Albemarle County

Legislation Text

File #: 25-246, **Version:** 1

AGENDA DATE: 5/7/2025

TITLE:
Resolution of Intent - Data Centers Phase 2 Zoning Text Amendment

SUBJECT/PROPOSAL/REQUEST: Resolution of Intent to amend regulations for data centers.

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Wall, Herrick, Filardo, McCulley, Fritz

PRESENTER (S): Bill Fritz

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The Board of Supervisors recently amended the zoning ordinance to address data centers. The regulations adopted were intended to mitigate the impacts of data centers and give the County the ability to review data centers through the special use permit process when they are over 40,000 square feet in industrial districts or of any size in commercial districts. The Board also adopted regulations for accessory data centers.

STRATEGIC PLAN: Quality of Life - Encourage a vibrant community with economic and recreational opportunities that serve all community members

DISCUSSION: The recently-adopted zoning text amendments were intended as a Phase 1, after which staff would research the impacts of data centers and best practices to address those impacts. This review will include determining the appropriate districts in which to allow data centers as a by right use, or by special use permit. The initial phase had no public engagement beyond the required public hearings. During the development of the second phase, staff intends to engage with the community, including formal and informal contact, online engagement, and open house(s), as well as required public hearings.

BUDGET IMPACT: No budget impact is expected.

RECOMMENDATION:
Staff recommends that the Board adopt the attached Resolution of Intent (Attachment A).

ATTACHMENTS:
Att. A - Resolution of Intent