

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA202400002 Data Centers Phase 1	AGENDA DATE: April 2, 2025
SUBJECT/PROPOSAL/REQUEST: To establish regulations for Data Centers	STAFF CONTACT(S): Herrick, McCulley, Fritz
SCHOOL DISTRICTS: Not applicable	PRESENTER (S): Mr. Fritz

BACKGROUND:

The Planning Commission held a public hearing on February 25, 2025, and by a vote of 6:0 (Commissioner Clayborne absent) recommended approval of ZTA202400002, with a revision to state that Section 18-5.1.65(a)(1) is not eligible for modification or waiver.

DISCUSSION:

During the Planning Commission public hearing, concerns were raised about the potential for increased setbacks from residential property lines, the suitability of the Downtown Crozet District for data centers, and the total square footage of accessory data centers.

The Planning Commission also discussed the potential for multiple buildings of less than 40,000 square feet on a single parcel being used by-right for data centers. The intent of the ordinance was to limit any lot to a total of 40,000 square feet of data center use. The ordinance has been amended to clarify this limit. Since the Planning Commission meeting, staff has also made other minor changes to the ordinance that are for consistency of language only.

RECOMMENDATIONS:

Staff recommends that the Board of Supervisors adopt the ordinance included as Attachment D.

ATTACHMENTS:

Attachment A – Staff report for the February 25, 2025 Planning Commission Hearing
Attachment A1 -- ZTA202402 Data Centers - Resolution of Intent
Attachment A2 -- ZTA202402 Data Centers - Proposed Ordinance (2/25/2025 Draft)
Attachment A3 -- ZTA202402 Data Centers - Locality Comparison of Data Center Use Regulation
Attachment B – Action Letter for the February 25, 2025 Planning Commission Hearing
Attachment C – Minutes for the February 25, 2025 Planning Commission Hearing
Attachment D – Proposed ordinance for adoption