

**Technical Review Committee Meeting
Wednesday, March 18, 2026
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Anna Barge – Oldham County Planning & Development
John Hine – Oldham County Planning & Development
Jim Silliman – Oldham County Engineer
Matt Tolar - Oldham County GIS
Greg Smith – Oldham County Police Department
Michael Williams – Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-002 Crestwood Apartments, 7405 W. Hwy. 22

Zoning Map Amendment and Preliminary Development Plan
Current Zoning – R-2, Residential District
Proposed Zoning – R-4, Residential District
Applicant – John Stewart
Engineer – Encompass, DDC

Joshua Gedney, Encompass Develop, Design & Construct, 113 E. Main Street, LaGrange

- Applicants want to change the zoning from R2 to R4 to build apartments.
- There will be three, three-story buildings.
- There will be 135 parking spaces.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Include information on number of bedrooms per unit and quantity of each type of unit for parking calculations.
2. Note the height of the buildings.
3. Show the existing/ proposed location and size of water mains, sanitary sewers, gas lines, and fire hydrants.
4. A Landscaping and Lighting plan in conformance with Divisions 300 and 310 will be required.
5. Add the acreage in street Right-of-Way.
6. Include location of proposed drainage facilities and add notation for storm water flow.
7. Provide location of storm water detention basin if applicable.
8. Update the legend to include all symbols including items requested to be added in this letter.
9. The land is currently zoned R-2, Residential District. You will need to submit a Zoning Map Amendment (R-2, to R-4) and Development Plan application to the Planning Commission for your next steps. Planning Commission will either approve or deny the Development Plan and will either deny or recommend approval of the Zoning Map Amendment to the Oldham County Fiscal Court. Should they make a recommendation to approve the Zoning Map Amendment, you will need to apply to Oldham County Fiscal Court for final Zoning Map Amendment approval.

John Hine read Louisville Water, Eric Pruitt's comments.

- Louisville Water has infrastructure near the development.
- An approved new service application is required to obtain service.
- Nearest Water Main Location is 7405 W. Hwy 22.
- Nearest Water Main Size is 6 & 12 Inches

John Hine read KYTC, Jason Richardson's comments.

1. Additional right of way may be required across the frontage of this tract to meet the current Local Land Development Code. The requirements are determined by local Planning and Public Works departments.
2. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities.
3. There shall be no commercial or other signage on the right of way.
4. There shall be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way shall conform with District 5 list of approved trees.
5. Site lighting shall not shine in the eyes of drivers. If it does, it shall be re-aimed, shielded or turned off.
6. All drainage structures within state right of way shall be state design.
7. There shall be no parking nor any portion of any parking lot on state right of way.
8. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
9. The existing access on KY 22 and its associated drainpipe shall be removed from the right of way.
10. KYTC is okay with the concept on the Landscaping Plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted and reserve the right to change or qualify the approval when construction plans are submitted for review.

John Hine read MSD, Kim Loechle comments.

- Applicant needs to submit a DFC (Downstream Facility Capacity) Request as found on MSD's Website, to determine sanitary sewer access and downstream capacity.
- Design Note #6 states the sanitary sewer service will be provided by an existing connection; however, MSD records do not indicate an existing connection.
- There are no sanitary sewers available downstream.
- There are sewers across Clore Lane to connect as the proposed development is downhill of the existing sewers.
- The property to the north, Camp Crestwood/Kentucky Ministries Network, is served by existing private sanitary sewers which would be required to be converted to public sewers prior to this development connection.

- The applicant would be proving as-built drawings, TV reports, public sanitary sewer easements granted from the tie-in location to the Clore Lane Pump Station.

Matt Tolar, Oldham County GIS

- Applicant will need to coordinate with me on road names.
- I will also need the building layout so I know how many units are in each building for addressing purposes.

