

**CITY COUNCIL
AGENDA
August 11, 2026
6:30 p.m.**

- 1. Opening of meeting by Mayor John P. Hutchinson.**
- 2. Invocation.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
 - A. Disposition of Minutes of the July 14, 2026 Regular Meeting.**
 - B. Tax Collector's Report. (See Pages 4-10)**

Informational Items:

- 1.) Monthly Collection Report**
- 2.) Uncollected Taxes as of July 31, 2026**

Action Items:

- 1.) Refunds per County Assessor's Office.**
- 2.) Discovery bills added to Tax Scroll.**
- 3.) Releases per County Assessor's Office.**

- 5. Business by Planning Board.**
 - A. Set Public Hearing.**
 - 1. Rezoning Request: Set public hearing for a request to rezone approximately 165.07 acres located at 316 Old Cheraw Highway and identified as Richmond County PIN 7462-01-16-8846, 7462-01-17-9065, 7462-01-36-4585, and 7462-01-26-9364 from High Density Residential (R-7) to Conditional Light Industrial (I-1 CZ). (See Pages 11-15 & Map Inserts)**
 - B. Hold Public Hearing. (None)**
 - C. Minutes from Various Boards. Enclosed**

- 6. Board Appointments.**
(See Memo from Assistant City Manager John Massey, 16)
- 7. Consideration of Approval of the Sale of Approximately 30 Acres of Land at Rockingham Industrial Park West (PIN# 7454-00-63-7193) to Latham Pools for the Negotiated Purchase Price of \$150,000 Pursuant to N.C.G.S. 160A-269.**
- 8. Business by Visitors.**
- 9. Business by City Clerk.**
- 10. Business by City Manager.**
- 11. Items of discussion by City Council Members.**
- 12. Business by Mayor.**
- 13. Adjournment.**

Rockingham, NC

City Council Agenda

SUPPORT DOCUMENTS

CITY OF ROCKINGHAM

MONTHLY TAX COLLECTION REPORT

MONTH: JULY

YEAR:

2026

	PRICK YEAR RECORD						
YEAR	AD VALOREM TAXES	COST AND INTEREST	TOTAL COLLECTED	PERCENT THIS DATE	YEAR TO DATE COLLECTIONS	SAME MONTH COLLECTIONS	PERCENT OF TOTAL
PREPAID 2026	9,340.41		9,340.41		25,176.77	1,295.14	
2026	-	\$ -	-	0.00%	-	78,216.03	1.80%
2025	18,799.31	1,169.62	19,968.93	97.56%	18,799.31	6,705.76	98.27%
2024	3,001.88	672.93	3,674.81	98.78%	3,001.88	369.30	98.97%
2023	867.48	216.67	1,084.15	99.17%	867.48	266.27	99.41%
2022	801.27	288.13	1,089.40	99.51%	801.27	107.67	99.66%
2021	351.30	210.59	561.89	99.67%	351.30	112.56	99.79%
2020	342.01	189.11	531.12	99.81%	342.01	57.61	99.82%
2019	-	-	-	99.92%	-	65.18	99.84%
2018	-	-	-	99.85%	-	65.53	99.86%
2017	-	-	-	99.86%	-	-	99.86%
2016	-	-	-	99.87%	-	-	
	33,503.66	2,747.05	36,250.71		49,340.02	87,261.05	

UNCOLLECTED TAXES

YEAR	AMOUNT	Jul-26
2026		
2025	111,247.56	
2024	54,241.25	
2023	31,003.08	
2022	17,699.92	
2021	11,853.23	
2020	6,947.41	
2019	5,242.10	
2018	4,569.96	
2017	4,057.24	
2016	3,860.63	
	111,247.56	Total Current Year
	139,474.82	Total Past Years
	250,722.38	Total All Years

MONTHLY DISCOVERIES REGISTER
JULY 2026

ACCT #	NAME	BILL #	TAX RATE	YEAR OF DISCOVERY	DESCRIPTION	VALUE	CITY TAX	CITY LATE	INTEREST	TOTAL AMOUNT
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
TOTALS						0	0.00	0.00	0.00	\$0.00

