

AGENDA

I. Call to Order

II. Approval of Agenda

III. Approval of March 23, 2026 Minutes

Old Business

IV. Final Site Plan - Maury County Fire Station 27 (District 8)

Applicant Maury County Fire Department and property owner, Maury County, Tennessee, are requesting approval of a Major Final Site Plan for Maury County Fire Station 27. The property is located at 4205 Highway 431, Columbia, Tennessee 38401, and is identified as Tax Map 094, Parcel 023.01.

V. Final Site Plan - CPWS Downstream Intake and Pump Station (District 7)

Applicant and property owner, Columbia Power and Water Systems (CPWS), is requesting approval of a Major Final Site Plan for the CPWS Downstream Intake and Pump Station. The property is located at 4036 Foster Church Road, Williamsport, Tennessee 38487, and is identified as Tax Map 057, Parcel 001.00.

New Business

VI. Final Plat - Firefly PUD, Phase 1 (District 8)

Applicant and property owner, Firefly Holdings Tennessee, LLC, is requesting approval of a Final Plat for Firefly PUD, Phase 1 (98 lots). The subject property is located at 3065 and 3071 Highway 431, Spring Hill, Tennessee 37174, and is identified as County Tax Map 045, Parcel 012.00.

VII. Final Site Plan - The Boondox Project, 3543 US Highway 431, Columbia (District 8)

Applicant Nic Roberson, with Boss Brothers, Inc., and property owner Amishkumar Patel are requesting approval of a Major Final Site Plan for the Boondox project. The subject property is located at 3543 US Highway 431, Columbia 38401, and is further identified as Tax Map 048, Parcel 022.03.

VIII. Recommendation - Rezoning from RG to AP District: 2110 Dowell Branch Road, Columbia (District 6)

Applicants and property owners, Marty and Michele Metz, are requesting to rezone their entire 88.74-acre property, located at 2110 Dowell Branch Road, Columbia, Tennessee 38401, from RG (Residential General District) to AP (Agricultural Preservation District). The subject property is further identified as County Tax Map 053, Parcel 011.00.

IX. Recommendation - Rezoning from RG to AP District: 0 Mount Joy Road, Mount Pleasant (District 10)

Applicant Tory Hanna, with Davis Hill Development, LLC, and property owner Starlink Logistics, Inc., are requesting to rezone 184.51 acres of the property located at 0 Mount Joy Road, Mount Pleasant, Tennessee 38474 from RG (Residential General District) to AP (Agricultural Preservation District). The subject property is further identified as County Tax Map 151, Parcel 022.00.

X. Recommendation - Rezoning from RG to AP District: 6849 Lick Creek Road, Primm Springs (District 6)

Applicant and property owner Karen Sullivan is requesting to rezone her entire 63.50-acre property located at 6849 Lick Creek Road, Primm Springs, Tennessee 38476 from RG (Residential General District) to AP (Agricultural Preservation District). The subject property is further identified as County Tax Map 001, Parcel 003.01.

XI. Recommendation - Rezoning and PUD Preliminary Master Development Plan, Crosswaters Reserve Project (District 7)

Applicant and property owner Crosswaters Reserve, LLC, is requesting approval for:

1) Rezoning 959.44 acres of the property located at 2200 New Highway 7, Columbia, Tennessee 38401 from M-2 (Heavy Industrial District) to A-2 (Rural Residential District), to be designated as a R-PUD (Residential Planned Unit Development District).

2) Rezoning 379.75 acres of the same above property from M-2 and A-2 to C-2 (General Commercial District), to be designated as a CG-PUD (Commercial Planned Unit Development -- General District).

3) Preliminary Master Development Plan for the Crosswaters Reserve project.

The subject property is further identified as County Tax Map 054, Parcel 004.00.

XII. Recommendation - Zoning Ordinance Text Amendment

Recommendation for the deletion of Section 5.12.4(H), Standards for Unmapped Streams, from the Maury County Zoning Ordinance.

XIII. Letters of Credit

XIV. Reports of Officers, Committees and Staff

XV. Other Business

XVI. Public Comments (Non-Agenda Items)

XVII. Adjournment