



Union County, NC

Land Use Board Meeting Agenda

Tuesday, June 9, 2026

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Agenda Item(s)

[26-330](#)

Text Amendment to Sections 25.010 Table of Allowed Uses, Section 25.020-I, Other Use Category, 30.210 Data Centers, and 32.220 Cryptomining Operations of the Union County Development Ordinance

INFORMATION CONTACT:

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Consider recommending approval or denial of the proposed text amendments.

PRIOR BOARD ACTIONS:

BACKGROUND:

These proposed text amendments deal with the emerging technology of data centers and cryptomining operations. These text amendments define the uses, restrict where the uses may operate, and place supplemental requirements on the uses.

FINANCIAL IMPACT:

None.

Attachments: [Data Center Text Amendment Staff Report](#)
[Data Center Crypto Ordinance Draft 6 03 26](#)
[Land Use Board Advisory Consistency and Reasonableness Statements - TXT-2026-002 - Revised](#)

26-302

Minor Subdivision Discussion

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Continue discussion of subdivision standards.

BACKGROUND:

The Board, at their February 17, 2026, meeting, following a discussion about minor subdivisions, directed staff to bring back possible changes to the minor subdivision provisions of the UDO. The Land Use Board discussed various provisions of the UDO at their February 24, 2026, meeting, and decided to have more detailed discussions about pertinent sections of the UDO over the coming months. The Land Use Board discussed the topics below at their March 17, 2026, meeting and decided to continue much of the discussion into June. This month the following topics will be discussed in more depth:

1. Discussion of the UDO definition of "Lot" in Section 105.130.
 - a. No decisions were made. The LUB wanted to continue discussions on this item.
2. Discussion of minor vs. major lot threshold/parent parcel date
 - a. The LUB decided that they were comfortable with the existing language of the parent parcel but wanted to discuss the minor subdivision lot threshold a little more and wanted information on how other counties define a minor subdivision.
3. Family subdivision exception discussion
 - a. The LUB wanted information on how other counties deal with family subdivisions

FINANCIAL IMPACT:

None.

Attachments: [Minor subdivision discussion LUB 6-9-26](#)

Planning Staff Report

Brief Comments

Adjournment



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-330

Agenda Date: 6/9/2026

TITLE:

Text Amendment to Sections 25.010 Table of Allowed Uses, Section 25.020-I, Other Use Category, 30.210 Data Centers, and 32.220 Cryptomining Operations of the Union County Development Ordinance

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Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Consider recommending approval or denial of the proposed text amendments.

PRIOR BOARD ACTIONS:

BACKGROUND:

These proposed text amendments deal with the emerging technology of data centers and cryptomining operations. These text amendments define the uses, restrict where the uses may operate, and place supplemental requirements on the uses.

FINANCIAL IMPACT:

None.

TXT-2026-002 - Rezoning Request Text Amendment to:

- Sections 25.010 Table of Allowed Uses,
- Section 25.020-F 25.020-I, Other Use Category,
- 30.210 Data Centers, and
- 32.220 Cryptomining Operations of the Union County Development Ordinance

The current Union County Development Ordinance (UDO) does not contain specific standards governing the establishment and operation of data centers or cryptomining operations. While such uses may be interpreted under existing industrial classifications, the ordinance does not currently address the unique land use considerations associated with these facilities, including utility demand, noise, backup power generation, cooling infrastructure, and compatibility with nearby uses.

In recent years, data centers have become an increasingly significant component of economic development efforts throughout North Carolina and the Southeast. As local governments have received inquiries regarding these facilities, many have adopted use-specific regulations to provide greater predictability for applicants while ensuring that potential impacts on surrounding properties and public infrastructure are appropriately addressed.

This text amendment was initiated by staff to establish a regulatory framework for data centers and cryptomining operations within Union County. The proposed amendment would add these uses to the UDO, establish definitions, identify appropriate zoning districts, and create use-specific standards related to setbacks, screening, lighting, noise mitigation, backup power generation, utility capacity verification, and decommissioning.