MONTHLY RELEASES REGISTER

JULY 2026

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING/ FEES	RELEASED
7/14/2026	5577301	JOYCE K. WARREN	SYSTEM ERROR	2016	631		1.92		1.18		3.10
7/15/2026	22915306	JOSEPHINE TAUNTON	ERROR DUE TO COUNTY	2025	30226					1187.52	1,187.52
7/15/2026	59718301	KEVIN HURLEY	FORECLOSURE	2025	31509					30.00	30.00
7/15/2026	22915306	JOSEPHINE TAUNTON	LESS THAN \$1	2025	30226		0.79				0.79
7/27/2026	121035304	DUNCAN & SHELIA WILLIAMS	SYSTEM INTEREST ERROR	2024	27430				0.02		0.02
7/27/2026	34145301	TIMOTHY ALAN WILLIAMS	SYSTEM INTEREST ERROR	2023	19848				0.09		0.09
7/27/2026	14963301	WILLIAM AARON KEITH SMITH	SYSTEM INTEREST ERROR	2023	18776				0.26		0.26
7/27/2026	14963301	WILLIAM AARON KEITH SMITH	SYSTEM INTEREST ERROR	2022	13305				0.26		0.26
7/27/2026	34145301	TIMOTHY ALAN WILLIAMS	SYSTEM INTEREST ERROR	2022	14458				0.09		0.09
7/27/2026	109583	SILK LOUNGE	SYSTEM INTEREST ERROR	2022	11212				0.04		0.04
7/27/2026	34145301	TIMOTHY ALAN WILLIAMS	SYSTEM INTEREST ERROR	2021	9121				0.09		0.09
7/27/2026	34145301	TIMOTHY ALAN WILLIAMS	SYSTEM INTEREST ERROR	2020	3725				0.09		0.09
7/27/2026	11530302	ALLISON B SR & ALENE WIGGINS	SYSTEM INTEREST ERROR	2018	2186				0.13		0.13
7/27/2026	6164312	ROCKINGHAM HOUSING AUTHORITY	SYSTEM INTEREST ERROR	2017	766				0.15		0.15
7/27/2026	5782304	VIRGIE CAPPS	SYSTEM INTEREST ERROR	2016	703				0.50		0.50
7/27/2026	6164312	ROCKINGHAM HOUSING AUTHORITY	SYSTEM INTEREST ERROR	2016	786				0.15		0.15

MONTHLY RELEASES REGISTER

JULY 2026

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING/ FEES	RELEASED
7/27/2026	22588301	LIDL US OPERATIONS, LLC	SYSTEM INTEREST ERROR	2020	3137				157.76		157.76
7/27/2026	9661301	RICHARD HAROLD PATE	SYSTEM INTEREST ERROR	2017	33188				0.10		0.10
7/29/2026	11288301	WAYNE EUGENE WALLACE LIFE ESTATE	SYSTEM INTEREST ERROR	2021	7559				0.24		0.24
		TOTALS				0	2.71	0.00	161.15	1,217.52	1,381.38

MONTHLY REFUNDS REGISTER

JULY 2026

	A	B	C	D	E	F	G	H	I	J	K
1	DATE	ACCOUNT	NAME	EXPLANATION	YEAR	AMOUNT	LATE LIST	TAGS	INTEREST	REFUNDED	CHECK #
2	7/21/26	6844302	SANDY FREEMAN JR LIFE ESTATE	OVERPAYMENT	2025	18.63				18.63	92340
3	7/21/26	6844302	SANDY FREEMAN JR LIFE ESTATE	OVERPAYMENT	2025	9.76				9.76	92341
4	7/23/26	22171301	JAMES MICHAEL WEST	OVERPAYMENT	2025	119.91				119.91	92358
5	7/23/26	22171301	JAMES MICHAEL WEST	OVERPAYMENT	2025	99.54				99.54	92357
6	7/24/26	75294061	ANN C ROBBINS	VEHICLE TAX REFUND	2025	42.40				42.40	92359
7	7/24/26	71571436	CRYSTAL C JEFFERSON	VEHICLE TAX REFUND	2025	24.21				24.21	92362
8	7/24/26	81618552	CRYSTAL C JEFFERSON	VEHICLE TAX REFUND	2025	16.08				16.08	92362
9										0.00	
10										0.00	
11										0.00	
12										0.00	
13										0.00	
14			TOTALS			\$330.53	\$0.00	\$0.00	\$0.00	\$330.53	

