



## ORDINANCE 26-362

### AN ORDINANCE AMENDING THE TOWN OF CORNERSVILLE ZONING MAP FROM R-1 LOW DENSITY RESIDENTIAL TO I-1 LIGHT INDUSTRIAL FOR 2185 LYNNVILLE HWY, MAP ID 084 076.00

**WHEREAS**, The Town of Cornersville Zoning Ordinance (Ord 22-274) section 7.10 permits zoning map amendments; and,

**WHEREAS**, The owner of the property located within the town limits of Cornersville at 2185 Lynnville Hwy, initiated a proposed zoning map amendment for his property consistent with section 7.10(A)(2); and,

**WHEREAS**, The Zoning Administrator received a complete application for a zoning map amendment for the subject property with said application sent to the Cornersville Planning Commission on November 19, 2025; and,

**WHEREAS**, The Cornersville Planning Commission is required to provide a recommendation approving or denying the zoning map amendment (section 7.10(C)(1)(b)). The Cornersville Planning Commission recommended approving the zoning map amendment for the subject property on December 16, 2025 from R-1 Low Density Residential to I-1 Light Industrial; and,

**WHEREAS**, Notice of the zoning map amendment, which specified the location, current and proposed zoning classification, and a graphic illustration of the area, 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 pursuant to section 7.2B.

The notice was published on the town's website on December 18, 2025.

The notice was published in the Marshall County Post on December 24, 2025; and,

**WHEREAS**, Owners of record of all adjoining property were notified of the proposed zoning map amendment at least fifteen (15) days prior to the public hearing pursuant to 7.2C.

The notice was sent by certified mail, return receipt requested on December 18, 2025 to:

Thomas and Kathryn Hawkins, 2280 Lynnville Hwy, Cornersville, TN and,

Sandra Wolaver, 2323 Lynnville Hwy, Cornersville TN for the property located at 2174 Lynnville Hwy; and,

**WHEREAS**, Notice by signage pertaining to a zoning map amendment public hearing requires the sign to be placed on the subject property no less than fifteen (15) days prior to the public hearing (section 7.2D). Signs were located within twenty-five (25) feet of all public right-of-way

on which the subject property fronts (section 7.2,D3). 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 (section 7.2,D4).

Zoning map amendment signs were placed on the subject property on December 18, 2025; and,

**WHEREAS**, A public hearing was conducted before the Cornersville Board of Mayor and Aldermen on January 8, 2026; 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 map of the Town of Cornersville is hereby amended consistently with Exhibit A attached hereto.

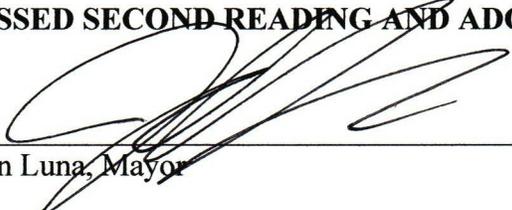
**SECTION 2.** If any section, clause, provision or portion of this Ordinance is for any reason declared invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance that is not itself invalid or unconstitutional.

**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.

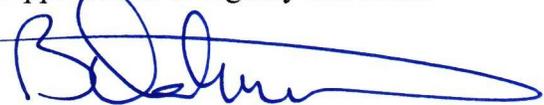
**PASSED FIRST READING:** January 8, 2026

**PASSED SECOND READING AND ADOPTED:** February 5, 2026

  
\_\_\_\_\_  
John Luna, Mayor

  
\_\_\_\_\_  
Taylor Brandon, Town Recorder

Approved as to legality and form:

  
\_\_\_\_\_  
Billy Ostermann, Town Attorney

## Exhibit A



Douglas Hooten  
2185 Lynnville Hwy  
Map ID: 084 076.00  
Previous zoning: R-1  
Current zoning: I-1  
Parcel lines are approximate