

**Technical Review Committee Meeting**  
**Wednesday, November 19, 2025**  
**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  
Russ Rose – Oldham County Water District  
Michael Williams – Oldham County Board of Education

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-25-020 3604 & 3608 W. Highway 146**

Zoning Map Amendment and Development Plan

Current Zoning – R-2, Residential District, & C-1, Local Business District

Proposed Zoning – R-4, Residential District

Applicant – Key Homes, LLC

Engineer – Land Design & Development, Inc.

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

- Proposing to build a five (5) unit apartment complex on 0.36 acres.
- Will be requesting a rear year variance toward the railroad tracts.

**AGENCY COMMENTS:**

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

1. If the buildings on the plan have been demolished, please remove those from the plan to reduce confusion.
2. Add the year to the date on the plan.
3. On La Grange Road, add a space between La and Grange.
4. Show the proposed rear yard setback on both sides of the rear of the building.
5. Verify whether fire hydrants are located within the project area.
6. Correct contour lines to be 5 feet.
7. Note the height of the building on the plan where the building is being located.
8. Verify that storm water flow is on the plan.
9. Please make the following corrections to adjoining property owners:
  - a. For property addressed 3612 W Highway 146, the owner's name should be James and Betty Lee Herbert. The deed book and page number that the PVA has is 302-329.
  - b. For the Oldham Pointe LLC property, the PVA has the deed book and page numbers of 846-491.
10. A landscaping and lighting plan will be required.
11. The setback variance will go through the Oldham County Board of Adjustments for review.

Anna Barge 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 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 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. Design of access to state highway shall comply with KYTC standard and/or typical drawing. Entrance throat width shall be limited to 24ft minimum and 36ft maximum, with 35ft minimum corner radii.
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.

Matt Tolar, Oldham County GIS

- We can give each unit it's own address number using Hwy 146 or you can name the street and we can give each unit it's own address using the street name.

Jim Silliman, Oldham County Engineer

1. The land-disturbing area appears to be less than one (1) acre for this project. However, this project appears to be an extension of the Oldham Pointe Apartment Complex on the opposite side of KY Hwy 146. As such, it is considered a common plan of development and 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 in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
2. The applicant shall ensure the landscape buffer area (LBA) provisions are satisfied where the apartments are adjacent to existing single-family residential areas. It is unclear how the LBA provisions are being satisfied with the detention basin encroaching into them. Specifically, Oldham County Engineering will not permit new trees, landscaping, or landscaping material within the 100-yr water surface elevations of the basin. The applicant shall coordinate with Oldham County Planning and Development Department to satisfy this requirement.
3. The applicant shall provide pavement cross-section(s). Per Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed.
4. The applicant shall verify the FIRM indicated cited in general note #3.
5. 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 apartment complex. If this is correct, the applicant shall state this on the plan.
6. According to the Development Plan, one detention basin is being planned. The applicant is required to verify this basin meets the requirements of the Oldham County post-construction runoff ordinance.

7. The proposed detention basin shall be encompassed by a drainage easement, which shall be recorded with Oldham County.
8. The applicant shall show where the apartment complex downspouts are being routed on future plans.
9. The applicant shall coordinate with local emergency services and school transportation representatives and other applicable services (including but not limited to trash collection) regarding vehicle flow within the subject property. The coordination shall ensure the pavement geometry, including that of the entrance, can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, school buses, moving trucks, etc.).
10. The applicant should show the right-of-way and improvements on the opposite side of KY Hwy 146 so that we can best evaluate if right-of-way is sufficient for future roadway improvements.
11. The applicant is responsible for coordinating with KYTC to address the following items:
  - a. An encroachment permit for ingress and egress to West Hwy 146 will be required. This may require the development entrance, including turn radii, satisfies KYTC's standard entrance detail.
  - b. The entrance offset from the one that serves Oldham Pointe Apartment Complex shall be approved by KYTC.
  - c. The outlet of the detention basin is being planned for construction within the state right-of-way. Permission from KYTC will be needed. If KYTC does not permit the outfall to be placed in their right-of-way, the outfall should be placed no closer than 15-ft from the property line with the state right-of-way.
12. Based on the number of units (24) in this development, preliminary calculation indicates that the site will generate 3 PM peak hour trips (ITE Trip Generation for low-rise (containing 1-2 floors) multi-family housing using average rate not fitted curve). Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an AADT of 7,737 in 2019 on West Hwy 146 (Sta. A38 located approximately 4,000 feet east from the proposed entrance to the subject property). Based on these values, neither a Traffic Assessment (TA) nor Traffic Impact Study (TIS) is required in accordance with Oldham County Subdivision Regulations.

Michael Williams, Oldham County Board of Education

- The schools attending are Centerfield Elementary School, Oldham County Middle and Oldham County High School.
- Will authorize 75 units a year.

Russ Ross, Oldham County Water District

- I have no more comments other than what I have already submitted to you.

**Public Comments:**

None

**Public Meeting Adjourned at 1:25 pm.**