JULY 2026

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	REVERSE PAYMENT	REVERSE INTEREST PMT	REVERSE LATE LIST	REVERSE ADVERTISING	REV SPECIAL ASMT PMT/FEES	TOTAL REVERSAL
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
TOTALS					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Staff Report to Planning and Zoning Board
Agenda Item: V.A
August 4, 2026

Issue:

Rezoning Request: Terra Nexus Land Fund I, LLC has submitted an application to rezone approximately 165.07 acres located at 316 Old Cheraw Highway and identified as Richmond County PIN 7462-01-16-8846, 7462-01-17-9065, 7462-01-36-4585, and 7462-01-26-9364 from High Density Residential (R-7) to Conditional Light Industrial (I-1 CZ).

Background:

The subject property consists of the Clontz property which was annexed and rezoned (from R-20 to R-7) on May 13, 2025 at the request of Randy and Susan Clontz; and the Moss property which was annexed and rezoned on October 14, 2025 from (R-20 to R-7) at the request of Ben and Amber Moss. Terra Nexus Land Fund I, LLC now owns both properties.

The applicant's original plan was to develop a residential subdivision on the subject property. However, homebuilders expressed low interest in the site because of the proximity to the City's wastewater treatment facility, which is immediately adjacent to the subject property. Therefore, the applicant has requested the conditional rezoning to develop a data center on the subject property.

As set forth in Section 3.01 (E) of the UDO, the High Density Residential (R-7) zone generally intended to be applied to areas for the preservation and promotion of high-density residential neighborhoods where municipal services are available or anticipated. The regulations for such district are intended to provide for the orderly growth of single-family detached, (excluding manufactured housing) single-family attached, single-family semi-detached, two-family, and multi-family development with a dense character in order to create quiet, livable neighborhoods.

As proposed by the applicant, the use of the subject property in the conditional Light Industrial (I-1 CZ) zone will be limited to a data center that conforms to the submitted site plan; and will be subject to the conditions of approval – both of which are included in the agenda packet. The site plan and conditions of approval will become part of the zoning requirements for the subject property if approved by the City Council.

Staff Comments:

1. A zoning map and an aerial map illustrating the location of the subject property are included in the agenda packet for the Board's reference. The proposed site plan for the data center and conditions of approval for the conditional rezoning are also included in the agenda packet for the Board's review.
2. At its completion, the proposed data center will be a \$1.2 billion dollar investment in the City. As a point of reference, the current total assessed valuation of all taxable property in the City is \$824,331,324. No City financial incentives are being offered for the project.
3. The data center will be a phased project with the first building completed in 9-12 months; then the next phase of the build out will begin.
4. The proposed site plan includes the preservation of a 300-foot-wide buffer of existing vegetation along the northeastern property line (closest to Farmstead Court), which will be supplemented with

additional vegetation if needed to form a complete vegetative buffer from the adjacent residential uses. Additionally, a 100-foot-wide buffer of existing vegetation will be preserved along the Old Cheraw Highway frontage and supplemented with additional vegetation if needed to form a complete vegetative buffer. These buffers should significantly diminish the view of the facility from adjoining residential properties and Old Cheraw Highway.

