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## Brownsboro Master Plan Nearly Final

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After three years of work, a master plan for the town of Brownsboro in central Oldham County is a step closer to being finalized.

The Oldham County Planning and Zoning Commission on Tuesday, Feb. 24, approved a master plan for the Brownsboro area, which is north of Interstate 71, off Ky. 329.

The plan, which is designed to guide growth in the area, will go to Fiscal Court and the Crestwood City Commission for approval.

A task force that includes Oldham leaders, Brownsboro residents, developers and business and organization representatives has worked on the plan since 2006. It is the first of eight plans that will be developed in Oldham and is expected to guide planners and developers.

"The goal is to preserve property value — not to decrease the value, but to promote the value," Oldham planner Emily Liu told the commission.

Among other things, the plan looks at ways to protect the natural resources and farmland in the area. It also recommends that sidewalks and a trail network be required for all development in the Brownsboro Village Center, and that pedestrian crossings be added from Glen Oaks to Norton Commons on Ky. 1694.

The plan also addresses development recommendations, including landscaping for parking lots, lighting and park space.

The entire planning area is in the Harrods Creek watershed, making the Brownsboro area one of the most environmentally sensitive areas of Oldham, according to the master plan.

It had 1,334 residents, or 3 percent of Oldham's population, in the 2000 census, but the land area takes up 13 percent of the county.

The commission voted 13-1 to recommend the plan's approval.

Commissioner Joe McWilliams said he'd been to towns that had poor development planning, "and to be perfectly honest, I would not want to live there," he said.

The master plan is a branch of the comprehensive plan, which provides guidance for growth and development. The master plan for the different areas in the county will give the same kind of guidance, but is more responsive to local needs and issues, Liu said.

"We had a lot of community meetings, and it was a very involved process," Planning and Zoning

Commission Chairman Kevin Jeffries said. "We hope it's kind of a template for the rest of the county" when the other master plans are done.

Sen. Ernie Harris, who owns land in the area, said he had several concerns with the master plan at first, but they were worked out in various community meetings.

"I like the plan," he said. "It's a good step forward. It's incentive driven, not mandate driven."

Realtor Nell Bradley, who was on the task force, said "we've worked hard and done the best we could."

As a Realtor, "I understand the importance of good plans," she said.

But two attorneys in Oldham spoke against the plan. One of them, county attorney John Fendley, said his brother James owns land in the Brownsboro district.

"I do not believe in the government telling us how to do anything and everything," he said. It's "overstepping, and a dangerous precedent."

He said he's concerned that all the regulations are "pricing everybody out of Oldham County."

McWilliams, the commissioner who made the motion to approve the master plan, responded that the master plan is not a regulation but a set of guidelines.

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