

**Technical Review Committee Meeting  
Wednesday, May 20, 2026  
Meeting at 1:00 p.m.**

**PRESENT:**

TRC Committee Members:  
Ryan Fischer – Oldham County Planning & Development  
Jim Silliman – Oldham County Engineer  
Matt Tolar - Oldham County GIS

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-008 Newcomb Oil Co. Five Star Buckner, 4703 La Grange Rd.**

Site Plan  
Zoning – C-2  
Applicant – Newcomb Oil Co., LLC  
Engineer – Hagan Engineering, PLLC

Cliff Ashburner, Dinsmore & Shohl, 101 S. 5<sup>th</sup> Street, Louisville

- Revised development plan but same use.
- The fuel station will be 5,230 square feet and the canopy will be 4,788 square feet.
- Will be asking for two waivers one for the lights and one for impervious surfaces.

**AGENCY COMMENTS:**

Ryan Fischer, Director, Oldham County Planning and Development Services

1. Please provide name and address of current property owner on plans.
2. Include a sketch map to show general location of the project.
3. Include any areas of steep slope greater than 30%. If there are none, please include a note indicating there are none.
4. Determine ownership and sign permits for the existing Quality Place business sign and indicate whether this sign will remain or be removed.
5. The trash enclosure encroaches into the rear yard setback. Section 250-160 covers refuse containers for uses other than single-family residential properties and states that “no refuse container shall be located in any required vehicular use area, buffer, landscape area, or setback” (1). Please ensure compliance with this regulation.
6. Regarding parking, please update and/or verify the following:
  - a. The minimum parking calculation should be 1 space / 200 sq. ft. of building area making the total minimum required 26.
  - b. The maximum parking calculation should be 1 space / 150 sq. ft. of building area making the total maximum required 35.
7. Please correct the following errors on the adjoining property owners:
  - a. Adjoining property owner to the south and east labeled as Hartlage Investment Properties should be listed as 31-00-00-4AA, Buckner Pointe Investors LLC. & Highway 146 Holdings LLC., 31866 Camino Capistrano, San Juan Capistrano, California 92675.
  - b. Adjoining property owner to the north should be added to include parcel I.D. 31-00-00-4BB, Buckner Holdings LLC., 1700 Grand Villa Drive, La Grange, Kentucky 40031.

- c. Adjoining property owners listed as GHZ Properties should have 1700 Grand Villa Drive, La Grange as their address.
  - d. I am unable to find the adjoining property (Parcel I.D. 31-00-00-4W) to the south and ensure where it came from.
8. A landscaping and lighting plan will be required to be submitted for staff approval prior to building permits being issued.

Ryan Fischer 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 Transportation Planning and/or Zoning 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 should be no commercial signs on the right of way.
4. There should be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
5. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
6. All drainage structures within state right of way shall be state design. If vertical headwalls are present, they shall be replaced with sloped headwalls per current standards.
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. Design of access to state highway shall comply with KYTC standard and/or typical drawing. Entrance throat width shall be limited to 24ft minimum, 36ft maximum, with 35ft minimum corner radii. Access to KY 146 shall be restricted to right in/right out via barrier median.
10. KYTC is okay with the concept on the 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.

Matt Tolar, Oldham County GIS

- No Comment

Jim Silliman, Oldham County Engineer

1. Since the land-disturbance area is equal-to or greater-than one (1) acre, the applicant will be required to obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an

Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department.

