



Advisory Committee Meeting #2

May 19th, 2026

Agenda

- › **Public Engagement Overview**
- › **Goals Discussion**
- › **Next Steps**

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Public Engagement Overview

Phase 1 Engagement Summary

> Phase 1 Engagement Opportunities

- > March 26, 2026 – Public Open House
- > Online Survey – Still Live
- > Launch of planmaurycounty.com

> Total Unique Responses / Data Points

- > Visioning Exercise
- > Northeast Quadrant Board
- > Southeast Quadrant Board
- > Southwest Quadrant Board
- > Northwest Quadrant Board
- > Rural Character Responses (Survey)
- > Residential Character Responses (Survey)
- > Retail/Commercial Responses (Survey)
- > I'd Like To See... Responses (Survey)

955

107

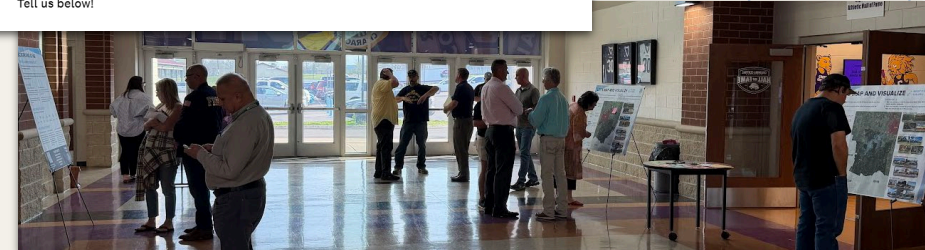
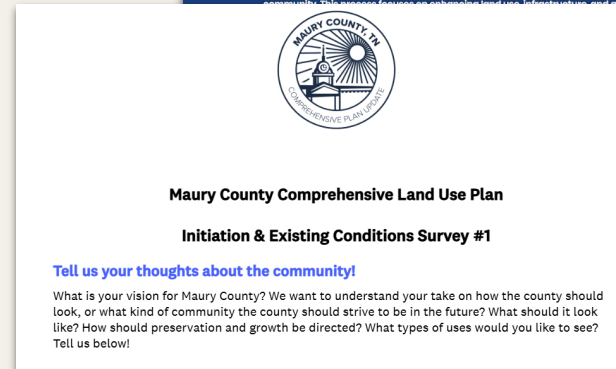
176

166

146

50

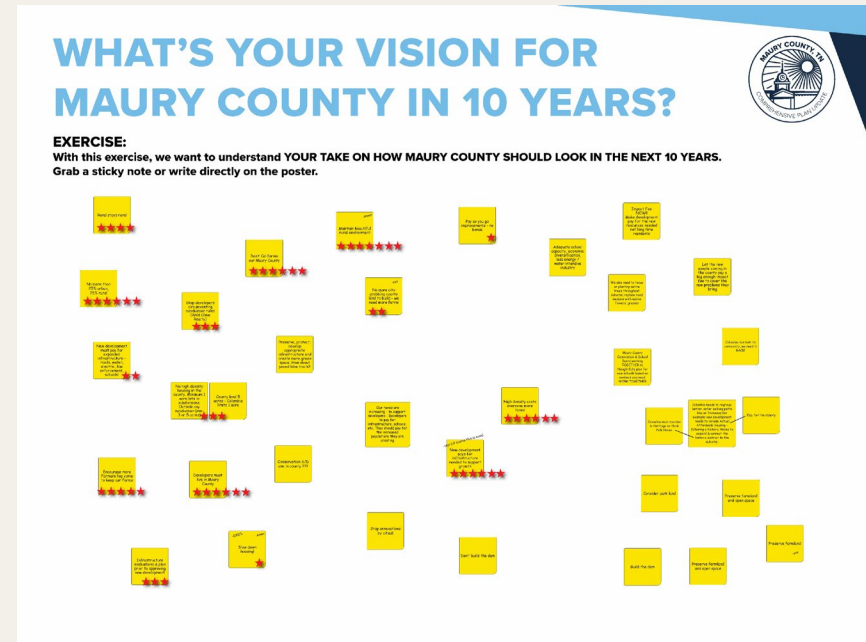
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What should Maury County look like in 10 years?

107 Total Unique Responses

1. **Preserve Rural Character**
2. **Opposition to Rapid and High-Density Growth**
3. **“Growth Should Pay for Growth”**
4. **Infrastructure First, Development Second**
5. **Anti-Annexation and Local Control**
6. **Agricultural Preservation & Support**
7. **Environmental Protection & Natural Resources**
8. **Community Identity & Heritage Preservation**
9. **Quality of Life Improvements**



Northwest Quadrant Map

176 Total Unique Responses

36 total responses

35 total responses

50 total responses

39 total responses

GROW
Areas where controlled growth is suitable.

SUSTAIN
Areas experiencing growth at an appropriate pace and density.

PROTECT
County assets that should be protected from growth and development.

THREATS
Areas that are causing harm, or could cause harm to the county.

