



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

TO: Board of Aldermen

ACTION ITEM #: TXT 25-34

FROM: Brandon Eaton, Planner II

MEETING DATE: 01-06-2026

**DATE
SUBMITTED:**

ISSUE/ACTION REQUESTED:

Request Board’s review and decision 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 Board may vote 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: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| CAPITAL PROJECT ORDINANCE REQUIRED: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| PRE-AUDIT CERTIFICATION REQUIRED: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| REVIEWED BY FINANCE DIRECTOR | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: YES NO N/A

ADVISORY BOARD RECOMMENDATION:

The Planning Board voted to recommend approval at their December 9, 2025, meeting.

STAFF RECOMMENDATION:

Staff recommends Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Draft Language "Exhibit A"
2. Planning Board Statement of Consistency
3. Draft Statement of Consistency
4. Ordinance

ACTION OF THE BOARD OF ALDERMEN

APPROVED:
DENIED:

ATTEST: **CLERK TO THE BOARD**

**DEFERRED
UNTIL:** _____

SIGNATURE

OTHER: