

**Technical Review Committee Meeting
Wednesday, April 19, 2023
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:

Jim Urban - Oldham County Planning and Development Services
Ryan Fischer - Oldham County Planning and Development Services
Jim Silliman - Oldham County Engineer
Matt Tolar - Oldham County GIS
Charlie Ward – Oldham County Health Department
Scot Treece – LaGrange Utilities Commission
Keith Smith – LaGrange Fire & Rescue Dept.

APPLICANT NAME AND ADDRESS OF PROPOSAL

23-004 Dollar General, N. Hwy. 53, LaGrange

Development Plan / Zoning Map Amendment
Current Zoning: CO-1
Proposed Zoning: C-1
Applicant – Kentucky Lodging & Development Company, Inc.
Engineer – Vantage Engineering PLC

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

- Wanting to change the zoning from CO-1 to C-1 for a Dollar General Store.

Will Stevens,

- Proposed a four-foot fence to help with screening the lighting on the right-of-way side.
- On the south side there is considerable vegetation that is adjacent to our property for a buffer.

AGENCY COMMENTS:

Ryan Fischer, Senior Planner, Oldham County Planning & Development Services

1. Include parcel I.D.'s on adjoining property owners.
2. Include acreage in street right-of-way.
3. Include maximum lot coverage for structures.
4. A separate detailed landscape and lighting plan will be required at the time of construction plan review and approval.
 - Applicant shall ensure landscape buffer area requirements are met along adjoining property owners to the south and right-of-way.
 - ILA requirements require a minimum of one island every ten spaces (Section 300-060). Ensure this requirement is met in the front of the store.
 - Ensure screening requirements found in Section 300-090 for service structures including propane tanks and dumpsters are included on plan.
5. Recorded access easement may require maintenance agreement in the future if shared access takes place.

Jim Silliman, Oldham County Engineer

1. It appears the area of land disturbance for this project is be greater-than one (1) acre. As such, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from my office in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
2. Based on review the USGS The National Map online viewer, the southern boundary of the parcel is in close proximity to a jurisdictional (blue-line) stream. If proposed construction will impact this stream, permitting from the US Army Corps of Engineers and KY Division of Water may be required.
3. Since this project includes encroachment onto a state highway, the applicant shall obtain an encroachment permit from the Kentucky Transportation Cabinet (KYTC). We recommend the applicant use the KTYC D5 standard commercial entrance detail when designing the entrance. However, the specific requirements will be as required by KYTC.
4. Based on the area of the proposed building, trip generation based on data from Institute of Transportation Engineers (ITE) has been calculated to be 58.23 peak hour trips (for variety store classification). Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an ADT of 6,174 in 2020 (Station A41) on N Hwy 53 near the project location. Based on these values, a Traffic Assessment is required in accordance with Oldham County Subdivision Regulations. Based on recent conversation with the applicant, I understand they are coordinating traffic analysis requirements with KYTC. KYTC may require more detailed analysis than the Traffic Assessment however at a minimum the Traffic Assessment shall be completed.
5. We observed that the entrance is within an existing access easement on the adjacent property. The applicant should consider a maintenance agreement for this entrance. Such agreement may also become a requirement of the Oldham County Planning & Development office or the Planning Commission.
6. The applicant shall include a proposed pavement section detail on the plan for future review submittals. Please note, in accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas.
7. The proposed plan indicates that stormwater detention is being provided by an on-site detention basin however water quality treatment requirement is not addressed. The applicant may consider satisfying the water quality treatment requirement by constructing a weir as part of the basin outlet structure.
8. The proposed detention basin shall be encompassed by an easement to be recorded with Oldham County. This easement shall be recorded with the County Clerk prior to the release of the erosion control surety.
9. No trees will be permitted within the 100-year WSE of the detention basin.
10. The Approximate FEMA 100 Yr Floodplain does not appear to match mapping we reviewed. Based on our research, the "limit of study" for the floodplain appears to bisect the parcel and does not extend to the Brush Creek Tributary 1 as shown on the proposed plan. The applicant shall verify the floodplain limits and provide the source of their determination.
11. The applicant shall consider including riprap aprons or headwalls with energy dissipaters for all stormwater pipe outlets considering outlet velocities and potential for erosion.
12. The applicant shall ensure the detention basin outlet pipe is located a minimum of 15-feet from the adjacent parcel's property line. Additionally, the applicant shall ensure the detention basin outlet pipe discharges in the direction of flow of the receiving stream (i.e., the jurisdictional stream).

