

**Public Hearing and
Meeting of the
Cornersville Planning
Commission
January 28, 2025, 6:30pm
Minutes**



Those Participating: Mayor John Luna, Doris Arthur, Sharon Pennington, Greg Venable, Chris Kiser, Town Administrator Taylor Brandon, and Police Sergeant Wesley Vick.

Absent: Chairperson Trina Rios

1. Luna called the Public Hearing to order regarding Phase III Zoning from North Park Street to Spencer Alley along Highway 31A.
 - a. John Jarrett 139 South Main Street stated he bought the property thinking it was a residential property, and he had received a certified letter with two (2) enclosures regarding the zoning along Highway 31A. He stated the zoning has been going on for several months. He stated the zoning process is not going to suit everyone. He stated he is opposed to C-1 zoning for his property. Time was called.
 - b. Michael Logelin 2705 McConnell Road stated he encourages the Planning Commission to publish a Community Development Plan, a twenty (20) year plan in five (5) year intervals, and it can change at any time. He stated the prior Marshall County Commission Meeting regarding Emergency Medical Services and the Marshall County Ambulance Service, he believes an immediate moratorium in place for development due to safety concerns. He stated the town does not need to keep putting in town with no ambulance.
 - c. Mark Tolf 510 South Main Street stated the map published in the newspaper is incorrect for 138 South Main Street is not listed for a home that is 125 years old. He stated there are two or three streets facing High Density Residential Zoning, South Main Street, Elm Street, and Water Street because it backs up to Rocky Top Properties of 138 South Main Street. He stated R-3 is not just town houses and could be considered spot zoning. He stated several houses in the historic area of Cornersville is a problem if blanket zoned as C-1 and recommended the zoning of this area be tabled. Time was called.
 - d. Janice Kerber, Aldermen of the Town of Cornersville, stated she is speaking to the Planning Commission regarding the Telecommunications Tower Site Plan Denial. She stated in the last Board of Mayor and Aldermen meeting, the board asked for another denial letter requiring the denial of the site plan given to town Administrator Taylor Brandon by January 30, 2025. She asked the members of the Planning Commission if Chairperson Trina Rios wrote the denial letter. It was stated yes. Kerber asked when the meeting was held to agree on the reasons for the denial. Luna stated they all knew it was going to basically be the same document and reason, and it was done by email. Kerber stated that since the members did not have a meeting where the public could attend, the Planning Commission violated the Sunshine Law. Pennington asked the Planning Commission to discuss this at the end of the meeting, close the Public Hearing, and take care of the items on the agenda.

2. Luna closed the Public Hearing
3. Luna called the Planning Commission meeting to order.
4. Discuss Phase III Zoning from North Park Street to Spencer Alley along Highway 31A:
 Brandon stated he recommends, per the Zoning Ordinance, C-1 except 138 South Main Street to R-3 because the owner of said property requested to be zoned R-3.
 Kiser stated he would rather have 138 South Main Street Zoned R-2 because the R-3 Matrix shows an R-3 is for multi-family residences of nine (9) to sixteen (16) separate units. Brandon stated the owner requests R-3 because he wants to tear down the house and place three (3) separate units on the property. One being off South Main Street, one off Water Street, and the other in the middle between the other two (2) but with the water tap and sewer tap moratorium, no one knows when that will become available. Arthur stated the house is in very bad condition. Kiser stated if it is zoned R-2, the owner can come back later and ask to be zoned R03. Arthur made a motion to zone all properties between North Park Street and Spencer C-1 and 138 South Main Street R-3. Pennington seconded the motion. Kiser stated as he sees the matrix, R-2 is for townhouses and R-3 is more for apartment houses. If it is zoned R-3, it gives the owner prior authorization to build apartments and not townhouses. Pennington stated the owner cannot build anything until he brings a site plan to the Planning Commission. Luna called for a vote, and Arthur and Pennington voted yes. Luna, Kiser, and Venable voted no. Motion failed 2-3. Kiser made a motion to make 138 South Main Street R-2. Luna called for a vote and Luna, Kiser, Venable, and Pennington voted yes, and Arthur voted no. Motion passed 4-1.

Luna stated he wants to see R-1 zoning on South Main Street and Mulberry Subdivision behind it. Pennington stated her neighbors want residential properties to be zoned R-1 and not C-1. Brandon asked Luna to state each parcel and what the Planning Commission wants to zone each individual property.

West Side of Highway 31A

Whittler's Park (Town Park)	C-1
TDS – South Park St	C-1
Spencers Building 109 South Main	C-1
Negranti Building 115 South Main	C-1
Bills Property 117 South Main	C-1
All four (4) parcels of CB&S Bank	C-1
Segala 137 South Main	R-1
Jarrett 139 South Main	R-1

East Side of Highway 31A

Murphree 100, 102 South Main	C-1
Town of Cornersville three (3) parcels	C-1
Raia 122 South Main	C-1
Jiminez 124 South Main	C-1
Jiminez 126 South Main	C-1
Jiminez 130 South Main	R-1
Derryberry 132 South Main	R-1
Foster 134 South Main	R-1

Parks 136 South Main R-
Rocky Top Properties 138 South Main R-2

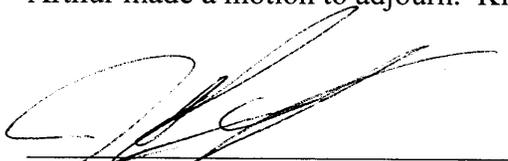
R-1

R-2

Venable made a motion to Zone all properties from North Main Street to Spencer Alley as listed above. All voted in favor of the motion.

5. Discuss the Cornersville Transportation Planning Grant from the Tennessee Department of Transportation (TDOT) Planning: A presentation was given, shown, and explained to all in attendance by KCI Technologies in Nashville, Tennessee. It said the grant is TDOT funded with a ten (10) percent match from the Town of Cornersville. Luna made a motion to recommend this grant to the Board of Mayor and Aldermen and send to them to approve or deny. Arthur seconded the motion. All voted in favor of the motion.
6. Luna brought the floor back to Aldermen Janice Kerber's discussion regarding the Telecommunications Tower Site Plan Denial Letter. Luna stated there was no Planning Commission Meeting held but Rios has contacted every member of the commission except member Doris Arthur because Arthur had stated she was not going to have input on the denial because she did not agree with it. Kerber stated Arthur did not say she was not going to have any input on the denial letter she just voted no on the denial of the site plan. Pennington stated the way she remembers the motion was Rios would draft a letter on behalf of all members of the Planning Commission. Kiser asked if it was sent back to the Planning Commission by the Board of Mayor and Aldermen because the denial did not have the content in which the board wanted it to have. Brandon stated it was asked of the Planning Commission to send a letter to the Board of Mayor and Aldermen as to the reason the Site Plan was denied for the first letter did not state the reason and counsel asked the Planning Commission to do a letter of denial for the Site Plan. Pennington stated the email she received from Rios was an edited copy of the first letter. Arthur stated there is really no difference in either of the denial letters Rios wrote for neither address the reasons for denial of the Site Plan so the Zoning Ordinance has not been followed.

Arthur made a motion to adjourn. Kiser seconded the motion. All voted in favor of the motion.



John Luna, Mayor

Date Feb 25 2025