5. The applicant provided an Operational Noise Study for the project at the request of City staff, to determine the facility's sound impact on the surrounding residential neighborhoods. A copy of the study is attached separately to the agenda packet for the Board's review. To summarize the study, operational noise generated by the facility will not exceed 48.4 dBA in the surrounding residential neighborhoods. As stated in the report, FERC standards recommend that operational noise from energy and industrial facilities should not exceed 55 dBA Ldn at the nearest noise sensitive area, such as residential land uses. As a point of reference, 50-55 dBA is approximately the ambient noise level in residential neighborhoods around the City.
6. Anticipated water usage for the facility is approximately 75,000 GPD and anticipated sewer usage is approximately 1,000 GPD. The City has the capacity to provide both water and sewer service for the project. The City will evaluate if any improvements in the water distribution system are required to meet the demand.
7. The anticipated water usage of 75,000 GPD is roughly the equivalent of 375 single-family homes assuming an average monthly usage of 6,000 gallons for each home (which is a conservative estimate). As a point of reference, if the subject property was developed for a single-family residential subdivision at 2-3 units per acre, then total units at build out would be between 330 and 495 units.
8. Once the data center is fully complete, it is expected to employ approximately 30 full-time employees. Therefore, vehicular traffic generated by the facility will be minimal. In comparison, if the subject property was developed as a single-family residential subdivision at 2-3 units per acre, (total build out between 330-495 homes), then anticipated average daily traffic volumes could range between 3300 and 4950 trips per day (assuming an average daily trip count of 10 trips per day per residence, which is a generally accepted industry standard for single-family homes).
9. City staff prepared a table that provides a comparison of the impacts (traffic, water usage, and tax base) of a residential development at varying densities versus the proposed data center project, which is included in the agenda packet for the Board's reference.
10. The subject property is attractive for a data center project because of the two Duke Energy transmission lines crossing the site which is critical infrastructure needed to supply the power for the data center.

Plan Consistency Statement:

The requested rezoning is not consistent with the future land use map set forth in *Shaping Our Future: 2033*. The future land use map in *Shaping Our Future: 2033* identifies the subject property as an area to encourage single-family residential development at 3-4 units per acre and multi-family residential development at 6-8 units per acre, which the R-7 zone accommodates.

However, Goal #1 as stated in the plan is to "Improve the local economy by continuing to support the growth and expansion of existing business and industries; by recruiting new, non-offensive business and industries, by promoting and expanding local tourism opportunities; and by promoting Rockingham as a regional center for commerce, government, and professional services." The proposed rezoning and specific development plan for the subject property is consistent with this stated goal in the plan.

It is important to note as stated in NCGS 160D-605 (a), that "if a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending any future land use map in the approved plan, and no additional request or application for a plan amendment is required". Additionally, the plan consistency statement required by NCGS 160D-605 (a) is not subject to judicial review.

It should also be noted that at the time the future land use map was prepared, no consideration was given to the ability to utilize conditional zoning to limit the types of land uses allowed in each conventional zoning district. The subject property was viewed as not suitable for industrial zoning (even though it is adjacent to the City's wastewater treatment plant and two electric transmission lines) because of concerns for truck/industrial traffic routing through Southwood subdivision. By utilizing conditional zoning to limit the use of the subject property to a specific use that does not create truck/industrial traffic as well as minimal vehicular traffic, the subject property is better suited for the proposed data center than a residential development.

Statement of Reasonableness:

The proposed rezoning is of sufficient size to not constitute a spot zoning situation. The existence of the two electric transmission lines crossing the subject property and the proximity of the City's wastewater treatment plant on adjacent property affects the desirability of the subject property for residential development. These facts coupled with the ability to utilize conditional zoning to limit the possible uses of the subject property to a use that is non-offensive in nature (little noise and traffic, no odor); and to require substantial buffering to minimize the view of the facility from adjacent residential uses makes this conditional rezoning request a reasonable action by the City Council.

Staff Recommendation:

City staff recommends the Board review the proposed rezoning request and recommend the City Council rezone the property as requested based on the site plan and conditions proposed by the applicant.

Planning Board Recommendation:

The Planning Board reviewed the request at their regular meeting on August 4, 2026 and recommended unanimously the City Council rezone the subject property as proposed from R-7 to I-1 CZ per the site plan and conditions of approval.

As a side note, the owner/developer indicated during the Planning Board meeting that the cooling system design for the data center has changed to a closed loop system that uses significantly less water than the originally proposed 75,000 GPD. The closed loop system continuously recycles the same water. The system will be flushed and cleaned occasionally with fresh water. Therefore, average daily water usage for the facility will generally be limited to the domestic water use of 30 occupants.

