COMMUNITY BRIEFS

NOHS STUDENTS HOST ART SALE

The North Oldham High School National Arts Honors Society Art Sale is scheduled for Nov. 7 from 3 to 7 p.m. at the Longwood Subdivision Clubhouse — located at 13001 Longwood Lane in Goshen. In addition to the opportunity to purchase students' art, light refreshments and cookies will be provided.

BOOK SIGNING ON MAIN

From The Ground Up Books on Main Street in La Grange will host a book signing on Saturday, Nov. 7 from noon to 4 p.m. for Marcy Bancroft and her debut narrative, "Holy Hollywood: Viewing God Through the Lens of Cinema." The book takes iconic films and uses them as gateways to make Biblical scripture approachable. Come meet the author and do a little shopping.

COME JOIN THE FUN IN GOSHEN

Shiloh UMC will host their annual chili supper and auction on Saturday, Nov. 7 at 5 p.m. Enjoy chili, hot dogs and desserts — all you can eat for $5. The event will also feature a bazaar, crafts, baked goods and auction items. The auction begins at 6:30 p.m.

Shiloh UMC is located at 9611 W. Hwy. 42 in Goshen.

PET PHOTOS WITH SANTA

Adopt Me! Bluegrass Pet Rescue is gearing up for the holidays with pet pictures with Santa and an Angel Tree kickoff event on Saturday, Nov. 7 from 11 a.m. to 2 p.m. The event will feature photos with Santa for a donation, a hot chocolate bar, special holiday treats and ornament making. You can also pick a tag from the Angel Tree. Each one contains a wish from one of the adoptable pets or a supply to help care for them. Monetary donations are also accepted.

Adopt Me! Bluegrass Pet Rescue is located at 1800 Button Court in La Grange. For more information, email alicias@adoptmebluegrasspetrescue.com.

Kentucky Lottery hits record-breaking $8 billion milestone

BY PAXTON MEDIA

The Kentucky Lottery is celebrating record-breaking results in its mission to fund educational opportunities for students and their families across the Commonwealth.

In fiscal year 2026, which ended June 30, the Lottery hit a milestone of generating more than $8 billion in total earnings for Kentucky since its inception in 1989.

"Each year, lottery proceeds fuel scholarships and grants that have empowered over 1.1 million Kentucky students and their families,"

President and CEO Maggie Garrison said in a release issued Tuesday. "Our contribution to education is a remarkable milestone and reflects the Kentucky Lottery's transformative impact on our state."

In fiscal year 2026, a record $419 million in total cash dividends was transferred to the state, funding educational programs that help Kentucky students pursue higher education, workforce training and career advancement.

For more information on the programs funded by the Kentucky Lottery, visit the Kentucky Higher Education Assistance Authority which administers them.

The Kentucky Lottery had record sales in fiscal year 2026, totaling $2.38 billion, which is $224 million or 10.4% more than the prior fiscal year. This allowed the 37-year-old company to transfer record funding to the state, which lawmakers will use to invest in high schools, colleges, and universities in every region of the state through scholarship and grants.

ACRES

FROM PAGE A1

Local regulations also require PUD-zoned projects to include open space for at least 10% of the overall land, "generally" must have a combination of zonings and uses, and must include a 50-foot buffer between any adjacent "lower density/intensity" areas.

Since 2005, building infrastructure such as sewers, arterial roads and an I-71 exit has been a priority, and some changes have been made to the plans over the years, such as allowing the initial construction and expansion of The Rawlings Group — now named Machinify — and adding plans for 26 acres of high-density residential development.

The Oldham-La Grange Development Authority, a six-member board with shared appointments from each governing body, oversees the financing, marketing and development of the land.

OLDA, alongside their development partners John Hollenbach, Greg Oakley and T. Talmage Hocker — collectively called "OR Partners" for short — are requesting the newest update to the plans, namely seeking to strip out all 311 acres of single-family residential development.

The application says the changes are "in response to the ongoing market changes and interest in Oldham Reserve by multiple developers."

WHAT ARE THE PROPOSED CHANGES?

Specifically, the application to the Planning and Zoning Commission says the update would only amend Oldham Reserves's master plan, not their design guidelines that deal with architecture, landscaping and other details.

One of the key changes involves a chunk of land south of Ernie Harris Parkway along the east side of Highway 53 and the north side of East Moody Lane — nicknamed "the rudder."

The current master plan shows that tract planned for medium-density residential housing, mixed-use development and a smaller section of single-family "specialty" housing.

The recently-proposed plans seek to allow the development of a commercial logistics or distribution site. According to the application, about 160 acres is "presently under contract" and the buyer will "begin Due Diligence upon approval."

In that same area, the current master plan shows the construction of North Fibel Lane, connecting Ernie Harris Parkway to East Moody Lane.

The proposed masterplan removes that road, as it "would not align with a potential extension south of Moody Lane to [Highway] 22," and would also cross over a protected wetland area. The application also mentions that the road would remove about 28 acres from the land sale currently under contract.

Neighborhoods close to that portion of the development include Green Valley to the north, Maverick Estates to the east across Highway 53, Clark Pointe to the south across East Moody Lane and Moody Heights to the west.

Another key change involves the areas to the east, south and west of the intersection of Eden Parkway and Ernie Harris Parkway.

Approximately 188 acres originally designated for single-family "specialty" housing on either side of Ernie Harris Parkway is proposed to be changed to 122 acres of medium-density residential north of Ernie Harris Parkway and 66 acres of commercial development to the south of the road.

Green Valley and the Eagle Creek Golf Course sit to the east of that area, while Moody Heights and Lakewood Valley are to the south.

