Oldham County Planning and Development Services
Application for Technical Review Committee

For Staff Use Only:
Date: _____ Docket No: TRC-26-025 Staff: JH Fee: $600

This application must be submitted in person at the Planning and Zoning Office. Ck# 6033

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

Name of Applicant(s): S & Y Properties, LLC

Project Address: North Highway 53

Project Name: S & Y Properties, LLC

Pre-Application Conference Date: 09/18/26

Requesting Approval of : ☑ Rezoning ☐ Preliminary Subdivision Plan ☐ Revised Plan ☐ Other

City: La Grange Is the project within the incorporated city limits? Yes

Total Site Acreage: 0.955 Acre Parcel ID 46-20-00-03

Current Land Use: VACANT Proposed Land Use: Auto Showroom

Current Zoning: C-1 Proposed Zoning: C-3

Current Subdivision Name: N/A Proposed Subdivision Name: N/A

Signatures:

Owner(s):
Name: YORDAN KHARZANOV Signature: _____

Address: 511 N First Ave LaGrange, Ky 40031

Phone: [redacted] Email Address: [redacted]

Applicant(s): *(if other than owner)*
Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact: *(if other than owner)*
Name: Mike Shansberg, Esq. Signature: _____

Address: 117 W. Main Street, LaGrange, KY, 40031

Phone: [redacted] Email Address: [redacted]

Technical Review Committee
(Page 2)

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 1st tier adjoining parcels (2nd tier if plan includes a Zoning Map Amendment request.). 1st tier adjoining parcels include all those that border the property, including those across streets and streams. 2nd 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.

_____ 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.*

✓ 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. 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.*