Additionally, no on-site power or bridge power will be utilized on the site (only existing overhead power lines) so no air quality permit will be required. Backup generators will be a part of the development in case of loss of power from overhead utility lines (transmission lines), which rarely occurs.

**City of Rockingham Conditional Rezoning
Conditions of Approval**

I, as the applicant and property owner, do hereby propose the following conditions as a part of conditional rezoning case # **8-11-26 (A)** [Rezoning from High Density Residential (R-7) to Conditional Light Industrial (I-1 CZ)].

1. The allowed uses of the subject property shall be limited to that of a data center and any ancillary or accessory uses associated with a data center.
2. The term "data center" shall be defined as a use involving one or more buildings and associated premises primarily occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.
3. Ancillary or accessory uses for the data center may include utilities, utility lines, electrical substations, water towers, mechanical equipment, and environmental controls (air conditioning or cooling towers, fire suppression, etc.), redundant/backup power supplies, redundant data communications connections, and high security measures.
4. The size, placement and configuration of principal buildings/structures on the subject property shall substantially conform to those representations on the attached site plan.
5. A vegetative buffer a minimum of 300 feet in width consisting of existing vegetation shall be maintained along the northeastern property boundary as indicated on the attached site plan. No existing site vegetation shall be removed from this buffer area, and additional vegetation shall be added as needed to form a complete vegetative screen from adjoining properties.
6. A vegetative buffer a minimum of 100 feet in width consisting of existing vegetation shall be maintained along the southeastern property line (adjacent to Old Cheraw Highway) as indicated on the attached site plan. No vegetation shall be removed from the buffer area except as required for facility access and utility extensions to/from the subject property. Additional vegetation shall be added as needed to form a complete vegetative screen along Old Cheraw Highway.
7. Access to the property shall be limited to two access drives from Old Cheraw Highway. Any improvements to Old Cheraw Highway associated with the data center project including but not limited to deceleration lanes, turn lanes, and/or lane widenings shall be as required by NC Department of Transportation.
8. Operational noise associated with the data center facility shall not exceed 55 decibels at the property lines of adjoining residential land uses.
9. Security fencing shall be located either behind or on the interior of the vegetative buffer to minimize its visibility from Old Cheraw Highway and adjacent residential land uses.

10. After the completion of construction of the data center, tractor trailer visits to the site shall be infrequent usually only for equipment replacement.

I, the undersigned, am a duly authorized representative of the applicant and property owner; and do hereby certify that I constitute all owners of the properties included in the conditional rezoning application; and, furthermore, do hereby consent and agree to abide by all the above-stated conditions of approval in this rezoning case.


Brandon Maxwell
Terra Nexus Land Fund I, LLC

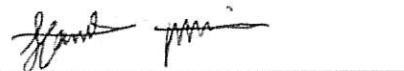
7/7/2026
Date

North Carolina

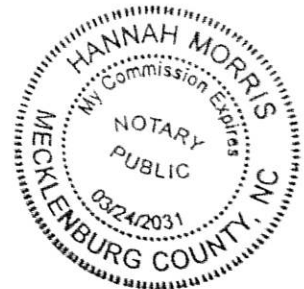
Mecklenburg County

I, Hannah Morris, a Notary Public for said County and State, do hereby certify that Brandon Maxwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

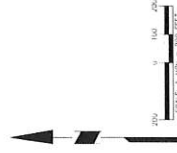
Witness my hand and official seal, this the 7th day of July, 2026.


Notary Public

My commission expires 03/24, 2031.