NOTES
Feel free to write down any additional notes or feedback you have about locations on the map

POST-IT NOTES

growth of residential neighborhoods should not consume land farmland use risky land for higher density

POST-IT NOTES

POST-IT NOTES

Property developer must already live in Marshall County

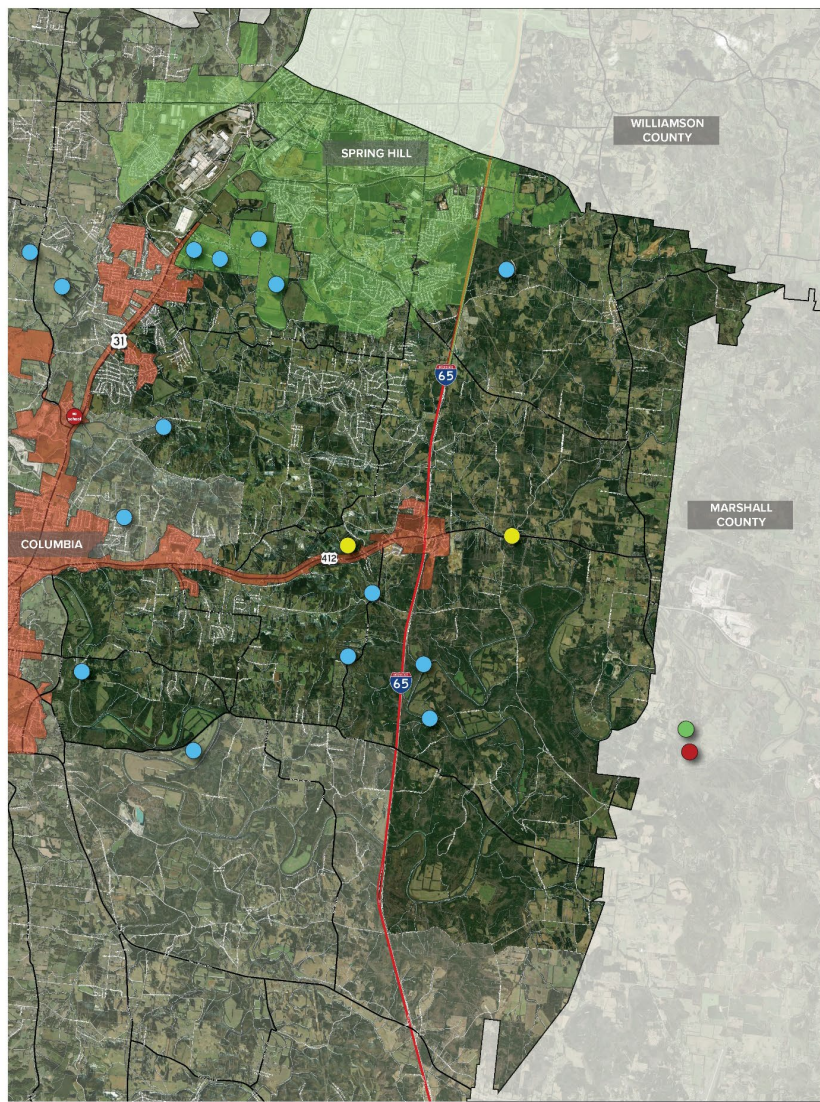
POST-IT NOTES

No school - dangerous intersection Hwy 31 / Carter Creek

No more multi high density housing - Lack of infrastructure and Hwy 31 can't take the traffic flow

Bad traffic patterns

POST-IT NOTES



RURAL CHARACTER should look like...

- Exclusive to agricultural and prime farms
- Farm land with scattered residential lots
- Limited central nodes of activity
- Crop production and natural landscape

RESIDENTIAL should look like...

- Traditional neighborhood residential
- Residential on large tracts
- Conservation subdivisions
- Subdivision of lots less than 1 acre

RETAIL/COMMERCIAL should look like...

- Small-scale retail and mixed uses
- Stand-alone commercial structures
- Large-scale commercial / retailers
- Business district commercial / retail

I'D LIKE TO SEE things like...

- Secondary Dwelling Units
- Creative use of rural land
- Trails and connections
- Office and job centers
- Senior living options
- Community / Public Uses

4 total responses

3 total responses

5 total responses

4 total responses

Southeast Quadrant Map

166 Total Unique Responses

26 total responses

20 total responses

57 total responses

30 total responses

GROW
Areas where controlled growth is suitable.

SUSTAIN
Areas experiencing growth at an appropriate pace and density.

PROTECT
County assets that should be protected from growth and development.

THREATS
Areas that are causing harm, or could cause harm to the county.

NOTES
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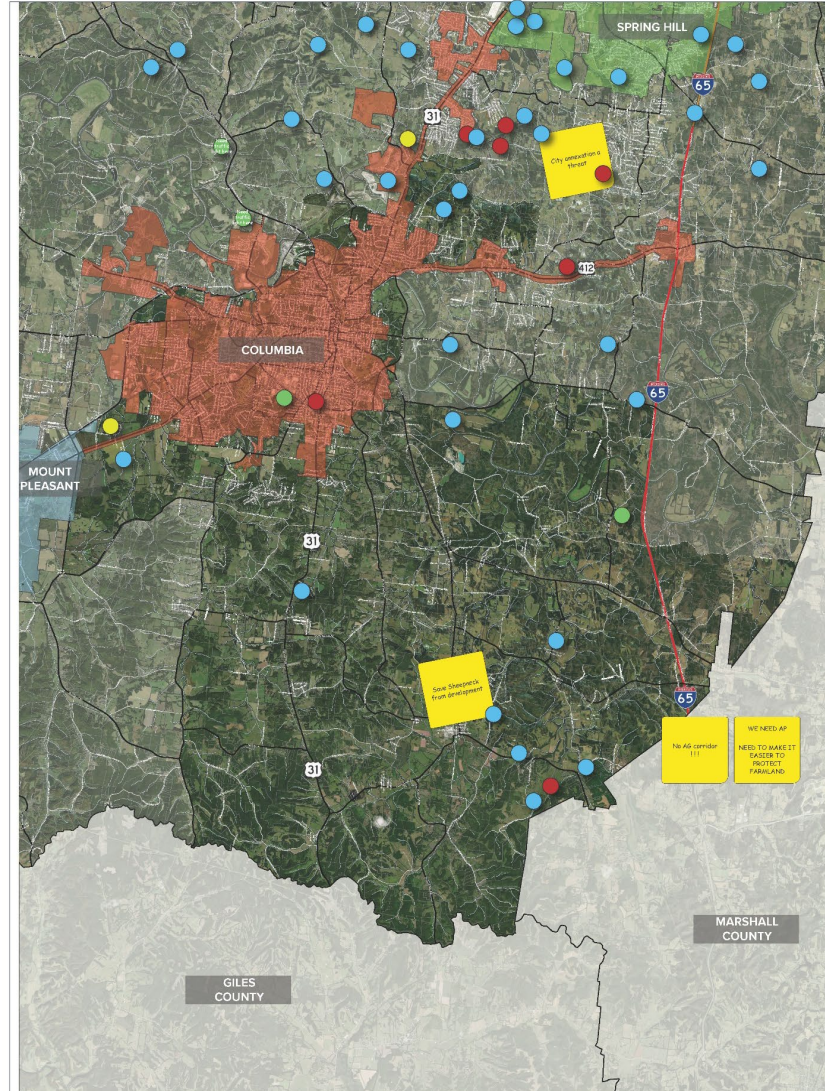
POST-IT NOTES

