

**Technical Review Committee Meeting
Wednesday, July 15, 2026
Meeting at 1:00 p.m.**

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

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-014 Straight Grain LLC, 7511 Hwy. 329.

Zoning Map Amendment and Development Plan

Current Zoning – C-2, Community Business District

Proposed Zoning – C-3, General Business District

Applicant – Clayton Langon, Straight Grain LLC

Engineer – Heritage Engineering LLC

Sean Spalding, Heritage Engineering LLC, 400 W. Market Street, Louisville

- Applicant wants to rezone the property to accommodate a contractor shop for a custom cabinetry design business.
- The plan is to have an office, meeting space and to expand the current building to create a millwork shop in the rear.
- The plan is to have a new rear parking lot and a reconfiguration of the front parking area to reduce ingress/egress points on Hwy 329.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Include the location and size of water mains and add water line symbology to the legend.
2. Show the location and purpose of existing easements if applicable.
3. If site is served by septic, include soil types and any wetlands, marshes, ponds, or lakes.
4. Show areas of steep slope (greater than 30%) or include notation stating there is none.
5. Include notation regarding the location and elevation of the 100-year flood plain.
6. A landscape and lighting plan with provisions for screening will be required.
7. The plan shows 28 parking spaces total. Please clarify the number of 25 provided by the plan. A waiver would be necessary if exceeding the maximum of 27.
8. Correct adjacent property owner information for the following lots: 15-15A-02-3 should be South Oldham Fire Dept., PO Box 245 Crestwood, KY 40014; 15—15A-02-5 should be Grieshaber Matthew D & Jillian Nicol, 4905 Glenarm Rd., Crestwood, KY 40014; 15-00-00-12B has no owner information associated with it in the PVA GIS.
9. Parking Setback information provided does not appear to match the requirements of the C-3 zoning district nor the plan presented.
10. Side walks must be provided in accordance with Section 6.3 (f) or a Waiver must be obtained from the Oldham County Planning Commission.
11. Your next step is to apply for a Zoning Map Amendment and Development Plan with the Oldham County Planning Commission.

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 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 signs 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 must conform with District 5 list of approved trees. Trees shall not be placed within intersection sight triangles.
5. Site lighting shall not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
6. There shall be no parking nor any portion of any parking lot on state right of way.
7. All drainage structures within state right of way shall be state design.
8. All new and existing sidewalks shall be either constructed or reconstructed to meet ADA current standards.
9. Design of access to state highways shall comply with KYTC standard and/or typical drawing. Entrance throat width will be limited to 24ft minimum, 36ft maximum, with 35ft minimum corner radii.
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.
11. An encroachment permit and bond will be required for all work done in the right of way.

John Hine read MSD, Kim Loechle'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 Oldham County Health Department, Charlie Ward's comments.

- The OCHD has no objections or concerns with these TRC agenda items.

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

- Louisville Water has infrastructure near the development.
- Nearest water main location is 7511 Hwy 329.
- Nearest water main size is 6 inches and pressure zone is Crestwood Zone 940.

Matt Tolar, Oldham County GIS

- No comments

1. Permits:

- a. Because land-disturbing area will be greater than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KY DOW) and a Stormwater Quality Management and Erosion Control (SWQMEC) Permit from Oldham County.
- b. The project has the potential to impact a jurisdictional (blueline) stream, as indicated on the USGS The National Map online viewer. As such, permitting from the U.S. Army Corps of Engineers (US ACE) and KY Division of Water (KY DOW) may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required. The applicant shall provide our office with these permits as part of the construction plan approval process.
- c. This project encroaches onto KY Hwy 329. Any work within the state right-of-way will require an Encroachment Permit issued by KTYC. The applicant shall provide that permit to our office as part of the construction plan approval process.

2. Road/Pavement Design:

- a. As discussed during the preapplication meeting for this proposed project, KYTC will likely require the proposed modification of the entrance along KY Hwy 329 meet their maximum width standards (i.e. 36 ft).
- b. The applicant should advise if the 2nd entrance from KY Hwy 329 on Old Zaring Rd is proposed to remain. It does not appear to be needed based on the building layout.
- c. We recommend the applicant design the planned entrances encroaching onto Old Zaring Rd to comply with the KYTC D5 Standard Commercial Entrance detail.
- d. Pavement cross section was not provided with the plan. This shall be provided on the plan submitted for the Planning Commission hearing.
- e. Pursuant to Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed.
- f. 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 owners.
- g. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
- h. We request the applicant include dimensions including but not limited to entrance radii on future plan submittals.
- i. Pursuant to Section 6.3.F of the Oldham County Subdivision Regulations, which requires sidewalks on both sidewalk all streets within a commercial or office subdivision, the applicant will be required to obtain a waiver of this regulation if sidewalks are not included.