During the development of the proposed regulations, staff reviewed recently adopted ordinances from other North Carolina jurisdictions as well as emerging best practices from across the country. Staff also evaluated how these facilities may interact with existing residential development, public infrastructure, and utility systems within Union County. The proposed text is intended to balance economic development opportunities with the protection of public health, safety, and welfare while providing clear standards for future applications.

This text amendment establishes a comprehensive set of regulations for data centers and cryptomining operations where no such standards currently exist within the UDO.

Contact Information

1. Staff: Lee Jensen, Planning Director, 704-283-3564, lee.jensen@unioncountync.gov
2. Staff: John Wear, Senior Planner, 704-283-3605, john.wear@unioncountync.gov

Planning Documents

Union County Development Ordinance: The current Union County Development Ordinance does not contain use-specific standards for data centers or cryptomining operations. While these uses may be accommodated through existing industrial use classifications, the ordinance does not currently address site design, utility capacity, cooling infrastructure, backup power generation, noise mitigation, or decommissioning requirements specific to these facilities. The proposed amendment establishes a regulatory framework intended to protect public health, safety, and welfare while providing clear development standards for emerging technology-related uses.

Union County Comprehensive Plan: The Union County Comprehensive Plan does not specifically identify locations for data centers or cryptomining operations. However, the plan supports economic development opportunities, investment in employment-generating uses, and the protection of existing neighborhoods and community facilities from incompatible development. The proposed amendment is consistent with these objectives by allowing such uses within the Heavy Industrial zoning district through the Special Use Permit process while establishing standards intended to mitigate potential impacts associated with noise, utility demand, lighting, backup power generation, and compatibility with surrounding land uses.

Because these uses are proposed to be reviewed through the Special Use Permit process, each application will continue to be evaluated on its individual merits and must demonstrate compliance with the required findings of fact and all applicable ordinance standards.



Planning Department

Staff Analysis and Recommendation

Data centers and cryptomining operations represent emerging land uses that are becoming increasingly common throughout North Carolina and the Southeast. These facilities can provide significant private investment and contribute to the local tax base; however, they also present unique land use considerations that are not addressed by the current Union County Development Ordinance.

The proposed text amendment establishes definitions, identifies appropriate zoning districts, and creates use-specific standards related to setbacks, screening, lighting, noise mitigation, backup power generation, utility capacity verification, cooling infrastructure, and decommissioning. These standards are intended to provide predictability for both applicants and nearby property owners while ensuring that the County has an appropriate regulatory framework in place should these uses be proposed in the future.

The proposed standards are generally consistent with regulations recently adopted by other jurisdictions and are intended to address the primary land use concerns associated with these facilities while avoiding unnecessary restrictions that could discourage future investment within Union County.

Based upon the foregoing analysis, staff finds that the proposed text amendment is consistent with the goals and policies of the Union County Comprehensive Plan and is reasonable and in the public interest.

Staff Recommendation: Approval.

Land Use Board

The Land Use Board is scheduled to review this text amendment request at its June 9, 2026 meeting.



Text Amendment Concerning Data Centers and Cryptomining Operations (TXT-2026-002)

The Unified Development Ordinance of Union County, North Carolina shall be amended as follows below.

Section 25.010, Allowed Uses

Add the following uses to Table 25-1, Table of Allowed Uses, under the “Other” Use Category:

Data Centers shall be permitted in the HI Heavy Industrial District through a Special Use Permit.

Cryptomining Operations shall be permitted in the HI Heavy Industrial District through a Special Use Permit.

Section 25.020, Use Categories

Add the following new subsections, 25.020-I (4) and (5):

4. Data Centers

A data center is a facility used primarily for housing, operation, storage, management, processing, or transmission of digital data through servers, networking equipment, telecommunications systems, AI processing systems, or similar technologies. Includes accessory infrastructure such as cooling systems, backup generators, substations, battery storage, security, and utility infrastructure.

5. Cryptomining Operations

A facility or operation utilizing computer systems, servers, or specialized processing equipment for the purpose of validating blockchain transactions, generating digital currency, or performing cryptocurrency mining activities.

