

ORDINANCE 25-342

AN ORDINANCE AMENDING THE TOWN OF CORNERSVILLE ZONING MAP FOR PROPERTIES ALONG HWY 31A FROM SPENCER ALLEY TO COLEMAN ROAD (PHASE IV)

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 February 4, 2025. The notice was published in the Marshall County Post on February 6, 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 February 3, 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 February 11, 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 February 25, 2025; and,

WHEREAS, The Cornersville Planning Commission recommended R-2 for the Cornersville Lions Club property; and,

WHEREAS, With the exception of the Cornersville Lions Club property, the Cornersville Planning Commission recommended R-1 zoning for all properties along the westside of Hwy 31A from Spencer Alley to Coleman Rd.; and,

WHEREAS, the Cornersville Planning Commission recommended C-1 zoning for 212 and 280 S. Main St. and 330 S. Main St to 410 S. Main St., including two unaddressed parcels belonging to the Town of Cornersville, along the eastside of Hwy 31A from Spencer Alley to Coleman Rd; and,

WHEREAS, the Cornersville Planning Commission recommended R-1 zoning for all other properties along the eastside of Hwy 31A between Spencer Alley and Coleman Rd; 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 February 4, 2025. The notice was published in the Marshall County Post on February 6, 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 March 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 to reflect all parcels owned by the Marshall County Board of Education and the Cornersville Lions Club on the west side of Hwy 31A and Coleman Road are zoned C-2 consistent with Exhibit A attached hereto; and,

SECTION 2. The zoning map of the Town of Cornersville is hereby amended to reflect 212 and 280 S. Main St., and 330 S. Main St to 410 S. Main St., including two unaddressed parcels belonging to the Town of Cornersville, along the eastside of Hwy 31A from Spencer Alley to Coleman Rd are zoned C-1 consistent with Exhibit A attached hereto; and,

SECTION 3. The zoning map of the Town of Cornersville is hereby amended to reflect all parcels, not indicated otherwise, along Hwy 31A from Spencer Alley to Coleman Rd are zoned R-1 consistent with Exhibit A attached hereto; and,


SECTION 4. 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.

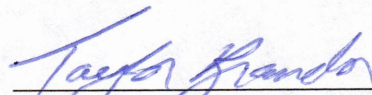
SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall take effect and be in full force immediately after its final passage, the public welfare demanding it.

PASSED FIRST READING: March 6, 2025

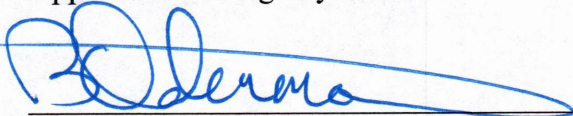
PASSED SECOND READING AND ADOPTED: April 3, 2025



