

~~July~~ June



Oldham County Planning and Development Services
Application for Waiver of Regulations

For Staff Use Only:
Date: _____ Plat No: _____ Staff: _____ Fee: 280

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

CC # 5012
PD 5/13/26
CE

General Information:

Name of Applicant(s): Newcomb Oil Co. LLC

Project Address: 7200 Hwy 329, Crestwood, KY 40014

Subdivision Name: N/A

Current Land Use: Gas Station/Convenience Store Parcel ID: 23-00-00-15C&15Q

Current Zoning: C-4 Total Acreage: 1.806

Are there any past or present related Planning and Zoning cases, including minor plats, on this property? If yes, please list the cases:

Signatures:

Owner(s):
Name: Jim Newcomb Signature: Wm D. Newcomb

Address: 951 Withrow Ct., Bardstown, KY 40004

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)
Name: Jake Cecil Signature: [Signature]

Address: 951 Withrow Ct., Bardstown, KY 40004

Phone: [Redacted] Email Address: [Redacted]

Contact:
Name: Jake Cecil Signature: [Signature]

Address: 951 Withrow Ct., Bardstown, KY 40004

Phone: [Redacted] Email Address: [Redacted]

Application for Waiver
(Page 2)

Explanation:

The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- A. **Exceptional Hardship** – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship.
- B. **Design Innovation and Large Scale Development** – These regulations may be modified by the Commission in the case of plans for complete neighborhoods or other design innovations which, in the Commissions opinion, still achieve the basic objectives of these regulations.

Please explain how this request relates to one or both of the above situations.

This request relates to bullet "A. Exceptional Hardship."

Due to existing site layout, reduced width drive aisle, and building placement, a portion of currently striped parking is not fully functional for typical vehicle use.

Strict compliance with parking limitations does not reflect the operational capacity of the site.

The proposed parking increase to 41 spaces is intended to improve site functionality, safety, and circulation.

Application for Waiver
(Page 3)

Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Waiver Application. (Owner's signature is required.)
- _____ 2. Required \$250.00 application fee.
- _____ 3. Notice fees equal to \$5.00 per adjoining property owner.
- _____ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)
- _____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- _____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any existing surveys of the property, if available.
- _____ 7. One copy of an original survey. All surveys must be created by a licensed surveyor and must meet the minimum criteria listed within the Oldham County Subdivision Regulations under Section 3.5, page 8. (The Subdivision Regulations are accessible via the internet at www.oldhamcounty.net/property under the public documents section of the webpage.)
- _____ 8. Twenty additional copies of the survey. (These copies may be photocopies of the original survey)
- _____ 9. Any proposed access easement agreements.
- _____ 10. Any other supporting documents and/or photographs

** 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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Project Address: 7200 Hwy 329, Crestwood, KY 40014

Subdivision Name: N/A

Current Land Use: Comm. Parcel ID: 23-00-00-15C & 15Q

Current Zoning: C-4 Total Acreage: 1.85

Are there any past or present related Planning and Zoning cases, including minor plats, on this property? If yes, please list the cases:

Signatures:

Owner(s):

Name: William D. Newcomb Signature: _____

Address: 951 Withrow Ct., Bardstown, KY, 40004

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)

Name: Jake Cecil Signature: _____

Address: 951 Withrow Ct., Bardstown, KY 40004

Phone: [REDACTED] Email Address: [REDACTED]

Contact:

Name: Jake Cecil Signature: _____

Address: 951 Withrow Ct., Bardstown, KY 40004

Phone: [REDACTED] Email Address: [REDACTED]

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See attached

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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Waiver Request – Maximum Impervious Surface Area

Project: FiveStar #2275

Address: 7200 Hwy 329, Crestwood, KY 40014

July 13th, 2026

Oldham County Government – Office of Planning,

We, Newcomb Oil Co., LLC DBA FiveStar, respectfully request a waiver from the maximum allowable impervious surface area of 65% to 68.1% to accommodate the proposed site improvements at our existing convenience store.

The proposed project consists of constructing additional customer parking and a designated parking area for delivery trucks. These improvements are intended to address existing operational inefficiencies and improve the use and safety of the site.

The existing store regularly experiences parking demand that exceeds the available parking supply, particularly during peak business hours. To better quantify this demand, we conducted a parking utilization survey over multiple days (attached). The survey documented parking occupancy at various times throughout the day and demonstrates the existing parking supply experiences recurring periods of high utilization, especially during peak operating periods. As a result, customers are often queued around the gas canopy while waiting to park. In addition, delivery vehicles currently have limited space to stage and maneuver without interfering with customer traffic. Providing dedicated truck parking and additional customer parking will improve vehicle circulation, reduce congestion, and enhance overall site safety.

The requested waiver will allow these operational improvements to be completed while minimizing conflicts between customer and delivery traffic, while better accommodating existing parking demand. We respectfully request approval of this waiver to better serve the needs of both our customers and employees.

Thanks for your consideration,

Jake Cecil, Project Manager

FiveStar

Location	Date	Time	Number of spaces available	Number of spaces occupied currently	Percent Occupied
2275 - Crestwood	5/27/2026	7:15 AM	30	12	40%
2275 - Crestwood	5/27/2026	8:09 AM	30	12	40%
2275 - Crestwood	5/27/2026	11:33 AM	30	17	57%
2275 - Crestwood	5/27/2026	12:36 PM	30	15	50%
2275 - Crestwood	5/27/2026	4:41 PM	30	11	37%
2275 - Crestwood	5/28/2026	9:49 AM	30	15	50%
2275 - Crestwood	5/28/2026	12:12 PM	30	15	50%
2275 - Crestwood	5/28/2026	2:15 PM	30	13	43%
2275 - Crestwood	5/28/2026	5:01 PM	30	7	23%
2275 - Crestwood	5/29/2026	6:57 AM	30	13	43%
2275 - Crestwood	5/29/2026	8:13 AM	30	10	33%
2275 - Crestwood	5/29/2026	12:37 PM	30	18	60%
2275 - Crestwood	5/29/2026	1:39 PM	30	14	47%
2275 - Crestwood	5/29/2026	2:22 PM	30	18	60%
2275 - Crestwood	5/30/2026	8:53 AM	30	14	47%
2275 - Crestwood	5/30/2026	11:37 AM	30	10	33%
2275 - Crestwood	5/30/2026	12:27 PM	30	20	67%
2275 - Crestwood	5/30/2026	2:47 PM	30	11	37%
2275 - Crestwood	5/31/2026	7:55 AM	30	9	30%
2275 - Crestwood	5/31/2026	10:08 AM	30	13	43%
2275 - Crestwood	5/31/2026	11:01 AM	30	15	50%
2275 - Crestwood	5/31/2026	1:20 PM	30	18	60%
2275 - Crestwood	5/31/2026	4:12 PM	30	10	33%
2275 - Crestwood	6/1/2026	8:13 AM	30	11	37%
2275 - Crestwood	6/1/2026	1:05 PM	30	9	30%
2275 - Crestwood	6/1/2026	5:19 PM	30	10	33%
2275 - Crestwood	6/2/2026	6:33 AM	30	13	43%
2275 - Crestwood	6/2/2026	8:48 AM	30	15	50%
2275 - Crestwood	6/2/2026	11:08 AM	30	15	50%
2275 - Crestwood	6/2/2026	2:03 PM	30	17	57%
2275 - Crestwood	6/2/2026	4:19 PM	30	7	23%
2275 - Crestwood	6/3/2026	11:12 AM	30	23	77%
2275 - Crestwood	6/4/2026	11:25 AM	30	27	90%