



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2025

TO: Planning Board

FROM: Brandon Eaton, Planner II

ACTION ITEM #: TXT 25-34

MEETING DATE: 12-09-2025

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

Request Planning Board's review of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 10, Section 10-3(G).

PUBLIC

HEARING:

☐

YES

☒

NO

BACKGROUND/PURPOSE OF REQUEST:

The proposed amendment to the Town's UDO updates ordinance language to create a zoning definition of "Data Centers" as a use and establishes supplemental regulations governing such use within the Town's zoning jurisdiction.

Data centers are becoming more common with advancements in artificial intelligence and other technologies, and areas across the State of North Carolina have started seeing more interest in these data centers as a land use. With this, staff believes a proactive approach of allowance via conditional rezoning in the Heavy Industrial (HI) zoning district is key.

- See attached "Exhibit A"

The Planning Board may vote to *recommend to*:

Approve the ordinance as written, or

Further amend the ordinance and vote to approve, or

Continue the Board's review and ask that the ordinance be further researched, or

Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES

☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES

☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES

☒ NO

REVIEWED BY FINANCE DIRECTOR

☐ YES

☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES

☒ NO

☐ N/A

ADVISORY BOARD RECOMMENDATION:

TBD

STAFF RECOMMENDATION:

Staff recommend Planning Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Draft Language "Exhibit A"
2. Draft Statement of Consistency

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| <u>ACTION OF THE BOARD OF ALDERMEN</u> | |
| APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> | ATTEST: CLERK TO THE BOARD |
| <hr/> | |
| DEFERRED UNTIL: _____ OTHER: | SIGNATURE |