

**Technical Review Committee Meeting  
Wednesday, August 16, 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

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**23-009 House of Cars Louisville, LLC – 7600 E. Orchard Grass Blvd., Crestwood**

Zoning Map Amendment & Development Plan

Current Zoning – C-2 Community Business District

Proposed Zoning – C-3 General Business District

Applicant – Alex Nakad

Engineer – Meridian Surveying & Design Services

Chelsey Brammell, Brammell Law Office, 401 W. Jefferson Street, LaGrange

- No changes to the structure.

**AGENCY COMMENTS:**

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

- A separate detailed landscape and lighting plan will be required at the time of construction plan review and approval.
- A sign permit may be required for the proposed monument sign. Be advised that “monument” is spelled incorrectly on the site plan.

Jim Silliman, Oldham County Engineer

- The plan states “There will be no site improvements associated with this project.” Based on this statement, Oldham County Engineering has no comments associated with the zoning change.
- Based on the area of the proposed building, trip generation based on data from the Institute of Transportation Engineers (ITE) has been calculated to be 7.8 peak hour trips (for used automotive sales). Based on these values, a Traffic Assessment or Traffic Impact Study is not required in accordance with Oldham County Subdivision Regulations.

Matt Tolar, Oldham County GIS

- No Comment

Mark Adams, City of Orchard Grass Engineer, 4314 Hampton Creek Drive, Louisville

- 30-40 Proposed cars are way too many for the lot.
- Not appropriate use of the area.
- Citizens will test drive vehicles in the subdivision.

Greg Troutman, City of Orchard Grass Attorney, 4205 Springhurst Blvd, Louisville

- With the future of the car industry going to electric cars then what is the litigation for fires at this car lot?

**PUBLIC COMMENT:**

Carl Windhorst, 9301 Applewood Road, Crestwood

- Neighbor to the proposed car lot.
- Against a car lot inside a neighborhood.
- Concerned with the safety of pedestrians that walk in the neighborhood.

Patty Windhorst, 9301 Applewood Road, Crestwood

- This is not a good fit for the neighborhood.
- Concerned with the safety of the residents in the neighborhood from the traffic this proposed car lot will bring.

**END OF PUBLIC HEARING.**

Meeting adjourned at 1:18 p.m.