Town of Nolensville

Planning Commission

Regular Meeting Packet

August 9, 2022, 06:30 pm

Town of Nolensville

Planning Commission
Regular Meeting Agenda

August 9, 2022, 06:30 pm

1. **Call to Order and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Approval Of Minutes**

   A. **Approval of Minutes from July 12, 2022**

   Attachment: PC Meeting Minutes 7-12-2022.pdf

   B. **Approval to Correct Meeting Minutes from April 12, 2022**

   After a conversation with Civil Engineer Eric McNeely, Janice Lupo discovered an error in the meeting minutes from April 12, 2022 regarding the maintenance bond for Nolensville Business Offices. The existing minutes reflect that the bond was extended for one year. In actuality, the bond was released.

   Attachment: Scan57873.pdf

4. **Announcements**
5. **Citizen Comments**
6. **Consent Agenda**

   A. **Bond Actions**

   1. **Release of Maintenance Bonds in the amount of $230,177.59 for Whittmore Phase 2C**

      Attachment: Maintenance Bond Release Checklist Whittmore 2C.pdf
      Attachment: Whittmore 2C Engineer Letter.pdf
      Attachment: Don Swartz_s approval of Whittmore 2C.pdf
      Attachment: Letter of Explanation re landscaping Whittmore 2C.pdf
      Attachment: Vicinity Map Whittmore 2C.pdf
      Attachment: Whittmore 2C.pdf
      Attachment: Whittmore 2C.docx
      Attachment: Whitmore 2C Bond Release - Bridge Responsiblity.docx

   2. **Release of Maintenance Bonds in the amount of $6,105.00 for Hadley Reserve**

      Attachment: Hadley Reserve PC Letter.pdf
      Attachment: HADLEY RESERVE.zip
      Attachment: HadleyReserve PC Checklist.pdf
      Attachment: Hadley Reserve landscape confirmation 7-29-22.pdf

   3. **Release of Maintenance Bonds in the amount of $50,913.90 for Summerlyn Section 5**

      Attachment: Summerlyln 5.pdf

   4. **Release of Maintenance Bonds in the amount of $91,712.40 for Summerlyn Section 6**

      Attachment: Summerlyn 6.pdf

   5. **Release of Maintenance Bonds in the amount of $11,032.20 for Summerlyn Section 7**

      Attachment: Summerlyn 7.pdf

   6. **Release of Maintenance Bond in the Amount of $8,594.85 for Woods at Burberry Glen Phase 3A**

      Attachment: Woods 3A Trees.pdf
      Attachment: WOODS 3A BOND RELEASE SUBMITTAL.pdf

Attachment: Woods Long Term Maintenance Agreeement Recorded.pdf

7. **Transition Burberry Glen Phase 3A performance bond to a maintenance bond and reduce from $182,550.50 to $54,765.15 for one (1) year to 8/8/2023**

Attachment: 32-211833 Burberry Glen Asphalt Repairs Subdivision Daily Field Reports Submittal week ending 1.09.21.pdf
Attachment: 32-211833 Burberry Glen Asphalt Repairs Subdivision Daily Field Reports Submittal Week ending 1.16.22.pdf
Attachment: BG Phase 3A Daily Field Reports Submittal.pdf
Attachment: 20131052-2020-11-24-As-built-Submittal.pdf
Attachment: Burberry LA Release.pdf
Attachment: Burberry Glen Phase 3 - Certification Letter with attachments - 3.15.22.pdf
Attachment: Burberry Glen Phase 3A Opinion of Remaining Cost.pdf

8. **Extension of Brentwood Baptist Church Performance Bonds in the amount of $191,759.00 for 4 months to 12/9/22**

Attachment: Brentwood Baptist Church for 8-9-22.pdf

9. **Extension of McCord Nolen Maintenance Bond in the amount of $34,000.00 for 12 months to 8/9/23 with a recommendation to waive the extension fee**
This project is being held up by TDOT and would have already been completed.

Attachment: Scan57670.pdf

10. **Extension of Brooksbank Phase 2 Performance Bond in the amount of $68,833.00 for 4 months to 12/9/22**

Attachment: Brooksbank Phase 2 Email Update.pdf

11. **Extension of Burberry Glen Phase 3B Performance Bond in the amount of $52,973.00 for 6 months to 2/9/23**

12. **Extension of Telfair Phase 1 Performance Bond in the amount of $355,760.00 for 2 months to 10/9/2022**

Attachment: Telfair Developer Report _7.29.2022.pdf
Attachment: Telfair for 8-9-22.pdf

13. **Extension of Telfair Phase 2 Performance Bond in the amount of $221,288.93 for 2 months to 10/9/2022**

Attachment: Telfair Developer Report _7.29.2022.pdf

14. **Extension of Telfair Phase 3 Performance Bond in the amount of $129,236.00 for 2 months to 10/9/2022**

