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## **KY 22/Briar Hill Parkway Condo, Office Complex OK'd Residents' Strong Debate Didn't Sway Magistrates**

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It was a debate that several Oldham County Fiscal Court members said was the best they'd seen.

A group of Crestwood-area residents opposed to a proposed development came to last week's meeting with an attorney, a soil expert, pictures and color-coded maps.



They also referenced the county's comprehensive plan, which is the guidebook for growth.

In the end, the residents lost their battle. In a 6-3 vote, Fiscal Court approved a zoning change to allow 15 houses, 54 condominiums and three buildings with commercial and office space near Ky. 22 and Briar Hill Parkway.

Before anything is built, however, the developer must return to the county's Planning and Zoning Commission for approval of its development plan. The commission had concerns with the plans in October, when it decided not to recommend the zoning change.

The development, called Briar Hill Woods, is proposed to be built on 32 acres near Briar Hill Estates and Orchard Grass Hills. Briar Hill Estates residents had a petition last week with 200 signatures from people who oppose the plans, and several of them argued against the development in Fiscal Court.

"It is a very narrow road," resident Deborah Dowdy said of Briar Hill Parkway. "There are some curves you just cannot see around."

In an interview, nearby resident Dan Greco said the area is too ecologically sensitive for development. "I think we can do better," he said, adding that the commercial space doesn't blend in with the area.

Judge-Executive Duane Murner described their argument as "high-quality debate."

He and Magistrates Bob Deibel, Bob Leslie, Steve Church, Iva Davis and David Voegele voted in favor of the zoning change. Magistrates Steve Greenwell, Scott Davis and Rick Rash opposed the change, which adds more residential and commercial zones and decreases the conservation zoning.

"I think your opposition is admirable," Voegele told the residents. "But I think you can trust what's going to happen."

He said the developer, Bob Jones of Brownsboro, has a reputation for quality. His projects include Briar Hill Estates and Summerfield subdivisions.

Jones has agreed to 19 binding elements, including plotting the sinkholes on the site. According to the plans, there would be almost 7 acres for a passive park, which would have a creek running through it.

Jones said the condominiums would be good for people in the area who want to downsize.

"People like the area, want to stay in the area and want to change their lifestyle," Jones said.

He said the retail space could include businesses such as a dentist, doctor, attorney or day care. It "meets the needs of the community," he said.

Plans call for the homes to be built in the next two years, but that depends on whether the nearby sewage-treatment plant can handle them. The closest plant in Oldham County is under a notice of violation by the state, and the county's sewer district is hoping to either expand it or demolish it and route sewage to Jefferson County.

No construction will be allowed in the Briar Hill Woods development until capacity is available, said Bill Croley, attorney for the developer.

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