

**Technical Review Committee Meeting
Wednesday, October 15, 2025
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:

Ryan Fischer – Oldham County Planning and Development Services Director

Derek Schade – Oldham County Engineer Staff

Matt Tolar - Oldham County GIS

Russ Rose – Oldham County Water District

William Blakely – South Oldham Fire Department

Charlie Ward – Oldham County Health Department

Michael Williams – Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-018 Camden Ridge, 2800 S. Camden Lane

Preliminary Subdivision Plan

Zoning – R-1, Residential District, AG-1, Agricultural District, & CO-1, Conservation District

Applicant – Oldham Farms Development, LLC

Engineer – Land Design & Development, Inc.

Cliff Ashburner, Dinsmore & Shohl LLP, 101 S. 5th Street, Louisville

- Proposed subdivision with 64 lots on 131 acres.
- Primary access will be off South Camden Lane with connections to Willow Bend, Lincoln Trail and Montfort Lane.

AGENCY COMMENTS:

Ryan Fischer on behalf of Anna Barge, Oldham County Planning and Development Services

1. Consolidate plans to one page before submission to Planning Commission. Make sure to provide folded copies.
2. Add the Right-of-Way information and the word “South” for the existing South Camden Lane.
3. Include the proposed building lines showing the distance setback from the street Right-of-Way.
4. Coordinate with the GIS manager regarding the street names.
5. Note any access points designated for use by construction vehicles.
6. Add a description of the general types of trees that exist on the parcel.
7. Correct contour lines to be 5 feet.
8. Please make the following correction to the 3207 S. Camden Lane parcel ID:
 - a. The parcel ID should be 41-00-00-34A, 3BETC
9. Add the amount of open space to the Site Statistics if applicable.
10. For the lots on cul-de-sacs, add a tangent line that measures the lot width.
11. Regarding variances, there are variations in the actual lot width and road frontage for the lots seeking those variances. Please rephrase the variance to state how much of the variance each lot is seeking.

1. Permitting:

- a. The land-disturbing area will be greater than one (1) acre for this project. As such, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
- b. Based on a review of USGS's The National Map, it appears jurisdictional (blue-line) streams and wetlands are located within the project limits. If a jurisdictional stream or wetland is going to be impacted, permitting from the U.S. Army Corps of Engineers (USACE) and KDOW may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required.

2. Stormwater:

- a. We did not observe detention basins within the project limits and understand from conversation with the applicant's designer that the intent is to utilize capacity provided by the lake within the Lake Pointe subdivision as stormwater detention. Supporting calculations shall be provided that substantiate it can control the post-development flows associated with the 2, 10, and 100-yr design storms. Otherwise, the applicant shall design and construction of an independent detention basin(s) specifically for this project. Additionally, water quality treatment is required pursuant to Sections 5.3 and 6.0 of Oldham County Ordinance No. 16-830-348. The applicant will be required to provide detention and water quality treatment calculations as part of the construction plan review process.
- b. Whether existing or new, the detention/retention basin shall be encompassed by a drainage easement, which shall be recorded with the Oldham County clerk with an associated Long-Term Stormwater Maintenance Agreement. If an existing regional basin is used, the easement shall also be recorded with an appropriate instrument that delineates the maintenance responsibility of each landowner (or Homeowner's Association) that sends its stormwater runoff to the regional basin. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the county clerk.
- c. General Note 8 states the site is located in Zone X of the 100-year Flood Plain. Per the referenced FEMA Map, it appears portions of this site are in Zone A.
- d. General Note 14 states a 15-ft Sewer and Drainage Easement shall be added along Ashers Run. A Sewer and Drainage Easement shall be added to all jurisdictional streams and the width of the easement shall be large enough to encompass the stream breadth, bank-to-bank. All stormwater piping, facilities, and conveyances outside the county right-of-way shall be placed in an associated stormwater easement. Please attempt to keep all obstructions (i.e., landscaping, sidewalks, etc.) outside of the stormwater easements.

3. Road Design:

- a. Horizontal and Vertical Curves were not assessed as part of this review. That is not uncommon for this stage of development. However, several horizontal curves appeared to have relatively small radii given the required 25-mph design speed. The Applicant shall ensure the roads are designed to satisfy an accepted design standards (i.e. AASHTO "Green Book" and Guidelines for Geometric Design of Low Volume Roads).
- b. The applicant shall ensure the minimum radius for cul-de-sacs with a length of 1,000-ft or less is 39-ft.
- c. The applicant shall ensure the maximum slope for cul-de-sac bulbs is 4%.

