Albemarle County

Legislation Text

File #: 25-247, **Version:** 1

AGENDA DATE: 5/7/2025

TITLE:
Resolution of Intent - ZMA2025-00003 Data Centers Phase 2

SUBJECT/PROPOSAL/REQUEST: Resolution of Intent to amend zoning map to establish district(s) permitting 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 and 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 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. When new regulations are proposed, it may be appropriate to establish new district(s). A zoning map amendment would be necessary to implement any new districts. The public engagement process for the zoning map amendment will be the same as for the zoning text amendment, 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