

**CITY COUNCIL
AGENDA
September 8, 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 August 11, 2026 Regular Meeting.**
 - B. Tax Collector's Report. (See Pages 4-11)**

Informational Items:

 - 1.) Monthly Collection Report**
 - 2.) Uncollected Taxes as of August 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. (None)**
 - B. Hold Public Hearing:**
 - 1. Rezoning Request: Hold 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 12-23 & Map Inserts)**
 - C. Minutes from Various Boards. Enclosed**

**City Council Agenda
September 8, 2026**

- 6. Consideration of Construction Contract Award to Harper General Contractors of Greenville, SC, in the amount of \$12,707,352.00 for City of Rockingham, NC DWI project No. SRP-W-134-0118 WWTP Improvements – Aeration, Electrical/ Generators, & Sludge Dewatering Facility (see attached bid packet and award recommendation).**
- 7. Business by Visitors.**
- 8. Business by City Clerk.**
- 9. Business by City Manager.**
- 10. Items of discussion by City Council Members.**
- 11. Business by Mayor.**
 - 1. Recognition of September 11, 2026, as a Day of Remembrance commemorating the 25th anniversary of the September 11, 2001, terrorist attacks and honoring the lives lost and the bravery of all who answered the call to serve. (See Page 24)**
 - 2. Recognition of Constitution Week, September 17–23, 2026 and acknowledgment of the efforts of the General William Henry Harrington Chapter of the Daughters of the American Revolution (DAR) in promoting this observance. (See Page 25)**
- 12. Adjournment.**

Rockingham, NC

City Council Agenda

SUPPORT DOCUMENTS

CITY OF ROCKINGHAM

AUGUST

2026

PRIOR 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							
2027	2,463.28		2,463.28		2,463.28	1,722.64	
2026	689,038.56	\$ -	689,038.56	15.65%	689,038.56	805,382.92	18.29%
2025	13,299.00	1,056.19	14,355.19	97.85%	32,098.31	7,961.87	98.30%
2024	3,007.67	335.39	3,343.06	98.85%	6,009.55	791.48	98.97%
2023	760.22	177.16	937.38	99.19%	1,627.70	452.32	99.42%
2022	256.53	241.87	498.40	99.52%	1,057.80	57.66	99.66%
2021	378.54	307.56	686.10	99.68%	729.84	35.34	99.79%
2020	302.15	170.84	472.99	99.82%	644.16	29.25	99.82%
2019	-	-	-	99.83%		29.25	99.84%
2018	-	-	-	99.85%	-	29.25	99.86%
2017	-	-	-	99.86%	-	-	99.86%
2016	-	-	-	99.87%	-	-	99.86%
	709,505.95	2,289.01	711,794.96		733,669.20	816,491.98	

CITY OF ROCKINGHAM UNCOLLECTED TAXES

YEAR	AMOUNT		Aug-26
2026	3,819,880.67		
2025	97,948.56		
2024	51,170.61		
2023	30,189.72		
2022	17,390.25		
2021	11,421.55		
2020	6,592.12		
2019	5,198.12		
2018	4,525.98		
2017	4,013.26		
2016	3,816.65		
	3,819,880.67		Total Current Year
	232,266.82		Total Past Years
	4,052,147.49		Total All Years

6

[illegible]

