

Technical Review Committee Meeting

Wednesday, May 21, 2025

Meeting at 1:00 p.m.

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning and Development Services

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Keith Smith – LaGrange Fire & Rescue

Charlie Ward – Oldham County Health Department

Scot Treece – LaGrange Utilities Commission

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-007 Project Lincoln Data Center, 3557 N. Hwy 53, La Grange

Development Plan

Zoning –Agricultural (AG-1), Conservation (CO-1)

Applicant – Western Hospitality Partners

Engineer – Land Design & Development

Cliff Ashburner, Dinsmore & Shohl, 101 S. 5th Street, Louisville

- Site selection is due to power, fiber, water and access.
- An environmental review was conducted on the site with the conclusion that no active or inactive bald eagle nests were present but clusters of larger trees along the banks of Harrods Creek were determined to represent potential nesting areas.

Derek Triplett, Land Design and Development, 503 Washburn Ave, Louisville

- The property is 267 acres of which 143 acres of the subject site are subject to this conditional use permit request.
- The proposed buildings are placed on the ridgetops to work with the existing topography.
- The nearest portion of the development site to the property line is 100 linear feet from the pavement.
- The property line and the proposed buildings are 160 feet.
- The nearest resident to the proposed building is 837 feet.
- There are 200 acres of green space.
- There will be mature tree canopy that will be preserved.

Eric Senn, Land Design and Development, 503 Washburn Ave, Louisville

- The proposed site will have four drainage basins.
- We will work with Oldham County Engineer Department for water quality requirements.
- The substation will be close to the power lines so there is not a lot of vehicular traffic going through the site.

Andrew Craig, 33 Water Street, New York

- Data Center is a collection of servers connected to the internet for the storage and transfer of digital information.
- This proposed data center is a hyperscale which means it is the largest of its class.

- The data center will be cooled by chillers which produce chilled water that cools the building and rejects the heat to the atmosphere through conduction.
- The closed loop cooling system will not discharge into the environment.
- Generators will be installed for each building for backup use.
- The generators will run typically four hours a year at full load and monthly or quarterly startup tests.
- 10,000 Gallons of diesel will be stored on site per generator, during annual testing, 800 gallons would be used for one generator and 5,000 for a building for 4-hour period.
- Generators are in acoustic enclosures and additional berms and walls can be built around the site for soundproofing.

Diane Zimmerman, Diane Zimmerman Traffic Engineering LLC, 12803 High Meadows Pike, Prospect

- Traffic Impact Study was performed for the site using the IT trip generation data.
- Traffic Impact Study is for evaluations of the entrance, and it determines what improvements might be required at the entrance to accommodate the traffic at the site.
- The results of the study for the entrance will operate at a level B, and the southbound left turn movement will operate at level service A.
- The volumes at the entrance do not satisfy the warrants for left or right turn lanes.

AGENCY COMMENTS:

Anna Barge, Oldham County Planning and Development Services

1. Correct the date of preparation. It is currently listed as 2025/10/12 which would indicate October 12, 2025, which is in the future.
2. Note the proposed building lines showing the distance setback from the street Right-of-Way.
3. Indicate a general description of the type and size of the trees in areas of substantial trees.
4. Note lakes, ponds, marshes, wetlands, and soil types.
5. Note which features remain and which are to be removed.
6. Include in the notes section what variance will be requested.
7. The symbol for stormwater flow is indicated in the notes section but stormwater flow is not shown on the actual plan portion.
8. Update the following addresses for adjoining property owners:
 - a. For the 2600 Ridgewood Rd address, please confirm all portions of the content are legible.
 - b. For the 1410 Yager Lane address, please correct the ownership to David & Jeri Oberg
 - c. For the 3600 Alexander Dr. address, please correct the last name to Ringswald
 - d. For the 2721 Thompson Rd address, please confirm all portions of the content are legible.
9. Indicate provisions for screening, buffering, and landscaping.
10. Indicate acreage in street right of way.
11. Correct the proposed zoning to AG-1 and CO-1.
12. A landscaping and lighting plan will be required before site plan approval.
13. Indicate the parking spaces required.
14. Please clarify the possible fence encroachment.
15. For the Interior Landscape Area (ILA) provided, the calculation should be 10 square feet for every 100 square feet of Vehicular Use Area (VUA).

