



Oldham County Planning and Development Services
Application for Technical Review Committee

Date: 4/22/26 For Staff Use Only: Docket No: TRC-26-008 Staff: PE Fee: \$350

This application must be submitted in person at the Planning and Zoning Office.

General Information: (A separate application must be submitted for each individual request.)

Name of Applicant(s): Newcomb Oil Co., LLC

Project Address: 4703 LaGrange Road

Project Name: Newcomb Oil Co - Fivestar Buckner

Pre-Application Conference Date: 3/25/26

Requesting Approval of: [ ] Rezoning [ ] Preliminary Subdivision Plan [ ] Revised Plan [X] Other

City: Buckner Is the project within the incorporated city limits? N/A

Total Site Acreage: 2.01ac Parcel ID 31-00-004Z

Current Land Use: Vacant Proposed Land Use: Gas Station

Current Zoning: C-2 Proposed Zoning: same

Current Subdivision Name: Proposed Subdivision Name:

Signatures:

Owner(s): Name: Newcomb Oil Co., LLC Signature: [Signature] President

Address: 951 Withrow Court, Bardstown, KY 40004

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner) Name: Brad Miles, PE Signature: [Signature]

Address: 951 Withrow Court, Bardstown, KY 40004

Phone: [Redacted] Email Address: [Redacted]

Contact: (if other than owner) Name: N/A Signature:

Address:

Phone: Email Address:

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**Submittal Checklist:**

- ✓ 1. Complete Oldham County Planning and Zoning Technical Review Committee Application.
- ✓ 2. Required TRC Fee of \$300, and Notice fees equal to \$5.00 per adjoining property owner.
- ✓ 3. Mailing Labels for all adjoining property owners, including name and address of all 1<sup>st</sup> tier adjoining parcels (2<sup>nd</sup> tier if plan includes a Zoning Map Amendment request.). 1<sup>st</sup> tier adjoining parcels include all those that border the property, including those across streets and streams. 2<sup>nd</sup> tier parcels include properties adjoining first tier, and those within 500 feet of the property which is proposed to be changed. (\*See note below for PVA directions)
- ✓ 4. Property information for the project location as listed by the Property Valuation Administration (PVA). (\*See note below for PVA directions)
- ✓ 5. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- ✓ 6. Twenty copies of a Development Plan (Rezoning) or Preliminary Plan (Major Subdivision) including the required components listed in the attached plan checklist. (Maximum size of 30" x 42")
- ✓ 7. Please provide reduced copies of the plan to an 8 1/2" x 11" size, one for each adjoining property owner.
- N/A 8. Photos and other supporting documents. (10 copies)
- ✓ 9. Review comments from the appropriate agencies. (See the attached list for agency contact information) *Note: Only the Conservation District letter is required at time of application.*
- N/A 10. Must include information from neighborhood meeting with TRC application.

\* Accessing PVA information: Property information may be accessed on the internet at [www.oldhampva.com](http://www.oldhampva.com). In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at: 110 W. Jefferson Street in LaGrange or at (502)222-9320.

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**Review Agency Contact Information:**

**Appropriate Highway Department**

Kentucky Transportation Cabinet  
ATTN: Jonathan Micka  
8310 Westport Road  
Louisville KY 40242  
(502) 210-5400 Fax: (502) 210-5494  
jonathan.micka@ky.gov

Oldham County Engineer  
ATTN: Jim Silliman  
100 West Jefferson St.  
LaGrange KY 40031  
(502) 222-1476  
jsilliman@oldhamcountyky.gov

LaGrange Public Works  
ATTN: Cory Rusnack  
1115 Home Way  
LaGrange KY 40031  
(502) 222-8954  
crusnack@lagrangeky.net

**Health Department**

Oldham County Health Department  
ATTN: Charlie Ward  
1786 Commerce Pkwy.  
LaGrange KY 40031  
(502) 222-3516  
CharlieW.Ward@ky.gov