3. Stormwater Runoff and Water Quality:

- a. 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.
- b. Water quality treatment will be required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance
- c. New detention/retention basins shall have the following attributes:
 - 1) No trees will be permitted within the 100-year WSE of the basin.
 - 2) The outlet headwall of the detention basin should be set-back 15-ft from the property line.
 - 3) The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.

d. The detention/retention basins shall be encompassed by a drainage easement, which shall be recorded with the Oldham County clerk with an associated Long-Term Stormwater Maintenance Agreement. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the county clerk.

4. Landscape Buffer Areas: Landscape buffer areas required between commercial and residential properties shall be included as required by the Oldham County Planning and Development Department.

5. Traffic Impact: Based on the small office building square footage (5,150 sft) and workshop (manufacturing) square footage (8,600 sft), preliminary calculation indicates that the site will generate 16 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based trip generation tool (average rate and curve respectively). This is approximately consistent with the anticipated trip generation indicated by the applicant during the March 25, 2026 preapplication meeting. Review of the KYTC interactive traffic map online indicates an ADT of 4,182 vpd in 2024 (Station B22) on Hwy 329 near the project location. Based on the aforementioned values, neither a Traffic Assessment nor a Traffic Impact Study is required in accordance with the Oldham County Subdivision Regulations.

Public Comments:

Carl Parrish, 7701 Old Zaring Road

- My property adjoins this property, and I have no concerns of the operations.
- I have already talked to them in regard to noise and I have no concerns and welcome them as a neighbor.

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
Michael Williams – Oldham County Board of Education
Gary Muller – Anchorage/Middlton Fire Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-015 Norton Commons- Hamlet 3C, 6212 Schuler Ln.

Revised Preliminary Subdivision Plan- 75 Total, 14 New
Current Zoning – PUD, Planned Unit Development
Applicant – Traditional Town LLC
Engineer – Sabak, Wilson, & Lingo Inc.

Michael Swansburg, Swansburg & Smith PLLC, 117 W. Main Street, LaGrange

- The applicant is wanting to subdivide a seven acre lot, which was part of Hamlet Section 3, into 14 residential lots.
- It will feature a singular one-way loop road with a central green space.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Plan should show the right of way dimensions of abutting streets.
2. Include the proposed building setback lines and distance from street right of way.
3. Adjoining property owner information for lot 156 should read: Fine Home Builders, 1803 Hampton Way, Goshen, KY 40026. Adjoining property owner information for lot 159 should read: Scott & Steffany Gundlach, 11718 Sweet Flag Circle, Prospect, KY 40059. Adjoining property owner information for lot 213 should read: Vincent & Lori Tyra, 11715 Sweet Flag Circle, Prospect, KY 40059.
4. Correct or clarify the existing zoning shown on the area map as being R-4.
5. Your next step is to apply for a Preliminary Subdivision Plan from the Oldham County Planning Commission.

John Hine read Louisville Water Company, Eric Pruitt's comments:

- Louisville Water has infrastructure near the development.
- Nearest water main location is Southwest Section of Tract.
- Nearest water main size is 6 and 4 inches.
- Pressure zone is BE Payne 860.

John Hine read MSD, Kim Loechle'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 Oldham County Police Department, Greg Smith's comments.

- The only issue with the Hamlet is increased traffic and might want a traffic study.

Gary Muller, Anchorage/Middletown Fire Department

- We request no on-street parking on roads narrower than 22 feet.
- We request no construction until water hydrants are functional.
- Primary concern is the turning radius for a 75-foot fire truck within the new one-way, 17-foot wide loop.

Matt Tolar, Oldham County GIS

- The road name is fine.

Michael Williams, Oldham County Board of Education

- The serving schools will be Goshen Elementary, North Oldham Middle School and North Oldham High School.
- Based on current calculations, it could generate approximately 34 students per year, though final numbers are pending for the new school year.

Jim Silliman, Oldham County Engineer

1. Federal and State Permit Requirements. As noted in General Note 9 on the plan sheet, proposed construction may impact jurisdictional waters/wetlands requiring permitting from both the US Army Corps of Engineers and Kentucky Division of Water (KY DOW) which shall be provided to Oldham County with submittal of construction plans for review.

2. State and County Permit Requirements. As noted in General Note 11 on the plan sheet, since the land-disturbing area will be greater than one (1) acre, the applicant will be required to obtain a KYR10 Permit from KYDOW and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from my office.
3. General Comments.
 - a. Stormwater detention and water quality calculations submitted with Section 2B included accommodations for Section 3C. Any significant changes since that submittal would require resubmittal with construction plan review.
 - b. Within future construction plans, the applicant shall ensure horizontal and vertical curves are shown to meet AASHTO guidelines.
 - c. Previous improvements have been constructed in association with Norton Commons with regard to traffic and congestion mitigation. As such, neither a Traffic Assessment nor Traffic Impact Study is required by Oldham County for Section 3C.

Public Comments: None

Public Meeting Adjourned at 1:28 pm.