



ORDINANCE 25-358

AN ORDINANCE ADOPTING DEFAULT R-1 ZONING BY TEXT AMENDMENT TO THE TOWN OF CORNERSVILLE ZONING ORDINANCE

WHEREAS, The Town of Cornersville Zoning Ordinance (Ord 22-274) did not provide default zoning leaving multiple parcels unzoned after the adoption of the Zoning Ordinance; and,

WHEREAS, Section 7.10 of the Zoning Ordinance permits zoning text amendments; and,

WHEREAS, section 7.10(D)(2) of the Zoning Ordinance Approval Standards for Text Amendments permits a proposed amendment to correct an error or omission and adds clarification to existing requirements; and,

WHEREAS, The Cornersville Zoning Administrator on behalf of the Board of Mayor and Aldermen and the Planning Commission initiated a proposed zoning text amendment; and,

WHEREAS, Notice of the zoning text 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 Board of Mayor and Aldermen pursuant to Ord. 22-274, section 7.2. The notice was published in the Marshall County Post on September 11, 2025; and,

WHEREAS, The Cornersville Planning Commission did not provide a recommendation approving, approving with conditions, or denying default zoning; and,

WHEREAS, The Board of Mayor and Aldermen conducted a public hearing on October 2, 2025 at 6:00 p.m. at the Cornersville Town Hall prior to final reading; and,

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND
ALDERMEN OF THE TOWN OF CORNERSVILLE, TENNESSEE AS FOLLOWS:**

SECTION 1. The zoning text of Ordinance 22-274 is hereby amended to zone all properties within the corporate boundaries of the Town of Cornersville as R-1, Low Density Residential, if the properties were not previously zoned by the Cornersville Planning Commission or the Board of Mayor and Aldermen.

SECTION 2. Properties within the corporate boundaries of the Town of Cornersville that were previously zoned retain their zoning.

SECTION 3. The Board of Mayor and Aldermen find default zoning will correct an error and/or omission. Further, default zoning will add clarity to the Town of Cornersville's zoning.

SECTION 4. The remainder of Ordinance 22-274 remains valid and unchanged.

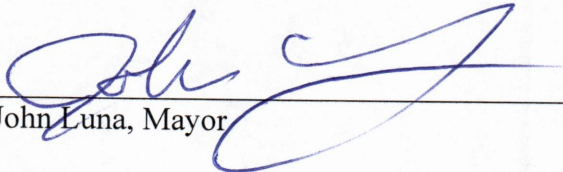
SECTION 5. If any section, clause, provision or portion of this Ordinance is for any reason declared invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance that is not itself invalid or unconstitutional.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

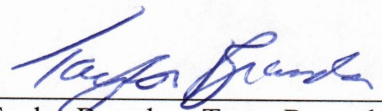
SECTION 7. This Ordinance shall take effect and be in full force immediately after its final passage, the public welfare demanding it.

PASSED FIRST READING: September 4, 2025

PASSED SECOND READING AND ADOPTED: October 2, 2025

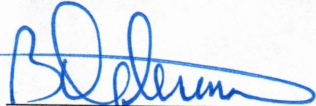


John Luna, Mayor



Taylor Brandon, Town Recorder

Approved as to legality and form:



Billy Ostermann, Town Attorney