Anna Barge read Jason Richardson's (KYTC) Letter

1. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities.
2. There shall be no commercial signs on the right of way.
3. There shall be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
4. Site lighting shall not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
5. There shall be no parking nor any portion of any parking lot on state right of way.
6. All drainage structures within state right of way shall be state design.
7. Design of access to state highway shall comply with KYTC typical and/or standard drawings. Entrance width will be limited to 24 minimum and 36ft maximum, with 35ft minimum corner radii. Entrance location(s) are subject to meeting required sight distance.
8. A Traffic Impact Study will be required.
9. KYTC is okay with the concept on the plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted and reserve the right to change or qualify the approval when construction plans are received.
10. An encroachment permit and bond will be required for all work done in the right of way.

Anna Barge read Greg Smith, Oldham County Police Letter

- My concerns would be traffic and security.

John Hine read Oldham County Water District Letter

- There are existing water lines on the property and will need to be labeled on the plat.

Jim Silliman, Oldham County Engineer

1. It appears the project may involve land-disturbance within and/or along jurisdictional waters/wetlands. Typically, if impacts are within the Ordinary High Water Mark (OHWM) of those streams, the applicant will be required to obtain permits from both the U.S. Army Corps Engineers (USACE) and Kentucky Division of Water (KDOW). Permits may include a 404 Permit, 401 WQC Permit, and Permit for Construction In or Along a Stream.
2. Similarly, impacts to the nearby mapped 1% flood hazard area require permitting from KDOW and Oldham County.
3. Land-disturbing area is equal-to or greater-than one (1) acre. As such, the applicant will be required to obtain a KYR10 Permit from the KDOW and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department.
4. KY Hwy 53 is a state-maintained highway. As such, a KY Transportation Cabinet (KYTC) encroachment permit shall be obtained for all work within state right-of-way.
5. Stormwater detention or retention and water quality treatment are required per Oldham County Ordinance No. 16-830-348. The applicant will be required to provide these calculations with their SWQMEC permit application. Additionally, for stormwater discharges to state or interstate right-of-way, KYTC typically requires analysis include the 25-year return event in

addition to the 2, 10, and 100-year (i.e 50%, 10%, and 1%) rain events required by County ordinance.

6. Based on review of the KY Geologic Map Service online mapping, numerous sinkholes area identified within the project area. Several appear to be in the vicinity of one or more of the proposed stormwater detention basins. The applicant shall advise how they plan to construct these basins to effectively detain stormwater runoff in the presence of sinkholes.
7. The applicant shall provide information regarding fire suppression systems so that we can determine if stormwater detention should also accommodate the volume of water from those systems concurrently with the design rain events as have been done with previous facility within Oldham County.
8. When designing the detention basins, the following requirements will apply:
 - a. No trees shall be permitted within the 100-yr water surface elevation.
 - b. The discharge from the detention basin shall be located no closer than 15-ft from the adjacent property boundary.
 - c. Stormwater discharges to jurisdictional streams shall align as closely as possible with the direction of the stream's flow.
9. Detention basin (drainage) easements will be required to be recorded with the Oldham County Clerk prior to the release of the Erosion Control Surety. In addition to the drainage easements, a stormwater maintenance agreement will need to be recorded.
10. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
11. In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas.
12. Future plan submittals shall include a detail for the pavement cross-section..
13. Considering the relatively steep slopes on site, details for any area requiring a retaining wall and fall protection shall be provided with the SWQMEC permit application for informational purposes.
14. Based on the total building area (1,251,760 sft) for this development, it appears this site will generate 216 AM and 184 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based application and Code 160 - Data Center. Review of the KYTC interactive traffic map online indicates an ADT of 3,046 in 2023 (Station 004) on KY Hwy 53 near the project location. Based on the Oldham County Subdivision Regulations, a Traffic Impact Study (TIS) is required. However, we also observed, and it was indicated by the applicant's traffic engineer, that the maximum building area used in the ITE application is significantly less than the proposed project. As such the ITE trip generation may not be accurate. It should also be noted that while TISs typically analyze traffic impacts of the built-out facility in normal function, it has been brought to my attention that construction generated by this site may be significant enough to require additional analysis. While a preliminary TIS has been provided, the applicant shall coordinate with KYTC to determine the full scope of the TIS and what trip generation values to utilize based on the discrepancies noted above.
15. General note 6 on the plan states that on site septic will be provided to serve the development. The applicant should show the proposed location of the septic system on future plan submittals for better understanding of its proximity to mapped sinkholes previously noted. However, this will ultimately be determined in coordination with the Oldham County Health Department.
16. There has been much discussion regarding the cooling systems used in data centers. The applicant shall provide details specific to the cooling systems to be utilized for the proposed site for review of the effect on water quality. These details should include but are not limited to how and when the system is discharged, the components within the discharged water.