2. This project encroaches onto a state-maintained highway. As such, any work within the state right-of-way will require an encroachment permit from the Kentucky Transportation Cabinet (KYTC). We recommend both entrances to the project comply with KYTC Standard Commercial Entrance detail. The applicant should provide associated permits to our office as part of the plan review process.
3. The applicant shall provide pavement cross-section(s). Pursuant to Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed. Based on review of the drawing, it appears curbing is provided. The applicant shall confirm this.
4. Considering the planned use, we assume the internal streets, driveways, and common parking areas will be private (e.g., not be dedicated to public use) and shall be maintained by the owner. If this is correct, the applicant shall state this on the plan.
5. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
6. Dimensions including but not limited to curb radii shall be provided on future plan submittals.
7. Since the land-disturbance area is equal-to or greater-than one (1) acre, stormwater detention or retention and water quality treatment will be required per Oldham County Ordinance No. 16-830-348. The applicant will be required to provide these calculations with their SWQMEC permit application. Additionally, for stormwater discharges to state or interstate right-of-way, the KY Transportation Cabinet typically requires analysis include the 25-year return event in addition to the 2, 10, and 100 year events required by County ordinance. With regards to stormwater detention, the following items shall be addressed:
  - a. In several areas, the existing stormwater detention basins that serve the adjacent apartment buildings are being encroached into by the trash pad and parking lot. It appears the applicant is intending to compensate for those encroachments and loss of detention volume by implementing a new detention basin in the northeast corner of the project. This proposed detention area does not appear to have significant volume available based on observations on site. Basin calculations will need to substantiate that the combined detention basins can satisfy our regulations. Alternatively, vehicles parked at the pump islands can be used to satisfy the minimum parking requirements. The applicant may consider removing the aforementioned parking and accounting for it with pump island parking.
  - b. It also appears the applicant plans to install three underground gas storage tanks beneath an existing stormwater detention basin. In general, Oldham County Engineering will not permit 'permanent structures to be installed in, above, or under dedicated drainage easements as those structures can impact the operation and maintenance of conveyances within the easement. We recommend the applicant find an alternative location for the tanks. Alternatively, the applicant may attempt to modify the impacted stormwater detention basin such that the tanks are not within the basin/drainage easement while still detaining the required water elsewhere.
  - c. It appears the new detention basin located in the northeast corner of the project has several utilities going over and under it (i.e., overhead electrical, water, etc.). Given the possibility that maintenance work on those existing utilities can impact the operation of the detention basin, we recommend the applicant seek an alternative location for the basin.
  - d. The existing Quality Place Business Sign will not be permitted to remain in the planned detention basin.
  - e. We maintain a copy of the existing detention basin calculations for the adjacent apartment complex. If the applicant would like a copy of those to assist in their efforts to complete the aforementioned analyses, please submit an Open Records Request for that information.

8. Similar to 7.a. above, and as it relates to the need for a waiver to the maximum impervious surface requirements, it appears there is an approximately 135 feet long paved area parallel to KY Hwy146 with no parking shown. The applicant may consider eliminating this paved impervious surface to approach or meet the maximum impervious surface requirement.
9. Similarly, water quality treatment will be required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance.
10. Detention and retention basins are required to be encompassed by drainage easements are 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.
11. The drawing indicates a '7' Ht. Landscape Screening' along the western and southern property lines. Please note, landscaping is not permitted within the 100-yr water surface elevation of the detention basins. An alternative location for landscape screening will be needed.
12. The triangular area of property in the northeastern corner of the project labeled 'proposed transfer to county' is included in an 'Agreement for Transfer of Real Property,' Deed Book 1231 Pg305, which discusses transferring that property to Oldham County Fiscal Court. Upon recent identification that this property had not yet been transferred, the Oldham County Director of Administrative Operations has been coordinating to complete that matter.
13. Based on the ITE Trip Generator, we estimate this facility (5,230sqft gas station/convenience store with 8 fueling positions) would generate 135 PM peak hour trips. Since all trips will utilize KY Hwy 146, which currently carries over 13,185 AADT (taken from Station 256 in 2024), a Traffic Impact Study (TIS) is required in accordance with Oldham County Subdivision Regulations. However, we also recognize that a TIS was provide for approval of a similar project by the Oldham County Planning Commission (Docket PZ-16-037 dated December 20, 2026). Further, if is my understanding base on discussion during the 3/25/2026 pre-application meeting for this project that Kentucky Transportation Cabinet (KYTC) is requiring an updated TIS and the entrance to KY Hwy 146 be a Right-In Right-Out (RIRO). Considering this factors, we will rely on KYTC regarding the requirements for a TIS and improvements connecting to KY Hwy 146.

**Public Comments:**

Ryan Fischer read Buckner Pointe Investors, LLC Comments:

- Trash Enclosure Location and Setback Encroachment
- Location of Fuel Storage Tanks
- Lighting Intensity and Spillover Impacts
- Landscape Screening Clarification

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**PRESENT:**

TRC Committee Members:

Ryan Fischer – Oldham County Planning & Development

John Hine – Oldham County Planning & Development

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-009 Paramount Estates, Buckeye Ln.**

Zoning Map Amendment – 3 total lots (1 new lot)

Current Zoning – CO-1, Conservation District

Proposed Zoning – R-1, Residential District

Applicant – CAY Properties, LLC

Engineer – Land Design & Development, Inc.

John Talbott, Bardenwerper, Talbott & Roberts, 1000 Hurstbourne Lane, Louisville

- Wanting to rezone two lots in an existing subdivision from CO-1 to R-1.
- CO-1 zoning requires the lot to be bigger than the R-1 lot and these two lots would be bigger than the other existing lots in the subdivision.
- The rezoning would give three lots instead of two.