**AT&T**

AT&T  
ATTN: Clark Sanders (LaGrange)/ Robert Basham (Crestwood Area)  
3719 Bardstown Road-2nd Floor  
Louisville, Kentucky 40218  
(502) 451-85074  
Clark Sanders:js0962@att.com /Robert Basham:rb4442@att.com

**Appropriate Electric Company**

Kentucky Utilities Company  
ATTN: Tim Probus  
1100 Main Street  
Shelbyville KY 40065  
(502) 333-6611  
tim.probus@lge-ku.com

Louisville Gas & Electric Co.  
ATTN: Delana Gideons  
10300 Ballardsville Road  
Louisville KY 40241  
(502) 333-1808 Fax: (502) 217-2739  
Delana.gideons@lge-ku.com

Shelby Energy Cooperative  
ATTN: Nick Morris  
PO Box 309  
Shelbyville KY 40065  
(502) 633-4420  
nick@shelbyenergy.com

**Subdivision and Street Names**

Oldham County GIS (Addressing)  
ATTN: Matt Tolar  
100 W. Jefferson  
LaGrange KY 40031  
(502) 222-1476 Fax: (502) 222-3213  
mtolar@oldhamcountyky.gov

Oldham County Police Department  
ATTN: Chief Greg Smith  
1855 N. Hwy. 393  
LaGrange, KY 40031  
(502) 222-1300 Fax: (502) 222-5490  
gsmith@oldhamcountyky.gov

**Storm Water**

Oldham County Engineer  
ATTN: Jim Silliman  
100 West Jefferson Street, Suite3  
LaGrange, Kentucky 40031  
(502) 222-1476  
jsilliman@oldhamcountyky.gov

LaGrange Public Works  
ATTN: Corey Rusnak  
1115 Home Way  
LaGrange, Kentucky 40031  
(502) 222-8954  
crusnak@lagrangeky.net

City of Pewee Valley  
ATTN: City Clerk  
P.O. Box 769  
Pewee Valley, Kentucky 40056  
(502) 241-8343  
clerk@peweevalleyky.org

**Appropriate Water District**

Oldham County Water District  
ATTN: Russ Rose  
PO Box 51  
Buckner KY 40010  
(502) 222-1690  
rose@oldhamcountywater.com

LaGrange Utilities Commission  
ATTN: Ted Chisholm  
412 E. Jefferson Street  
LaGrange KY 40031  
(502) 222-9325  
tedchis@gmail.com

Louisville Water Company  
ATTN: Eric Pruitt  
550 South Third Street  
Louisville KY 40202  
(502) 569-3600  
epruitt@lwcky.com

**Appropriate Sanitation District**

LaGrange Utilities Commission  
ATTN: Ted Chisholm  
412 E. Jefferson Street  
LaGrange KY 40031  
(502) 222-9325  
tedchis@gmail.com

Oldham County Environmental Authority  
ATTN: Kevin Gibson  
700 West Jefferson Street  
LaGrange KY 40031  
(502) 225-9477 Fax: 225-9468  
kevin.gibson@veoliawaterna.com

Metropolitan Sewer District  
ATTN: Brad Selch  
700 West Liberty Street  
Louisville, KY 40203  
(502) 540-6000  
brad.selch@msdlouky.org

**Appropriate Fire District**

Ballardsville Fire Department  
ATTN: Stephen Fante  
4604 South Hwy. 53  
Crestwood KY 40014  
Cell (502) 643-6910/269-0226  
chief@ballardsvillefire.com

Harrods Creek Fire Department  
ATTN: Kevin Tyler  
8905 Hwy 42  
Prospect KY 40059  
(502) 228-1351  
ktyler@hcfed.org

LaGrange Fire Department  
ATTN: Keith Smith  
309 N. First Avenue  
LaGrange, KY 40031  
(502) 222-1143  
ksmith@lfrd.org