MONTHLY RELEASES REGISTER
AUGUST 2026

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING/ FEES	RELEASED
8/4/2026	121035304	WILLIAMS, DUNCAN & SHEILA	SOFTWARE ERROR IN INTEREST POSTING	2024	27430				0.02		0.02
8/4/2026	11288301	WALLACE, WAYNE EUGENE LIFE ESTATE	SOFTWARE ERROR IN INTEREST POSTING	2021	7559				0.06		0.06
8/4/2026	6164312	ROCKINGHAM HOUSING AUTH.	SOFTWARE ERROR IN INTEREST POSTING	2016	786				0.15		0.15
8/4/2026	6164312	ROCKINGHAM HOUSING AUTH.	SOFTWARE ERROR IN INTEREST POSTING	2017	766				0.15		0.15
8/4/2026	14963301	SMITH, WILLIAM ARRON K.	SOFTWARE ERROR IN INTEREST POSTING	2022	13305				0.26		0.26
8/4/2026	14963301	SMITH, WILLIAM ARRON K.	SOFTWARE ERROR IN INTEREST POSTING	2023	18776				0.26		0.26
8/4/2026	109583	SILK LOUNGE	SOFTWARE ERROR IN INTEREST POSTING	2022	11212				0.04		0.04
8/4/2026	11530302	WIGGINS ALLISON B SR & ALENE	SOFTWARE ERROR IN INTEREST POSTING	2018	2186				0.13		0.13
8/4/2026	9661301	PATE, RICHARD HAROLD	SOFTWARE ERROR IN INTEREST POSTING	2017	33188				0.05		0.05
8/4/2026	34145301	WILLIAMS, TIMOTHY ALAN	SOFTWARE ERROR IN INTEREST POSTING	2020	3725				0.09		0.09
8/4/2026	34145301	WILLIAMS, TIMOTHY ALAN	SOFTWARE ERROR IN INTEREST POSTING	2021	9121				0.09		0.09
8/4/2026	34145301	WILLIAMS, TIMOTHY ALAN	SOFTWARE ERROR IN INTEREST POSTING	2022	14458				0.09		0.09
8/4/2026	34145301	WILLIAMS, TIMOTHY ALAN	SOFTWARE ERROR IN INTEREST POSTING	2023	19848				0.09		0.09
8/4/2026	5782304	CAPPS, VIRGIE	SOFTWARE ERROR IN INTEREST POSTING	2016	703				0.50		0.50
8/4/2026	22588301	LIDL US OPERATIONS	SOFTWARE ERROR IN INTEREST POSTING	2020	3137				78.88		78.88
8/4/2026	46899	NOVIPAX BUYER LLC	SOFTWARE ERROR IN INTEREST POSTING	2025	27612				0.81		0.81
8/4/2026	46899301	NOVIPAX BUYER LLC	SOFTWARE ERROR IN INTEREST POSTING	2025	30991				6.12		6.12
8/6/2026	MULTIPLE	SEE ATTACHED	BILLS LESS THAN \$5	2026			469.58				469.58

MONTHLY RELEASES REGISTER
AUGUST 2026

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING/ FEES	RELEASED
8/11/2026	63276301	EVANS, BELLE	EXE. REMOVED BY COUNTY IN ERROR	2026	7586	29,084	159.96				159.96
8/11/2026	83345101	MARLIN LEARSING	CORRECTION FROM COUNTY	2026	46224	21,560	118.58				118.58
8/19/2026	82426101	GREAT AMERICA FINANCIAL SERVICE	CORRECTION FROM COUNTY	2026	48573	4,826	26.54				26.54
8/19/2026	26181101	CASCADES TISSUE GROUP	CORRECTION FROM COUNTY	2026	42837	3,746,941	20608.18				20,608.18
8/24/2026	903063301	BROWN, GARRY S	LESS THAN \$1	2026	5562		1.00				1.00
8/24/2026	114617302	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2016	5040	6,039	28.99		32.60	239.56	301.15
8/24/2026	114617303	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2017	5091	6,039	28.99		30.24	241.47	300.70
8/24/2026	114617304	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2018	5073	6,039	28.99		27.64	11.43	68.06
8/24/2026	114617305	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2019	5078	6,039	28.99		22.46	8.91	60.36
8/24/2026	114617306	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2020	5127	6,039	35.03		22.53	8.93	66.49
8/24/2026	114617307	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2021	10656	6,039	35.03		18.06	507.29	560.38
8/24/2026	114617308	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2022	16151	6,039	35.03		14.22	7.75	57.00
8/24/2026	114617309	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2023	21703	6,039	35.03		11.19	11.12	57.34
8/24/2026	114617310	HARRINGTON, FRANCHESCA	PROP. PURCHASED BY COUNTY	2024	27197	7,548	41.51		7.17	3.50	52.18
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2016	1460	3,122	14.99		19.67	289.56	324.22
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2017	1425	3,122	14.99		19.63	9.80	44.42