John Luna, Mayor

Taylor Brandon, Town Recorder

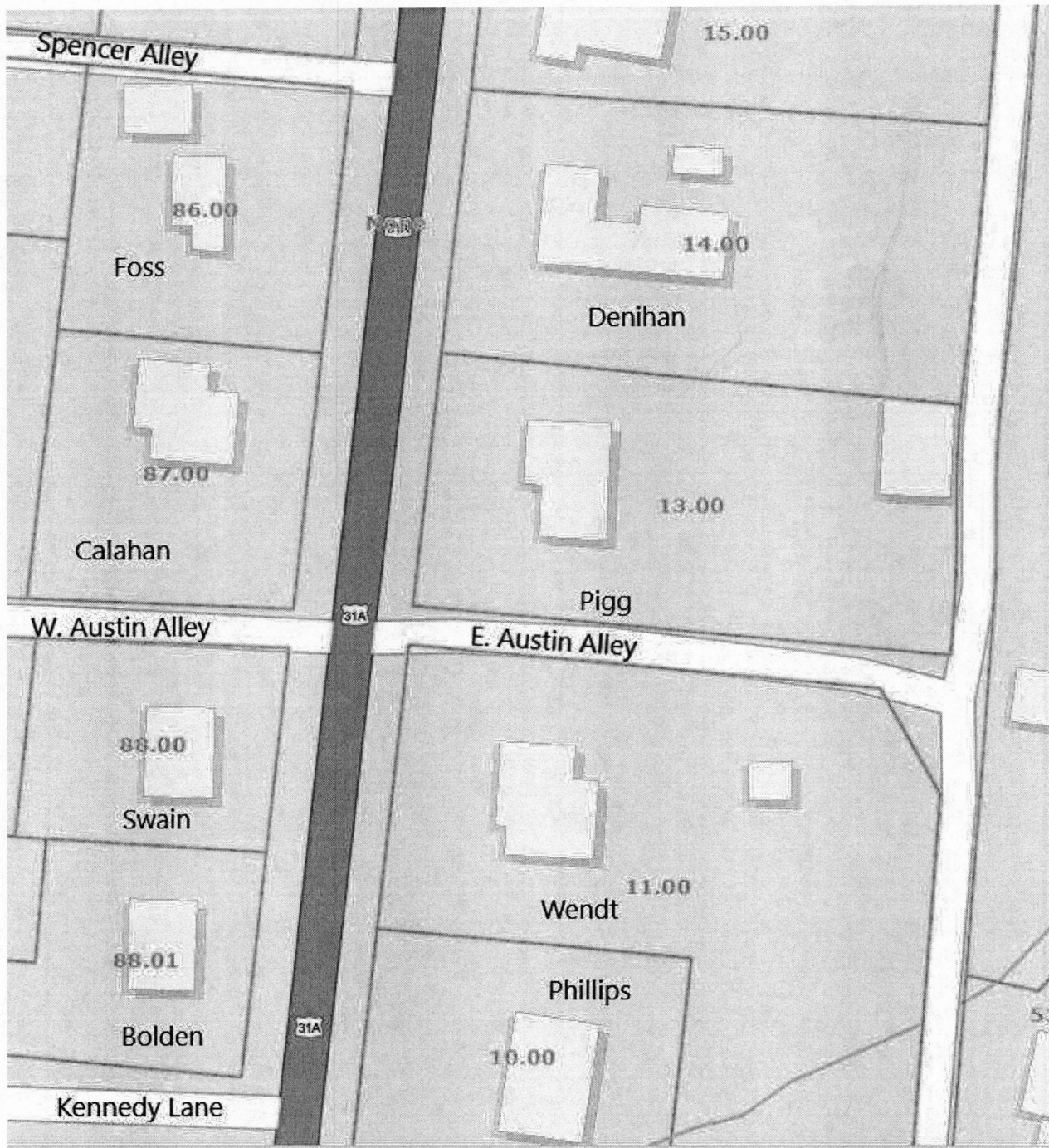
Approved as to legality and form:

