

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6**  
**Monday May 24, 2021 at 5:30 p.m.**

**AGENDA – REGULAR MEETING**

- I. Call to Order**
- II. Approval of the Agenda**
- III. Approval of Minutes**

**Old Business**

- IV. Preliminary Plat: Sharp Manor at Spring Hill Subdivision (28-lots)**  
Applicant and property owner Shaw Enterprises, Inc. is requesting approval. The property is located on John Sharp Rd. 0.56 miles south of Lake Way Terrace Spring Hill, TN and is further identified as being on a portion of County Tax Map 068 Parcel 016.01.
- V. Final Plat: Labella - Kevin Turner Subdivision (4-lots)** Applicant Ahler & Associates and property owner Labella Builders, Inc are requesting approval. The property is located off Highway 431 north of Joe Peay Rd. Spring Hill, TN and is further identified as being on County Tax Map 045 and Parcel 010.09.

**New Business**

- VI. Rezoning: 2848 Carter's Creek Station Rd. Ralph Alexander (owner)**  
Applicant W.E.S. Engineers & Surveyors and property owner Ralph Alexander are requesting a positive recommendation for the purpose of rezoning a portion of the property, being 2.35-acres of the total acres, that is currently an A-2 Rural Residential District to a C-3 Special Commercial District. The property is located at 2848 Carter's Creek Station Rd. Columbia, TN and is further identified as being on County Tax Map 042 Parcels 003.06 and 003.08.
- VII. Rezoning: Parsons Bend Rd. at Monsanto Rd. RDK Trust, Richie & Deborah Keith (owners)**  
Applicant Kerry Harris and property owner RDK Trust, Richie Keith are requesting a positive recommendation for the purpose of rezoning a portion of the property, being 75.23-acres of the total acres, that is currently an M-2 Heavy Industrial District to a A-2 Rural Residential District. The property is located near Parsons Bend Rd. at Monsanto Rd. Columbia, TN and is further identified as being on County Tax Map 055 Parcels 017.00.
- VIII. Rezoning: 2440 Sunrise Ave. Culleoka Gregory Gray (owner)**  
Applicant Turner & Associates Realty, Inc. and property owner Gregory Gray are requesting a positive recommendation for the purpose of rezoning a portion of the property, being 2-acres of the total acres, that is currently an A-2 Rural Residential District to a C-1 Rural Center District. The property is located at 2440 Sunrise Ave. Culleoka, TN across from

Depot St. & Culleoka Hwy. intersection and is further identified as being on County Tax Map 165 Parcel 016.00.

**IX. Rezoning CG-PUD: Corner of 4552 Kedron Rd. & Cammuse Rd Mary Vrailas (owner)**

Applicant Greg Cook, MD (My Big Garage) and property owner Mary Vrailas are requesting a positive recommendation for the purpose of rezoning a portion of the property, being 17.28-acres of the total acres, that is currently an A-2 Rural Residential District to a CG-PUD Commercial Planned Unit Development/General. The property is located at 4552 Kedron Rd. Spring Hill, TN and is further identified as being on Tax Map 069 Parcel 004.01.

**X. Final Site Plan Revision: Event Venue – Enchanted Springs at Gordon Farms**

Applicant Enchanted Springs at Gordon Farms and property owners James and Sandra Gordon are requesting approval. The property is located at 1790 Blackburn Ln. Spring Hill, TN and is further identified as being on County Tax Map 073 Parcel 025.00.

**XI. Final Plat: 2717 Williamsport Pike Michael Penrod (owner)**

Applicant Ricky Sims and property owner Michael Penrod are requesting approval. The property is located at 2717 Williamsport Pike. Columbia, TN and is further identified as being on County Tax Map 048 and Parcel 048.01

**XII. Concept Plan: Taylor Farms 927 Mooresville Pike James Prince (owner) (30-lots)**

Applicant and property owner James Prince is requesting approval. The property is located at 927 Mooresville Pike Columbia, TN and is further identified as being on County Tax Map 123 and Parcel 004.01

**Regulatory Amendments**

**XIII. DEVELOPMENT IMPACTS TO EXISTING COUNTY ROADS AND REQUIRED IMPROVEMENTS**

**Miscellaneous Business**

**XIV. Letters of Credit**

**XV. Reports of officers, committees and staff:**

**XVI. Public Comment**

**XVII. Other Business**

**XVIII. Adjournment**