MONTHLY RELEASES REGISTER

AUGUST 2026

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING/ FEES	RELEASED
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2018	1434	3,122	14.99		18.23	11.43	44.65
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2019	1433	3,122	14.99		14.24	8.91	38.14
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2020	1452	3,122	18.11		13.52	145.73	177.36
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2021	6941	3,122	18.11		11.12	8.00	37.23
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2022	12381	3,122	18.11		8.33	7.75	34.19
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2023	17903	3,122	18.11		6.86	11.12	36.09
8/24/2026	8320301	KING, ADA M	PROP. PURCHASED BY COUNTY	2024	23384	3,902	21.46		3.47		24.93
8/27/2026	1073013701	CAMPOS, MEDARDO TOMAS	LESS THAN \$5	2025	16148	170	0.94				0.94
8/27/2026	1073013701	CAMPOS, MEDARDO TOMAS	LESS THAN \$5	2026	16188	170	0.94				0.94
8/31/2026	63516301	GREAT FALLS HERITAGE LLC	RELEASE FROM COUNTY	2026	9647	15,127	83.20				83.20
		TOTALS				3,902,616	21,920.37	0.00	388.97	1,532.26	23,841.60

MONTHLY REFUNDS REGISTER
AUGUST 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	8/25/26	72228301	MOORE, WENDY DENISE & JOHN	REFUND OVERPAYMENT	2026	20.00				20.00	92596
3	8/28/26	26181101	CASCADES TISSUE GROUP	REFUND OVERPAYMENT	2026	20,608.18				20,608.18	92621
4	8/28/26	91921480	DEWBERRY, JEREMY	VEHICLE REFUND	2026	272.75				272.75	92622
5	8/28/26	86983185	SKIPPER, TRACY L	VEHICLE REFUND	2026	79.07			3.95	83.02	92624
6	8/28/26	87666062	LEE, RONNIE G	VEHICLE REFUND	2026	23.91				23.91	92623
7										0.00	
8										0.00	
9										0.00	
10										0.00	
11										0.00	
12										0.00	
13										0.00	
14			TOTALS			\$21,003.91	\$0.00	\$0.00	\$3.95	\$21,007.86	

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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.

Additional Information (Since 8.11.26 City Council meeting)

- In response to public comments received by City staff, the applicant agreed to additional conditions of approval since the previous City Council meeting on August 11, 2026. Included in the agenda packet are both a red line copy that indicates the language (red) added to the original Conditions of Approval and the final signed/notarized copy for the public record. The site plan has also been updated to reflect the additional conditions.
- The applicant doubled the width of the vegetative buffer along Old Cheraw Highway from 100 feet to 200 feet from the Springdale Street intersection extending north. There are residential uses along this segment of Old Cheraw Highway directly across from the subject property.
- The applicant also reconfigured the proposed northern site access to further minimize the view of the facility from Old Cheraw Highway.
- The applicant agreed to have an independent, certified acoustical professional conduct a sound study annually to confirm compliance with the 55 DBA sound limitation at residential property lines; and provide a copy of such report to the City Planning Department.
- The applicant agreed that generator maintenance/cycling will be limited to the hours of 8:00 AM – 5:00 PM Monday through Friday and exclude any federally recognized holidays.
- The applicant agreed that site lighting will be designed so that there is 0.0 footcandle light spillover to adjoining residential uses and parking lot lighting will be pedestrian-scale, fully shielded and downward directed.
- The applicant reduced the number of onsite parking spaces to reduce the amount of impervious surface area on the site.
- The applicant agreed that the cemetery will not be impacted with site clearing, grading, or construction; that the cemetery will remain outside the perimeter of any facility security fencing; and reasonable pedestrian access to the cemetery will be maintained. The location of the cemetery is indicated on the revised site plan.
- The applicant also confirmed the closed loop cooling system will utilize 30% propylene glycol to prevent the chilled water from freezing. As indicated in the engineer's letter included in the agenda packet, the FDA classifies such chemical as "Generally Recognized as Safe" (GRAS).

