

**Technical Review Committee Meeting
Wednesday, January 21, 2026
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Anna Barge – Oldham County Planning & Development
Jim Silliman – Oldham County Engineer
Matt Tolar - Oldham County GIS
Jim Sitzler – LaGrange Fire & Rescue Department
Russ Rose – Oldham County Water Company

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-001 Buckner Crossings Commercial Development, 2000 Block of South Highway 393

Site Plan
Zoning – PUD, Planned Unit Development District (Buckner Crossings)
Applicant – Prime Property Development Co., LLC
Engineer – Land Design and Development, Inc.

Jon Baker, Wyatt, Tarrant & Combs, LLP, 400 W Market Louisville

- This property is on the corner of Commerce Parkway and Hwy 393, so it has road frontage on both sides.
- This development is looking for both regional and local commerce and retail stores.
- Introduced the Derek Triplett with Land Design and Development.

Derek Triplett, Land Design and Development, 503 Washburn Ave, Louisville

- This development will use the existing stub road from Hwy 393 for access.
- Water and sewer are available on site.
- The development would have two anchor tenants and several out lots along Hwy 393 and Commerce Parkway.

AGENCY COMMENTS:

Anna Barge, Senior Planner, Oldham County Planning and Development Services

1. Verify that existing stormwater sewer is noted on the plan itself.
2. Additionally, note the fire hydrants, electric and telephone poles or underground wires.
3. Note areas of substantial trees and a general description of their time and size. Add the symbol to the legend.
4. Note the height of the buildings.
5. A Landscaping and Lighting plan will be required. Please verify that you will meet all requirements in the Buckner Crossings Master Plan.
6. Sign permits will be required for this site. Check the Master Plan for sign requirements.
7. Clarify the total acreage in the project versus the total parcel acreage.
8. Add the acreage in street Right-of-Way if applicable.
9. The number parking spaces for the proposed grocery store, liquor store, and retail space need further review and information to determine parking requirements according to the Master Plan. The number of parking spaces provided for the proposed home improvement site is within the minimum and maximum parking allowance.

10. The Master Plan requires 1 bicycle space for every 50 automobile spaces. Update the plan to reflect this requirement.
11. Review the landscaping requirements for parking lot design and project entry standards including the interior landscape area requirements and update as needed.
12. Update the legend to include all symbols including items requested to be added in this letter.
13. If a parking waiver or landscaping waiver is needed, note that on the plan.
14. This project will require Planning Commission approval through the Development Plan application as the next step in the Planning process.
15. The Kentucky Transportation Cabinet is requiring a Traffic Impact Study for this project. The Traffic Impact Study needs to be available for review at least two weeks prior to the Planning Commission meeting for this project.

Anna Barge read KYTC, Jason Richardson's comments.

- We will require a Traffic Impact Study meeting current KYTC requirements for this development, as well as a current development and proposed access plan for our Design folks to review the impacts to the KY 393 realignment project. We cannot comment on proposed access to KY 393 prior to receiving receipt of the impact study and plans.

Anna Barge read MSD, Kim Loechle comments.

- I believe the approved DFC LE1108303 (attached) is for this development and is valid until February 21, 2026.
- Any changes in the proposed flow will require a new DFC to be submitted for review & approval prior to construction approval.

Matt Tolar, Oldham County GIS

- We will address all the out lots and the stores as they come online.
- No other comments or questions.

Jim Silliman, Oldham County Engineer

1. Because the combined land-disturbing area will be greater-than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and a Stormwater Quality Management and Erosion Control (SWQMEC) Permit from Oldham County.
2. Since this development project will create a land-disturbance area over 1-acre, the project is required to comply with Oldham County ordinances including, but not limited, to the Construction Site Runoff Ordinance and Post Construction Stormwater Control Ordinance. Specific concerns are associated with sediment control and stormwater control using the regional basin. Please see the following comments:
 - a. This site's stormwater detention basins were approved as a separate project on May 08, 2025. Based on our files, construction for those basins has not commenced. Prior to any land-disturbing activities associated with the Buckner Crossings Commercial Development, the associated basins shall be constructed and operational.
 - b. The subject regional basins are "in-line" with jurisdictional streams. As such, they will not be permitted to be used for sediment control for the Buckner Crossings Commercial Development. Temporary sediment basins and sediment traps will need to be included within the EPSC Plans and SWPPP when submitted to our office for review.
 - c. Based on an examination of the currently approved detention calculations for the regionals basins that serve the Buckner Crossings Commercial Development, it appears the "developed" land-use assumed less impervious surface than shown on the current Buckner

Crossing TRC exhibit. This discrepancy may require the regional detention basin to be redesigned. To validate the regional basins will still operate given the land-use and impervious surfaces within the Buckner Crossings Commercial Development project, updated detention calculations will be required. When these calculations are submitted, ensure that none of the emergency spillways or risers are active during standard operations (i.e., ensure the overflow riser is not active within Basin 2 for the 100-yr design storm. In the originally approved calculations, the riser was active by 0.22-ft for the 100-yr storm.).

- d. It does not appear Water Quality Volume treatment requirements were satisfied within the design of the regional detention basins. As such, the Buckner Crossings Commercial Development will need to provide the required water quality treatment.
- e. A drainage easement, Long Term Stormwater Maintenance Agreement, and joint property owner stormwater maintenance agreement for the Regional Detention Basin shall be recorded with the Oldham County Clerk prior to the release of the Erosion Control Surety.
3. Typically, and in accordance with Oldham County Subdivision Regulations, we would require sidewalks along the west boundary. However, we also understand that an 8-10ft multiuse trail is already included in the KY Hwy 393 realignment plans. As such, no additional sidewalk is required along the western boundary. The site shall provide connectivity to that trail along the western boundary.
4. We assume the roads and parking lots contained with the Buckner Crossings Commercial Development project will be private. If you agree, please ensure the plan is updated to stipulate that contention.
5. Roadside ditches along Commerce Parkway shall be modified to accommodate increased stormwater flow.
6. It is unclear how the future roadside ditch flow is bypassing the existing crossroad culvert that crosses Commerce Parkway. Any increase in stormwater flow to the crossroad culverts will need to be analyzed to ensure downstream storm sewers and detention basins can accommodate.
7. The project includes a connection to a state route, KY Hwy 393. Correspondence from Jason Richardson, KYTC District 5, states the requirement for an updated Traffic Impact Study (TIS). This study shall include (or it can be provided in a separate TIS) the proposed connection to Commerce Parkway at the existing traffic signal and shall address necessary turn lanes, pavement markings, and traffic signal modifications at this intersection. This requirement is supported by trip generation resulting from the proposed site uses and existing traffic volume on Commerce Parkway.
8. The proposed development plan references preliminary plans for the future railroad crossing bridge associated with the KY Hwy 393 realignment project. These plans also include temporary easement for a railroad runaround required for construction. It appears that temporary easement encroaches into the proposed parking area of this development. That easement shall be included in future plans, and the developer or their engineer shall address the impact of the runaround with KYTC.
9. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
10. In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas.

Jim Sitzler, LaGrange Fire and Rescue Department

- Make sure all the interior access roads are suitable for any fire apparatus and especially for our aerial engine.

Russ Rose, Oldham County Water District

- This development is in our service area.
- We will need to get together to discuss how you plan to serve each lot.

Public Comments: None

Public Meeting Adjourned at 1:24 pm.