

**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.