Summary of Visit to Town of Maiden, NC

On August 27, 2026, Councilwomen Howe, Wrenn, and Sullivan along with Monty Crump and John Massey visited the Town of Maiden, NC in Catawba County. The Town of Maiden has a population of approximately 4,000. Apple built a data center in the Town Maiden almost 20 years ago and is currently adding a sixth building to the site. A Microsoft data center is currently under construction on a 300+ acre site inside the town limits also. The group met with the town manager who has been employed with the town in several capacities for 32 years to learn more about the community's experiences with data centers and toured the areas around both facilities.

The group observed numerous single-family homes adjacent to and directly across the road from both data center sites. There is new construction of single-family homes directly across from the Microsoft site and newer single-family homes around the Apple site. There are substantial vegetative buffers around both sites that limit the views of both facilities from adjacent properties. The group stopped in a Baptist church parking lot immediately adjacent to the Apple site and heard no noise from the facility. The Town

Manager confirmed there are no noise complaints regarding the Apple facility. The Microsoft facility is not yet operational.

The Town Manager stated there is no evidence to indicate diminished property values for nearby residential uses. The assessed value of homes near the Apple site increased in value during the recent County revaluation commensurate with residential properties in other areas of the town.

The positive economic impact from the Apple facility in the Town is very real. The Town has built a new city hall, fire station, police department, recreation building, splash pad, and library in recent years. These new facilities are all paid for except the Fire Station. The Town has the lowest tax rate (.38 cents) and the lowest water and sewer rates in the 3-county region. The Town Manager stated the town struggled to find funding to buy a single police car before the Apple project – that is no longer a problem.

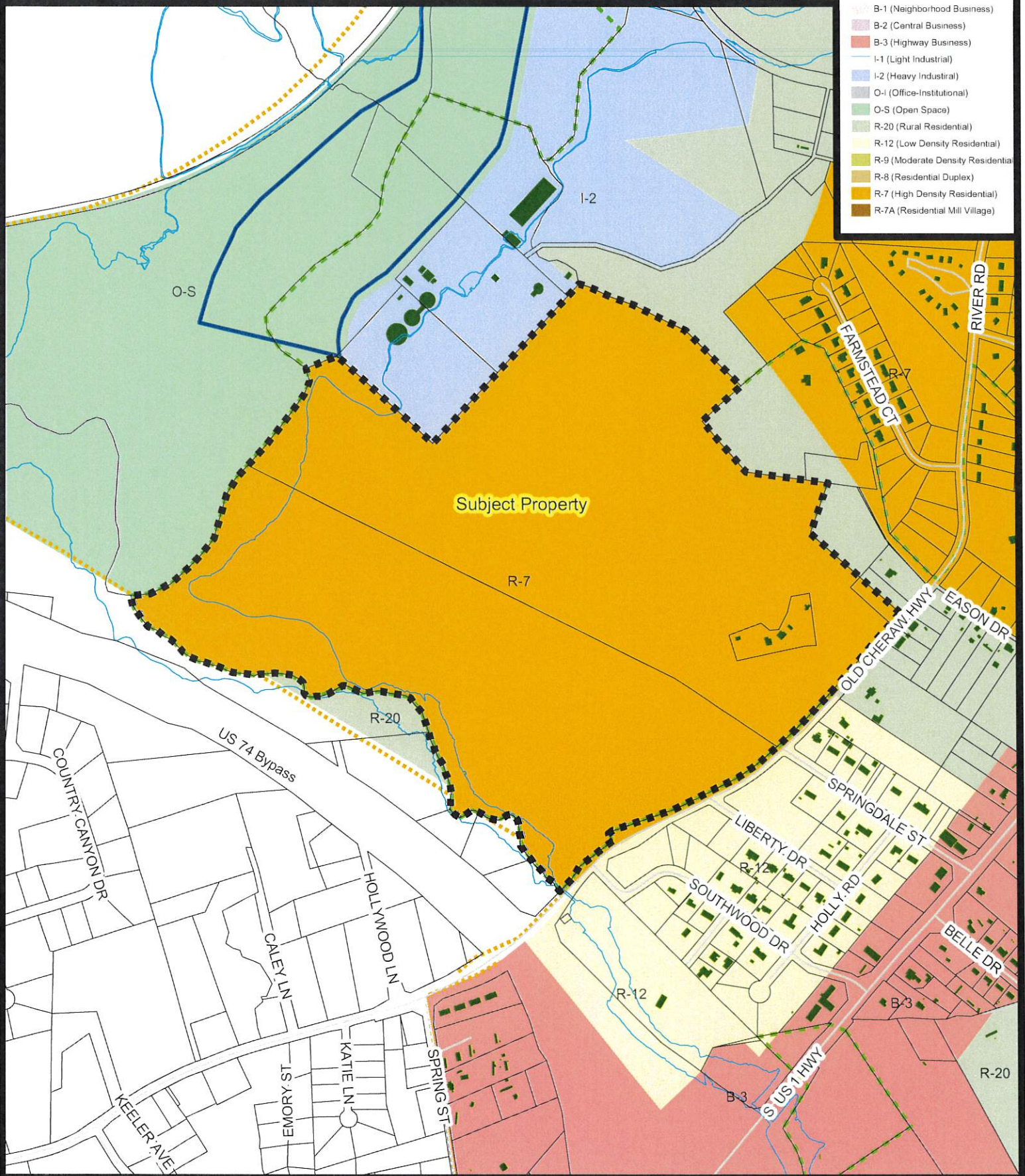
Rezoning Request Terra Nexus Land Fund I, LLC

