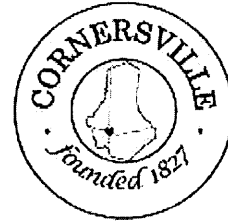


**Public Hearing and
Regular Meeting of the
Cornersville
Planning Commission
February 25, 2025, 6:30pm
Minutes**



Those Participating: Chairperson Trina Rios, Mayor John Luna, Doris Arthur, Greg Venable, Sharon Pennington, Chris Kiser and Town Administrator Taylor Brandon

Those attending are attached to these minutes.

1. **Rios called the Public Hearing to order.**
 - a. **Phase IV Zoning from Spencer Alley to Coleman Road**
 - i. Michael Logelin 2705 McConnell Road asked if the current zoning is going to Exit 22 of I-65. He stated he wants an interactive map placed on the website. He asked the Planning Commission to have the Board of Mayor and Aldermen get the Town of Cornersville codified for the last Municipal Code was last revised in 1998. He stated he is impressed with the Transportation Planning Grant and asked if a middle school is to be placed behind Cornersville Elementary School.
2. **Rios closed the Public Hearing.**
3. **Rios called the Planning Commission Meeting to order.**
4. **Discuss Phase IV from Zoning Spencer Alley to Coleman Road along Highway 31A:**
 - a. Kiser asked why all educational parcels are being proposed for C-2 when they can be zoned R-1 to C-3. Brandon stated because Cornersville Elementary School was zoned C-2 by the Planning Commission. Kiser stated then it was for consistency. Brandon stated he feels the use of the property should be considered when zoning the property. If a parcel is zoned commercial and when and if it is ever sold, it would remain commercial at that time. Kiser stated the only other parcel looked at was the Cornersville Lions Club and he feels it should be zoned R-2 not R-1. He stated Cornersville High School is not commercial for it does not exercise commerce, it's just a government building. Kiser stated he would like to see the school parcels zoned residential because in Phase IV, all other parcels are residential.

Brandon asked Kiser if he is recommending C-1. Kiser stated no he is recommending R-1. Brandon asked why one school is zoned C-2 and the other potentially R-1. Kiser stated he does not see where the two schools must be zoned the same. Rios stated there are some locations without street addresses. Brandon stated some parcels may not have been given an address by E911.

Proposed Zoning from the Planning Commission:

West Side of Highway 31A starting at Spencer Alley:

203 South Main Street	Foss	R-1
205 South Main Street	Calahan	R-1
201 West Austin Alley	Swain	R-1
200 Kennedy Lane	Bolden	R-1
309 South Main Street	MCBE	R-1
311 South Main Street	Miljanich	R-1
South Main Street	MCBE	R-1 – Parking lot entrance

Discussion: Arthur stated since it is a commercial building it should be zoned either C-1 or C-2. Brandon stated he was looking at the permitted use table. The permitted use goes before the Planning Commission and the special use goes before the Board of Zoning Appeals. He stated if the property is a government facility it is permitted use and if it an educational facility, it is special use. Brandon asked Kiser if he is calling the school a government building or an educational facility, primary or secondary. Pennington asked Brandon which one it is considered to be. Brandon stated it is a school. Rios stated since it is a school it falls under the special use on the matrix and the Planning Commission cannot zone those parcels. Brandon stated it is special use so it must be heard by the Board of Zoning Appeals if the Planning Commission calls it an educational facility. He asked what does the Planning Commission want to call it; a government facility or an educational facility. Kiser stated it is a school. Venable stated it should be zoned consistent with the elementary school. Venable stated in looking at the use and infrastructure, he thinks it should be zoned commercial. Kiser stated a lot of the time, schools are located in residential areas.

Brandon stated the school predated the Zoning Ordinance, it is not a new school, and it could be zoned anything. Rios stated it is a school now but if it were sold, the new owner will have to come back before the Planning Commission to rezone for their use. Arthur stated she does not see the school as a residential building and all parcels are owned by Marshall County. (end of discussion)

315 South Main Street	Pope	R-1
323 South Main Street	MCBE	R-1
405 South Main Street	Carroll	R-1
107 Coleman Road	MCBE	R-1
109 Coleman Road	MCBE	R-1
Coleman Road	MCBE	R-1
121 Coleman Road	MCBE	R-1
Coleman Road	Lions Club	R-2

Kiser stated this parcel is a Civic Organization and can be zoned R-2 to C-3 but recommended R-2.

East Side of Highway 31 A:

202 South Main Street	Denihan	R-1
206 South Main Street	Pigg	R-1
210 South Main Street	Wendt	R-1
212 South Main Street	Phillips	C-1
280 South Main Street	Phillips	C-1
314 South Main Street	Farler	R-1
316 South Main Street	Tiege	R-1
318 South Main Street	Walker	R-1
320 South Main Street	Hux	R-1
324 South Main Street	Sellars	R-1
330 South Main Street	Barnes	C-1
402 South Main Street	AME Church	C-1
410 South Main Street	Town of Cornersville	C-1
South Main Street	Town of Cornersville	C-1
South Main Street	Town of Cornersville	C-1

Luna made a motion to accept all parcels zoning as listed. Kiser seconded the motion. Rios asked if there was any more discussion, and there was none. Rios called for a vote and all voted in favor of the motion. Motion Passed and to be sent to the Board of Mayor and Aldermen for approval.

3. New Town Road Subdivision by Mike Hartley:

Brandon stated there is a drainage problem that was not initially addressed by the Planning Commission when the plat was made. Arthur stated under the new Subdivision Regulations, the developer is responsible for the drainage. She stated the town has already spent over \$35,000 on New Town Road and stated that figure does not include paving. Rios stated most of the Planning Commission members now were not on the commission when the subdivision was approved and felt Mr. Hartley should be able to speak.

Hartley stated he started this subdivision before the new regulations passed. He stated he had cleared the road by cutting down trees in a sharp curve and had multiple meetings with Scott Stiles and Taylor Brandon. He stated he had to put in two (2) fire hydrants in the development, headwalls and culverts on most lots, and aprons on all lots. Hartley stated the developer that built four (4) homes along Simmons Ridge Road had not put in headwalls and culverts.

After much inaudible conversations due to several commission members talking at the same time, the end result came to an agreement between Mr. Hartley and the Cornersville Planning Commission, the Town of Cornersville will hire an engineer to complete a drainage study.

Rios stated the Planning Commission should compromise with Hartley. Kiser made a motion to allow building completion of lot 4 and lot 5, and of presale lot 3, while the town gets an engineer to complete a study regarding drainage within a goal of sixty (60) days, Brandon is to issue a Temporary Zoning Compliance for the three (3) properties (Lots, 3, 4, 5), and upon completion of

the engineering study, and Brandon shall issue Final Zoning Compliance to Building Codes for a Certificate of Occupancy. Luna seconded the motion. Rios asked if there was any further discussion, and there was none. Rios called for a vote, and all voted in favor of the motion.

Luna made a motion to adjourn the meeting. Kiser seconded the motion.

Trinia Rios
Trinia Rios, Chairperson

Date 4-7-25