Such facilities may include containerized systems, cooling systems, generators, transformers, and associated infrastructure

Section 30.210, Data Centers

Add the following new Section 30.210, Data Centers, which shall read as follows:

Section 30.210 DATA CENTERS

30.210-A Purpose and Intent

The regulations of this section are intended to promote economic development opportunities, as well as health, safety, and the general welfare, while ensuring compatibility with surrounding land uses; minimize adverse impacts associated with noise, lighting, backup power systems, water consumption, and utility demand; protect nearby residential areas, schools, and community facilities from operational impacts; and ensure adequate public infrastructure and utility capacity exists without impacts to the community. The regulations of this section apply to all data centers which establish as a new or expanded use as of the date of the original adoption of this Section 30.210.

30.210-B Definitions

See Article 105.

30.210-C Minimum Site Design Standards

1. Setbacks

- a) 100-foot minimum property line setback.
- b) 500-foot minimum setback from residential zoning districts or lots with existing dwellings present at time of establishment of the use.
- c) 1,000-foot separation from schools, daycare, assisted living, or similar congregate care uses.

2. Landscaping and Screening

Landscape screening that meets at least the minimum requirements for an S2 screen (see §55.090-C) must be provided along the outside area of the perimeter fenced to mitigate the visual impacts of the equipment buildings from nearby viewers. The permit-issuing authority is authorized to waive or modify these screening requirements upon determining that the existing topography or existing natural materials on the site will screen the property as effectively as the otherwise required screening. Outdoor equipment shall be screened in accordance with Section 55.080.

3. Lighting Standards

A lighting plan demonstrating compliance with the outdoor lighting regulations of [Section 55.130](#).

4. Noise Standards

- a) A pre-construction sound study shall be conducted and prepared by a qualified acoustical engineer at the property to establish a noise baseline, and the development shall include sound mitigation measures to ensure that noise levels from the data center and all associated equipment does not exceed levels observed during the baseline study.
- b) The administrator may require post-construction testing upon complaint or suspected violation.

5. Backup Power Generation Equipment

- a) Backup Power Generation Equipment may be used for temporary, emergency use only. Backup Power Generation Equipment shall not be used as a primary power source.
- b) Routine testing of Backup Power Generation Equipment or other outdoor equipment is limited to Monday–Friday, 9:00 a.m.–5:00 p.m.
- c) Fuel storage subject to fire code and NFPA standards.

6. Utility Capacity

- a) As part of a special use permit application, an applicant shall disclose estimated water demand and cooling system type. Closed-loop or water-efficient Cooling Infrastructure is required.
- b) Letters from water, and sewer utility providers, as applicable, verifying adequate water and sewer capacity for the use, are required as part of a special use permit application.
 - 1. As part of a special use permit application, an applicant shall submit documentation from the applicable electrical utility provider confirming:
 - a. Adequate electrical service capacity exists for the use;
 - b. Infrastructure upgrades are identified if needed;
 - c. A statement providing that service reliability for surrounding customers will not be adversely affected.
 - 2. The use of renewable energy sources or energy efficiency measures is encouraged.

7. Decommissioning

- a) Data centers inactive for more than 24 months are deemed abandoned.
- b) Owner shall remove abandoned equipment and stabilize site within 12 months.

Section 30.220, Cryptomining Operations

Add the following new Section 30.220, Cryptomining Operations, which shall read as follows:

Section 30.220 CRYPTOMINING OPERATIONS

30.220-A. Applicability

Cryptomining operations shall comply with all standards and follow all procedures applicable to Data Centers in § 30.210 unless modified by this section.

30.220-B. Additional Standards

- a) Outdoor containerized cryptomining operations equipment shall be prohibited.
- b) All cryptomining operations shall occur within fully enclosed buildings.
- c) Backup Power Generation Equipment may be used for temporary, emergency use only.
- d) The applicant shall submit an electrical demand study prepared by the serving utility provider.
- e) The County may require enhanced buffering or setbacks to mitigate operational impacts.

Section 105.030, Terms Beginning with “B”

Add the following new term in Section 105.030:

Backup Power Generation Equipment: Generators, fuel systems, battery storage, switchgear, or similar equipment intended for emergency power for a data center or cryptomining operations.

