



OLDHAM COUNTY PLANNING COMMISSION

August 25, 2026

Summary of Application:

Docket:	PZ-26-013	An aerial photograph of a rural area with a blue outline indicating the project site. A red star marks the specific location of the property. The map shows surrounding roads, fields, and some buildings.
Request:	Waivers- Maximum Parking and Maximum Impervious Surface Area	
Applicant:	Newcomb Oil Co., LLC	
Location:	7200 Hwy 329	
Existing Land Use:	Gas Station/ Convenience Store	
Existing Zoning:	C-4	
Total Site Size:	1.8-acres	
Tax Parcel:	23-00-00-15C&15Q	

Surrounding Zoning:

North – Land Use: Undeveloped
Zoning: PND

East – Land Use: Commercial
Zoning: C-4

South – Land Use: Parking/ Storage
Zoning: PND

West – Land Use: Undeveloped/ Parking/ Storage
Zoning: PND

Planning Commission Action:

Docket PZ-26-0013: An application has been filed by Newcomb Oil Co., LLC for a Waiver of Section 280-110, Maximum Parking, and a Waiver of Section 180-020, Maximum Impervious Surface on property located at 7200 Hwy. 329, Crestwood. The property is 1.8-acres and zoned C-4, Highway Business District.

Case History:

Posted to Website: 7/30/2026

Adjoining Property Owner Notices Mailed: 8/5/2026

Public Notice Appeared in Oldham Era: 8/6/2026

Site History:

In May 2005, the Oldham County Board of Adjustments approved a front yard setback variance for two signs on the property.

Notes:

1. The applicant proposes increasing the number of parking spaces at the already developed gas station/ convenience store site with 21 parking spaces.
2. The plan proposes 22 additional parking spaces from what is currently there.
3. Section 280-110 allows for a maximum of 1 space for every 150 square feet of gross floor area.
4. The existing store is 4,520 square feet, allowing for a maximum of 30 parking spaces.
5. The applicant is requesting a waiver of Section 280-110 to allow for a total of 43 spaces.
6. Section 180-020 of the Oldham County Comprehensive Zoning Ordinance states that within the C-4 zoning district the maximum impervious surface area allowed is 65% of the lot.
7. The plan proposes 68.1% impervious surface area.
8. The applicant is therefore requesting a waiver of Section 180-020, maximum impervious surface area.

Waiver of Division 280-110 Maximum Parking.

Maximum Parking Spaces Allowed: 30 spaces

Proposed Parking Spaces: 43 spaces

Waiver Request: 13 additional spaces

Motions and Findings:

Every motion to approve a waiver, must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

These are procedural due process requirements for all cases before the Commission.
Suggested motions to approve or deny are set out below.

Waiver:

Motion to approve the waiver because (either of the following):

- a. strict compliance with the regulations would create an undue hardship because of the exceptional unique topographic or natural or man-made physical conditions of the property which are _____; and/or
- b. the design innovations of this case which are _____ will achieve the basic objectives of the regulations.

Motion to deny the waiver because (any one or all of the following):

- a. Strict compliance with the regulations will not create an undue hardship because _____;
- b. There are no exceptional unique topographic or natural or man-made physical conditions of the property to justify the waivers because _____;

- c. The design innovations of this case will not achieve the basic objectives of the regulations because _____.

Other considerations for approving or denying the waivers may include without limitation the following points:

- a. Detriment to the public good;
- b. Impairment of the purposes, basic objectives and intent of the subdivision regulations; and
- c. Impairment of the desirable general development of the neighborhood and the community as proposed by the Comprehensive Plan.

Proposed Conditions of Approval:

- 1. The waiver shall only apply to the plan reviewed at the August 25, 2026 Planning Commission public hearing.
- 2. The applicant shall submit a Site Plan in conformance with Division 390 to staff for approval.
- 3. The applicant shall submit a Landscape and Lighting Plan in conformance with Divisions 300 and 310.
- 4. The applicant shall obtain all necessary permits and inspections from the relevant agencies.

