

Technical Review Committee Meeting
Wednesday, September 18, 2013
Public Meeting at 1:00 p.m.

PRESENT: Jim Urban - Oldham County Planning and Development Services
Brian Davis - Oldham County Planning and Development Services
Amy Alvey - Oldham County Planning and Development Services
Beth Stuber - Oldham County Engineer
Diane Zimmerman – Oldham County Traffic Consultant
Kevin Gibson, Oldham County Sewer District

Dollar General – 6153 W Highway 146, Crestwood

- Zoning Map Amendment (O-2 to C-N), Development Plan and Variance
- Applicant – Susan Cox Development LLC
- Engineer – Arnold Consulting Engineering Services, Inc.

Cliff Ashburn of Wyatt Tarrant & Combs, was present on behalf of Susan Cox Development, LLC, 2768 North Highland Ave, Jackson, TN 38305, and presented a brief summary of the application.

- A zoning map amendment is proposed and there have been changes since meeting with the neighbors a couple of weeks ago.
- The building will be shifted an additional five feet from the property line and will now be 20.5 feet at the nearest point to the property line; this will allow some of the mature trees to be saved.
- Per TRC notes, they will be shifting the building, parking and loading areas farther from the residences in the area; this has created a non-conformance issue at the entrance drive and they will be requesting a waiver.
- Presented revised rendering of the building showing that the entire building elevation at Old LaGrange Road (Highway 146) will be brick and masonry as well as the rear of the building nearest the garden homes. The elevation on the access drive is mostly metal.

Agency Comments:

Brian Davis, Oldham County Planning and Development Services addressed the following:

- The variance request is actually a waiver request. Applicant should request a waiver of Section 300-070, Vehicular Use Area Perimeter Planting.
- Need to check Section 300-080, Interior Landscape Areas to determine VUA needs, specifically Item 8 which states “In VUAs of 12,000 square feet or more or 20 or more parking spaces the maximum distance between Interior Landscape Areas shall be 120 feet” along Highway 146.

- Need to include the name of the private access easement on the plan.

Mr. Davis informed the applicant that the filing deadline for the October Planning Commission meeting is Wednesday, September 25.

Brian Davis spoke in behalf of **Adam Reinhardt, Oldham County GIS**, that he has no comment as there is no need to make any changes.

Brian Davis spoke in behalf of the **Oldham County Water Company** that they have approved the document as presented and have no comments.

Kevin Gibson, Oldham County Sewer District was present and had no comments regarding this proposal.

Beth Stuber - Oldham County Engineer addressed the following issues:

Ms. Stuber stated that she has reviewed the plan that was submitted August 23, 2013. She finds that it generally conforms to the requirements for preliminary plans, however, has the following comments:

1. The Kentucky Transportation Cabinet may not allow an entrance that close to the right-of-way of Highway 146. Typically they like to see 200 feet back from the road and in general, any side road entrance should be at least 100 feet set back off the existing highway.
2. She requests they provide more detail on the underground drainage basin including a cross section and calculation of the pavement section before they go to the Planning Commission.

Ms. Stuber states that other issues may be determined to exist at the Technical Review Committee meeting. These will need to be addressed before the Planning Commission hearing.

Diane Zimmerman – Oldham County Traffic Consultant stated her concerns.

- Applicant Ashburn responds at this time to Ms. Zimmerman that hours of operation will be typical retail hours.
- Ms. Zimmerman stated that because of peak hour operation, a traffic assessment will be required as it generate 62 p.m. peak hour trips. Applicant can inform Ms. Zimmerman if they wish her to do the assessment.

Brian Davis reiterates that the Planning Commission will need more detail regarding the underground drainage basin.

PUBLIC COMMENT

Greg Esposito, Developer of Cottages of Crestwood, 6008 Cottage Lane, Crestwood, was present and stated he would like to see a detailed landscape plan and traffic study prior to the Planning Commission meeting.