POST-IT NOTES

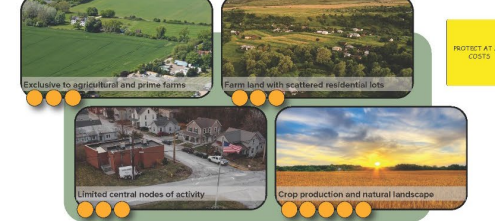
POST-IT NOTES

POST-IT NOTES

POST-IT NOTES



RURAL CHARACTER should look like...



RESIDENTIAL should look like...



RETAIL/COMMERCIAL should look like...



I'D LIKE TO SEE things like...



14 total responses

7 total responses

7 total responses

5 total responses

Southwest Quadrant Map

120 Total Unique Responses

18 total responses

16 total responses

33 total responses

24 total responses

GROW
Areas where controlled growth is suitable.

SUSTAIN
Areas experiencing growth at an appropriate pace and density.

PROTECT
County assets that should be protected from growth and development.

THREATS
Areas that are causing harm, or could cause harm to the county.

NOTES
Feel free to write down any additional notes or feedback you have about locations on the map

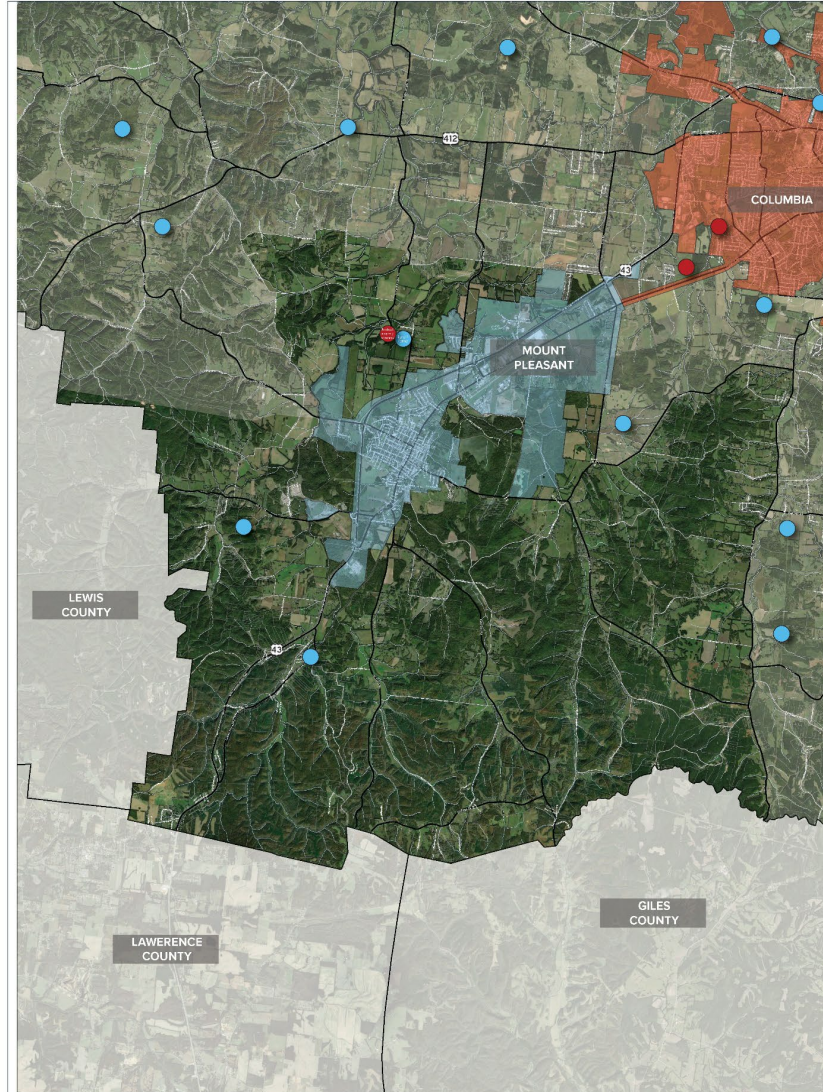
POST-IT NOTES

POST-IT NOTES

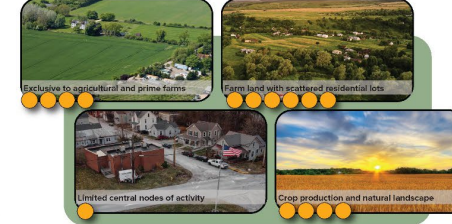
POST-IT NOTES

POST-IT NOTES

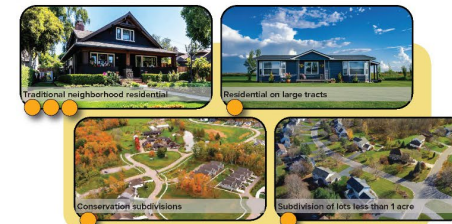
POST-IT NOTES



RURAL CHARACTER should look like...