South Oldham Fire Department  
ATTN: Eddie Turner  
PO Box 245 (6310 Old LaGrange Rd.)  
Crestwood, KY 40014  
(502) 241-8992  
eturner@southoldhamfire.com

Pewee Valley Fire Department  
ATTN: Bob Hamilton  
8607 Foley Avenue  
Pewee Valley KY 40056  
(502) 241-0025  
bob.hamilton@peweevalleyfire.org

Worthington Fire Department  
ATTN: Kevin Groody  
9514 Featherbell Boulevard  
Prospect, KY 40059  
(502) 241-9366  
kgroody@worthingtonfire.com

Westport Fire Department  
ATTN: Jeff Pence  
PO Box 77 (6407 Fourth Street)  
Westport KY 40077  
(502) 222-7078  
Westport1901@gmail.com

North Oldham Fire Department  
ATTN: Hewett Brown  
PO Box 3 (8615 West Hwy. 42)  
Goshen KY 40026  
(502) 228-1447  
chief@nofd.org

**Oldham County Board of Education**

ATTN: Tim Pfaff  
1800 Button Lane  
LaGrange, KY 40031  
(502) 222-9337 (502) 241-3500  
Tim.pfaff@oldham.kyschools.us

ATTN: Michael Williams  
6165 West Highway 146  
Crestwood, Kentucky 40014  
(502) 241-3500  
michael.williams@oldham.kyschools.us

**Traffic Consultant**

Neel-Schaffer, Inc  
ATTN: Karen Mohammadi  
200 Whittington Parkway  
Louisville, Kentucky 40222  
(502) 429-9902 (502) 749-3434  
karen.mohammadi@neel-schaffer.com

**Postmaster**

U.S. Postal Service  
ATTN: Jamella Sullivan, AMS Manager  
PO Box 31321  
Louisville, Kentucky 40231  
(502)454-1855  
jamella.m.sullivan@usps.gov

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**Development Plan Checklist for rezoning applications not involving a Major Subdivision:**

- Title Block**  
 Name and Address of Person or firm who prepared the plat  
 Name and Address of Property Owner  
 Date of Preparation (Dates of All Revisions)  
 Graphic and written scales
- Vicinity Map**  
 North Arrow  
 Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)
- Streets**  
 Location, names and dimensions (ROW) of abutting streets or private roads  
 Name (if any), pavement width and ROW width of proposed and existing streets, driveways and parking areas.
- Parcels**  
 Boundary lines for all parcels  
 Bearings and dimensions for all boundary lines  
 Proposed building lines showing the distance setback from the street ROW  
 Lines showing the intersection of adjoining parcels to the site
- Utilities**  
 Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.  
 Location and purpose of easements
- Natural Features**  
 Areas of substantial existing trees including a general description of their type and size  
 Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)  
 Areas of steep slope (over 30%)  
 Other natural features which might affect the design of the subdivision.  
 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)
- Buildings**  
 Notation of existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features.  
 Notation indicating which features remain and which features are to be removed  
 Location, height, floor area and arrangement of proposed buildings.
- Drainage**  
 Location of proposed drainage facilities, including watercourses and existing drainage facilities  
 Notation regarding the location and elevation of the 100 year floodplain  
 location of any proposed storm water detention basin and/or stream relocation  
 Notation of storm water flow

- Adjacent Property**
- Location and ownership of all adjoining property
- Sanitary sewers, street grades and other facilities
- Provisions for screening, buffering and landscaping

- Site Statistics**
- Total Acreage in subdivision
- Acreage in street ROW
- Number of Single-Family Lots
- Existing zoning (total area)
- Proposed zoning (total area)
- Amount of open space
- Lot coverage
- Number of parking spaces required and provided

- Legend**
- Graphical and written explanation of all symbols and labels

- Variances and Waivers**
- Proposed waivers from the subdivision regs (individually listed and noted)
- Proposed variances from the zoning regs (individually listed and noted)

