Ordinance #___-_____

AN ORDINANCE OF THE TOWN OF FLETCHER TOWN COUNCIL TO AMEND THE TOWN OF FLETCHER LAND DEVELOPMENT CODE, BY AMENDING ARTICLE 2. DISTRICT PROVISIONS AND ARTICLE 18. DEFINITIONS TO ADD DATA CENTERS AS A DEFINED USE WITHIN THE USE MATRIX AND ESTABLISH A CORRESPONDING DEFINITION FOR THE USE.

WHEREAS, the proposed amendment establishes Data Centers as a defined use within the Town of Fletcher's Land Development Code. Data Centers would not be permitted within any zoning district under the Town's jurisdiction; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fletcher, North Carolina that Article 2. District Provisions and Article 18. Definitions of the Land Development Code for the Town of Fletcher be amended as follows:

Article 2. District Provisions

2.4 Use Categories and Tables of Permitted Uses

Manufacturing/Wholesale/Storage									
Agribusiness	P	P	P	P	—	—	—	—	P
Agricultural Products	PS	PS	PS	PS	—	—	PS	PS	P
Asphalt Plant	—	—	—	—	—	—	—	—	—
Construction Services	—	—	—	—	—	—	—	PS	P
Cryptocurrency Mining Operations	—	—	—	—	—	—	—	—	—
Data Centers	—	—	—	—	—	—	—	—	—
Laboratory - Medical, analytical, research & development	—	—	—	—	—	SUP	SUP	SUP	P
Laundry, dry cleaning plant	—	—	—	—	—	—	P	P	P
Manufacturing, Light	—	—	—	—	—	—	P	P	P
Manufacturing, Neighborhood	—	—	—	—		P	P	P	P
Manufacturing, Heavy	—	—	—	—	—	—	—	—	P
Media production	—	—	—	—	P	P	P	P	—
Metal products fabrication, machine or welding shop	—	—	—	—	—	—	—	—	P
Mini-Warehouses	—	—	—	—	—	—	—		P
Research and development	—	—	—	—	P	P	P	P	P
Storage - Outdoor storage yard, primary use	—	—	—	—	—	—	—	—	PS
Storage - Warehouse, indoor storage	—	—	—	—	—	—	—	—	P
Wholesaling and distribution	—	—	—	—	—	—	—	SUP	PS

Article 18: DEFINITIONS

18.3 Definitions

Data Center: A building, structure, or group of buildings used for the storage, processing, management, transmission, or distribution of digital data through large-scale computer systems and associated information technology infrastructure. Such facilities typically contain servers, data storage systems, networking equipment, routers, switches, and related hardware designed to support remote computing, cloud services, digital communications, or off-site users. A data center may include

supporting mechanical and electrical infrastructure necessary for continuous operation, including but not limited to electrical substations, high-capacity electrical service, backup generators, battery storage systems, cooling systems, ventilation equipment, and related utility infrastructure. This use may include server farms, data processing facilities, cryptocurrency or high-density computing operations, and other similar digital infrastructure facilities. Data centers are generally characterized by substantial electrical demand, specialized cooling requirements, and limited on-site staffing relative to the size of the facility.

Adopted by the Town Council of the Town of Fletcher, North Carolina on this 11th day of May 2026.

Attest:

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Preston Blakely, Mayor

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Christine Thompson, Town Clerk