RESIDENTIAL should look like...



RETAIL/COMMERCIAL should look like...



I'D LIKE TO SEE things like...



15 total responses

6 total responses

4 total responses

4 total responses

Northwest Quadrant Map

146 Total Unique Responses

21 total responses

20 total responses

52 total responses

32 total responses

2 total responses

GROW
Areas where controlled growth is suitable.

SUSTAIN
Areas experiencing growth at an appropriate pace and density.

PROTECT
County assets that should be protected from growth and development.

THREATS
Areas that are causing harm, or could cause harm to the county.

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Feel free to write down any additional notes or feedback you have about locations on the map

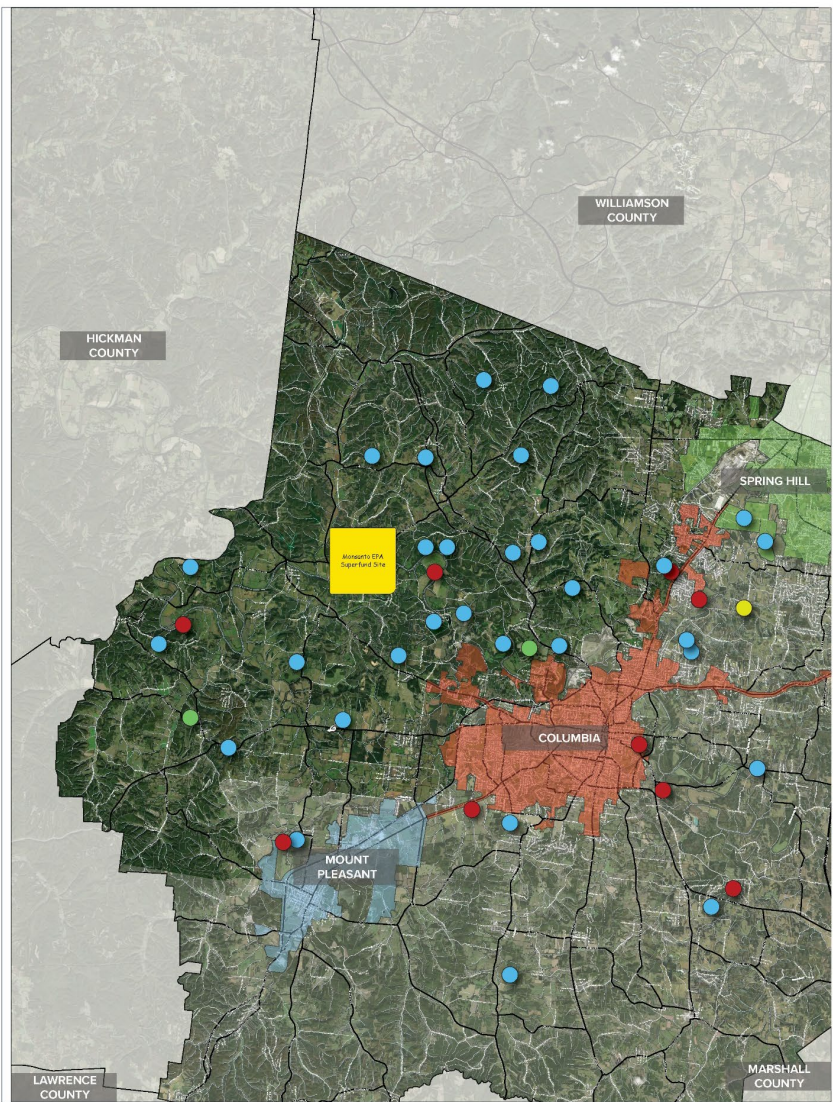
POST-IT NOTES

POST-IT NOTES

POST-IT NOTES

POST-IT NOTES

POST-IT NOTES



RURAL CHARACTER should look like...

- Exclusive to agricultural and prime farms
- Farm land with scattered residential lots
- Limited central nodes of activity
- Crop production and natural landscape

RESIDENTIAL should look like...

- Traditional neighborhood residential
- Residential on large tracts
- Conservation subdivisions
- Subdivision of lots less than 1 acre

RETAIL/COMMERCIAL should look like...

- Small-scale retail and mixed uses
- Stand-alone commercial structures
- Large-scale commercial / retailers
- Business district commercial / retail

I'D LIKE TO SEE things like...

- Secondary Dwelling Units
- Creative use of rural land
- Trails and connections
- Office and job centers
- Senior living options
- Community / Public Uses

