

ORDINANCE 24-339

AN ORDINANCE AMENDING THE TOWN OF CORNERSVILLE ZONING MAP FOR PROPERTIES ALONG HWY 31A FROM LYNNVILLE HWY TO NORTH PARK STREET AND APPROVING ZONING FOR THE SUBJECT PROPERTIES AS R-1 LOW DENSITY RESIDENTIAL

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 December 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 November 22, 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 November 27, 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 December 17, 2024; and,

WHEREAS, The Cornersville Planning Commission recommended R-1 zoning of all properties along Hwy 31A between Lynnville Road and North Park St. on December 17, 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 December 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 January 2, 2025;

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 Exhibit A attached hereto.


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.

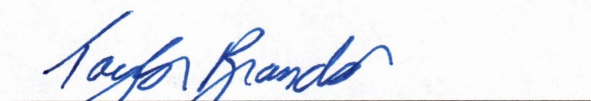
SECTION 4. This Ordinance shall take effect and be in full force immediately after its final passage, the public welfare demanding it.

PASSED FIRST READING: January 2, 2025

PASSED SECOND READING AND ADOPTED: February 6, 2025

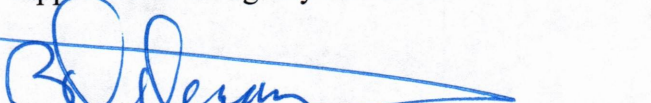


John Luna, Mayor



Taylor Brandon, Town Recorder

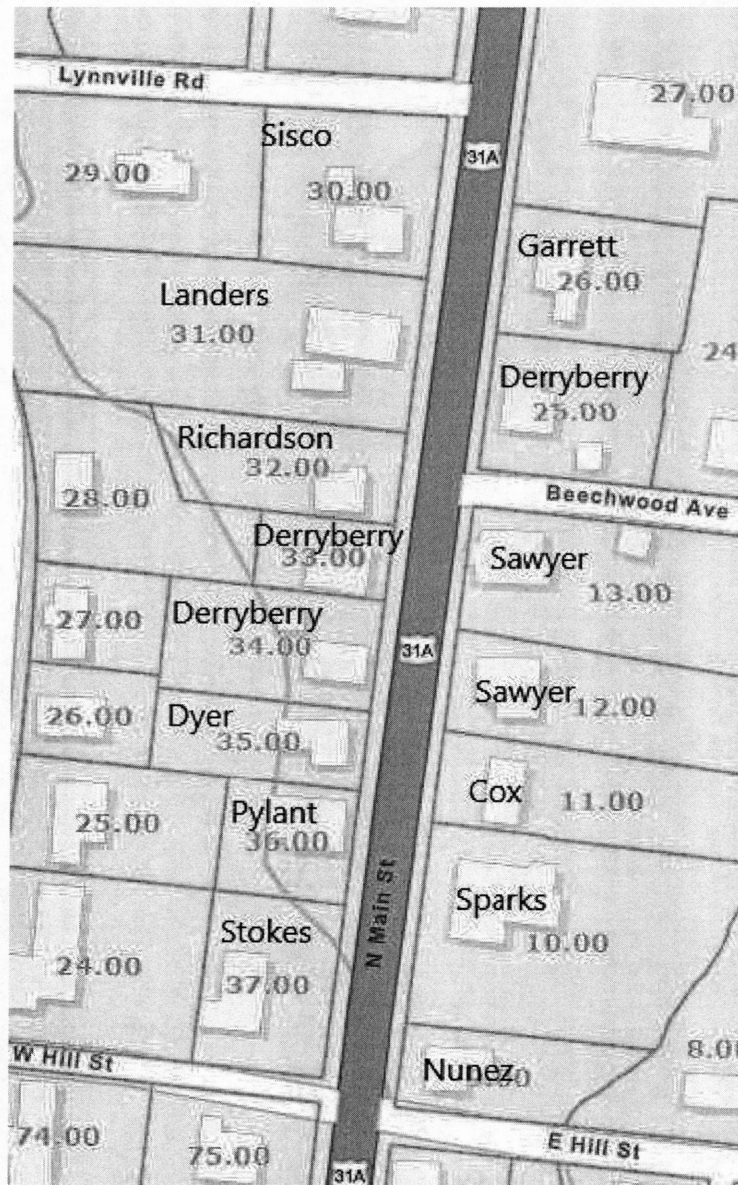
Approved as to legality and form:

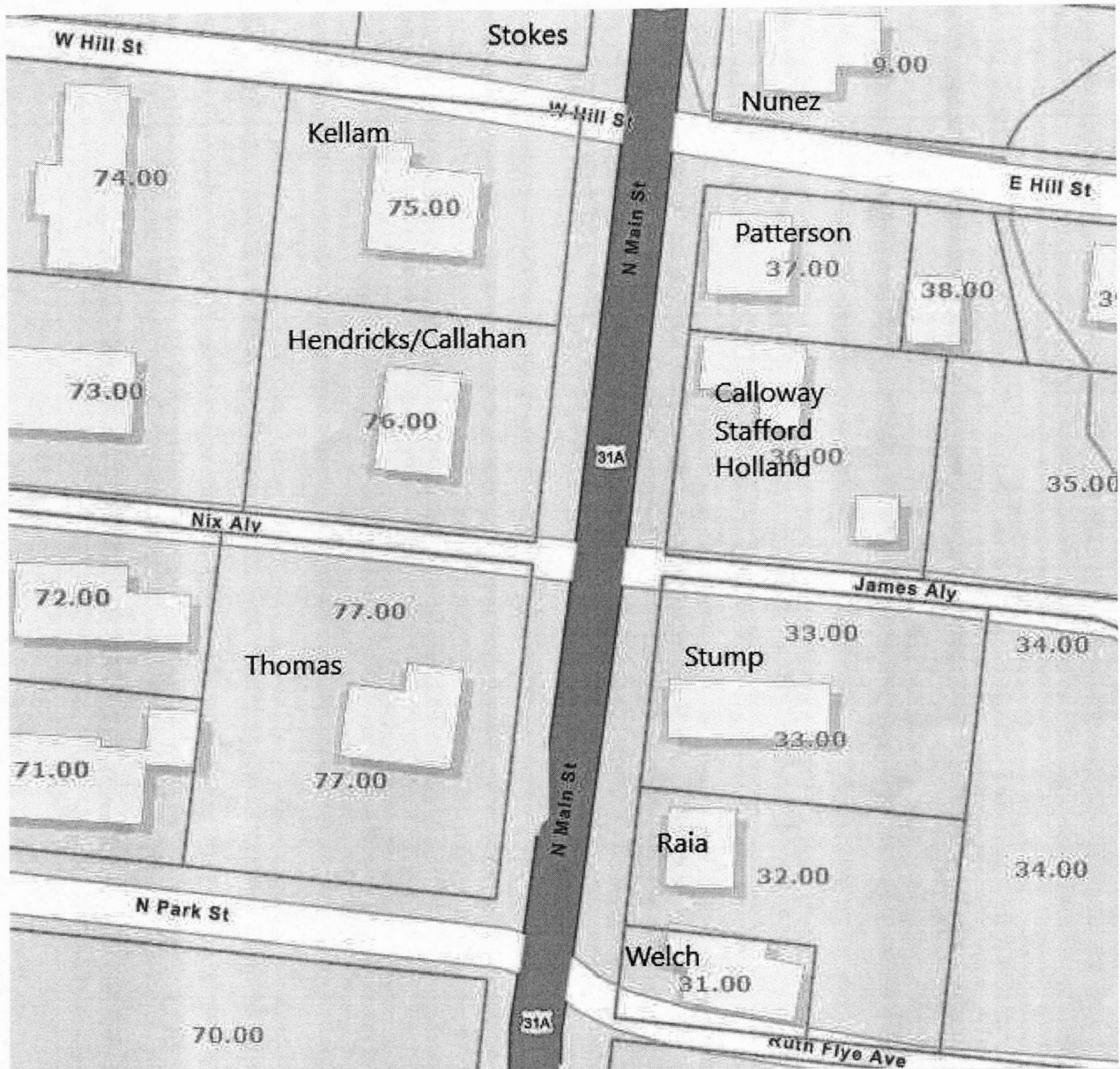


Billy Ostermann, Town Attorney

Exhibit A

Zoning of Properties Along Hwy 31A from Lynnville Road to North Park Street





Westside Hwy 31A	Eastside Hwy 31A
Sisco, Ralph 305 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Garrett, Clifford/Shauga 306 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Landers, Rod 303 N Main St Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Derryberry, Patsy 302 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1

Richardson, Ben 213 N Main St Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Sawyer, Matthew/Anastasia 216 and 214 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Derryberry, John 209 and 211 N Main St., Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Cox, Jeffrey/Nicole Greenidge 212 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Dyer, Phillip 207 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Sparks, Randall/Carla 208 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Pylant, Lee Anne 205 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Nunez, Ricardo/Lorena 204 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Stokes, James 203 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Patterson, Kathleen/Clinton 114 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Kellam, Allan 115 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Calloway, Drew/ Rita Stafford, and Mary Edith Holland 112 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Hendricks, Sabrina/ Billy and Patricia Callahan 113 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Stump, William/Francis 106 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Thomas, Andrew 103 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Raia, Tony 102 N Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1

	Welch, Kaleigh 100 N. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
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