



## Agenda Abstract

### BOARD OF COMMISSIONERS

Meeting Date: June 22, 2026  
Department: Community Services  
Agenda Section: Regular  
Public hearing: Yes  
Date of public hearing: May 27, 2026; June 22, 2206

#### PRESENTER/INFORMATION CONTACT

Matt Efird, Assistant Town Manager  
Shannan Campbell, Planning and Economic Development Manager

#### ITEM TO BE CONSIDERED

**Subject:** Data Center land use development moratoria extension from 60 days to one year, pursuant to N.C. General Statute 160D-107

#### Attachments:

Data Center One year Moratoria Ordinance

#### Summary:

At the April 27, 2026 town board meeting, the board requested that staff provide background information and facilitate discussion on the potential development of data centers in Hillsborough. Staff presented information on data centers as a land use, at the May 11, 2026 town board meeting. After deliberating the pros and cons of data centers, both large and small scale, and recognition that the current Town of Hillsborough Unified Development Ordinance does not address the land use or its impacts, the town board adopted a resolution of intent to enact a future temporary moratoria and directed staff to proceed with holding a public hearing per N.C. General Statute 160D-107 (b) at the next available meeting to consider a sixty day moratoria on data centers as a land use. Town staff posted public notice of the public hearing at Town Hall and Town Hall Annex and published a legal ad in the May 20 issue of the News of Orange, a local newspaper having general circulation in the area.

At the May 27, 2026 Board of Commissioners meeting, a public hearing was held, and the board voted to adopt a 60-day temporary development moratoria. The Board of Commissioners has a meeting break in July where it does not conduct business. As such, an extension of the development moratoria is necessary in order to further study the data center land use and its potential impacts. A public hearing was scheduled for June 22, 2026 before the town board goes on break for July. Town staff posted public notice of the public hearing at Town Hall and Town Hall Annex and published legal ad(s) in June 10 and June 17 issues of the News of Orange, a local newspaper having general circulation in the area.

#### Financial impacts:

N/A

#### Staff recommendation and comments:

Staff recommends the board adopt the attached Data Center One year moratoria ordinance and provide any updated direction (if applicable) on desired next steps.

#### Action requested:

Staff requests adoption of the attached ordinance.