Rec'd by _____

Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

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

Having considered the above matter on **July 30, 2026,** at a Public Hearing, and having voted **7-2** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL OF THE AMENDED TEXT** of this matter 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 The proposed text amendment clearly defines data centers and removes outdated language related to "data processing centers" from the Zoning Ordinance, which provides clarity for the land use regulations of Lexington-Fayette County.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.

ATTEST: This 14th day of August, 2026.

Secretary, Jim Duncan

ZACH DAVIS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Daniel Crum, Principal Planner.**

OBJECTORS

- Francine Gordon,
- John Marshall, 3387 Winthrop Drive

OBJECTIONS

- Expressed concern about using square footage as an indicator for potential energy consumption
- Suggested a required decommissioning bond

▪ Nathaniel Hintz	▪ Called for greater light and sound restrictions
▪ Maria E. Aulick, 4708 Boca Lane	▪ Supported DartPoints' project
▪ JP Alwais	▪ Shared concerns regarding the environmental impacts of data centers
▪ Letonia Jones, 151 Burnett Avenue	▪ Stated disapproval of the exploitation of Fayette County's resources
▪ Steven Harris, 533 Lin Wal Road	▪ Noted the impact of experimental developments in susceptible communities
▪ Regina Harris, 533 Lin Wal Road	▪ Questioned the harm of data center developments on future generations
▪ Patrick Mason, Environmental Commission	▪ Indicated that the Environmental Commission's stance was that data centers are ill-suited for Fayette County
▪ Pete Lynch, University of Kentucky Professor of Politics	▪ Supports a national moratorium on all data center development
▪ Don Ament, 1719 Courtney Avenue	▪ Supported a larger buffer zone than 1000 feet between data centers and residential zones
▪ Erin Petrey	▪ Suggested the Planning Commission take more time to review information pertaining to data centers
▪ Sarah Katzenmaier, 445 W Sixth Street	▪ Indicated that the Northside Neighborhood Association opposes data centers
▪ Patty Draus, 608 Allen Court	▪ Indicated that the Joyland Neighborhood Association believes data centers should be limited to one per three-mile radius
▪ Suzanne McIntosh, 722 Bishop Drive	▪ Opposed data centers due to noise and environmental pollution
▪ Jay Bowman	▪ Suggested any new data center developments be 100% solar powered
▪ Cathy Turk	▪ Appreciated Council's moratorium on data center development
▪ Brittany Roethmeier, Fayette Alliance	▪ Emphasized the need to protect irreplaceable resources
▪ Katie Mullen	▪ Shared concerns about the impact of A.I. on the future
▪ Zina Merkin, 120 Victory Lane	▪ Stated that data centers do not bring jobs to communities
▪ Robin Atwell, 276 Lincoln Avenue	▪ Shared fears regarding the global impacts of A.I.
▪ Warren Byrom	▪ Encouraged severe restrictions on data center development

▪ Andrew Russell English, 1107 N Limestone Street	▪ Noted the land and environmental impacts of data centers and A.I.
▪ Rena Robertson	▪ Shared discontent that data centers were being compared to subsidized housing.
▪ Alisha Kattara	▪ Emphasized the importance of setting the correct standard for the future of data center development
▪ Herbert Lynn	▪ Shared financial implications of data centers and A.I.
▪ Tyler Pyles	▪ Shared concerns about recommended zoning allowances for data centers
▪ Collin Harris	▪ Supported Council's moratorium
▪ Deborah Winslow, 815 E Main Street	▪ Urged a complete ban on all new data center development
▪ Dean Pulsifer, 2129 Carolina Lane	▪ Supported limits on water and power usage of data centers. He urged the commission not to conflate A.I. to data centers.
▪ Rachel Schade	▪ Concerned about the implications of data centers in historic black and African American neighborhoods
▪ Elysian Fields	▪ Shared concerns data centers can cause to natural resources
▪ Mary Hodgins	▪ Concerned about data centers impact on her community
▪ Leah Dick	▪ Suggested a restriction of 30 decibels for future data center developments
▪ Tractor Starrett	▪ Opposes any new data center construction
▪ Claude Kelly, No A.I. KY	▪ Indicated that data centers and A.I. harm valuable resources
▪ Emma Curtis, 4th District Councilmember	▪ Indicated that the current proposed ZOTA is not strict enough
▪ Natalie Warren, No A.I. KY	▪ Supported environmental protections
▪ Lauren Watson	▪ Concerned about increasing use of data centers in Fayette County
▪ Saikeerthi Naidu	▪ Opposes new data center construction
▪ Shari L. Mullen, 3169 Chatham Drive	▪ Suggested the addition of language to make sure companies absorb the cost of data centers, not surrounding communities
▪ Robin Kunkel	▪ Supports the technical comment submitted by No A.I. KY
▪ Sean Howard	▪ Urged an extension of Council's moratorium

- Reba Russell English, 1107 N Limestone Street
- Noted that affordable housing and neighborhood safety was more valuable to Lexington than data centers

VOTES WERE AS FOLLOWS:

AYES:	(7)	J. Davis, Z. Davis, Owens, Wilson, Worth, M. Davis, and Penn
NAYS:	(2)	Forester and Nicol
ABSENT:	(2)	Michler and Barksdale
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL OF THE AMENDED TEXT** of **PLN-ZOTA-26-00008** carried.

Enclosures: Resolution and Initiation Text
Staff Report
Planning Commission Proposed Text
Applicable excerpts of minutes of above meeting