

## **ORDINANCE 25-340**

### **AN ORDINANCE AMENDING THE TOWN OF CORNERSVILLE ZONING MAP FOR PROPERTIES ALONG HWY 31A FROM NORTH PARK STREET TO SPENCER ALLEY**

**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 on the town's website and 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 on the town's website on January 8, 2025. The notice was published in the Marshall County Post on January 16, 2025. 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 January 7, 2025; 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 January 9, 2025. 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 January 28, 2025; and,

**WHEREAS**, The Cornersville Planning Commission recommended R-2 zoning for 138 S. Main St.; and,

**WHEREAS**, the Cornersville Planning Commission recommended R-1 zoning for 137 S. Main St and 139 S. Main St on the westside of Hwy 31A between North Park St. and Spencer Alley; and,

**WHEREAS**, the Cornersville Planning Commission recommended R-1 zoning for 130 S. Main St. to 136 S. Main St. on the eastside of Hwy 31A between North Park St. and Spencer Alley; and,

**WHEREAS**, the Cornersville Planning Commission recommended C-1 zoning for all other properties along Hwy 31A between North Park St. and Spencer Alley excluding 138 S. Main St; 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 on the town's website on January 8, 2025. The notice was published in the Marshall County Post on January 16, 2025. 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 February 6, 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.

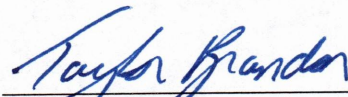
**PASSED FIRST READING:** February 6, 2025

**PASSED SECOND READING AND ADOPTED:** March 6, 2025



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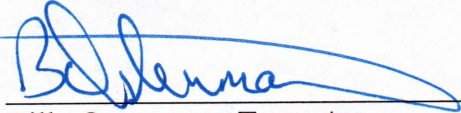
John Luna, Mayor



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Taylor Brandon, Town Recorder

Approved as to legality and form:

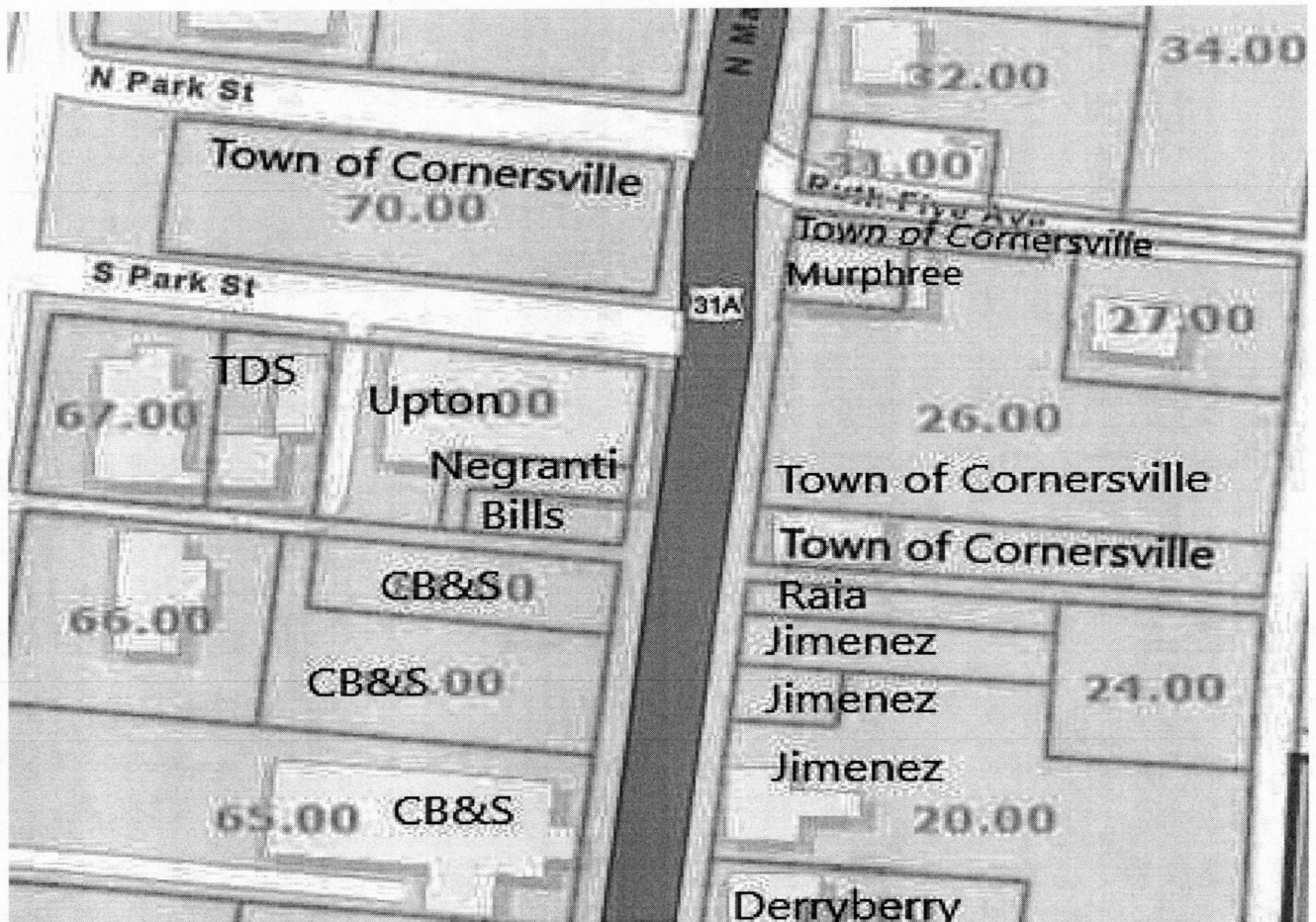


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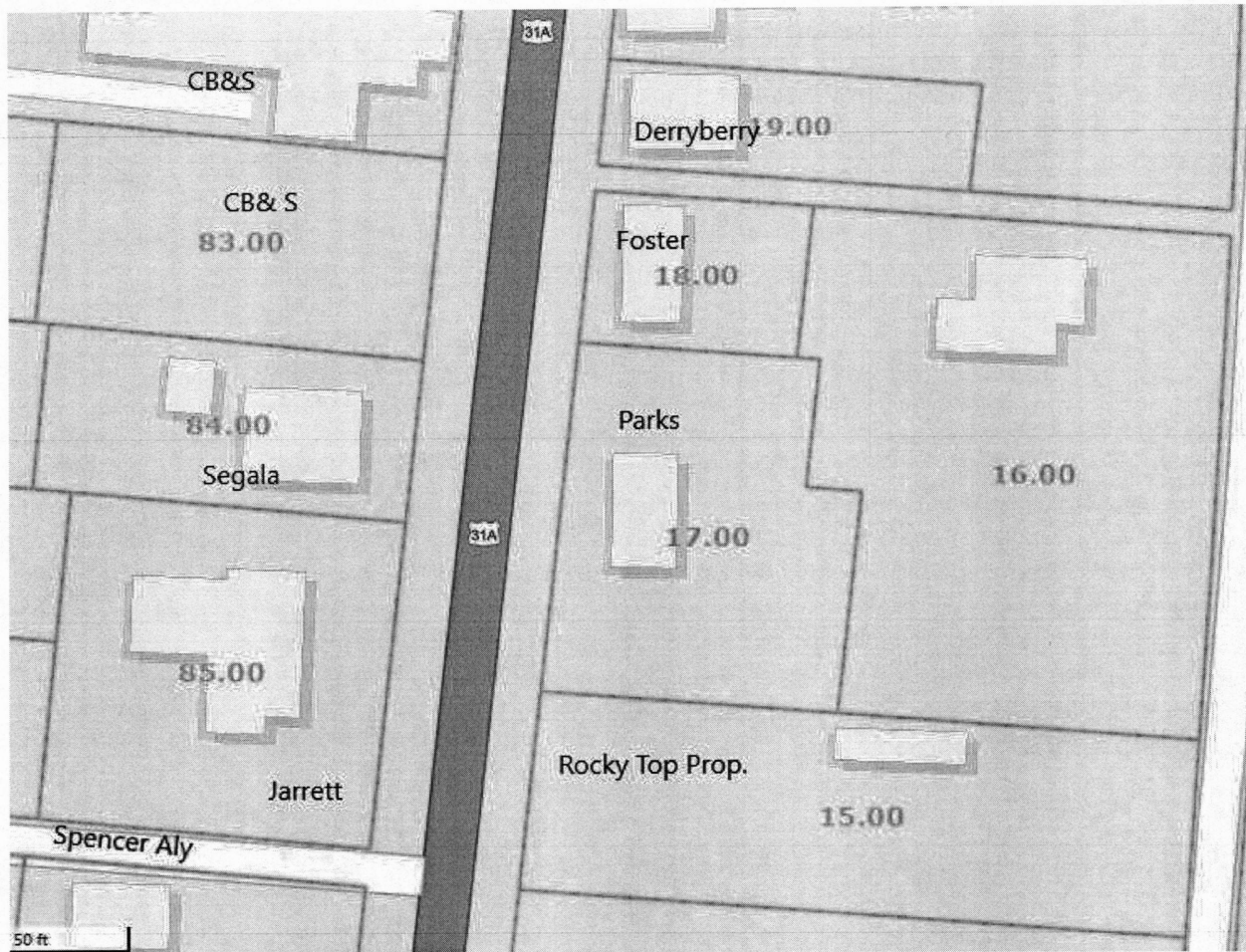
Billy Ostermann, Town Attorney

