

345-home Brentwood plan denied a fourth time

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By Laura Hagan

A preliminary plan for development of 345 homes called Brentwood subdivision failed to gain planning and zoning approval for the fourth time Tuesday.

The denial – proposed by Oldham Farms Development on 247.8 acres located at Clore Lane and Spring Hill Trace – came after a motion for approval failed with a vote of 5-7.

Commissioner Greg King made a motion to approve the plan, saying it complies with subdivision regulations as well as the zoning ordinance.

During discussion, Commissioner Joe McWilliams said the plan represents a major change in an area of the county that doesn't need to take place. McWilliams said he agrees that a person has the right to develop property, but said the developer also "has to look around at the impact."

Of the three previous development plans denied, two were proposed with 399 units, and another was proposed with 446.

Deborah Bilitski, attorney for Oldham Farms Development, said the subdivision plan is a standard one that meets all acceptable requirements. In addition to five roadway connections, she said the developers offer a 12-acre donation to the Oldham County Board of Education.

If the school board accepts the site, the development would reduce to 319 units.

The developers also agreed to widen Clore Lane from Cantrell Drive and contribute \$345,000 for other improvements in the area.

Most concerns with the development involved traffic. Both the developers and the opposition discussed the impact of the development on Clore Lane and Spring Hill Trace. The opposition said an average daily traffic study showed growth on each road increasing by 280 percent and 309 percent, respectively, if the plan gained approval.

The developers also proposed a traffic study. In it they said travel patterns would change as a result of the connection between Clore Lane and Spring Hill Trace, with about 45 percent of trips from homes using the connection to access the interstate.

Barry Baxter, an attorney and resident of Briar Hill Road, spoke for the opposition. He said in addition to his own opposition, he represents other neighbors who disagree with the plan. About 15 were in attendance to oppose plans for the development.

Dennis Oliver, a resident of Clore Lane, lives in a historic home that would be surrounded by the development. He said whatever is put there would negatively impact the value of his home, as well as make his home out of character. He also discussed the traffic issue, stating his family has suffered three driving mishaps at the intersection of Clore Lane and Ky. 22.

Sheri Betz spoke in opposition, saying that while she wasn't opposed to development, she was opposed to one that "doesn't take into account the safety and welfare of those around it."

During closing statements, both sides acknowledged the long process. Baxter said it is the fourth time he's stood before the commission in opposition to Brentwood. He said the 345 units would have an adverse impact on the two roads. He reminded the council they had made a decision to deny the application before.

"It was the right decision," Baxter said. "It needs to be made again."

Bilitski said applicants made several attempts to come before the commission and make viable use of the land. She said plans presented at the meeting meet regulations the commission has adopted in all respects. She urged the commission to look to their own staff and experts to make a decision.

"The fact that the opposition doesn't like it is not what the commission has to look at," Bilitski said, "(The developers) are meeting all the regulations."

After a motion to approve the plan failed, Commissioner Joe McIntyre motioned to deny the plan, saying the plan doesn't meet the subdivision ordinance with regard to road capacity. He said based on the daily traffic study and description of streets, it is not demonstrated that the roads in question could handle increased traffic, even with the \$345,000 promised by the developers for improvements.

The motion to deny passed with an vote of 8-4.

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