

**Technical Review Committee Meeting  
Wednesday, September 20, 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  
Brian Fogle – Oldham County Planning and Development Services  
Jim Silliman - Oldham County Engineer  
Matt Tolar - Oldham County GIS  
Greg Smith – Chief Oldham County Police  
Mark Sites – MSD  
William Marshall – City of Crestwood Engineer  
Russ Rose – Oldham County Water District  
Keith Smith – LaGrange Fire and Rescue Department  
William Blakely – South Oldham Fire Department

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-23-010 Clore Station, 7001, 7140, 7204, 7202, 7206, 7180, 7315, 7319, & 7345 Highway 329 and 6530 Dovefield Drive, Crestwood**

Zoning Map Amendment & Development Plan  
Current Zoning – R-2, C-4, and CO-1  
Proposed Zoning – Planned Neighborhood Development (PND) District  
Applicant – Gant Jones  
Engineer – Sabak, Wilson & Lingo, Inc.  
Land Design & Development, Inc.

Grant Jones, Developer/Applicant, PO Box 8, Crestwood

- Development is located at exit 14 on I-71 and is spread across four parcels, one on the North side of I-71 and three on the South side of I-71.
- Will have mixed-use buildings that will be residential and commercial.
- Streets fronted with buildings, not parking.
- Sidewalks and open space.
- Diverse housing type.
- Amenities within a five-minute walk.

John Talbott, Bardenwerper, Talbott & Roberts, PLLC, 1000 N. Hurstbourne Pkwy, Louisville

- The health care development is north of I-71 and east of Hwy 329.
- The health care development will have a hospital, senior living, and mixed offices.
- Will have walking/biking trails.

**AGENCY COMMENTS:**

Brian Fogle, Assistant Director, Oldham County Planning & Development Services

- Upon receipt of the notification of the September 20th Technical Review Committee meeting, the Kentucky Transportation Cabinet emailed our office to state they did

not have available personnel to attend the September 20th meeting due to previously scheduled training. Please find their technical comments included with this letter as Addendum One.

- Incorporate a Traffic Impact Study for a PND Zoning Map Amendment & Master Plan review to address traffic capacity for the affected areas.
- Incorporate supporting evidence for a PND Zoning Map Amendment & Master Plan from the Oldham County Comprehensive Plan to demonstrate agreement with the adopted Oldham County Comprehensive Plan. Please find included with this letter Addendum Two consisting of highlighted portions of the Oldham County Comprehensive Plan which demonstrates said agreement. Addendum Two may not include all portions of the Oldham County Comprehensive Plan that are applicable to the requested PND Zoning Map Amendment & Master Plan review.
- Upon mailing of the adjoining property owner notifications and public notice of the September 20th Technical Review Committee meeting, our office has received five emails with written comments. Please find these emails included with this letter as Addendum Three.

Mark Sites, MSD

- Once MSD receives the additional information from the engineers then will be looking at flow rates as the plan progresses.

Greg Smith, Chief, Oldham County Police Department

- Need to see the traffic impact report.
- How many beds will be in the hospital?
- Will there be a 24-hour emergency room?

Clint Kaho, President, Baptist Hospital South LaGrange

- Licensed for 90 beds.
- There will be a 24-hour emergency department.

Jim Silliman, Oldham County Engineer

- We will need to meet to go over the plans and will go through each phase.
- We will need to look at the traffic study.

Matt Tolar, Oldham County GIS

- Will need the street names and can reserve the street names.

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.

William Blakely, South Oldham Fire Department

- No comments.

Russ Rose, Oldham County Water District

- This will be Louisville Water District.

William Marshall, Crestwood Engineer

- What will the city maintain?
- When is the best time to have these types of meetings?

Gant Jones

- The development will take care of the trees.
- The development will be responsible for the commercial areas that have pavers.
- The city will manage all asphalt and/or concrete.
- But will need to have a meeting with the City of Crestwood for further details.

Jim Urban, Director, Oldham County Planning & Development Services

- It is better to have the meetings sooner than later to get a general idea of the planning.

### **PUBLIC COMMENT:**

Joe Sanford, 4300 McCombs Circle, Crestwood

- No speed limits for Blvd and Drives in the TND Standards.

Judy Crask, 7415 Hwy 329, Crestwood

- The creek overflows, what will they do with the creek?
- Concerned with the amount of traffic that this development will create.
- Will Hwy 329 be widened?

Ann Schottler, 2301 Dawkins Rd., LaGrange

- Owner of 6033 Hwy 146.
- Will Clore Hill Road come into our property?

Gant Jones replied, Clore Hill has a 60-foot right of way. The plan is to stay on our property.

Beth Searcy, 5416 Meadow Stream Way, Crestwood

- Will there be a paved new road coming into the Phase 2 section?
- Can there be a buffer between our subdivision and the phase 2 section?

Bill Ramsey replied,

- The intent for the landfill and the property on the hill will be developed and there will be a road to connect the two.
- The tree line that is there will not be torn down.
- There is a gas line through there as well.

Sharon Blair, 5305 Meadow Stream Way, Crestwood

- How many living units will be in section 2?
- Asking for the developer to add another road to help with the extra traffic.

Gant Jones replied,

- There will be 186 domestic units.

Jerry Meyer, 4304 McCombs, Crestwood

- Concerned about the helicopter noise.

Chris Suidal, 7401 Old Coach Rd., Crestwood

- Like to see an independent review of the site geology.
- Like to see a watershed impact study on Harrods Creek.
- Like to see the analysis of the proposed intersection of Old Brownsboro Road and Baptist Health Blvd.
- Like seeing them preserve the mature trees on the development.

Daniel Strong, 7203 Star Born Lane, Crestwood

- Why is the hotel not in the commercial area?

Gant Jones replied,

- The hotel is more of a boutique hotel tell and there are three locations for the hotels.

**END OF PUBLIC HEARING.**

Meeting adjourned at 3:00 p.m.