**AGENCY COMMENTS:**

John Hine, Planner, Oldham County Planning and Development Services

1. Show proposed or existing fire hydrant locations.
2. Note that Section 7.3 (E) of the Subdivision Regulations requires a minimum water main size of 6 inches. If 3-inch line shown is to be removed, include that information in the plan.
3. Include existing man-made features such as houses, barns, fences that are already constructed.
4. Show the location of drainage facilities.
5. Areas of steep slope should be shown or a notation made if none are present.
6. Your next step is to submit the Zoning Map Amendment application for consideration by the Oldham County Planning Commission. Should the Planning Commission recommend approval, you will submit an application to the Oldham County Fiscal Court for final approval.

John Hine read Kim Loechle with MSD’s comments:

- Applicant needs to submit a DFC (Downstream Facilities Capacity) request to ensure downstream sanitary sewer capacity.
- DFC form & instructions can be found on MSD website:  
<https://louisvillemsd.org/programs/lateral-extension-sanitary-sewers>, fees may apply.

John Hine read Louisville Water Company’s comments:

- Nearest water main location is 12501 & 12650 W. Hwy 42.
- Nearest water main size is 8 inches.

John Hine Read North Oldham Fire Department’s comments:

- The fire department have no issues with the proposal.

Matt Tolar, Oldham County GIS

- No comment.

Jim Silliman, Oldham County Engineer

1. Since this project is known as 'The Reserve at Paramount, please use that title for all future submissions and correspondence.
2. By comparing this plan to the PC plan approved at PZ-22-024, it appears this plan is only seeking to rezone 0.5acres of CO-1 to R-1 and subsequently adjust lot boundaries for two lots and add lot 156. If that is correct, and no additional changes to the original PC plan are proposed, Oldham County Engineering has no additional comments.

**Public Comments:**

Erin Langley, Pitt & Frank Attorney, 500 N. Hurstbourne Lane, Louisville

- Representing Greg Greising.
- Concerned about potential runoff toward's Mr. Greising property and wants to know what direction the detention basin will be?
  - Mike Hill, Land Design & Development replied, the outflow direction will be away from Mr. Greising property, and the conceptual plan aligns with natural drainage.
    - County Engineer Silliman replied, Basin must be designed to release equal or less than pre-development flow for 2, 10, and 100-year storms per post-construction stormwater ordinance.

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TRC Committee Members:  
 Ryan Fischer – Oldham County Planning & Development  
 John Hine – Oldham County Planning & Development  
 Jim Silliman – Oldham County Engineer  
 Matt Tolar - Oldham County GIS  
 Brian Clayburn – LaGrange Fire & Rescue Department

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-010 2616 Singleton Ln.**

Zoning Map Amendment  
 Current Zoning – I-2, Industrial District  
 Proposed Zoning – AG-1, Agricultural District  
 Applicant – Greg and Shelby Biddle

Valerie Shannon, Brammell Law, 401 W. Jefferson, LaGrange

- Proposing a zoning map amendment from I-1 to A-1.
- The planned use is a residential home with a detached accessory dwelling unit.
- The accessory dwelling unit will require a conditional use permit and will require a waiver to exceed the square footage.

**AGENCY COMMENTS:**

John Hine, Planner, Oldham County Planning and Development Services

1. Show location and purpose of all easements.
2. Include lakes, ponds, marshes, wetlands and soil types for sites served by septic systems.
3. Five-foot contour lines or smaller should be included on the plan.
4. Areas of steep slope (greater than 30%) should be shown. If none, please include notation.
5. Plan must show site statistics including the following: Building Height, Floor Area, Lot coverage, Proposed zoning, and Acreage in street right-of-way.
6. Include the location and size of water mains and proposed septic system locations.
7. Include the total square footage of principal structure and ADU.
8. Your next step will be an application to Planning Commission. If the Planning Commission recommends approval of the Zoning Map Amendment, you will apply to Oldham County Fiscal Court for final Zoning Map Amendment approval. Should Fiscal Court approve the Zoning Map Amendment, your final step will be to apply to Oldham County Board of Adjustments for a Conditional Use Permit for the Accessory Dwelling Unit.

Matt Tolar, Oldham County GIS

- It will have a separate address when it gets approve.

Jim Silliman, Oldham County Engineer

- No Comment

**Public Comments: None**

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**Public Comments: None**

**Public Meeting Adjourned at 2:50 pm.**