## Exhibit A

Zoning of Properties Along Hwy 31A from North Park Street to Spencer Alley







Westside Hwy 31A	Eastside Hwy 31A
Town of Cornersville N Main St.- no address Existing Use: park Approved Zoning: C-1	Town of Cornersville S Main St.- no address Existing Use: public right of way Approved Zoning: C-1
Tennessee Telephone Co. dba TDS S Park St. Existing Use: commercial Approved Zoning: C-1	Murphree, Roger and Pam 100 and 102 S Main St. Existing Use: commercial Approved Zoning: C-1
Upton, Richard and Caitlin 109 S Main St. Existing Use: commercial Approved Zoning: C-1	Town of Cornersville S Main St.- no address Existing Use: commercial Approved Zoning: C-1

Negranti, Alexis 115 S Main St. Existing Use: commercial Approved Zoning: C-1	Town of Cornersville 118 S Main St. Existing Use: commercial Approved Zoning: C-1
Bills, Bobby and Mae 117 S Main St. Existing Use: commercial Approved Zoning: C-1	Raia, Anthony 122 S Main St. Existing Use: residential Approved Zoning: C-1
Farmers Bank (CB&S Bank) 119 S Main St. Existing Use: commercial Approved Zoning: C-1	Jimenez Properties LLC 124 S Main St. Existing Use: commercial Approved Zoning: C-1
Farmers Bank (CB&S Bank) 127 S Main St. Existing Use: commercial Approved Zoning: C-1	Jimenez Properties LLC 126 S Main St. Existing Use: commercial Approved Zoning: C-1
Farmers Bank (CB&S Bank) 131 S Main St. Existing Use: commercial Approved Zoning: C-1	Jimenez Properties LLC 130 S Main St. Existing Use: residential Approved Zoning: R-1
Farmers Bank (CB&S Bank) S Main St.- no address Existing Use: commercial Approved Zoning: C-1	Derryberry, John 132 S. Main St. Existing Use: residential Approved Zoning: R-1
Segala, Edith 137 S Main St. Existing Use: residential Approved Zoning: R-1	Foster, William and Denise 134 S. Main St. Existing Use: residential Approved Zoning: R-1
Jarrett, Ann and John 139 S Main St. Existing Use: residential Approved Zoning: R-1	Parks, Stewart 136 S. Main St. Existing Use: residential Approved Zoning: R-1
	Rocky Top Properties LLC 138 S Main St. Existing Use: residential Approved Zoning: R-2