Greg Sachs (Capital Circle Real Estate, LLC) to the Planning Commission. Arthur seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.

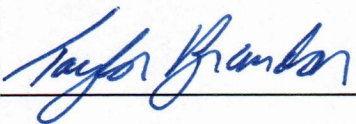
13. Other Business:

- a. Brandon explained the damage to Engine 1 and the rail of the garage door caused by a firefighter error while performing truck checks.
- b. Brandon recognized Scott Stiles for assisting Juwana Agent with her vehicle that was broken down on Highway 31A.

Johnson made a motion to adjourn. McClintock seconded the motion. All voted in favor of the motion.

Mayor or Vice Mayor 

Date 11/7/24

Town Administrator/ Recorder 

Date 11/7/24