Attachment: Telfair Developer Report _7.29.2022.pdf

7. Old Business

8. New Business

A. Final PUD Plan & Preliminary Plat - Westmoreland Subdivision

Attachment: Final PC Staff Report - Westmoreland Final PUD Plan_Prel. Plat_8.9.2022.pdf
Attachment: 2022.08.05_Westmoreland - Final PUD - Full Set _1_.pdf
Attachment: 2022.08.05_Westmoreland - Final PUD - SHEETS - Civil.pdf
Attachment: 2022.08.05_Westmoreland - Final PUD - SHEETS - Landscape.pdf
Attachment: 2022.08.05_Westmoreland - Preliminary Plat.pdf
Attachment: Westmoreland Preliminary Plat App.pdf
Attachment: Westmoreland prelim plat checklist.pdf
Attachment: Westmoreland Development - Nolensville Zoning Map.pdf
Attachment: 2022.08.05_Westmoreland - Final PUD - SHEETS - Architecture.pdf
Attachment: 70_S Architecural Elevations.pdf
Attachment: 90_S Architecural Elevations.pdf
Attachment: _DB 4983 PAGE 109 MAP 59 PARCEL 9.01 RALPH W. JENKINS.pdf
Attachment: _DB 4454 PG 815 JENKINS.pdf
Attachment: Owner Consent to Subdivide.pdf
Attachment: Public Notice Affidavit.pdf
Attachment: 9849 Sam Donald Rd Water Letter20210913_08400259 _002_.pdf
Attachment: Sewer Capacity Letter 2021059191.pdf
Attachment: 0318_Stormwater Report _2_6.20.2022.pdf
Attachment: Westmoreland_Stormwater_Review_2022-0802_.pdf

Attachment: Westmoreland_Student Projections - Nolensville__TN.pdf
Attachment: Westmoreland CC_R_s approval by Town Attorney.pdf
Attachment: 21-0318.Schultz.Comments.JV.6-28-2022 _3_.pdf
Attachment: Declaration of Restrictive Covenants - Westmoreland v2.pdf

B. 7150 & 7154 Nolensville Road, Lot 3 - Site Plan

Attachment: 8.9.22_PC Staff Report_7150_7154 Nolensville Rd.pdf
Attachment: 7150 _ 7154 Nolensville Road_ Lot 3 - Complete Set.pdf
Attachment: 7150-7154 Architctural Drawing Set 08-05-22.pdf
Attachment: 7150 _ 7154 Nolensville Road_ Lot 3 - Site Plan Application.pdf
Attachment: 7150 _ 7154 Nolensville Road_ Lot 3 - Drainage Report _7-7-22_.pdf
Attachment: 7150-7154NolensvilleRd_Lot3_Stormwater_Review_2022-0802_.pdf
Attachment: Final Updated Southwalk Design Review Memo _8-5-2022_.pdf
Attachment: Southwalk Final Plat approved_9.8.2020_.pdf
Attachment: Final Plat Map PC Action Letter_9.9.2020_pdf
Attachment: PC April 13_ 2021 Site Plans _Approved_.pdf

C. Minor Subdivison Plat - Haley Industrial Park, Phase 1

Attachment: Final PC Staff Report Haley Industiral Park Phase 2_7.23.2022.pdf
Attachment: 22-023.0167 Final PLAT _S_S_ FINAL SUBMITTAL.pdf
Attachment: Final Plat PC Response Letter 08.02.22.pdf
Attachment: MINOR SUDIVISION APPLICATION 07.11.22.pdf
Attachment: HaleyIndustrial_Stormwater_Review_2022-0802_.pdf
Attachment: Quit Claim Deed

D. Mill Creek Middle School Temporary Classrooms - Site Plan

Attachment: Final PC Staff Report _ Mill Creek Modulars_7.22.2022.pdf
Attachment: 2022.07.29_MIll Creek Middle.pdf
Attachment: Boxx Modular Example.pdf
Attachment: MCMS SITE PLAN APPLICATION.pdf
Attachment: 2022.08.02_Mill Creek Middle School Comment Reponse Letter.pdf
Attachment: Mill Creek Middle School Modulars_Initial Staff Comments_7.22.2022.pdf

E. 7146 Nolensvillle Road - Site Plan - Nolensville Dental Parking Lot Expansion

Attachment: Final PC Staff Report 7146 Nolensville Road_7.23.2022.pdf
Attachment: 7146 Nolensville Road - Site Plan _8-2-22_.pdf
Attachment: 7146 Nolensville Road - Comments Response Letter _8-2-22_.pdf
Attachment: Nolensville Dental - Site Plan Application.pdf
Attachment: Nolensville Dental - Drainage Report _7-8-22_.pdf
Attachment: Nolensville Dental - Landscape Plan _LANDSCAPE_.pdf
Attachment: Nolensville_Dental_Stormwater_Review_2022-0802_.pdf

F. Sketch Plan - Nolensville Market Square

Attachment: Final PC Staff Report_Market Square Sketch Plan_2_7.23.2022.pdf
Attachment: Market Square - Comments Response Letter _8-2-22_.pdf
Attachment: Market Square - Sketch Plan _8-2-22_.pdf
Attachment: Market Square - Traffic Study.pdf
Attachment: Market Square - Sketch Plan Application _7-8-22_.pdf

G. A Resolution Recommending The Board Of Commissioners To Proceed With The Purchase Of Approximately 2 Acres Of Land From The Homeowners Association Of Greystone Estates, Inc. (Resolution 22-82)

Staff recommends Planning Commission support the purchase of 2 acres of land (lots 238-242) from the Homeowners Association of Greystone, Inc. for use a as a public park, and recommend that the Board of Commissioners proceed with the purchase of the property.

Attachment: Greystone PC resolution_8.9.2022.pdf

9. Other Bond Actions

A. Bond Report

Attachment: Master 2022 Bond Report.pdf

10. Other

11. Adjournment

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