Matt Tolar, Oldham County GIS

- Get with me on the street name.
- Will need to get with first responders for signage of the buildings.

Chalie Ward, Oldham County Health Department

- The preliminary soil sample resulted in this area was mostly considered provisionally suitable for conventional sub surfacing discharge septic system.
- There are sinkholes on the property and the setbacks for sinkholes is 70 feet.

Keith Smith, LaGrange Fire & Rescue

- We have not received any communication with the applicant.
- We have questions that will need answers.

Public Comments:

Hank Graddy, W.H. Graddy & Associates, 137 N. Main Street, Versailles

- Attorney for Nathan Oberg and David Oberg, Oldham County homeowners and represent We Are Oldham County, LLC.
- Comments were submitted to this board and an appeal was submitted for this project.
- How many structures are in AG-1 zoning?
- How many principal structures are the applicant proposing?
- Where is the proposed hyperscale data center use provided for in the Comprehensive Plan?
- Where is the proposed hyperscale data center use specifically described in the Zoning Ordinance?
- Will the proposed data center generate, transmit, or distribute electricity, gas, steam, or communications?
- Does the proposed data center collect and treat sewage and solid waste?
- Does the proposed data center provide mass transportation?
- Does the data center provide the public with a service that is deemed necessary for the public health, safety, and welfare?
- Under planning staff's interpretation, are there any parcels of land in Oldham County that are prohibited from constructing a hyperscale data center?

Randy Strobo, Strobo Barkley, PLLC, 730 West Main Street, Louisville

- Is the cooling system that Mr. Craig described the cooling system for this data center?
 - Mr. Craig replied, this is the style that is used for data centers.
- Will the cooling system be changed later?
 - Mr. Craig replied, there may be some other systems on the site.
- Is diesel a hazardous material?
 - Mr. Craig replied, at room temperature diesel is a liquid. I am not qualified to say if it is hazardous or non-hazardous.

Don Erler, 4005 Old Hwy 53, LaGrange

- What is the biggest ladder on the LaGrange Fire Department's trucks?
 - Mr. Smith replied, we have a ladder that is 105 feet.

Jamie Hillegonds, 7925 Organ Creek Road, Pendleton

- Are the detention basins used for contaminated spills?

- Mr. Craig replied, the primary use for detention basins is for storm water.
- Where on the site plan is the spill containment specifically for your firewater containment, other waste, and sprinkler water?
- The site plan does not show a parking area.
- Where would the generators be located and the dimensions, the cooling tower locations and battery storage locations.

Barry Laws, 3411 Fendley Mill Road, LaGrange

- What are the particulates coming out of the generation of 600 megawatts?

Sarah Little, 231 Washington, LaGrange

- Was the traffic study conducted at the entrance of the site?

Olivia Tipton, 3601 Alexander Drive

- Would only one firetruck with a 105-foot ladder be sufficient to put out a fire at this development?
 - Mr. Smith replied, we have the one aerial truck that is 105 foot ladder and like any other structure fire we have mutual aid agreements with surrounding departments which are South Oldham Fire, North Oldham Fire, Westport Fire, Ballardsville Fire and even Anchorage Middletown Fire that we can call on for support.

Curt Allen, no address given, customer of Rootbound Farms

- Concerning the diesel being harmful.

Allen Hayes, 2923 North Hwy 53, LaGrange

- Has the county received any dispersion modeling incorporating thermal inversions, terrain driven air stagnation, seasonal vegetation loss, prevailing wind conditions during peak load operations.
- How much of your coolant and radiator fluid will be consumed and released into the neighboring community?

Jody Curry, 1900 East Mount Zion Road, Crestwood

- What will happen to the Main Street business owners when all the construction traffic start coming through LaGrange?
- What happens when there is a traffic jam on I-71?

Mark Saliga, 3727 Valley Creek Drive, Pendleton

- Did you receive the questions that were sent to Ryan Fischer and Jim?

Nathan Oberg, 1414 Yager Lane, LaGrange

- How many transmission service requests have Western Hospitality Partners submitted to LG&E?
- Will WHP flip the land and sell it to a different developer?