PROJECT LOCATION MAP
1"=2,000' FT



Rezoning Request Terra Nexus Land Fund I, LLC

High Density Residential (R-7) to Conditional Light Industrial (I-1 CZ)



Scale:
 1" = 700'

- Subject Property
- AE (Floodplain)
- SHADED X (Floodplain)
- AEFW (Floodway)
- Street Names
- City Limits
- Property Lines
- ETJ



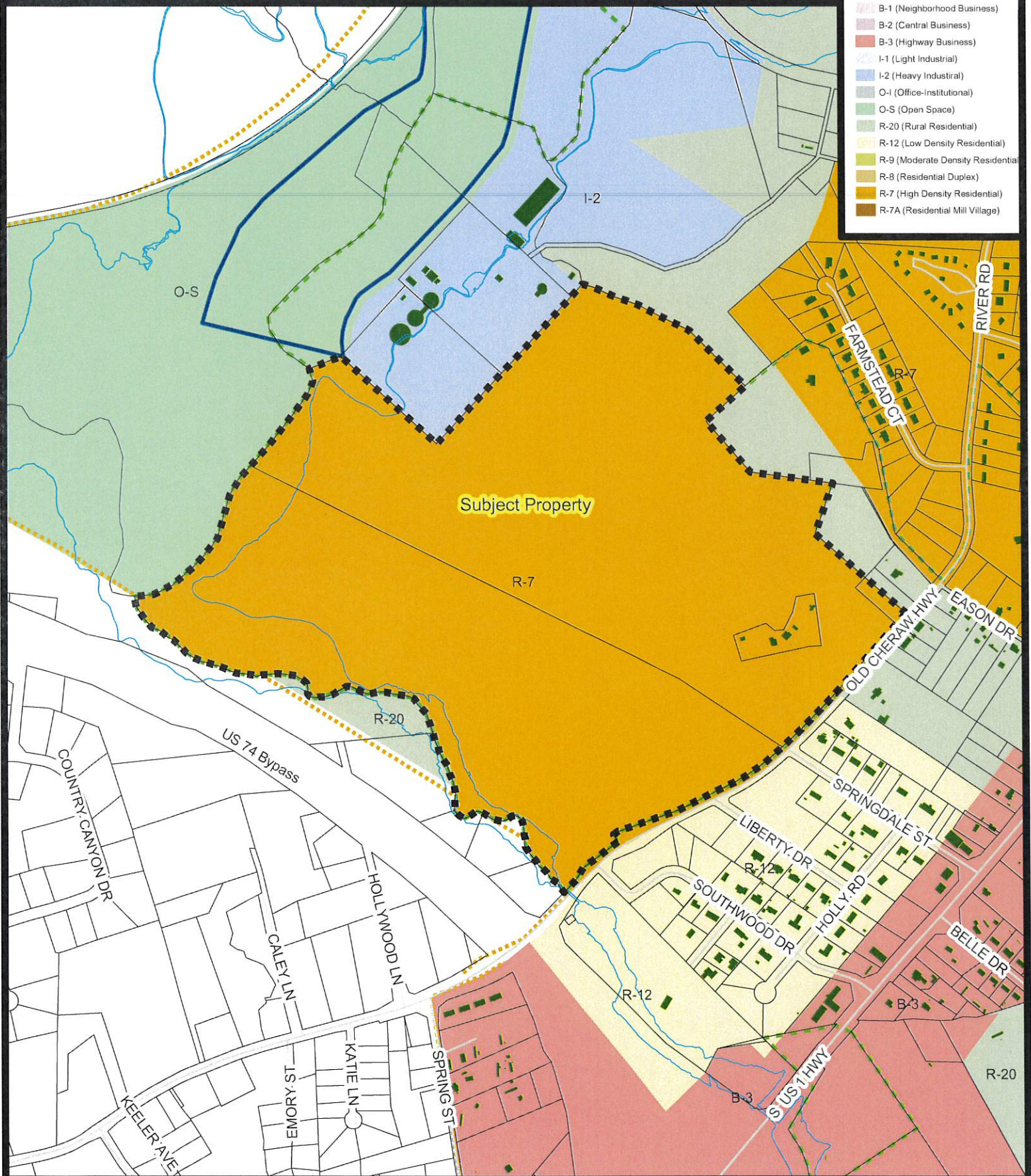
Rezoning Request Terra Nexus Land Fund I, LLC

High Density Residential (R-7) to Conditional Light Industrial (I-1 CZ)