4. Conservation Easement: As noted in the binding elements from PZ-08-003, "The applicant shall either donate a conservation easement or apply a no-disturb area written in the same manner as the conservation easement." Oldham County Engineering will request this binding element be included for the current development plan.
5. Direct Discharge Septic Systems: As noted in the binding elements from PZ-08-003, "No state Division of Water permitted home sewage treatment units of any type with direct discharge to lane or a watercourse are allowed." Oldham County Engineering will request this binding element be included for the current development plan.
6. Traffic Impact:
 - a. This development of this subdivision shall account for impact construction traffic has on existing county roads. Specifically, the applicant shall propose a route for construction traffic that minimizes the impact to county roads, considers the minimal width of South Camden Lane, and complies with any weight limits associated with the structure on Willow Bend Dr. As discussed recently with the applicant's designer, restricting the use of existing subdivision roads may be accomplished by the County Road Department placing concrete barricades at the proposed connections with the proposed subdivision and the developer placing appropriate signage indicating "No Construction Access".
 - b. As noted in the binding elements from PZ-08-003, "the applicant agreed to pay \$1,500 per lot to Oldham County to go towards roadway improvements in the general area of Camden Ridge Subdivision, provide construction plans for the improvements to the 1100ft of roadway, and assist with the bidding process. \$96,000 will be paid in full at the time the record plat is recorded." Oldham County Engineering is coordinating with the applicant and their designer regarding updating this binding element to adjust for current construction costs and inflation. We will continue coordination with the developer and their designer regarding this and the cost the County may contribute for the necessary improvements.
 - c. Based on the number of lots in this development, 64, preliminary calculation indicates that the site will generate 63 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based trip generation tool for single-family detached housing. While the development will generate over 20 peak-hour trips, it does not have a single entrance onto a road with greater than 1,500 Average Daily Trips (ADT). As such, neither a Traffic Assessment (TA) nor Traffic Impact Study (TIS) is required in accordance with Oldham County Subdivision Regulations. However, we understand that the proposed roadway connections result in much greater trip redistribution and as such the applicant's engineer is preparing a Traffic Impact Study to reflect those changes. That study shall be provided to our office sufficiently in advance of a Planning Commission hearing for this proposed project so that we have adequate time to review the study and recommend revision if necessary.

Matt Tolar, Oldham County GIS

1. Just make sure to send me a list of street names so I can approve them.

Charlie Ward, Oldham County Health Department

1. A preliminary soils evaluation was conducted on October 2, 2025.
2. The findings indicated that the soil in this area was mostly considered provisionally suitable for conventional sub surfacing discharge septic system.
3. Some areas were more than adequate with soil depth for conventional lateral field installation with soil types consisting mainly of silty loam to clay and blocky to massive structure.
4. Some areas had shallow restrictive horizons and the presence of mottling which will determine installation depths of lateral fields.

Michael Williams, Oldham County Board of Education

1. Attending schools are Camden Elementary School, South Oldham Middle and High School.
2. Will authorize 35 units a year.

Russ Ross, Oldham County Fire & Rescue

1. Can serve water without any problems or affecting others.

William Blakely, South Oldham Fire Department

1. South Camden is a little tight going into the entrance, might need to work on this spot.

Public Comments:

Rhett Hill, 5705 Clover Dr., Crestwood

- South Camden Road is very dangerous with blind curves, narrow spots and very hilly.
- With the connection of this subdivision, I am concerned with more traffic on this road.
- Concerned with our schools becoming overcrowding.
- Who will repair South Camden Road after the building of this proposed development from all the construction equipment.
- What is the plan for road safety during construction? How will regular passenger vehicles, emergency vehicles, sanitation trucks and buses coexist with all the heavy equipment.

Kevin Cook, 7404 Willow Bend Dr., Crestwood

- I am concerned about the roadway over the dam being damaged.
- How much more traffic will this proposed traffic produce?

James Osborn, 7614 Willow Bend Dr., Crestwood

- What is the risk of opening Willow Bend Road with more traffic and what is the benefit to Lake Point Subdivision.
- What insurance will be made if something happens to our dam and how will the county help with that.
- What assessments have been made to Reynolds Metals Dam Bridge and what measures are being taken to handle the extra traffic volume on this bridge.
- Concerned with the runoff into our lake.

Michael Arth, 5702 Clover Dr., Crestwood

- I strongly oppose the linking of South Camden Lane to Kentucky Acres, Lake Point and West Mt. Zion Road.
- The connection would transform a narrow substandard residential lane into a dangerous collector point.
- Currently on South Camden Lane, there are numerous points that are 14 feet wide at widest point, which is far below the 20-foot minimum pavement width.
- South Camden Lane needs to be upgraded on width, damage ditch and straighten parts of the road.
- Requesting a complete traffic study including Hwy 1818.

Kip McNally, 3305 South Camden Lane, Crestwood

- There are two 90 degree turns on South Camden Lane and a blind spot in the S-curve, which is very dangerous road.
- And the street names are a serious problem for package deliveries because we use to get any package that had the name Camden in it delivered to our house.
- The intersection of South Camden and Hwy 22 coming from Crestwood is very hard to turn onto South Camden with a trailer and a car setting at the stop sign.

George Nix, 6405 Oaklea Drive, Crestwood

- I am interested in what upgrades will be made to South Camden and Oaklea Drive.

Tim Leche, 7605 Willow Bend Dr., Crestwood

- Did the original plan that only had South Camden Lane as an entrance to the proposed development, was this for 64 lots requesting variances on seven of those lots.
Attorney Ashburner replied, this is the same number of lots and the same road connections as is being proposed today.

Laura Volk, 7612 Willow Bend, Crestwood

- Who will be responsible for repairs and maintenance to the dam from the extra traffic?
- Will the KY Safety and Division of Water be contacted prior to the connection of Willow Bend for the dam?
- Concerned about the water runoff going into the lake and possible flooding and how that will impact the dam.

Alec Taylor, 5814 Montfort Lane, Crestwood

- What will the max weight be for the bridge and will it be able to support the extra traffic?

Attorney Ashburner stated, when it comes to dam safety, we are happy to contact the state to see what they say about the dam and what would cause a concern there. We all recognized that South Camden is a road that needs some attention and that attention will be given during this review process. Regarding the drainage, Oldham County Engineer department will review the drainage.

Public Meeting Adjourned at 2:05 pm.