Jim Silliman, Oldham County Engineer

1. US ACE and KY DOW. A blue line stream as indicated on the USGS The National Map online viewer is present on the subject property and may also be considered a jurisdictional water of the U.S. If the project impacts this stream, the applicant may be required to obtain permits from both the US Army Corps of Engineers (USACE) and Kentucky Division of Water (KY DOW), i.e. 404 and 401 permits. This will be reviewed for impacts with future plan submittals.
2. KY DOW and County. Since the land-disturbance area for this project will be greater than one (1) acre, the applicant will be required to obtain a KYR 10 Permit from KY DOW. The applicant should provide this permit with their construction plan submittal to my office. A Stormwater Quality Management and Erosion Control (SWQMEC) Permit from my office will also be required. As part of this permit application, the applicant is required to submit construction plans, an Erosion Prevention and Sediment Control Plan (in accordance with Oldham County Ordinance 05-830-326), and post-construction runoff control plans and calculations (in accordance with Oldham County Ordinance 16-830-348).
3. Stormwater detention or retention and water quality treatment are required per Oldham County Ordinance No. 16-830-348. For stormwater discharges to state or interstate right-of-way, the KY Transportation Cabinet (KYTC) typically requires analysis include the 25-year return event in addition to the 2, 10, and 100 year events required by County ordinance.
4. Water quality treatment is required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance.
5. It appears the applicant intends to oversize the underground storm sewers to satisfy our detention requirements. Underground detention is usually not used for sediment control. As such, sediment traps will be required as part of the EPSC and SWPP Plan.
6. The underground storm sewer detention discharge shall be provided with appropriate channel protection and the outlet pipe shall not be placed closer than 15' from an adjacent property line.
7. The underground detention system and all stormwater facilities carrying public water (including jurisdictional streams) shall be placed in an associated stormwater easement. The applicant shall attempt to keep all obstructions (i.e., landscaping, sidewalks, etc.) outside of the stormwater easements containing above ground features (i.e., swales, ditches, etc.).
8. Drainage easements will be required to be recorded with the Oldham County Clerk prior to the release of the Erosion Control Surety. In addition to the drainage easements, a stormwater maintenance agreement shall be recorded.
9. FEMA floodplain panel information should be provided. Based on review of online mapping, no part of the property appears to be occupied by the 1% flood hazard area.
10. KYTC. We understand the applicant is coordinating with the designer of the proposed future improvements to Clore Lane and Wooldridge Avenue realignments at KY 22. Any work within the state right-of-way will require a road encroachment permit from The Kentucky Transportation Cabinet, District 5 office. The applicant shall provide this permit when they submit their SWQMEC Permit application to our office.
11. The drawing provided reflects the proposed future alignments of Clore Lane and Wooldridge Avenue. Currently, that project is scheduled for construction in 2028. The plan should show

the existing alignments of those roads if the project is to be constructed before the Clore Lane realignment. This would include showing the entrance on the opposite side of Clore Lane (7219 and 7221 Clore Lane).

12. South Oldham Fire Department has requested the inclusion of a right-out-only egress onto KY 22. Preliminary response from KYTC indicates this is acceptable and would help reduce outbound traffic from the development to Clore Lane at KY 22. The applicant shall address this request.
13. The applicant shall ensure the internal pavement geometry, especially the entrance) can accommodate all potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.). As part of the construction plan set, we will require vehicle turning movements to substantiate the parking configuration.
14. No dumpster location was observed in the plan set. Please address.
15. In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas.
16. Dimensions including but not limited to curb radii and lane widths shall be provided on future plan submittals.
17. The Institute of Transportation Engineers (ITE) web based trip generator estimates this development (Multi-family Housing, Low-Rise, 85 Dwelling Units) would generate 53 PM peak hour trips. Since all trips will utilize Clore Lane, which carries 3100vpd ADT based on a 2022 KY Hwy 22 Corridor Study by KIPDA, a Traffic Assessment (TA) is required in accordance with Oldham County Subdivision Regulations. This assessment should also address the offset intersection created with the entrance to 7219 and 7221 Clore Lane.

Greg Smith, Oldham County Police Department

- I would like to see the traffic assessment.
- I do agree with County Engineer Silliman about the right turn only egress onto Hwy 22.

Michael Williams, Oldham County Board of Education

- The board can grant 75 units per year.
- The school's attending is Crestwood Elementary, South Oldham Middle School and South Oldham High School.
- I will need to know the breakdown as in how many 1 Bedroom, 2 Bedrooms and 3 Bedrooms.

Public Comments:

Shelby Jett, 315 Wooldridge Ave, Pewee Valley

- Traffic that is coming southbound onto Clore Lane often backs up well onto Clore and ends up blocking the entrance, is there any way to stop traffic from blocking this entrance?
 - County Engineer Silliman replied, we could potentially put in a don't block the box painting, but I want to see the results of the traffic assessment.

Public Meeting Adjourned at 1:20 pm.