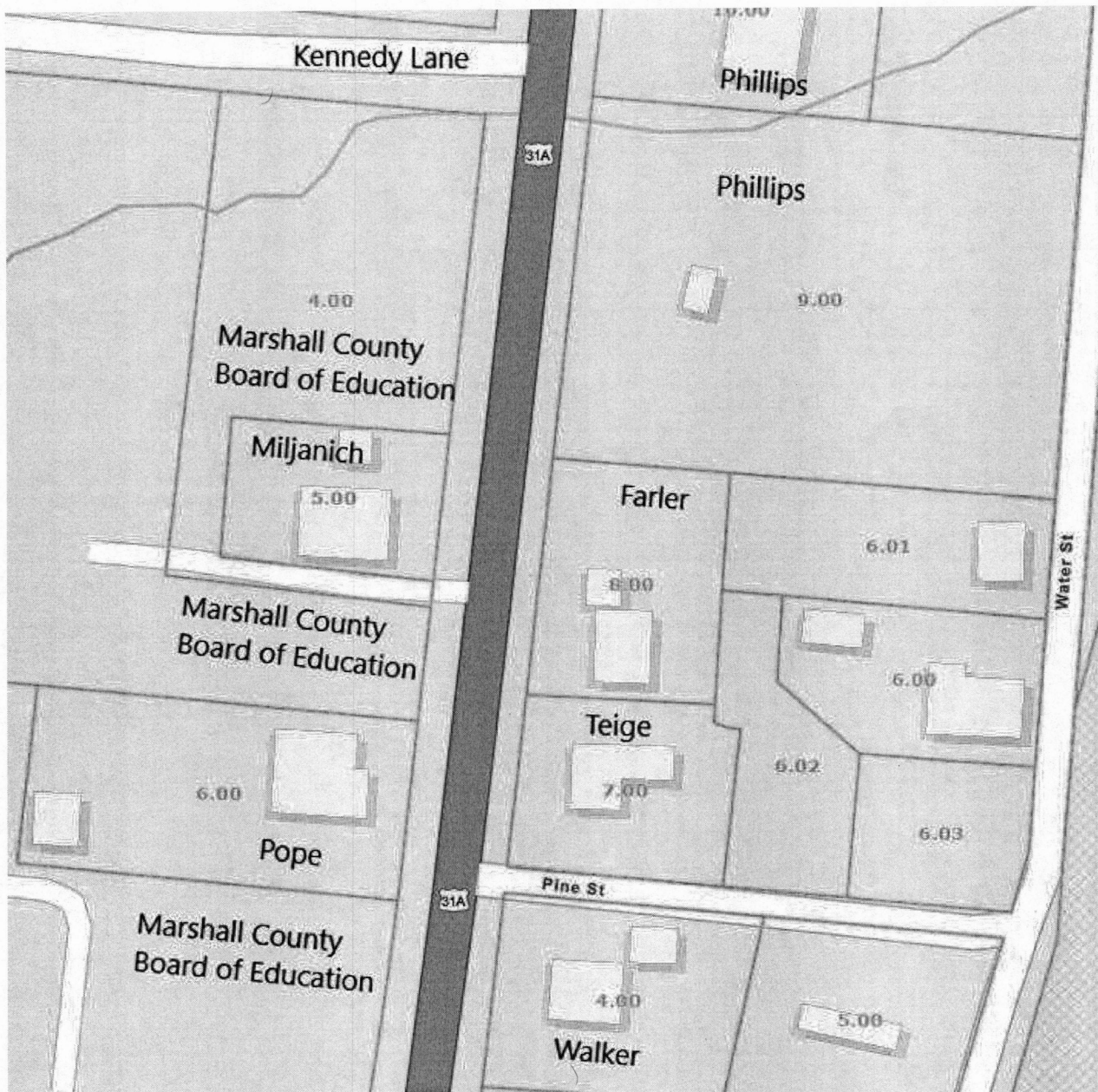


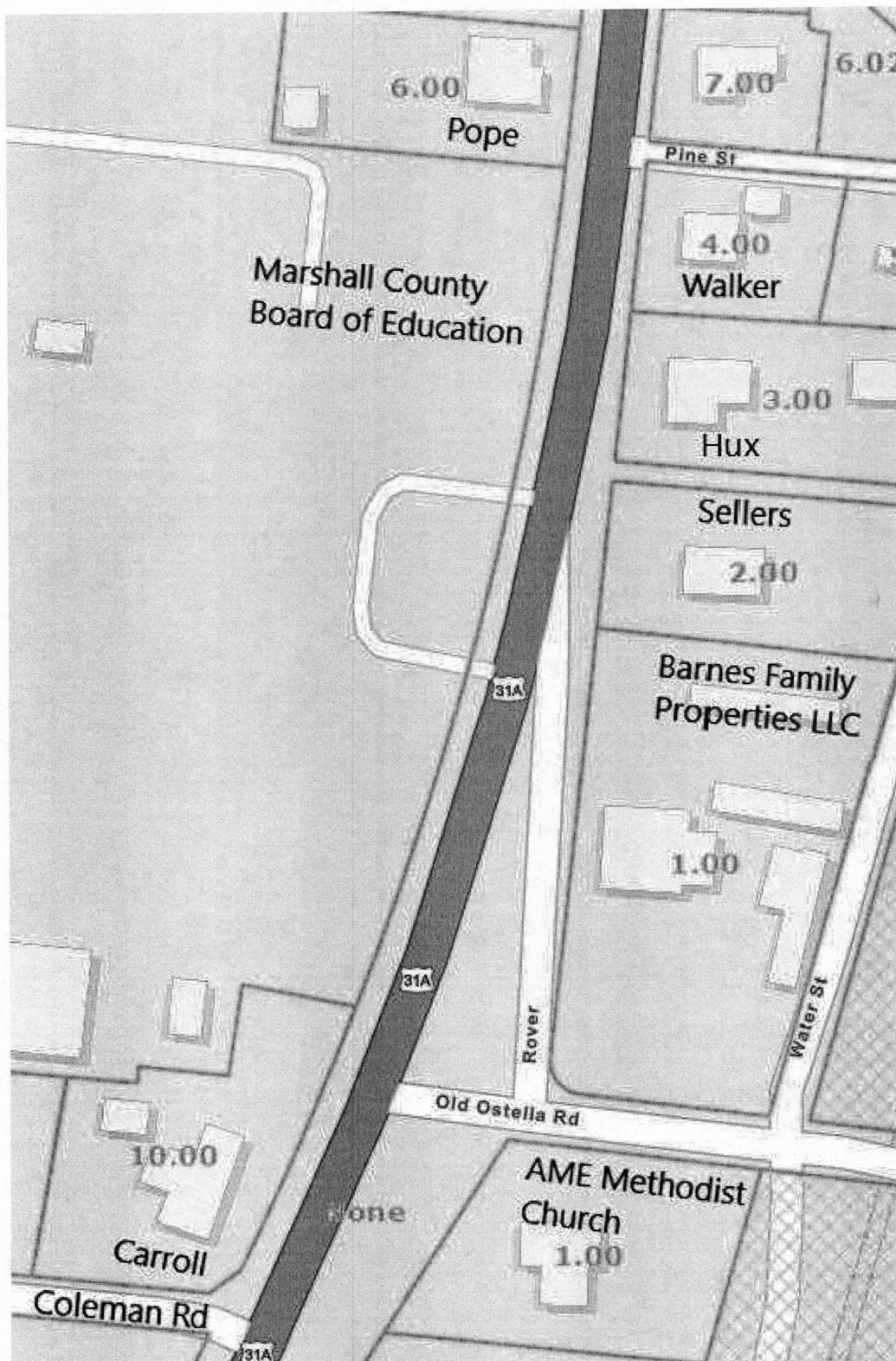
Billy Ostermann, Town Attorney

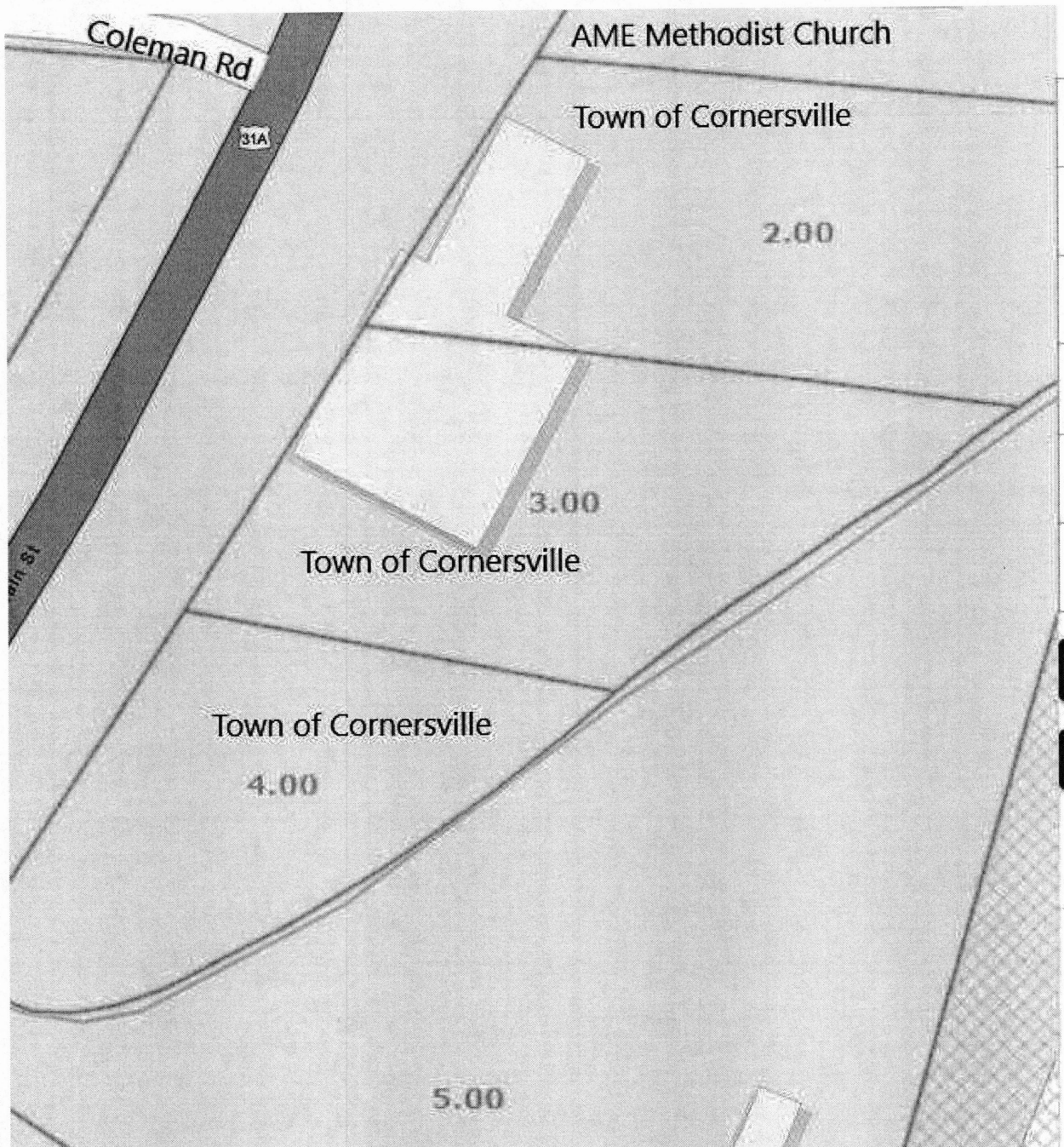
Exhibit A

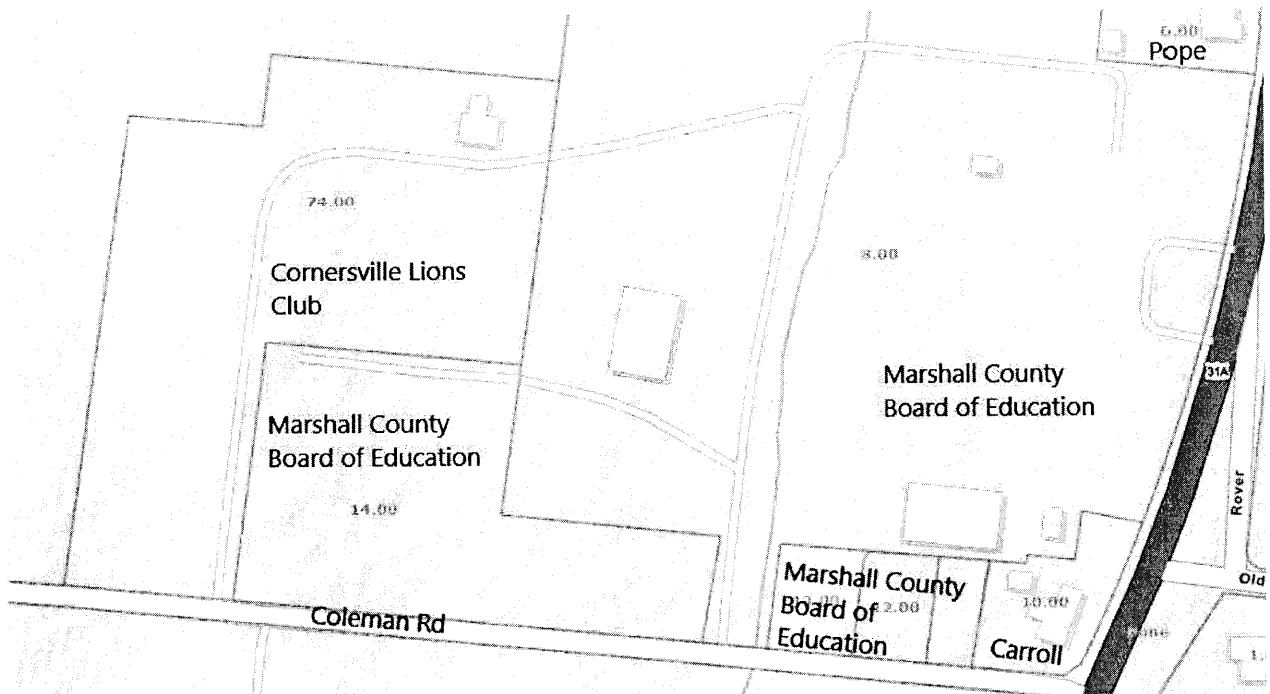
Zoning Hwy 31A Phase IV Spencer Alley to Coleman Rd











Westside Hwy 31A	Eastside Hwy 31A
Foss, Mandie and Patrick 203 S. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Denihan, Mike and Susan 202 S. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Calahan, Sharon 205 S. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Pigg, James and Lynn 206 S Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Swain, Gregory 201 W. Austin