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)



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



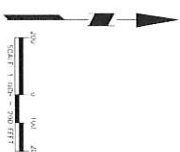
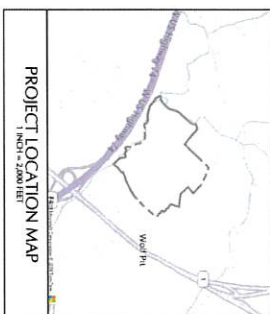
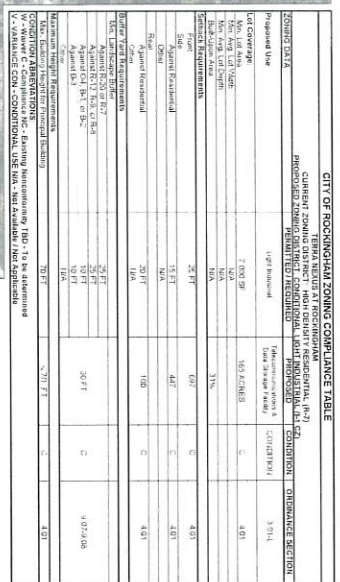


FIG-01

Date	Description	No.
REVISIONS		

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 **including fuel storage**, 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 **except for vegetation deemed unhealthy, invasive, or dangerous by a licensed arborist**, and additional vegetation shall be added as needed to form a complete vegetative screen **providing year-round opacity** 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) **extending from the Springdale Street intersection to the southernmost property corner** as indicated on the attached site plan. **A vegetative buffer a minimum of 200 feet in width consisting of existing vegetation shall be maintained along the southeastern property line (adjacent to Old Cheraw Highway) extending from the Springdale Street intersection northeast 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 **and vegetation deemed unhealthy, invasive, or dangerous by a licensed arborist**. Additional vegetation shall be added as needed to form a complete vegetative screen **providing year-round opacity** along Old Cheraw Highway.
7. Access to the property shall be limited to two access drives from Old Cheraw Highway. **Driveway access shall be configured to minimize the view of the facility 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 DBA at the property lines of residentially zoned or residentially occupied adjacent parcels. **The owner/occupant of the data center facility shall have an independent, certified acoustical professional conduct an annual noise study to determine continued compliance with this requirement. The findings of such study shall be provided to the City Planning Department.**
9. **The routine non-emergency maintenance and cycling of backup generators shall only occur between 8:00 AM and 5:00 PM Monday through Friday excluding federally recognized holidays.**
10. 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.
11. After the completion of construction of **all phases** the data center, tractor trailer visits to the site shall be infrequent usually only for equipment replacement.
12. **Site lighting shall be designed so that there is 0.0 footcandle light spillover to adjacent residentially zoned or residentially occupied parcels. All parking lot lighting shall be pedestrian-scale, fully shielded and downwardly directed.**
13. **The cemetery located on the subject property as indicated on the conceptual site plan shall not be disturbed by any site clearing, grading, or construction. The cemetery shall be located outside of any facility security fencing and reasonable pedestrian access to the cemetery shall be maintained.**
14. **The facility shall utilize a closed-loop cooling system to minimize water consumption.**

