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CULPEPER COUNTY PLANNING COMMISSION AGENDA  
WEDNESDAY MAY 8, 2024 - 7:00 P.M.  
302 N. MAIN ST, CULPEPER, VA 22701  
BOARD OF SUPERVISORS MEETING ROOM

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Call to Order

- A. Approval of Agenda – Additions and/or Deletions
- B. Approval of Minutes of April 10, 2024 Meeting
- C. Old Business

- 1. **Proposed Amendment to Zoning Ordinance (ZTA-11-24-1)**: The Planning Commission will consider a revision to Appendix A (Zoning Ordinance) of the County Code, ARTICLE 6.1A: (CC- Convenience Center District), ARTICLE 6.1B VC-Village Center Commercial District, and ARTICLE 6.C (CS-Commercial Services District). The proposed revisions would remove residential uses from the principal use section of each commercial zoning district and only allow residential uses as a conditional use in each district. The Planning Commission will determine whether the proposed ordinance amendment is necessary to further the general purpose of promoting the health, safety or general welfare of the public and other purposes as found in Code of Virginia Section 15.2-2283 and 2285. (The Planning Commission held a public hearing regarding this proposed amendment on April 10, 2024)

D. New Business

- 1. **\* Case No. Z-462-24-1**: Request by Red Ace Data Center XI, LLC (Ari Firoozabadi) to rezone 69.19 acres from RA (Rural Area) to LI (Light Industrial). The applicant is proposing to use the property for a Data Center Campus per Article 7.1A-2-2.5 including an area for an electrical substation and associated equipment. The property is located at the corner of Nalles Mill Rd (667) and Keyser Rd (799) in the Stevensburg Magisterial District. Tax Map/ Parcel Nos. 41/97, 97B & 97C. The Planning Commission will consider, review, and make findings whether the general location or approximate location, character, and extent of the proposed substation are substantially in accord with the County's adopted comprehensive plan or part thereof in accordance with the Code of Virginia (1950), as amended, Section 15.2-2232. The Planning Commission is also responsible for making a recommendation to the Board of Supervisors as to approval or disapproval of the rezoning.
- 2. **\* Proposed Amendment to Zoning Ordinance (ZTA-12-24-1)**: The Planning Commission will consider a revision to Appendix A (Zoning Ordinance), ARTICLE 8B (Planned Unit Development District) (PUD) of the County Code. The proposed revision is intended to realign District standards with the goals identified in the 2023 Comprehensive Plan by updating various procedures, provisions and regulations, namely within the Development Standards section. The draft as currently prepared will repeal and replace ARTICLE 8B in its entirety. The Planning Commission will determine whether the proposed ordinance amendment is necessary to further the general purpose of promoting the health, safety or general welfare of the public and other purposes as found in Code of Virginia Section 15.2-2283 and 2285.

E. Adjourn

\* Denotes public hearing