West of Ernie Harris Parkway, about 206 acres originally designated as single-family housing and a potential school site are proposed to be commercial. The application says the area is "drawing intense interest for Commercial development, with multiple developers showing interest."

Slightly farther west of that area, a 123-acre portion originally intended for low-density single-family housing is proposed to be 75 more acres of commercial development and 48 acres of high-density residential development — of which the maximum density will be 24 units per acre, the application says.

The closest existing neighborhoods to the proposed high-density residential area are Borrowick Farms, Fox Trail and Ballard Place.

Though not specifically addressed in the application, the proposed master plan map notably does not show any "Blue-Greenway easements," which comprise 190 acres of the development on the current map. Three "transit stops" shown on the current map are also not present on the proposed map.

REASONS BEHIND THE CHANGE IN PLANS

In a statement to the Era on the proposed master plan amendment, Oldham Chamber & Economic Development President Sandy Hamilton said the change in plans "is intended to help Oldham Reserve attract new investment, create employment opportunities, and expand Oldham County's tax base."

She said the change would help Oldham Reserve respond to current business demand, but still keep with the quality and character envisioned for the overall project.

"The potential benefits extend beyond the initial development. Advancing this project could help facilitate infrastructure and access improvements that make other parcels within the park more practical to develop, creating opportunities for additional businesses and jobs," Hamilton said.

She also noted that any future developments are still subject to county planning and development oversight as well as the PUD's covenants, conditions and restrictions. "Those established requirements are an important part of maintaining consistent standards for the appearance and quality of development throughout the park and for our neighbors."

Regarding the potential buyer interested in "the rudder," Hamilton said that the purchase and sale agreement "includes specific language that it cannot and will not be a data center."

Hamilton also touched on the projected tax revenue, which she considers "a big step towards diversifying our tax base to help ease that pressure from our residential sector."

Specifically, Hamilton said the proposed total investment of $140 million would produce over $1.7 million in estimated gross property tax revenue.

Of that $1.7 million, more than $1.1 million would go to local public schools, more than $100,000 would go to the state government, county government and La Grange Fire District each.

Furthermore, about $66,000 would go to county ambulance services, about $54,000 would go to local public libraries, about $35,000 to the health department, and nearly $20,000 to the local extension office.

NEARBY HOMEOWNERS VOICE CONCERNS

"I don't object to development," Laura Plumley, a 25-year resident of Clark Point told the Era. She said she remembers Oldham Reserve receiving opposition when it was first proposed, "but looking at what they wanted to do, and the fact that we needed to grow the county, it seemed an appropriate way to do it."

"We have never opposed it because it was 'live, work and play," added Patrick Shutte, a 30-year resident of Moody Lane. He recalls Oldham Reserve being planned to become a place to raise a family and work nearby, with lots of green space and pedestrian connectivity — "the Norton Commons of Oldham County," he said.

Shutte said he learned about the proposed changes from a 14-day notice he received in the mail — per county regulations, only those who live within 500 feet were sent the letters.

For Shutte and Plumley, the proposed warehouse development in "the rudder" is the closest part of Oldham Reserve to them, and their biggest concern. On the current plans, the area closest to them is slated for single-family residential development.

"It's clearly stated in the letter they want 156 acres of warehouse on that property," Shutte said. "… it's not a little change, it's a dramatic change."

Plumley also mentioned "the Coomes report," an economic impact study conducted in 2008 that is still available on OLDA's webpage. "It talked a lot about developing some tax revenue … they specifically looked at all the different kinds of [development] … and the least beneficial use in terms of the character of the community and also the tax base benefits were warehouses."

One part of the report reads: "There is little fiscal benefit to developing office and commercial space, relative to simply developing more residential subdivisions, given the current tax structure of local governments in Oldham County."

The report says the "little fiscal benefit" is due to the local tax structures, which are reliant on property and insurance premium taxes — aside from the occupational tax in La Grange that was enacted after the report was written.

The report also states that the "main advantage of commercial development under existing tax policy … is that it provides the County with an employment center …"

Shutte and Plumley also mentioned that the current plans already show commercial development in the northern parts of Oldham Reserve, near I-71. "If you haven't sold the land that is zoned for [commercial] use, why do you have to change the zoning for other land?" Plumley asked.

Shutte also questioned why development has occurred in undeveloped places outside of Oldham Reserve, like Flats at Twenty and C & S Machine and Manufacturing, instead of in the commercial areas on the current Oldham Reserve plans.

"If we had a lot that had been on the market for 20 years, our realtor would be telling us, 'Maybe you haven't priced it right,'" Plumley said.

Aside from concerns about increased traffic and their property values, Shutte and Plumley also expressed concern about the lack of specificity on the warehouse development, and wished that residents would have received more notice and more opportunities to share their thoughts before the changes were proposed.

"I think we all feel a little betrayed by our representatives," Shutte said.

UPCOMING PUBLIC MEETINGS

Though the master plan amendment was initially scheduled to be heard and voted on by the Oldham County Planning Commission on Oct. 27, OR Partners and OLDA Chairman John Stewart sent a request to reschedule the hearing the day before.

"The additional time will allow the applicants to complete and review supporting materials, consider public comments received to date, prepare for a productive public hearing, and ensure the Planning Commission has a complete record for any action it takes …" the request reads.

Oldham County Planning and Development Director Ryan Fischer confirmed that the hearing is now scheduled for the Planning and Zoning Commission at their next meeting on Dec. 8, which starts at 9 a.m.

In the meantime, OLDA has planned to host a public meeting on Tuesday, Nov. 10, from 6 to 8 p.m. at Chapel 1888 — located at 108 W. Jefferson St. in La Grange — for residents to "hear the facts and share your concerns and ideas," a flier circulated by Oldham Chamber & Economic Development reads.