Alley Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Wendt, William and Nathalie 210 S. Main St Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Bolden, Andy and Amy 200 Kennedy Ln Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Phillips, Don 212 and 280 S. Main St. Existing Use: commercial Current Zoning: undefined Approved Zoning: C-1

Marshall County Board of Education 309 S Main St. Existing Use: commercial Current Zoning: undefined Approved Zoning: C-2	Farler, Harold and Rita 314 S Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Miljanich, John and Regina 311 S Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Teige, Daniel and Ruth 316 S Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Marshall County Board of Education S Main St.- no address Existing Use: commercial Current Zoning: undefined Approved Zoning: C-2	Walker, Ben and Jana 318 S Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Pope, Ben and Abbe 315 S. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Hux, Shawn and Jennifer 320 S Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Marshall County Board of Education 323 S. Main St. Existing Use: commercial Current Zoning: undefined Approved Zoning: C-2	Sellers, James 324 S. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1
Carroll, Myra and David 405 S. Main St. Existing Use: residential Current Zoning: undefined Approved Zoning: R-1	Barnes Family Properties, LLC 330 S. Main St. Existing Use: commercial Current Zoning: undefined Approved Zoning: C-1
Marshall County Board of Education 107, 109, and 121 Coleman Rd and one unaddressed parcel on Coleman Rd Existing Use: commercial Current Zoning: undefined Approved Zoning: C-2	AME Methodist Church 402 S. Main St. Existing Use: commercial Current Zoning: undefined Approved Zoning: C-1
Cornersville Lions Club Coleman Rd unaddressed parcel Existing Use: commercial Current Zoning: undefined Approved Zoning: C-2	Town of Cornersville 410 S. Main St. 2 parcels S. Main St.- no address Existing Use: commercial Current Zoning: undefined Approved Zoning: C-1