4 total responses

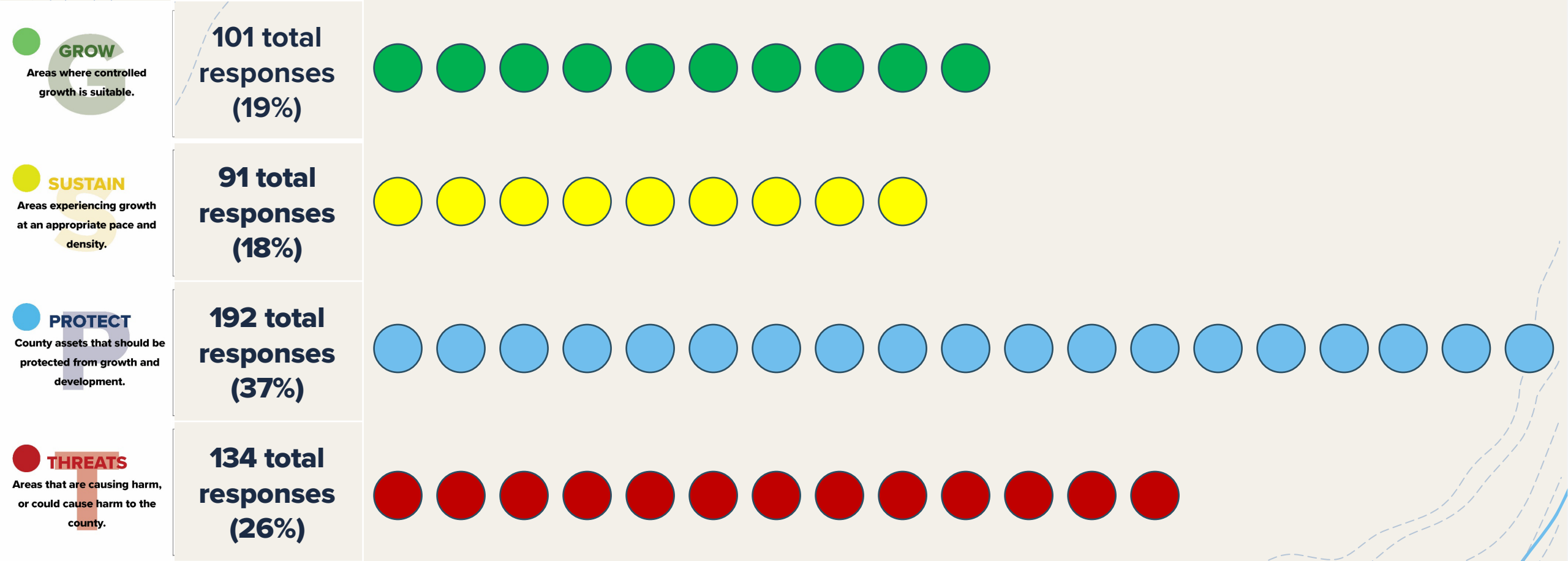
5 total responses

4 total responses

6 total responses

County Wide Responses

518 Total Unique Responses



Growth | Summary and Findings

› Infrastructure-Led Development

- › Growth must be strictly tethered to the actual capacity of roads, water systems, and utilities.

› "Smart Growth" Corridors

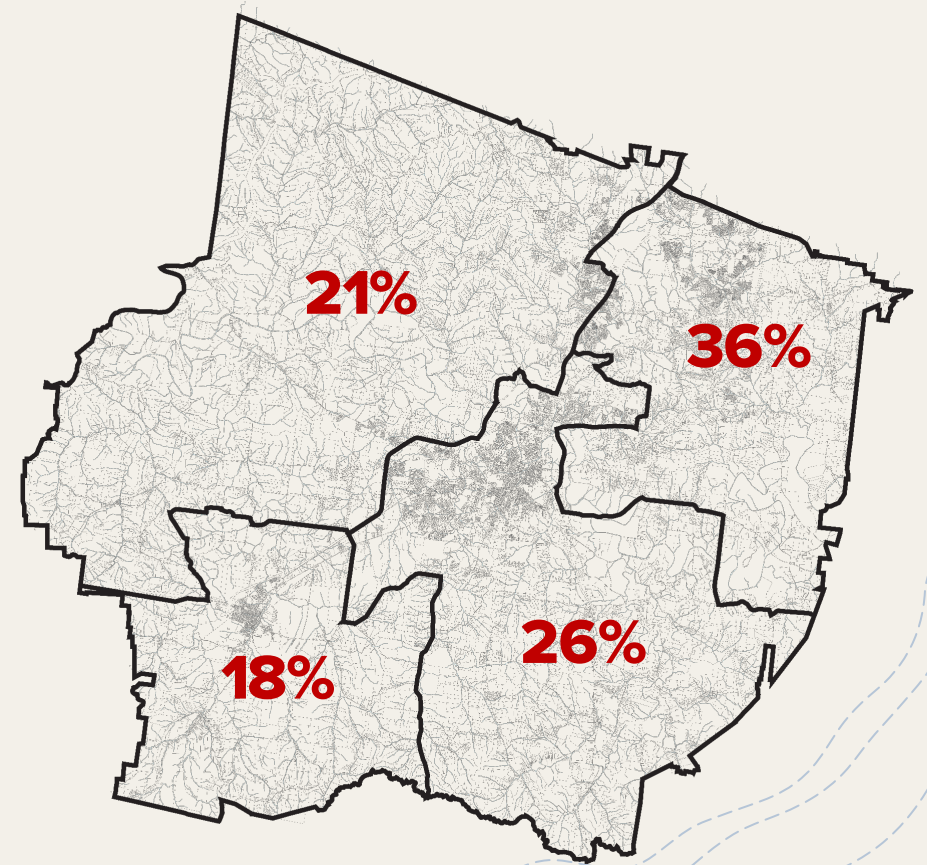
- › Direct expansion toward existing urban centers (Columbia, Spring Hill, Mount Pleasant) and established transit corridors (I-65, US-43, Highway 31).

› Resource Preservation

- › Prioritize infill and vacant lots to prevent the conversion of active farmland and natural resources.

