

**Regular Meeting of the
Cornersville Planning
Commission
Tuesday, February 24, 2026
6:30pm
Minutes**



Those Participating: Doris Arthur, John Luna, Chris Kiser
Staff Present: None

Absent: Trina Rios, Greg Venable, Sharon Pennington

1. Vice Chairperson Kiser called the meeting to order.

2. Discussion of Minutes

No changes were recommended, and minutes were approved.

3. Citizens' Comments

No Citizens were present.

4. Report from the Zoning Administrator

The zoning administrator provided a report to the Planning Commission in advance of the meeting.

- a. Four permits for fences were issued, one permit for a barn/shed, and one permit for a house.
- b. There has not been any new information relating to 2185 Lynnville Highway preliminary plat.

5. Update 2185 Lynnville Highway

Kiser discussed that the December 16, 2025 action authorized administrative approval of the preliminary plat contingent upon correction of identified deficiencies and submission of a fire hydrant location evaluation. As of this date, those conditions have not been satisfied, and no final administrative approval has occurred, as reported by the Zoning Administrator. Additionally, since a portion of the property has been rezoned, any resubmittal plat will need to accurately reflect the current zoning classifications and district boundaries.

Luna asked for clarification regarding the total acreage and boundaries reviewed and approved by the Planning Commission for the zoning change and associated plat. Kiser explained that the Board reviewed and discussed the planned 2.65-acre lot configuration and had recognized and discussed with the landowner that a single recorded parcel would need to exist prior to rezoning to ensure that the total future planned area was included.

Arthur stated that the BOMA had been informed by the Town Attorney that the zoning vote was legally permissible because the area being rezoned, although smaller than originally depicted, met the I-1 minimum lot requirement of one acre. Kiser agreed that the vote was legally permissible; however, he noted that the zoning action (advertisement and vote) applied to the existing 1.15-acre parcel described as Lot 76 (084 076.00) as advertised and voted upon, whereas the plat and materials previously submitted by the landowner depicted a 2.65-acre planned configuration for rezoning.

Luna commented that based on the current zoning the reconfigured parcels would create split zoning across affected parcels and that additional zoning changes may be required.

Kiser made a motion that the preliminary plat for 2185 Lynnville Highway, previously conditionally approved, be returned to the Planning Commission for review, as the conditions required for administrative approval have not been satisfied and no final approval has occurred. Any resubmission shall reflect current zoning classifications and district boundaries. Luna seconded the motion. All members present voted in favor.

6. Discussion of Order of Motions and Meeting Procedures

Arthur discussed that motions needed to be clear. She also emphasized the value of having discussion before motions are made so that everyone has an opportunity to understand and debate the situation. Luna discussed how motions are handled at the BOMA and the importance of ensuring everyone has an opportunity to speak and that he ensures that he writes down the motion to ensure it is clear and tracks how motions are made and who seconds them. Both Luna and Arthur discussed that citizens' comments used to be at the end of the meeting after voting but then their concerns were not being taken into account.

Kiser discussed that based on some previous meetings he felt it was worth discussing. Since some of the members could not be present he prepared a written statement that he read and intended to include in the minutes.

"For the benefit of the Commission and the public, I would like to briefly clarify our procedure regarding discussion and motions.

Because items come before the Planning Commission through the adopted agenda, members may discuss the matter, ask questions, and deliberate before a motion is made. This discussion helps ensure that all members fully understand the issue and that the public record reflects the reasoning behind the Commission's action.

When discussion appears to be complete, a motion may be made to take action. When making a motion, the member should clearly and specifically state the action being requested, including any conditions or limitations, so that there is no ambiguity as to what is being proposed. Once a motion has been made and seconded, it becomes the pending question before the body, and members retain the right to debate the motion before it is put to a vote. Before calling for the vote, the Chair should confirm that no further discussion is requested and clearly restate the motion, including any conditions, so that all members understand exactly what is being voted upon."

7. Annual Meeting in accordance with Section 4 of Cornersville Municipal Planning Commission by-laws, dated 28 Oct 2025.

Luna discussed the importance of ensuring by-law alignment with The Cornersville Municipal Code for the role of Secretary. He further stated, in his understanding, specific training or certification may be required to handle and store town records. Arthur questioned if records were being maintained and by whom. Kiser explained that the by-laws had been updated to align with the municipal code and that clarification on responsibilities for the retention of records was defined to be town staff. He further explained that the Planning Commission documents are provided to the town staff for filing.

Luna asked if we had any discussion on ethics in the by-laws. Kiser replied that there was.

Arthur requested a hard copy of the by-laws for her records.

All members agreed to postpone Officer Elections to the March meeting.

8. Adjournment

Kiser moved to adjourn. Luna seconded. All members present voted in favor. The meeting was adjourned.

Approved:

