

Brownsboro Area Master Plan

PUBLIC MEETING, JOHN BLACK COMMUNITY CENTER,

DECEMBER 3, 2007

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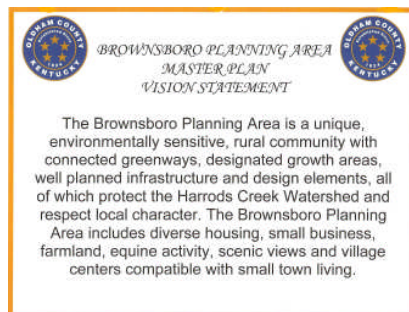


Brownsboro Area Master Plan Purpose & Overview

The Brownsboro Master Plan is designed to help guide the future of the Brownsboro Community. The entire planning process has been marked by participation from residents, public officials, and area developers over an 18 month period beginning in June 2006.



Attendees of the October 2006 Open House View Maps and Data Charts



A large crowd assembled in June 2006 to develop the above mission statement

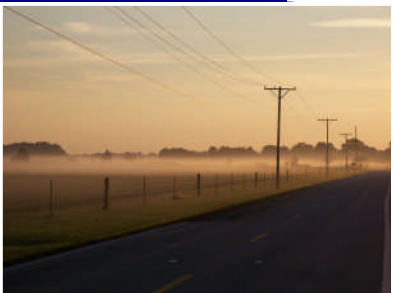
Facts about the Brownsboro Master Plan

- The Oldham County Comprehensive Plan calls for the preparation of master plans for each of the eight planning areas within the county. The plans are to be designed to be more responsive of local needs and issues than the Comprehensive Plan.
- The completed master plan will be consistent with the Comprehensive Plan and be adopted as an update to it.
- The plan should be used by the Planning Commission to help make recommendations to appropriate county Legislative Bodies regarding zoning map amendments, subdivision approvals, and other development review decisions. Current zoning in place is not affected by the adoption of this plan.
- The Brownsboro Master Plan report will consist of four key elements: Community Character; Environmental Resources, Open Space, and Farmland Preservation; Land Use; and Transportation. It will include recommendations to guide the long-term growth of the Brownsboro area.
- The Brownsboro Master Plan Task Force comprises Brownsboro Planning area residents and businessmen; Oldham County Planning Commission and Board of Adjustments members; Oldham County Fiscal Court magistrates; and Brownsboro and Oldham County area developers.
- Recommendation within the plan will describe tools for implementing the master plan, as well as for monitoring its development.
- The Brownsboro Master Plan process began in June 2006 and should be complete in early 2008.

Community Character Goals

The Community Character component examines the history, demographics, strengths and weaknesses of the Brownsboro Planning Area through business, industry, people and housing, landmarks, and gateways, and identified development patterns with the goal of defining the character of the Brownsboro planning area.

1. Strengthen the sense of community of the Brownsboro Planning Area.
2. Preserve the historic and rural identity of the Brownsboro Planning Area.
3. Maintain and enhance the built and natural environment by strengthening visual identity.



Community Character:
Hwy 329 at Dawn

“The Brownsboro Planning Area is a unique, environmentally sensitive, rural community with connected greenways, (and) designated growth areas...”

Brownsboro Vision
Statement infrastructure

Horses graze near Sleepy Hollow Golf Course



Environmental Resources Goals

The Environmental, Open Space, and Farmland Preservation component strives to identify environmentally sensitive areas in the Brownsboro Planning Area in order to identify areas suitable for open space, farmland preservation and development.

1. Recognize and protect natural resources, farmland, and the Harrods Creek Watershed, within the Brownsboro Planning Area when considering land use and development.
2. Preserve and enhance Brownsboro’s scenic corridors and view sheds.
3. Identify and encourage the creation of connected greenways and wildlife corridors in the Brownsboro Planning Area.

Land Use Goals

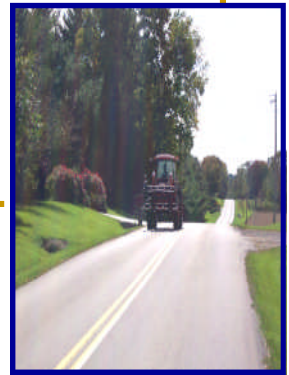
The Land Use component aims to identify appropriate uses for the land, ranging from agricultural, residential, commercial and open space to industrial and mixed-use. Future land uses in the Brownsboro Planning Area will be made by identifying existing land use patterns and analyzing the availability of infrastructure and the impact to natural resources.

1. Direct compatible mixed-use developments in designated village centers where existing or planned infrastructure is available.
2. Enhance the rural and historic characters of the Brownsboro Planning Area.
3. Encourage and create conservation/open space residential developments.
4. Perpetuate farming, equine and other uses compatible with the rural nature of the Brownsboro Planning Area.

Transportation Goals

The Transportation Component will be used to learn what the current needs are and the satisfaction level with respect to the transportation offered to the residents in the Brownsboro Planning Area. By identifying problem areas, we can target where improvement are needed and include recommendations in the plan that should be reflected in future county and state road improvement plans.

1. Create a safe transportation network for all modes of transportation including public transportation, bikes and pedestrians.
2. Develop design standards for Brownsboro that facilitate the village concept while promoting safety
3. Create a safe, scenic and rural roadway system in an historical and natural setting.
4. Develop community based I-71 interchange alternatives that improve traffic efficiency while preserving the character of Brownsboro.



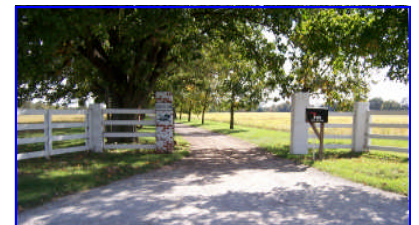
Sleepy Hollow Road

Draft Land Use Recommendations Include:

- Guidelines applicable to conservation areas (100-year floodplains, wetlands, very steep slopes of 30% or higher)
- Recommendations for the development of a Harrods Creek Watershed Management Area
- Rural Area guidelines that encourage a continuation of historic rural and agriculture patterns, including farms and farm related uses
- Accommodation of development in Rural Areas, with encouragement of the use of Conservation Residential Developments using density bonuses to reward open space preservation
- Guidelines for Interstate Interchange Gateway Areas to serve as key symbolic entrances into the community
- Guidelines for the future development of mixed-use Village Centers within Brownsboro

Brownsboro Planning Area History Highlights

- 1782: Kuykendall Station established on the waters of Harrods Creek
- 1797: Harrods Creek Baptist Church is constituted by William Keller and was possibly the first church west of the Allegheny Mountains
- A single one-room private school known as Brownsboro College located on the corner of Highways 1694 and 329 served the community until 1897
- In the 1870's, Rock Springs Hotel was popular for its spa, and according to rumor, Jesse James' gang once had a run-in with rival Indiana bandits at the hotel
- Nine properties within the Brownsboro Planning Area are listed on the National Register of Historic Places



Entrance on Hwy 329 near Sleepy Hollow Road and near the site of Kuykendall Station

Public Involvement: Key to Success

The Brownsboro Area Master Plan is designed to help guide the future of the Brownsboro community over a 20-to-30 year period. The entire planning process has been marked by participation from residents, public officials, and area developers over an 18 month period. Oldham County Planning and Zoning officials arranged for a number of outside experts to provide planning information and data to facilitate the process. Below, nationally renowned landscape architect and planner Randall Arendt discusses a conceptual long-range plan for the Brownsboro Village area with the planning Task Force participants in March 2007.



Subcommittee Participants

The Brownsboro Area Master Plan process began in June 2006 and should conclude in early 2008.

Four subcommittees were formed to develop the master plan: Community Character; Environmental Resources; Transportation; and Land Use. Oldham County Planning and Zoning staff members helped guide each subcommittee's contributions and provided technical and administrative assistance throughout the process.

The following individuals and county officials volunteered their valuable time, perspectives, and insights to produce a consensus long-term view of the future of Brownsboro:

- | | |
|----------------|----------------|
| Morris Belknap | Betsy Lavin |
| Nina Bonnie | Joe McIntyre |
| Nell Bradley | Bob McAuliffe |
| McCall Brown | George Parrish |
| Warner Brown | Rick Rash |
| Missy Camp | Eunice Ray |
| Bob Deibel | Shirley Scott |
| Clay Jones | Todd Simmons |
| Mike Jones | Debbie Stevens |
| Greg King | Barry Stoess |
| Bessie Klein | Doug Wampler |

Thank you for taking time to attend this public meeting concerning the Brownsboro Area Master Plan. We thank you for your support and continued participation in this community planning effort. Your additional input is needed to help guide the future of the Brownsboro Community.

For more information on the Brownsboro Area Master Plan, contact:

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**Duane Murner
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