Matt Tolar, Oldham County GIS

- It will not be a problem to issue an address when you are ready for building permits.

Charlie Ward, Oldham County Health Department

- Already have 100% of the primary septic system and repair area for the primary septic system.
- Creek nearby and there is a greater than 50-foot setback and a 25-foot setback from the drainage.
- Will need a facility permit because of the food.

Keith Smith, LaGrange Fire & Rescue Department

- Will require a Knox Box.
- Depending on the size of the LP tank, it will need to be at least 10-25 feet away from the dumpster pad and or the building. Also, you will need to contact NFPA58.
- Required to have two 4 ½ inch double steamer NST thread hydrants on the left side entrance by the driveway.

Scot Treece, LaGrange Utilities Commission

- Reach out to us and we will get you the flow numbers.
- When sewers are available you will be required to hook to the sewers, even if you have septic at the time.

PUBLIC COMMENT:

Matthew Young, 2217 N. Hwy 53, LaGrange

- Concerned with potential flooding and contamination of the creek.

Charlie Ward explained, when sewers are not available then an onsite septic system is in place. Setback is 50' from the creek.

Jim Silliman explained, they are required to design the basin to accommodate the runoff water.

Will Stevens explained, the roof drains will go into the basin along with all the onsite runoff water.

Director Urban explained, all the runoff water is calculated into the dimensions of the detention basin.

Matthew Young asked, is the runoff water filtered in any way?

Jim Silliman replied, there is a water quality to our stormwater ordinance.

Matthew Young asked, will there be any plans for a sidewalk?

Director Urban answered, not at this time.

Matthew Young asked, how does a Dollar General Store improve the site?

Will Stevens replied, improvement is a construction term as in the building, parking lot, drainage and etc.

Director Urban replied, if you look at your tax bill, there is a value on your land then there is a value for your home. So, adding a building, parking lot, drainage and etc. will create an improved value on the tax bill.

Matthew Young asked, will there be any type of measures to address the lights and noise pollution?

Director Urban replied, they are required to submit a construction plan with a lighting plan, and lower-level lighting in the parking lot. This is reviewed before they get notified to proceed with construction.

Matthew Young asked, is there an EPA report for the development?

Jim Silliman replied, this development is not required to have one.

Matthew Young asked, will there be additional meetings to address concerns?

Director Urban replied, the developer's next step is the application process to the planning commission and the deadline for that is 2nd to last Tuesday of each month. The planning commission will make a recommendation to the City of LaGrange.

Matthew Young asked, would the developer place a tree buffer along the south property line. Andy Ottney replied, I would be interested in doing that, as long as it is on our property.

Matthew Young asked, has any of the property close to the creek been zoned conservation? Director Urban replied, we have a zoning classification called CO-1 which is conservation. That zoning classification does not put it in a conservation easement, it puts restrictions on what can be placed on the lot.

Matthew Young asked, what is the security plans for this store?

Andy Ottney replied, there is a security system within the building itself. The lights are turned off close to 9:30pm which is controlled by the corporate office. However, the LaGrange City Police would be the ones to patrol this area.

Matthew Young asked, the way the sign is placed it will shine directly at my home? Can this be turned 45 degrees?

Andy Ottney replied, that is not our intention at this time, however, the light is turned off on the sign at 9:30pm.

END OF PUBLIC HEARING.

Meeting adjourned at 1:50 p.m.