Authentisign ID: EFD77B15-A7CC-F111-BF5B-000D3A4FF82A

Oldham County Planning and Development Services
Application for Technical Review Committee

Date: 10/21/26 | *For Staff Use Only:* Docket No: TRC-26-024 | Staff: CC | Fee: 880.00

This application must be submitted in person at the Planning and Zoning Office.

bardenwerper talbott, & Roberts PLLC #5218

General Information: *(A separate application must be submitted for each individual request.)*

Name of Applicant(s): Clayton Properties Group, Inc. d/b/a Elite Homes

Project Address: Cedar Point Road

Project Name:

Pre-Application Conference Date: 10/17/26

Requesting Approval of: ☑ Rezoning ☑ Preliminary Subdivision Plan ☐ Revised Plan ☐ Other

City: _____ Is the project within the incorporated city limits? no

Total Site Acreage: 67.9 Parcel ID 30-00-00-7

Current Land Use: undeveloped Proposed Land Use: single family subdivision

Current Zoning: CO-1 / R-2 Proposed Zoning: R-2

Current Subdivision Name: _____ Proposed Subdivision Name: _____

Signatures:

Owner(s): Name: Myra Schureck Revocable Trust c/o Myra Schureck Signature: [redacted]

Address: [redacted]

Phone: _____ Email Address: _____

Applicant(s): *(if other than owner)*

Name: Clayton Properties Group, Inc. d/b/a Elite Homes c/o Tyler Hardison Signature: [redacted]

Address: 16218 Shelbyville Road, Louisville, KY 40245

Phone: [redacted]

Contact: *(if other than owner)*

Name: John C. Talbott Signature: _____

Address: [redacted]

Phone: [redacted]

Technical Review Committee
(Page 2)

Submittal Checklist:

✓ 1. Complete Oldham County Planning and Zoning Technical Review Committee Application.

✓ 2. Required TRC Fee of $300, and Notice fees equal to $5.00 per adjoining property owner.

✓ 3. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels (2nd tier if plan includes a Zoning Map Amendment request.). 1st tier adjoining parcels include all those that border the property, including those across streets and streams. 2nd tier parcels include properties adjoining first tier, and those within 500 feet of the property which is proposed to be changed. (*See note below for PVA directions)

✓ 4. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)

✓ 5. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.

____ 6. Twenty copies of a Development Plan (Rezoning) or Preliminary Plan (Major Subdivision) including the required components listed in the attached plan checklist. (Maximum size of 30" x 42")

✓ 7. Please provide reduced copies of the plan to an 8 1/2" x 11" size, one for each adjoining property owner.

____ 8. Photos and other supporting documents. (10 copies)

____ 9. Review comments from the appropriate agencies. (See the attached list for agency contact information) *Note: Only the Conservation District letter is required at time of application.*

✓ 10. Must include information from neighborhood meeting with TRC application.

* *Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at:: 110 W. Jefferson Street in LaGrange or at (502)222-9320.*

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Preliminary Plan Checklist for applications involving a Major Subdivision:

Title Block

_____ Name and Address of Person or firm who prepared the plat
_____ Name and Address of Property Owner
_____ Date of Preparation (Dates of All Revisions)
_____ Graphic and written scales

Vicinity Map

_____ North Arrow
_____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

_____ Location, names and dimensions (ROW) of abutting streets or private roads
_____ Name and ROW width of proposed streets and existing adjacent streets
_____ Street grades and elevations at street intersections
_____ Typical cross section of proposed streets
_____ Any access points designated for use by construction vehicles

Lots

_____ The proposed lot layout showing the location and distances for lot lines
_____ Parcel areas
_____ Lot numbers
_____ Boundary lines for all parcels
_____ Bearings and dimensions for all boundary lines
_____ Proposed building lines showing the distance setback from the street ROW
_____ Lines showing the intersection of adjoining parcels to the site

Existing Utilities

_____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
_____ Location and purpose of easements

Public and Non-Public Sites

_____ Name, acreage and proposed use of any parcels to be conveyed or held for public use, for joint use of property owners, or for non-public uses (such as multi-family dwellings, shopping centers or churches, but not including single family dwellings)

Natural Features

_____ Areas of substantial existing trees including a general description of their type and size
_____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
_____ Areas of steep slope (over 30%)
_____ Other natural features which might affect the design of the subdivision.
_____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Manmade Features

_____ Existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features which might affect the design of the subdivision
_____ Notation indicating which features remain and which features are to be removed

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Drainage

_____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
_____ Notation regarding the location and elevation of the 100 year floodplain
_____ location of any proposed storm water detention basin and/or stream relocation
_____ location of nearest off-site drainage facility, including culvert size and/or natural body of water
_____ Notation of storm water flow

Adjacent Property

_____ Location and ownership of all adjoining property
_____ Sanitary sewers, street grades and other facilities
_____ Potential street layout for adjacent properties owned by the developer

Site Statistics

_____ Total Acreage in subdivision
_____ Acreage in street ROW
_____ Number of Single-Family Lots
_____ Amount of other land uses (number of apartment units, patio homes, etc.)
_____ Minimum lot size
_____ Existing zoning (total area)
_____ Proposed zoning (total area)
_____ Amount of open space
_____ Lot coverage
_____ Number of parking spaces required and provided

Legend

_____ Graphical and written explanation of all symbols and labels

Variances and Waivers

_____ Proposed waivers from the subdivision regs (individually listed and noted)
_____ Proposed variances from the zoning regs (individually listed and noted)