Legal Notice of Public Hearing

Maury County Legislative Body

Notice is hereby given that the Maury County Legislative Body will hold a Public Hearing on Monday, June 15, 2026 at 6:00 p.m. in the Tom Primm County Commissioner's meeting room, located on the first floor of the Hunter Matthews Complex, Building #6, Public Square, Columbia, Tennessee for the purpose of presenting and receiving public input on the following Zoning Map Amendment (rezoning) requests and Zoning Ordinance Text Amendment:

1) Martin and Michele Metz (Applicants and Property Owners): Rezoning of approximately 88.74 acres of property located at 2110 Dowell Branch Road, Columbia, Tennessee 38401, from RG: Residential General District to AP: Agricultural Preservation District. The property is further identified as County Tax Map 053, Parcel 011.00.

2) Tory Hanna with Davis Hill Development, LLC, and Starlink Logistics, Inc. (Applicant/Property Owner): Rezoning of approximately 184.51 acres of property located at 0 Mount Joy Road, Mount Pleasant, Tennessee 38474 from RG: Residential General District to AP: Agricultural Preservation District. The property is further identified as County Tax Map 151, Parcel 022.00.

3) Karen Sullivan (Applicant and Property Owner): Rezoning of approximately 63.50 acres of property located at 6849 Lick Creek Road, Primm Springs, Tennessee 38476 from RG: Residential General District to AP: Agricultural Preservation District. The property is further identified as County Tax Map 001, Parcel 003.01.

4) Rezoning Request for Planned Unit Development- Crosswaters Reserve, LLC (Applicant and Property Owner): Rezoning of approximately: (a) 959.44 acres of property located at 2200 New Highway 7, Columbia, Tennessee 38401 from M-2: Heavy Industrial District to A-2: Rural Residential District, with a R-PUD: Residential Planned Unit Development District overlay, and (b) 379.75 acres of the same property from M-2: Heavy Industrial District and A-2: Rural Residential District to C-2: General Commercial District, with a CG-PUD: Commercial Planned Unit Development-General District overlay.

   The Rezoning Request includes request for approval of a Preliminary Master Development Plan, which proposes a total of 1,313 residential units, including 975 single-family units, 188 townhomes and 150 multi-family units, 150,000 gross sq. feet of commercial space, a 36-hole golf course with 25,000 gross sq. ft of clubhouse space and 400-rooms of hotel space. The property is further identified as County Tax Map 054, Parcel 004.00.

5) Zoning Text Amendment – Building and Zoning Staff and the Regional Planning Commission are recommending amendment to the Maury County Zoning Ordinance to delete Section 5.12.4(H), Standards for Unmapped Streams, in order to remove an additional flood study requirement for unmapped streams that is no longer required and not required by FEMA through the Code of Federal Regulations.

After the Public Hearing on the above, the Maury County Legislative Body will consider the Resolutions on the Zoning Map Amendments (rezoning) and Zoning Text Amendment during the regular scheduled County Commission meeting at 6:30 p.m.

A copy of the proposed Zoning Map Amendments and Zoning Text Amendment are available for review from today's date until the date of the meeting in the Maury County Building and Zoning Office, located on the first floor of the Walter Harlan Building, (Building #5) Public Square, Columbia, Tennessee 38401 during normal office hours of 7:00 a.m. to 4:00 p.m. The office is closed from 11:30 to 12:30 p.m. for lunch.

For additional information, please contact the Building and Zoning Office at (931) 375-3002.