** The Planning Commission may amend, delete or add additional binding elements at the public hearing.*

Waiver of Division 180-020 Maximum Impervious Surface Area.

Maximum Impervious Surface Area Allowed: 65%

Proposed Impervious Surface Area: 68.1%

Waiver Request: 3.1% Impervious Surface Area

Motions and Findings:

Every motion to approve a waiver, must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

These are procedural due process requirements for all cases before the Commission. Suggested motions to approve or deny are set out below.

Waiver:

Motion to approve the waiver because (either of the following):

- c. strict compliance with the regulations would create an undue hardship because of the exceptional unique topographic or natural or man-made physical conditions of the property which are _____; and/or
- d. the design innovations of this case which are _____ will achieve the basic objectives of the regulations.

Motion to deny the waiver because (any one or all of the following):

- a. Strict compliance with the regulations will not create an undue hardship because _____;
- b. There are no exceptional unique topographic or natural or man-made physical conditions of the property to justify the waivers because _____;

- c. The design innovations of this case will not achieve the basic objectives of the regulations because _____.

Other considerations for approving or denying the waivers may include without limitation the following points:

- d. Detriment to the public good;
- e. Impairment of the purposes, basic objectives and intent of the subdivision regulations; and
- f. Impairment of the desirable general development of the neighborhood and the community as proposed by the Comprehensive Plan.

Proposed Conditions of Approval:

- 1. The waiver shall only apply to the plan reviewed at the August 25, 2026 Planning Commission public hearing.

** The Planning Commission may amend, delete or add additional binding elements at the public hearing.*

Oldham County Comprehensive Zoning Ordinance
Division 280 Off-Street Parking and Loading Regulations

Use	Minimums	Maximums
Assisted Living Residences	1.0 space for each 2.0 dwelling units, plus 1.0 space for every two employees on maximum shift.	1.0 space for each 2.0 dwelling units, plus one space for each employee on maximum shift.
Duplexes, Condominiums, Single-Family Detached, Townhomes	2.0 spaces for each dwelling unit (driveways, carports, and garages may be used to fulfill this requirement).	No more than 3.0 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least three sides enclosed.
Dwellings for Persons with Disabilities that Preclude Driving	0.25 spaces for each dwelling unit intended for occupancy by persons with disabilities that preclude driving, plus 1.5 spaces for each dwelling unit intended to be occupied by support staff.	0.75 spaces for each dwelling unit intended for occupancy by persons with disabilities that preclude driving, plus 2.0 spaces for each dwelling unit intended to be occupied by support staff.
Multi-Family Dwellings		
Efficiency Dwelling	1.0 space per dwelling unit.	2.0 spaces per dwelling unit.
One Bedroom Dwelling	1.25 spaces per dwelling unit.	2.0 spaces per dwelling unit.
Two Bedroom Dwelling	1.5 spaces per dwelling unit.	2.0 spaces per dwelling unit.
Three or More Bedroom Dwelling	2.0 spaces per dwelling unit.	3.0 spaces per dwelling unit.
Rooming, Boarding, and Lodging Houses, Bed and Breakfast	0.75 spaces for each bedroom	1.5 spaces for each bedroom.
Senior Citizen and Retirement Facilities	0.5 spaces for each dwelling unit, plus 1.0 space for each 2.0 employees on a maximum shift.	1.5 spaces for each dwelling unit, plus 1.0 space for each employee on maximum shift.

Sec. 280-110 Retail

Use	Minimums	Maximums
Book, Art, Gift, Pet, Music, Flower Shops, and Similar Uses (if greater than 50,000 sq. ft., parking requirements for department/discount stores shall apply)	1.0 space for each 250 sq. ft. of gross floor area.	1.0 space for each 150 sq. ft. of gross floor area.
Convenience Stores and Gas Stations	1.0 space for each 200 sq. ft. of gross floor area (parking spaces at	1.0 space for each 150 sq. ft. of gross floor area.

DIVISION 180 C-4 HIGHWAY SERVICE DISTRICT

Sec. 180-010 C-4 Highway Service District: Intent

The purpose of the C-4 Highway Service District is to provide for suitable locations for general commercial businesses that require heavy infrastructure.

Sec. 180-020 C-4 Highway Service District: Development Regulations

Minimum Lot Area:

- 5,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

- 50 feet; or
- 150 feet without sanitary sewers

Maximum Density/Intensity:

- 2.0 Floor Area Ratio

Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- None

Minimum Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

Minimum Street Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

Minimum Rear Yard Setback:

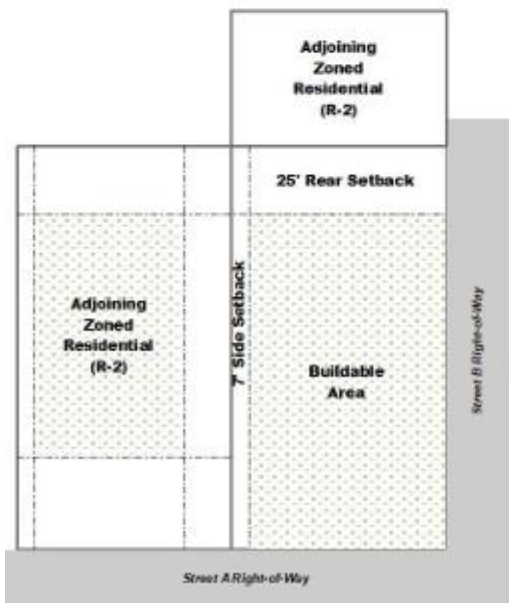
- None except when abutting a residential district (shall take on that of the abutting district)

Maximum Lot Coverage for Structures:

- 40 percent of the lot area

Maximum Impervious Surface Including Structures:

- 65 percent of the lot area



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure.....Division 270
- Highway 53 Overlay Dist.Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

Oldham County Comprehensive Zoning Ordinance
Division 180 C-4 Highway Service District

**Sec. 180-030 C-4 Highway Service District:
Permitted Uses**

Agricultural Uses

Agricultural Uses including Farmers Market
Riding Academies and Stables

Commercial

Adult Entertainment Establishments
Building Material Sales
Firework Sales (Permanent, Ancillary and Seasonal)
Funeral Homes and Mortuaries
Hotels and Motels
Nursing Homes
Printing and Lithograph Shops
Retail and Personal Service Establishments
Vehicle Sales and Display
Vehicular Service & Repair Stations
Vehicle Wash Vocational Schools

Community Facilities

Adult Day Centers
Colleges and Schools, Not For Profit (CF)
Nursery Schools, Day Nurseries, and Child Care Centers
Parks, Playgrounds, Community Centers, and Similar Uses

Eating Establishments

Eating Establishments of Any Kind

Light Industrial

Boat and Marine Supplies
Building and Related Trades Shops
Lumber Storage, Millwork, and Sales
Manufactured Home Sales and Service
Storage Facilities for Frozen Products

Office

Business and Professional Offices Including Clinics and
Immediate Care Facilities

Recreation

Boat Docks, Launching Areas, Recreational Camps, Resorts
Indoor Movie Theatres
Private Clubs, Golf Courses, Miniature Golf Courses or Driving
Ranges
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths

**Sec. 180-040 C-4 Highway Service District:
Conditional Uses**

Commercial

Auto Auctions
Veterinary Hospitals and Kennels

Community Facilities and Services

Marinas or Boat Rental

Health Services

Hospitals and Institutions

Light Industrial

Carting and Express Hauling Establishments
Contractor's Equipment Storage
Grain and Feed Storage and Sales
Mini-Warehouses/Self Storage Facilities

Natural Resource

Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources

Recreation

Aviaries and Zoos
Indoor Sports Facilities

Residential

Community Residences

Special

Airports, Heliports, and Other Airship or Flying
Machine Take-Off or Landing Facilities
Cemeteries, Mausoleums and Crematories

Utilities

Private Utility Building and Facilities
Sewage Treatment Plants