Section 105.040, Terms Beginning with “C”

Add the following new term in Section 105.040:

Cooling Infrastructure: Mechanical, evaporative, liquid, or air-based systems designed to regulate temperatures for a data center or cryptomining operations.

**Land Use Board Advisory Consistency and Reasonableness Statement Concerning
Proposed Amendment to the Unified Development Ordinance of Union County, North
Carolina**

The Union County Land Use Board has reviewed the text amendments (TXT-2026-002) for Sections 25.010, Table of Allowed Uses; 25.020-I, Other Use Category; 30.210 Data Centers; 30.220 Cryptomining Operations; 105.030, Terms Beginning with “B;” and 105.040, Terms Beginning with “C;” of the Unified Development Ordinance of Union County, North Carolina.

**TO RECOMMEND APPROVAL OF THE PROPOSED TEXT AMENDMENT (THE
PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN)**

Motion

(i) Recommend approval of proposed text amendment TXT-2026-002, and (ii) adopt the advisory consistency and reasonableness statement for recommendation of approval.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed text amendment. The Union County Land Use Board finds that adoption of the proposed text amendment is consistent with the currently adopted Union County Comprehensive Plan (the “Plan”). Adoption of the proposed text amendment (i) takes into account the need to amend the text of the Unified Development Ordinance of Union County, North Carolina (the “UDO”) to meet the needs of the community, and (ii) is reasonable and in the public interest because:

1. The proposed text amendment establishes a regulatory framework for Data Centers and Cryptomining Operations, land uses that are not currently specifically addressed by the UDO. These uses can create unique land use considerations related to, without limitation, utility demand, cooling infrastructure, backup power generation, noise, lighting, and compatibility with surrounding development. The proposed text amendment permits these uses only within the HI, Heavy Industrial District and requires approval through the Special Use Permit process, ensuring that site-specific impacts can be evaluated and mitigated. By establishing clear development standards and review procedures, the amendment promotes orderly growth and development while promoting public health, safety, and welfare.
2. The proposed text amendment is consistent with the Plan. The Plan supports economic development opportunities that strengthen the County's tax base and employment opportunities, a goal of the Plan, while also protecting established neighborhoods, public facilities, and infrastructure from incompatible development. The proposed text amendment advances these goals by providing a predictable regulatory framework for emerging technology-related uses while requiring appropriate setbacks, buffering, utility capacity verification, and operational standards designed to minimize impacts on surrounding properties and uses.

TO RECOMMEND DENIAL OF THE PROPOSED TEXT AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN)

Motion

(i) Recommend denial of text amendment TXT-2026-002, and (ii) adopt the advisory consistency and reasonableness statement for recommendation of denial.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed text amendment, as denial is reasonable and in the public interest, and the proposal is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). Denial of the proposed text amendment is reasonable and in the public interest because:

1. The proposed text amendment would establish new use-specific regulations for Data Centers and Cryptomining Operations that may limit the ability of some such facilities to be located within Union County. The proposed standards, including restrictions on location, setbacks, operational requirements, and utility verification, may impose additional regulatory burdens that could discourage investment and economic development opportunities. Existing provisions of the Unified Development Ordinance of Union County, North Carolina may already provide sufficient authority to review and regulate these uses through established procedures.
2. The proposed text amendment is not consistent with the goals and policies of the Plan because it may unnecessarily restrict emerging technology-related industries and limit opportunities for future economic development and expansion of the County's employment and tax base, which is a goal of the Plan. The amendment may reduce the County's competitiveness in attracting technology infrastructure investments that could otherwise be accommodated through existing land use regulations.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-302

Agenda Date: 6/9/2026

TITLE:

Minor Subdivision Discussion

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Continue discussion of subdivision standards.