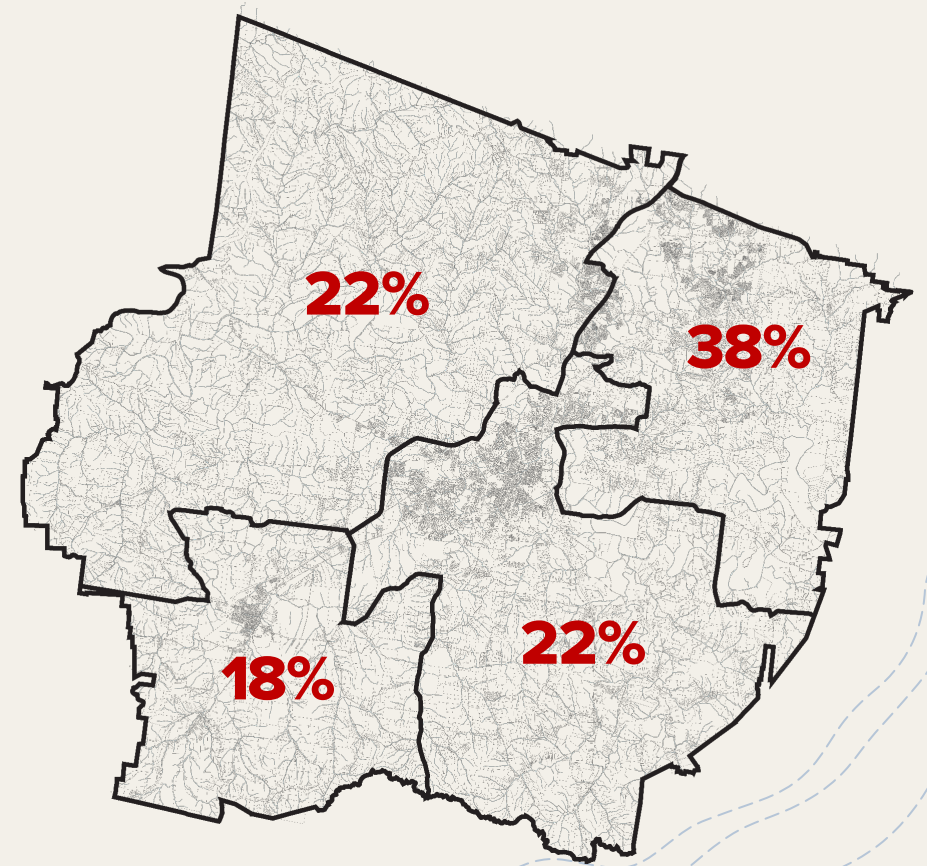
› Environmental Integrity

- › Universal mandate to protect the Duck River floodplain, multi-generational farms, and strictly avoid contaminated/Superfund sites until fully remediated.



Sustain | Summary and Findings

- › **Capacity-Matched Growth**
 - › Development must only proceed when it can be fully sustained by existing roads, utilities, and public services.
- › **Foundation Preservation**
 - › Protecting multi-generational farmland and the Duck River floodplain is critical to the county's identity.
- › **Urban Infill over Sprawl**
 - › Concentrate future growth within established urban centers and major corridors (US-43, US-31, I-65) to protect rural landscapes.
- › **Long-Term Water Security**
 - › Prioritize water conservation and aquifer protection over large-scale, disruptive projects.
- › **Environmental Remediation**
 - › Unanimous call to fully remediate the former Monsanto site and other contaminated properties to protect public health.



Protect | Summary and Findings

› Farmland as Top Priority

- › View the rapid conversion of agricultural land into suburban subdivisions as a direct threat to the county's survival.

› The Duck River Ecosystem

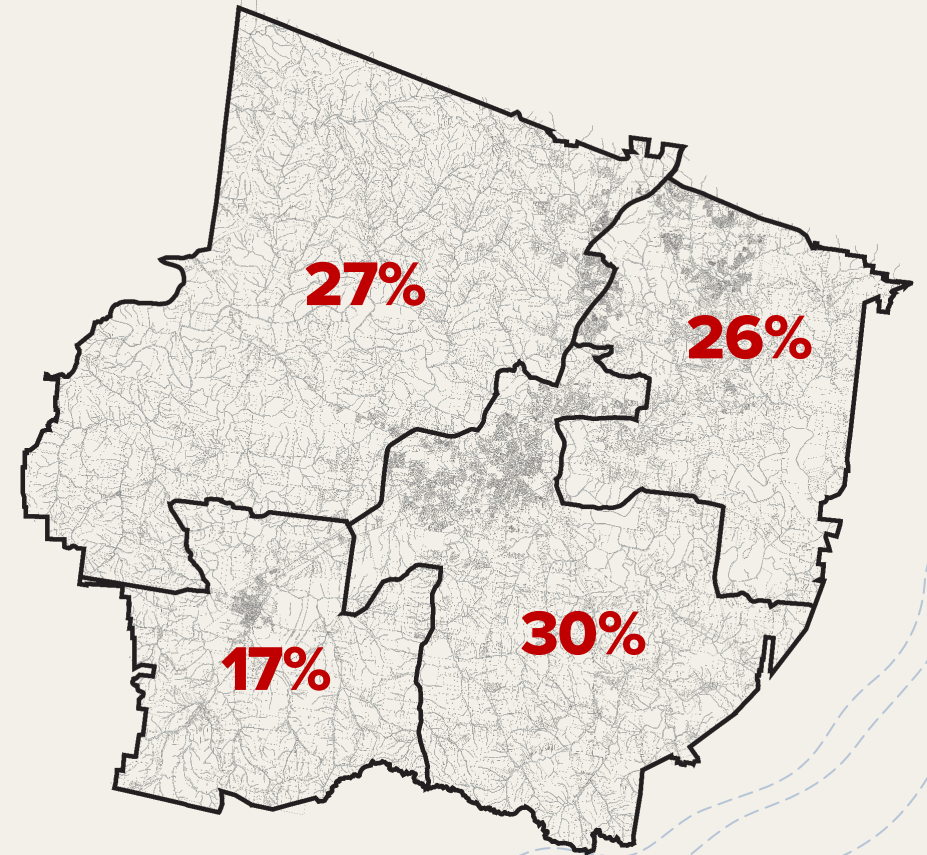
- › Safeguard the river as a critical ecosystem, requiring strict protections for water quality, biodiversity, and floodplains.