Glen Rodriguez, 6006 Cottage Lane, Crestwood, stated the following concerns:

- Requests that the zoning remain 0-2.
- Feels the architecture and corporate design is inadequate for this area.
- Concerned about the type of building and minimum green space.
- The building height in contrast to the fence height has not been addressed.
- Would like to see the landscape design, and the type lighting proposed.
- Signage could be a traffic concern being placed next to the sidewalk and would like information as to the quality of the sign.
- Concerns regarding the maintenance of the facility as the grounds are located on a major highway in the City of Crestwood.
- Hours of operation seven days a week and about 8 am to 9 pm could be a traffic and noise concern to Cottage Lane residents.
- Concern regarding additional heavy trucks delivering to the business which can interfere with the school bus pick-up as presently there is no turn-around for the school busses.
- Concerns regarding drainage plans and fire hydrant placement.
- Would like the Cottage Lane residences to be a part of the deed restrictions and covenants for future use.
- The following needs to be addressed: hours of operation, exterior lighting, signage and quality of sign,

Ken Dowden, 6011 Cottage Lane, Crestwood, was present and stated the following concerns:

- Cottage Lane residents were assured that the existing house would not be torn down.
- Since the zoning change, the garage has been demolished and burned and the home has been stripped and windows removed
- A petition will be provided by the Cottage Lane residents opposing the proposed business.
- Opposed to the beautiful old trees being removed and replaced with a flea-market look type building to the front of the property.
- Request the property remain zoned for office space as would be a better fit for the neighboring property regarding hours of operation.
- The zone change would create havoc for traffic located on a highway having 55 mph speeds and only one entrance for the tractor trailers and the apartment complex.

- There is no room for a school bus; how will a tractor trailer maneuver to the property.
- The proposed business will create traffic congestion to a limited space.
- The current store has trash behind the store, shopping carts throughout the parking lot and items displaced out front like a flea market.

David Burns, 6001 Cottage Lane, Crestwood was present to voice his concerns:

- Mr. Burns is a retired truck driver (42 Years and over four million miles).
- He has looked at the property daily and states the only way to get into property is to back up into the property due to the narrow lanes.
- There will be 73 feet of a unit getting to the property and will be impossible to turn a truck around with the existing house.
- With six to seven trucks coming in daily the apartment residences will have to wait for tractor trailers and smaller delivery trucks to come in and out.
- He does not feel there is enough room to put a store on the property.
- Mr. Burns informed the Committee that D.O.T regulations require trucks shut down and remain on the property all night long.

APPLICANT REBUTTAL

- There will be a meeting to show the neighbors the revised plans.
- That meeting will be October 8th and notices will be mailed shortly.
- The following issues will be addressed at the neighborhood meeting: more detailed landscape plan, more renderings, the building height is 18 feet which is allowed, the signing will be handled by the Planning office, will demonstrate that a truck can maneuver onto the property, and will address and confirm the location of the access point.
- Cannot speak to the intent that the old home will not be removed.
- The building will be removed in order to preserve the trees on the site.
- Traffic will be addressed and 62 trips in a peak hour should not require additional lanes or widening of the road.
- The peak hour would bring in one car per minute, and should not present any capacity issues for the apartment dwellers and most likely, the neighbors would be customers of the store, should it be approved and constructed.

At this time, Mr. Ken Dowden presented a copy of the April 2012 minutes stating that on Page 8 of the minutes, Mr. Smith responded that there would be no intentions to remodel the exterior of the house except to remodel the garage and place stones at the back of the home for steps.

Ms. Zimmerman responded to Mr. Rodriguez that there are requirements by the State as to when a lane needs to be added, however, the report will address that concern.

Brian Davis informed those present that there will be another neighborhood meeting, and all those present today will receive notice when this proposal goes before the Planning Commission.

End of Public Meeting

Meeting adjourned at 1:40 p.m.