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. **I also do hereby acknowledge all the above-stated conditions of approval run with the land and are fully enforceable in perpetuity to any subsequent owners of the site and their respective successors in interest and assigns.**

Brandon Maxwell
Terra Nexus Land Fund I, LLC

Date

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 including fuel storage, 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 except for vegetation deemed unhealthy, invasive, or dangerous by a licensed arborist, and additional vegetation shall be added as needed to form a complete vegetative screen providing year-round opacity 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) extending from the Springdale Street intersection to the southernmost property corner as indicated on the attached site plan. A vegetative buffer a minimum of 200 feet in width consisting of existing vegetation shall be maintained along the southeastern property line (adjacent to Old Cheraw Highway) extending from the Springdale Street intersection northeast 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 and vegetation deemed unhealthy, invasive, or dangerous by a licensed arborist. Additional vegetation shall be added as needed to form a complete vegetative screen providing year-round opacity along Old Cheraw Highway.
7. Access to the property shall be limited to two access drives from Old Cheraw Highway. Driveway access shall be configured to minimize the view of the facility 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 DBA at the property lines of residentially zoned or residentially occupied adjacent parcels. The owner/occupant of the data center facility shall have an independent, certified acoustical professional conduct an annual noise study to determine continued compliance with this requirement. The findings of such study shall be provided to the City Planning Department.
9. The routine non-emergency maintenance and cycling of backup generators shall only occur between 8:00 AM and 5:00 PM Monday through Friday excluding federally recognized holidays.
10. 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.
11. After the completion of construction of all phases the data center, tractor trailer visits to the site shall be infrequent usually only for equipment replacement.
12. Site lighting shall be designed so that there is 0.0 footcandle light spillover to adjacent residentially zoned or residentially occupied parcels. All parking lot lighting shall be pedestrian-scale, fully shielded and downwardly directed.
13. The cemetery located on the subject property as indicated on the conceptual site plan shall not be disturbed by any site clearing, grading, or construction. The cemetery shall be located outside of any facility security fencing and reasonable pedestrian access to the cemetery shall be maintained.
14. The facility shall utilize a closed-loop cooling system to minimize water consumption.

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. I also do hereby acknowledge all the above-stated conditions of approval run with the land and are fully enforceable in perpetuity to any subsequent owners of the site and their respective successors in interest and assigns.



Brandon Maxwell
Terra Nexus Land Fund I, LLC

8/26/2026
Date

North Carolina

Mecklenburg County

I, Phillip J. Puggyao, 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 26 day of August, 2026.

[Signature]
Notary Public

My commission expires April 12, 2029.



Comparison of 165 acres developed for Single-family Residential vs Proposed Data Center				
Residential Units Per Acre	Total Units	Average Daily Traffic (Assuming 10 trips per day per unit average)	Average Daily Water Usage (Assuming 6,000 gal/month average per unit)	Estimated Tax Value Range (Estimated Assessed Tax Value Range between \$200,000 and \$350,000)
2	330	3,300	66,000	\$66 million - \$115 million
3	495	4,950	99,000	\$99 million - \$173 million
4	660	6,600	132,000	\$132 million - \$231 million
5	825	8,250	165,000	\$165 million - \$298 million
Proposed Data Center	--	< 100	Domestic Use Only for Approx. 30 Employees	\$1.2 Billion



August 17, 2026

The City of Rockingham, NC
514 Rockingham Road
Rockingham, NC 28379

Re: Old Cheraw Highway Data Center Campus – Chilled Water System

To Whom it May Concern,

The proposed data center campus along Old Cheraw Highway in Rockingham, NC will utilize 30% propylene glycol in its chilled water system to prevent the chilled water piping system from freezing when routed outdoors.