› Public Health & Safety

- › Shield the community from development on contaminated Superfund sites and protect residents from the "infrastructure strain" of poorly planned growth.

› Protective Policy Tools

- › Universal call for stricter zoning, larger lot minimums, and active agricultural preservation tools to keep rural landscapes intact.



Threats | Summary and Findings

> **Development Threat:**

- > Rapid, unmanaged growth, high-density subdivisions, and small-lot housing are viewed as "predators" of rural identity and farmland.

> **Limitations on Capacity**

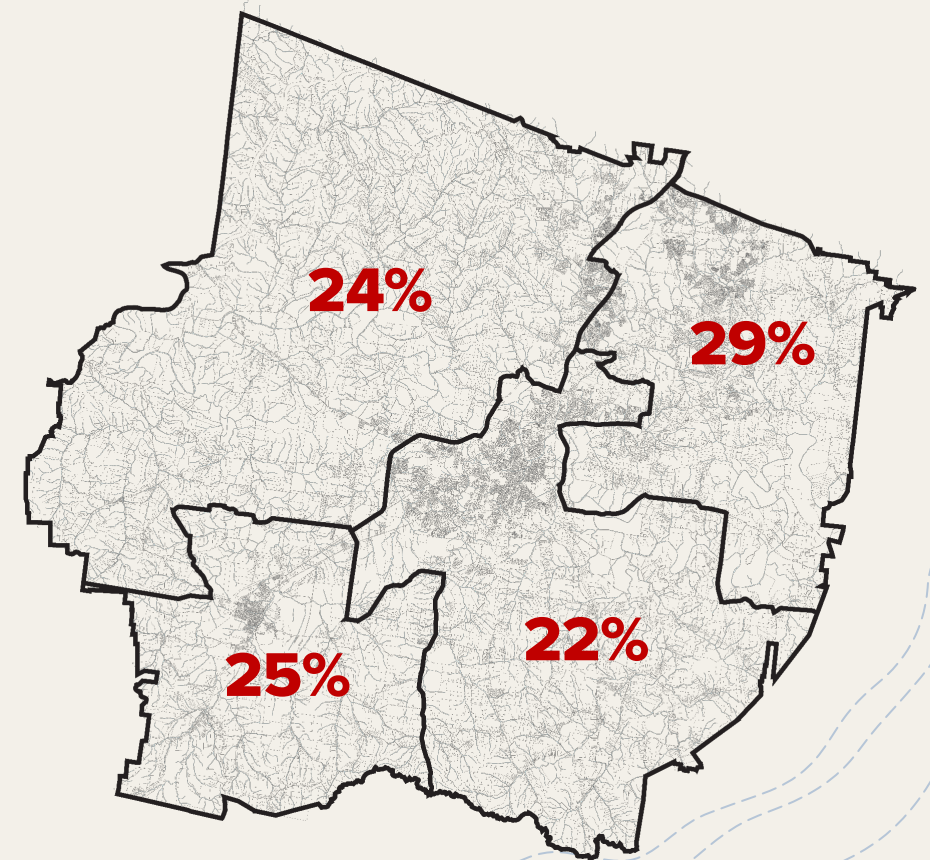
- > Corporate and developer prioritization of short-term profits leads to a severe strain on schools, water systems, and emergency services.

> **Public Health Hazards**

- > Development on the former Monsanto site poses an immediate danger to public health if used for residential purposes.

> **Resource Depletion**

- > The proposed Columbia Dam, urban sprawl, and heavy industrial water usage (data centers, battery plants) threaten to permanently natural resources and private property rights.



RURAL CHARACTER should look like...

3



1



4



2



RESIDENTIAL should look like...

2



21 Votes
33%

Traditional neighborhood residential


1



22 Votes
35%

Residential on large tracts

3



13 Votes
21%

Conservation subdivisions

4



7 Votes
11%

Subdivision of lots less than 1 acre

RETAIL/COMMERCIAL should look like...

1



27 Votes
38%

Small-scale retail and mixed uses

3



16 Votes
23%

Stand-alone commercial structures

4



9 Votes
13%

Large-scale commercial / retailers

2



18 Votes
26%

Business district commercial / retail

I'D LIKE TO SEE things like....

4



14 Votes
16%

Secondary Dwelling Units

This image shows a residential street with a prominent two-story red brick house on the left and a white house on the right. The scene is set in a suburban neighborhood with trees and a clear sky.

3



18 Votes
21%

Creative use of rural land

This image depicts a rural landscape at dusk or night, featuring several illuminated white tents or glamping structures arranged on a grassy field. The background shows a line of trees and some distant lights.

1



28 Votes
33%

Trails and connections

This image shows a paved path or road running alongside a field. A sign on the right side of the path reads "NO MOTOR VEHICLES". The scene is outdoors with utility poles and trees in the background.

6



2 Votes
2%

Office and job centers

This image shows a modern, multi-story office building with large glass windows and a contemporary architectural style. The building is set against a blue sky with some clouds.

