

ZONING, CONTINUED FROM PAGE 1



▲ Mike Heuer | BCP Photo

Joint City-County Planning Commission
Director Kevin Myatt explains how zoning could work during the county's second of four planning and zoning town halls held on July 21 at Austin Tracy Elementary School.

the Barren County Planning and Zoning Commission to start the process for drafting zoning and land-use regulations in unincorporated areas of Barren County.

Judge Executive Jamie Bewley Byrd emphasized that “this is not passing zoning. This is just starting the process.”

She then nominated Magistrates Marty Kinslow and Tim Coomer to an ad hoc zoning committee, which the Fiscal Court approved.

Byrd said she also would nominate a county resident to also serve on the ad hoc committee

“The Planning Commission hired an outside individual yesterday to facilitate this process,” she added.

Joint City-County Planning Commission Director Kevin Myatt said Reese True, founder of The Kentucky Steward LLC, is the author of Kentucky House Bill 937, which would address data centers and other “high-intensity technological infrastructure” if it were passed into law.

Myatt said True is a genuine expert on the matter and will be a valuable asset for assisting the county in dealing with the proposed Cave City Data Center or other high-intensity technological infrastructure, such as cryptocurrency mining operations and other ventures.

The Fiscal Court’s action on Tuesday morning does not mean zoning will occur in the near future, but starting the process will shorten the time to complete it if county officials determine it’s necessary to do so after completing four scheduled town hall meetings regarding possible county-wide zoning.

If county officials do enact zoning, it would not negatively affect agricultural operations in Barren County, Myatt said.

The Kentucky Right to Farm Act has supremacy over any local laws or zoning and protects farming practices, he explained. No matter where someone might live in the commonwealth or how that land is zoned, they have the right to engage in agricultural practices on their land.

During a zoning town hall held Tuesday evening at the Austin Tracy Elementary School, Myatt suggested the county could zone as residential all unincorporated areas of Barren County, which would be all areas located outside of Glasgow, Cave City and Park City.

Such a zoning designation would not affect current practices, such as agriculture or other existing endeavors, including commercial uses, because they would be protected by grandfather laws.

If they were to be expanded, though, the property owner would have to seek an exemption to allow the expanded nonconforming use, which might be granted with conditions applied.

A countywide residential zoning designation would be relatively easy to impose and would require permission, notification of the owners of neighboring properties and a public hearing before possibly approving non-conforming uses, such as a data center if it would be located on unincorporated property, Myatt said

during the town hall.

The proposed data center in Cave City at 2001 Dyle Ave. mostly would be located on 600 acres of land within city limits and in the Cave City Industrial Park, but a small portion would be on unincorporated county land.

About 35 people attended the July 21 town hall, during which noted data center opponent Paula Pedigo demanded that Byrd say that she would not allow tax breaks or other incentives to enable the data center to be built in Cave City.

Instead, Byrd said the proposed data center is subject to Cave City zoning, and city officials already imposed a moratorium of up to one year against data centers on city-zoned property.

The Kentucky Industrial Alliance has two lawsuits filed against the moratorium that are pending in the Barren County Circuit Court.

The judge executive emphasized that the county has no say in what happens in Cave City regarding zoning, since the county does not have zoning in place.

Pedigo also demanded that county officials impose a similar moratorium immediately and said she does not care if the county is sued and loses in court.

Pedigo recently challenged Byrd in the Republican primary for judge executive,

which Byrd won overwhelmingly with 69.5 percent of votes to Pedigo’s 30.5 percent. Kentucky law does not allow the loser of a primary to run as an independent or write-in candidate for the same seat.

County Attorney Mike Richardson consistently advises against the county imposing a moratorium until zoning is in place due to commonwealth law.

Commonwealth law and appellate court rulings say counties that do not have zoning in place cannot enforce moratoriums on private property use.

If the county were to impose a moratorium before enacting zoning, the matter most likely would trigger a lawsuit, which he said would stop all activity toward related zoning until the matter is

decided in court.

Instead of an unenforceable moratorium, Myatt suggested moving forward with drafting possible zoning regulations and holding a public hearing as soon as August, which would greatly expedite the process and ensure smart planning regarding future developments in Barren County – including data centers and other high-intensity technology projects.

He said it is possible to have a proposed zoning ordinance to the Fiscal Court sometime in October.

County officials have conducted two of four planned town halls, and two more are scheduled from 5 p.m. to 7 on Aug. 10 at the Park City Elementary School and Aug. 13 at the Hiseville Elementary School.

Midmark Celebrates Completion of Glasgow Facility Renovation



Staff Report
Midmark celebrated the completion of a major renovation project at its Glasgow manufacturing facility with a special event attended by company leadership, employees, local officials and community partners.
The renovation includes upgraded work-

spaces, modernized technology, expanded employee amenities and other improvements designed to support the continued manufacturing of medical, dental and veterinary products at the Glasgow facility.
The celebration also reflected Midmark’s commitment to the community. Through

the support of The Midmark Foundation, proceeds from the event will benefit Nona’s Nest and the Barren River Animal Welfare Association (BRAWA).
Local leaders praised Midmark for its continued investment in Glasgow, recognizing the company’s commitment to its work-

force, the local economy and the future of manufacturing in the region.
The completion of the renovation marks another milestone for Midmark’s long-standing presence in Glasgow and its ongoing efforts to enhance both its operations and its impact on the community.

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