Scale:
 1" = 700'

- Subject Property
- Property Lines
- AE (Floodplain)
- SHADED X (Floodplain)
- AEFW (Floodway)
- Street Names
- City Limits
- ETJ
- B-1 (Neighborhood Business)
- B-2 (Central Business)
- B-3 (Highway Business)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- O-I (Office-Institutional)
- O-S (Open Space)
- R-20 (Rural Residential)
- R-12 (Low Density Residential)
- R-9 (Moderate Density Residential)
- R-8 (Residential Duplex)
- R-7 (High Density Residential)
- R-7A (Residential Mill Village)



MEMORANDUM

To: Mayor John P. Hutchinson and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: August 4, 2026

Re: Recommendations for Board Appointment

Board of Adjustment

- City staff recommends Michelle Davis be appointed as an in-city alternate member to fill Rick Byrd's unexpired term (through June 2028).

**DEPARTMENTAL
ACTIVITY REPORTS
for
COUNCIL'S INFORMATION**

To: Monty Crump, City Manager
From: Blake Kelly, Recreation Director
Date: August 11, 2026
Subject: Activity Report

The following are activities currently involving our department.

Dental awareness – The N.C. Department of Health and Human Services offered a dental sealant and awareness program to our Day Camp and Swim Camp students. Johnnie Bridgman, a public health dental hygienist, spearheaded this project that provided this valuable service to over 75 children.

This Service was extended at no charge and if compared to a private practice would easily have exceeded \$15,000.

Flag Football – This 5th year of flag football kicked off on July 23rd. We have over 90 participants with 8 teams. This season of flag football should conclude of August 14th.

Fall Soccer – Registration concluded Wednesday, July 26th. We have 350 participants. We are looking to have tryouts on August 15th. Practices should start at the end of the month.

Summer Programs – Our summer programming that includes day camp, swim camp, and public swimming concludes Friday, August 7th. We have had another successful summer serving over one hundred children a day among the three offerings.

Hinson Lake – Activity is substantial this time of year with current week-end reservations extending through the fall months.

George C. Gillenwater



Chief of Police

To: Monty Crump

From: G.C. Gillenwater
Chief of Police

Date: August 3, 2026
Ref: June Activity Report

On behalf of the Rockingham Police Department, I am pleased to submit this report for your consideration. The following activities have been undertaken by officers of the Rockingham Police Department.

Total Calls for the Month: 1247

Total arrests for the month :

Felonies: 16

Misdemeanors: 33

Charges on all arrests :

Felonies: 52

Misdemeanors: 48

Accidents Reported/Investigated:

Total: 47

Officer Hours Spent in Court: 4

Officer Training Hours Logged 180



FIRE CHIEF
AUSTIN PARKER

ADMIN. ASST.
KRISTY PLAYER

DEPUTY CHIEF
WARREN McBRIDE

BATT. CHIEF
JOSH WEBSTER

July

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of July 2026.

Total Alarms:	<u>62</u>	In Town:	<u>62</u>	Out of Town:	<u>0</u>
Turn In Alarms:	<u>0</u>	Silent Alarms:	<u>62</u>	Structure fire:	<u>0</u>
Wrecks:	<u>11</u>	Alarm Malf:	<u>16</u>	Good Intent:	<u>8</u>
Service Call:	<u>6</u>	Assist Police:	<u>0</u>	Trash/outside fire:	<u>5</u>
Power line down:	<u>5</u>	Assist Ems:	<u>2</u>	Search/Rescue:	<u>0</u>
Smoke scare:	<u>1</u>	Cooking fire:	<u>0</u>	Vehicle fire:	<u>1</u>
Electrical:	<u>4</u>	Fireworks:	<u>2</u>	Spill/Leak:	<u>1</u>

Total Property Exposed to Fire: \$0.00

Total Property Damaged by Fire: \$0.00

Total Property Saved: \$0.00

During the month of July the full time members averaged 52 training hours per person; part-paid members averaged 8 hours per person for the month.

Respectfully Submitted,

Austin Parker
Fire Chief