5

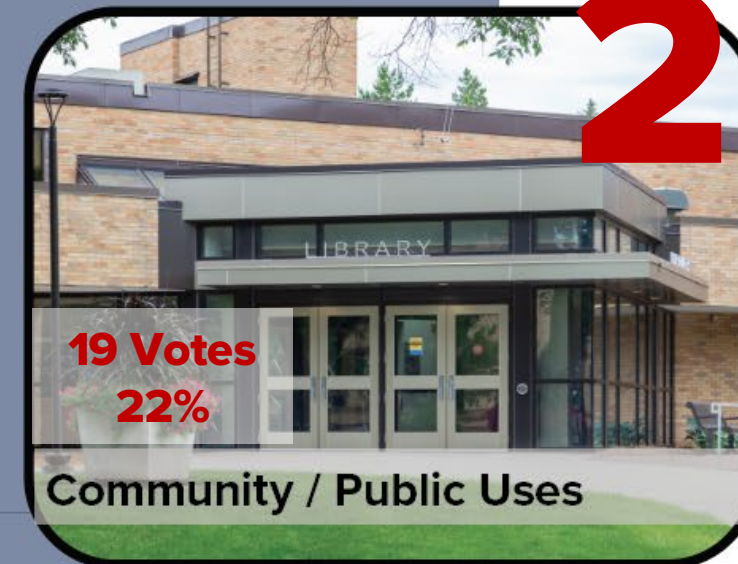


5 Votes
6%

Senior living options

This image shows a well-maintained outdoor area with a covered walkway supported by white columns. In the background, there are several large, light-colored buildings, likely part of a senior living facility.

2



19 Votes
22%

Community / Public Uses

This image shows the entrance to a brick building with large glass doors. The word "LIBRARY" is visible above the entrance. The building has a modern, functional design.

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Goals Discussion

Goal Themes

- › **Housing**
- › **Economic Development**
- › **Community Facilities, Infrastructure, and Services**
- › **Transportation**
- › **Natural and Cultural Resources**
- › **Land Use and Community Character**
- › **Intergovernmental coordination**

Housing

Goal 1: Create a variety of quality housing options - promote a variety of housing choices in Maury County that makes it possible for all who work in the community to also live in the community.

Economic Development

Goal 1: Enhance Maury County's economy with a sustainable and diverse base of businesses – Continue to promote coordinated economic development that provides a stable tax base, necessary community services, and job opportunities.

Goal 2: Enhance Maury County's economy with a sustainable and diverse range of job opportunities – Continue to promote a range of job opportunities that meet the needs of residents and that are matched appropriately with the skill levels of residents.

Economic Development

Goal 3: Enhance Maury County's coordinated economic development efforts - Continue to coordinate economic development efforts between Maury County and its municipalities as well as Local, Regional and State agencies and organizations.

Goal 4: Enhance Maury County's rural economy with Agritourism and Ecotourism - Create opportunities for farms, nature preserves and other similar operations to promote land preservation, local revitalization and job creation using tourism.

Community Facilities, Infrastructure, and Services

Goal 1: Coordinate infrastructure expansion with future development – ensure that infrastructure expansion and services keep pace with desired higher intensity development to maintain efficient development patterns.

Goal 2: Enhance access to quality parks and recreational activities – ensure that communities have access to parks and recreational activities that enhance the quality of life and support a healthy lifestyle.

Community Facilities, Infrastructure, and Services

Goal 3: Enhance and create community facilities and services that support the quality of life - Provide adequate community facilities and services that support a healthy and safe community.

Goal 4: Enhance and create water resources and services to meet the future needs of the community - Provide equitable and efficient water resources and services that support a healthy and sustainable community.

Transportation

Goal 1: Enhance and create efficient transportation options - Encourage efficient, multi-modal transportation options that increase mobility and access to jobs, goods/services, health care and recreation, reduce travel times and congestion, are fiscally sustainable, and increase safety and mobility.

Natural and Cultural Resources

Goal 1: Preserve historic and cultural resources that help define Maury County's sense of place - Ensure that historic and cultural resources are preserved to maintain Maury County's unique history and character.

Goal 2: Preserve and connect Maury County's natural resources - Ensure that natural resources such as rivers, wetlands, and other environmentally sensitive lands are preserved and protected and that the continuity of these important environmental areas is preserved to maintain a healthy, natural function residents.

Land Use and Community Character

Goal 1: Enhance character of existing neighborhoods - Ensure that redevelopment and residential infill in existing neighborhoods enhances the existing character, promotes quality design, encourages efficient reuse of underdeveloped lands, stabilizes and enhances established neighborhoods, and helps revitalize economically distressed neighborhoods.

Goal 2: Preserve rural character of Maury County - Preserve the unique rural character and lifestyle of rural areas in Maury County.

Land Use and Community Character

Goal 3: Maximize development efficiency through compact development in developed areas and areas where growth is desired to be accommodated - Create quality, compact development that enhances the quality of life, maximizes use of available infrastructure, reduces travel time, increase opportunities to access uses by walking or bicycling, and directs development away from agricultural lands and sensitive natural areas.

Intergovernmental Coordination

Goal 1: Enhance governmental coordination between Maury County and its cities - Continue to coordinate planning and development efforts among Maury County and its municipalities to ensure orderly development and service delivery, including implementation of the vision, policies and strategies presented in this plan.

Goal 2: Enhance regional, state, and federal government coordination Continue to coordinate planning and development efforts between Maury County and regional entities to ensure orderly development and service delivery.

Intergovernmental Coordination

Goal 3: Enhance coordination with state and federal government - Continue to coordinate planning and development efforts between Maury County and state and federal entities to ensure orderly development and service delivery.

Thoughts?

What big themes are missing?

What stands out as not relevant?

What goals/topics stand out as priorities?



Next Steps



Next Steps

- › **Close the public survey on 5/31**
- › **Finalize the engagement data into a summary report**
- › **Draft updated vision statement, goals, and policies**
- › **Review the future land use map**
- › **Engage Tischler Bise to conduct the fiscal impact analysis**
- › **Schedule Public Engagement Event #2**



Thank you!

Visit the Plan's Website at www.planmaurycounty.com

