

**AGENDA
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

July 30, 2026

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. ET (12:30 p.m. CT) in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes from the June 11, 2026, meeting will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, July 2, 2026, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Dalton Belcher, Jeremy Young, Cheryl Gallt, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; Tracy Jones and Ella Helmuth, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
 2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, July 2, 2026 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Molly Davis, Larry Forester, Robin Michler, Bruce Nicol, and William Wilson. Staff members present were Traci Wade, Daniel Crum, Dalton Belcher, Chris Chaney, Ben Wolford; Tracy Jones and Brittany Smith, Department of Law.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

A. PUBLIC HEARING ON ZONING ORDINANCE TEXT AMENDMENT

1. **PLN-ZOTA-26-00008: DATA CENTER REGULATIONS** – a text amendment to create regulations pertaining to data center uses.

INITIATED BY: Urban County Council
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**, of the proposed text.

The Staff Recommends: **Approval**, of the proposed text for the following reasons:

1. The proposed text amendment clearly defines data centers and removes outdated language related to “data processing centers” from the Zoning Ordinance, which provides clarity for the land use regulations of Lexington-Fayette County.
2. The proposed language protects local communities by prohibiting major data centers, which are the largest and most impactful type. Such data centers have a high likelihood of noise, emissions, energy and water consumption that can negatively impact the community.
3. The proposed text amendment creates strict, enforceable criteria for evaluating minor data centers, and ensures that there are opportunities for public input and participation in the planning process and focuses such uses in industrial areas which minimizes the external impacts on the community.

4. Lastly, the proposed text amendment allows for accessory server rooms to operate without requiring additional review or approval. Such uses provide on-site support for existing business and industrial uses within Lexington-Fayette County and are proportional to the square footage of the existing principal permitted use.

VI. COMMISSION ITEMS - The Chair will announce that any item a Commission member would like to present will be heard at this time.

VII. STAFF ITEMS – None at this time.

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission’s formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last-mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR August 2026

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	August 6, 2026
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	August 6, 2026
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov’t Center.	August 13, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	August 20, 2026
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	August 26, 2026
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov’t Center	August 27, 2026

TW/DC/DB/CC/BW

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.