BACKGROUND:

The Board, at their February 17, 2026, meeting, following a discussion about minor subdivisions, directed staff to bring back possible changes to the minor subdivision provisions of the UDO. The Land Use Board discussed various provisions of the UDO at their February 24, 2026, meeting, and decided to have more detailed discussions about pertinent sections of the UDO over the coming months. The Land Use Board discussed the topics below at their March 17, 2026, meeting and decided to continue much of the discussion into June. This month the following topics will be discussed in more depth:

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 - a. No decisions were made. The LUB wanted to continue discussions on this item.
2. Discussion of minor vs. major lot threshold/parent parcel date
 - a. The LUB decided that they were comfortable with the existing language of the parent parcel but wanted to discuss the minor subdivision lot threshold a little more and wanted information on how other counties define a minor subdivision.
3. Family subdivision exception discussion
 - a. The LUB wanted information on how other counties deal with family subdivisions

FINANCIAL IMPACT:

None.



UNIONCOUNTY
north carolina

Minor Subdivision Discussion Continued

Land Use Board

May 19, 2026



UNIONCOUNTY

north carolina

Minor Subdivision Discussion

1. Discussion of the UDO definition of “Lot” in Section 105.130.
No decisions were made. The LUB wanted to continue discussions on this item.
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The LUB decided that they were comfortable with the existing language of the parent parcel but wanted to discuss the minor subdivision lot threshold a little more and wanted information on how other counties define a minor subdivision.
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UDO Definition of “Lot”

Definitions

Article 105.130 of the Union County UDO

Lot

A parcel of land whose boundaries have been established by some legal instrument, such as a recorded deed or a recorded map and that is recognized as a separate legal entity for purposes of transfer of title. **If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private street is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the street so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip constitutes a separate lot.**

Major vs. Minor Lot Threshold

Definitions

Article 105.200 of the Union County UDO

Subdivision, Minor Any subdivision that does not result in the creation of more than 8 lots out of a single tract since February 14, 1978

Subdivision, Major Any subdivision other than a minor subdivision.

Major vs. Minor Lot Threshold

Lot or record proposed amendment

Article 105

Section 105.200 Terms Beginning with “S”

Subdivision, Minor

Any subdivision that does not result in the creation of more than 8 lots out of a lot of record ~~single tract since February 14, 1978~~. that do not, under the terms of this ordinance, require the construction of new streets, public water or sewer facilities, sidewalks, or similar infrastructure and public facilities.

Major vs. Minor Lot Threshold

Gaston County

- No more than 5 lots
- No new infrastructure

Iredell County

- No more than 5 lots
- No new infrastructure
- Three year waiting period for another minor instead of parent parcel

Stanly County

- No more than 4 lots
- No new infrastructure
- No further division within 12 months

Major vs. Minor Lot Threshold

Lincoln County

- No more than 20 lots
- No new infrastructure
- No further division within 10 years

Cabarrus County

- No more than 5 lots
- No new infrastructure
- 1 minor subdivision out of the parent tract (June 20, 2005)

Johnston County

- No more than 3 lots out of parent tract within preceding 5 years
- No new infrastructure

Major vs. Minor Lot Threshold

Randolph County

- No more than 3 lots
- Access to an existing state-maintained road

Davidson County

- No more than 10 lots
- No new infrastructure
- Access to an existing state-maintained road

Chatham County

- No more than 5 lots
- Access to an existing public street

Major vs. Minor Lot Threshold

Henderson County

- No more than 10 lots in a 5-year period
- Excludes phasing “exemption”

Pender County

- No more than 10 lots

Family Subdivision

- Lineal descendent requirement – usually parent to child or grandparent to grandchild and vice versa.
- Maximum per year and/or maximum per lot of record or maximum number over a certain number of years
- Road frontage and easement access requirements
- Ownership requirements

Family Subdivision Standards

Gaston County

- Up to 5 lots
- 1-acre minimum lot size
- 2 lineages
- No road frontage requirement
- Must own property for 3 years

Iredell County

- No more than 1 lot
- Lot size based on zoning district
- Immediate family members
- No road frontage requirement
- Must own property for 3 years

Family Subdivision Standards

Stanly County

- 1 conveyance per person
- Lot size based on zoning district
- Child of the grantor
- No road frontage requirement
- Must own property for 3 years

Lincoln County

- 1 per tract
- Lot size based on zoning district
- 2 lineages
- No road frontage requirement
- Must own property for 3 years

Questions



UNIONCOUNTY
north carolina