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*Preliminary Plan Checklist for applications involving a Major Subdivision:*

N/A

**Title Block**

- \_\_\_\_\_ Name and Address of Person or firm who prepared the plat
- \_\_\_\_\_ Name and Address of Property Owner
- \_\_\_\_\_ Date of Preparation (Dates of All Revisions)
- \_\_\_\_\_ Graphic and written scales

**Vicinity Map**

- \_\_\_\_\_ North Arrow
- \_\_\_\_\_ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

**Streets**

- \_\_\_\_\_ Location, names and dimensions (ROW) of abutting streets or private roads
- \_\_\_\_\_ Name and ROW width of proposed streets and existing adjacent streets
- \_\_\_\_\_ Street grades and elevations at street intersections
- \_\_\_\_\_ Typical cross section of proposed streets
- \_\_\_\_\_ Any access points designated for use by construction vehicles

**Lots**

- \_\_\_\_\_ The proposed lot layout showing the location and distances for lot lines
- \_\_\_\_\_ Parcel areas
- \_\_\_\_\_ Lot numbers
- \_\_\_\_\_ Boundary lines for all parcels
- \_\_\_\_\_ Bearings and dimensions for all boundary lines
- \_\_\_\_\_ Proposed building lines showing the distance setback from the street ROW
- \_\_\_\_\_ Lines showing the intersection of adjoining parcels to the site

**Existing Utilities**

- \_\_\_\_\_ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- \_\_\_\_\_ Location and purpose of easements

**Public and Non-Public Sites**

- \_\_\_\_\_ Name, acreage and proposed use of any parcels to be conveyed or held for public use, for joint use of property owners, or for non-public uses (such as multi-family dwellings, shopping centers or churches, but not including single family dwellings)

**Natural Features**

- \_\_\_\_\_ Areas of substantial existing trees including a general description of their type and size
- \_\_\_\_\_ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- \_\_\_\_\_ Areas of steep slope (over 30%)
- \_\_\_\_\_ Other natural features which might affect the design of the subdivision.
- \_\_\_\_\_ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

**Manmade Features**

- \_\_\_\_\_ Existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features which might affect the design of the subdivision
- \_\_\_\_\_ Notation indicating which features remain and which features are to be removed

*100 West Jefferson Street ~ LaGrange, Kentucky*

*Ph: 502-222-1476 Fax: 502-222-3213*

*www.oldhamcountky.gov*

**Drainage**

- \_\_\_\_\_ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- \_\_\_\_\_ Notation regarding the location and elevation of the 100 year floodplain
- \_\_\_\_\_ location of any proposed storm water detention basin and/or stream relocation
- \_\_\_\_\_ location of nearest off-site drainage facility, including culvert size and/or natural body of water
- \_\_\_\_\_ Notation of storm water flow

**Adjacent Property**

- \_\_\_\_\_ Location and ownership of all adjoining property
- \_\_\_\_\_ Sanitary sewers, street grades and other facilities
- \_\_\_\_\_ Potential street layout for adjacent properties owned by the developer

**Site Statistics**

- \_\_\_\_\_ Total Acreage in subdivision
- \_\_\_\_\_ Acreage in street ROW
- \_\_\_\_\_ Number of Single-Family Lots
- \_\_\_\_\_ Amount of other land uses (number of apartment units, patio homes, etc.)
- \_\_\_\_\_ Minimum lot size
- \_\_\_\_\_ Existing zoning (total area)
- \_\_\_\_\_ Proposed zoning (total area)
- \_\_\_\_\_ Amount of open space
- \_\_\_\_\_ Lot coverage
- \_\_\_\_\_ Number of parking spaces required and provided

**Legend**

- \_\_\_\_\_ Graphical and written explanation of all symbols and labels

**Variances and Waivers**

- \_\_\_\_\_ Proposed waivers from the subdivision regs (individually listed and noted)
- \_\_\_\_\_ Proposed variances from the zoning regs (individually listed and noted)