Oak Grove Zoning Committee
Special Session Meeting Minutes
Monday, July 13, 2026
Oak Grove Council Chambers

CALL TO ORDER

The Special Session of the Oak Grove Zoning Committee was called to order by Chairperson/Committee member Jean Leavell at 1:00 p.m. on Monday, July 13, 2026, in the Oak Grove Council Chambers located at 8505 Pembroke Oak Grove Road, Oak Grove, Kentucky.

REVIEW OF MINUTES-MAY 26, 2026

Motion: Committee Member Richard Baker moved to approve the minutes.
Second: Committee Member Ed Cook
Vote: Voice vote-motion passed

ROLL CALL

The following members were present:

- Chairperson/Committee Member Jean Leavell
- Vice Chairperson/Committee Member Edward Cook
- Committee Member Richard Baker
- Public Works Director Brian Ahart
- Code Enforcement Officer/Zoning Inspector Brendon Wadland
- Deputy City Clerk Lisa L Beckman
- Special Guest Tom Britton, CDS
- Special Guest Beth Richardson, CDS
- Chief of Police, Victor Lynch

No residents were in attendance.

AGENDA ITEMS

- Review/Discussion of Data Centers
  Mr. Tom Britton passed out a Data Center informational packet for the Zoning Committee to review. Mr. Britton stated that his goal for today's meeting is to go over this packet and receive some input from the Zoning Committee to help with drafting an ordinance for review/discussion later. Mr. Britton stated that Oak Grove will need to set guidelines in case a Data Center does inquire about locating in Oak Grove, KY. If a Data Center is not wanted in Oak Grove, KY, then the ordinance should state that.
  I have listed some questions and concerns that the Zoning Committee brought forward to Mr. Brittons attention were as follows:
    - Nuclear power vs. Electric power to run a Data Center
    - Discussion regarding "setback" and how much would be sufficient. A setback is the distance from the property line to the building. Mr. Britton will draw examples of possible setback options, using the "Footprint" of the area, as opposed to the square foot of a Data Center building.
    - The Zoning committee stated that they would want to save Industrial space for future business endeavors and downsize a Data Center.
    - Noise levels – Mr. Britton suggested a 4' Burm to be created around a Data Center building, along with double-height landscaping techniques to assist with noise pollution.
    - Allowing On-site generation (Turbines), with conditions.
    - Would a Data Center have a problem meeting the requirements of the "fly-over zone"?
    - A closed-looped water system is needed, and it would come from the citizens' water supply source. This item to be researched further.
    - The Data Center to pay for the upgraded water/electric that would be required.
    - A Data Center would need a conditional use permit through BZA.
- SUMMARY
  Mr. Britton stated that he will draft an ordinance, to include examples of maps, with these first initial guidelines that the Zoning Committee offered. Mr. Britton stated that what he has gathered from this committee, is that a Data Center will need to be in an I-1 location (Industrial). The draft that Mr. Britton will be creating will be discussed with both the BZA and Zoning boards. Mr. Britton stated that Data Centers who are inquiring will have to get a conditional use permit through the BZA board first.
  Chair/Committee member Jean Leavell requested hard copies of the informational packet for the city council members review/discussion.

Christian County Data Center Discussion to be held
Town hall meeting scheduled for July 27, 2026, at 6:00pm at the Hopkinsville Community College. Mr. Britton encouraged Oak Grove committee/council members to attend.

ADJOURNMENT
Motion: Committee member Richard Baker moved to adjourn the meeting.
Second: Vice-Chairperson/Committee Member Ed Cook
Vote: Voice vote-motion passed
Adjournment: Approximately 2:10 p.m.

APPROVED:

_____/s/_____ ___10.06.26_____
Chairperson/Committee Member Jean Leavell DATE

ATTEST:

_____/s/_____ ___10.06.26_____
Lisa Beckman, CKMC DATE
Deputy City Clerk

*The minutes were approved during a Special Zoning Committee Meeting on October 6, 2026. The original signed document is available at City Hall.