Attorney Ashburner replies to questions from the public.

- We are talking about the Oldham County Ordinances today.
- A lot of the questions that were asked dealt with state, federal and ANSI requirements.
- The fuel tanks are double wall tanks.
- The fire suppression system is predominantly a water based system.

- **PRESENT:**
- TRC Committee Members:
- Anna Barge – Oldham County Planning and Development Services
- Jim Silliman – Oldham County Engineer
- Matt Tolar - Oldham County GIS

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-010 Coffee Shop Rezoning, 1913 S. Hwy 53, La Grange

Zoning Map Amendment and Development Plan
 Current Zoning – Local Business District (C-1)
 Proposed Zoning – Community Business District (C-2)
 Applicant – Joey Mackin, Bowman Consulting
 Engineer – Bowman Consulting

Joey Mackin, Bowman Consulting, 3001 Taylor Spring Drive, Louisville

- Proposing a rezoning from C-1 to C-2.
- The purpose of the rezoning is to provide a drive-thru for a coffee shop that is wanting to occupy the building.
- The current two-way driveway will be converted to one-way which would allow for the drive-thru and then a bypass lane.

AGENCY COMMENTS:

Anna Barge, Oldham County Planning and Development Services

1. Indicate the different suites for the building to add clarity. Are there 3 or 4 suites?
2. Correct the property ownership.
3. Add the date of preparation.
4. Note the ROW of Lakeside Court.
5. Add a legend which is a written and graphical explanation of all symbols and labels.
6. Note the location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
7. Note areas of steep slope (over 30%). If there are not areas of steep slope.
8. Add 5 feet contour lines.
9. Note the location of existing drainage facilities.
10. Note the direction of storm flow.
11. Note the sanitary sewers.
12. Regarding the required parking spaces, please note the following:
 - a. The requirement for the medical clinic should be listed as a minimum of 24 parking spaces.
 - b. The requirement for the coffee shop should be listed as a minimum of 6 parking spaces.
 - c. The requirement for the coffee shop should be listed as a maximum of 10 parking spaces. This is because the calculation should be 1 spot for each 125 square feet of gross floor space.
13. Update the following addresses: 1406 Lakeside Court, the name should be Benjamin Carl Beard and Laura Nan.

Jim Silliman, Oldham County Engineer

1. It does not appear that the project involves land disturbance. As such, it appears that neither the Oldham County construction site runoff ordinance nor the post construction runoff ordinance apply. If there is land disturbance involved, we will re-evaluate. Similarly, a KY Division of Water KYR10 permit would not be required.
2. KY Hwy 53 is a state-maintained highway. As such, a KY Transportation Cabinet (KYTC) encroachment permit shall be obtained if there is any work within state right-of-way.
3. The subject property is located within the Currys Fork watershed, an impaired watershed which the county receives Federal 319(h) funds for water quality improvement efforts. As such, although not required, any water quality measures implemented as part of this project are encouraged and may be considered as matching funds for existing 319(h) grants.
4. Using the Institute of Transportation Engineers (ITE) web-based trip generation application, it appears the proposed drive-thru coffee shop (1 lane and no indoor seating) generates 40 AM and 17 PM peak hour trips and the site as a whole generates 85 AM and 77 PM peak hour trips based on the ITE application and other noted uses of the site. Based on KYTC traffic counts online there appears to be 19,511 vpd ADT (2021) just north of the site along KY Hwy 53. Based on this, a Traffic Assessment (TA), not a Traffic Impact Study (TIS), is required in accordance with Oldham County Subdivision Regulations.
5. Please also note comments from Jason Richardson, KYTC, regarding recommendation to coordinate a connection with the adjoining property to the south to allow use of the existing traffic signal for ingress and egress.

Matt Tolar, Oldham County GIS

- This building does not have any numbers on it, so will you be putting your business name on the sign?
 - Mr. Mackin replied, I am not sure I will need to discuss this with the owner of the building.

Keith Smith, LaGrange Fire and Rescue

- No comment.

Scot Treece, LaGrange Utilities Commission

- We have a fog program, and you can pull the application from our website.

Public Comments:

Stephanie Wenther, LaGrange City Code Enforcement Officer, 307 W. Jefferson Street

- How many parking spaces are there?
 - Anna Barge replied, seven parking spots for the coffee shop.

Anna Barge read Gaddy Eye Center's letter.

Public Meeting adjourned at 3:35 pm.