Propylene glycol is not a per- or polyfluoroalkyl substances (PFAS). PFAS are synthetic chemicals that have multiple strong carbon-fluorine bonds. Propylene glycol is not PFAS because it does not contain fluorine.

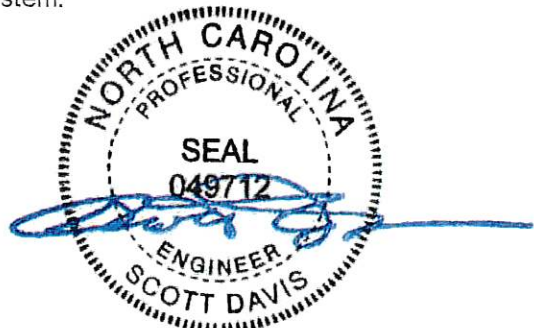
The Food and Drug Administration (FDA) classifies propylene glycol as Generally Recognized as Safe (GRAS). The FDA does not classify PFAS as GRAS.

The proposed chilled water system for this data center campus is a "closed-loop" system, which means that it's water system not open to the atmosphere and does not use evaporation as a means of transferring heat. Additionally, in contrast to their "open-loop" counterpart, "closed-loop" systems do not require routine discharge to the municipal storm (sewer) system.

Sincerely,

BALA CONSULTING ENGINEERS

Todd R. Tewksbury, PE
Associate, Project Manager



Scott M. Davis, PE
VP, Mechanical Department Director

**9/11 Day of Remembrance
25th Anniversary**

WHEREAS, on September 11, 2001, our Nation was subjected to unprovoked, senseless, and cowardly acts of terrorism that claimed nearly 3, 000 innocent lives at the World Trade Center in New York City, at the Pentagon in Arlington, Virginia, and aboard United Airlines Flight 93 in Shanksville, Pennsylvania; and

WHEREAS, we honor the courage and sacrifice of the firefighters, law enforcement officers, emergency medical personnel, military members, and citizens who responded without hesitation, including those who made the ultimate sacrifice and those who continue to suffer from illnesses and injuries resulting from their service; and

WHEREAS, in the days and months following the attacks, Americans came together in a spirit of unity, compassion, patriotism, and service, demonstrating the strength and resilience of our nation in the face of unimaginable tragedy; and

WHEREAS, September 11 holds special significance for the City of Rockingham, a community with deep ties to our Nation's military and first responders and a longstanding tradition of service and sacrifice; and

WHEREAS, as a new generation comes of age with no personal memory of September 11, 2001, we have a responsibility to preserve the history of that day and ensure that the lives lost, and acts of courage and heroism are never forgotten; and

WHEREAS, on this 25th anniversary, the City of Rockingham joins communities throughout our Nation in solemn remembrance and reaffirms the enduring promise to Never Forget.

NOW, THEREFORE, I, John P. Hutchinson, Mayor of the City of Rockingham, North Carolina, on behalf of the Rockingham City Council and our citizens, do hereby proclaim September 11, 2026, as A Day of Remembrance in the City of Rockingham, and encourage all citizens to pause in remembrance of the lives lost on September 11, 2001; to honor the bravery and sacrifice of our first responders, military personnel, and all who answered the call to serve; and to carry forward the spirit of unity, compassion, and patriotism that brought our Nation together in the aftermath of that tragic day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Rockingham to be affixed this 8th day of September 2026.



Signed: _____

John P. Hutchinson, Mayor

Constitution Week Proclamation: September 17–23, 2026

America 250 Commemoration

Rockingham, North Carolina

WHEREAS, September 17, 2026, marks the 239th anniversary of the signing of the Constitution of the United States of America, the foundational document that established our national government, secured our liberties, and continues to guide our Republic; and

WHEREAS, the year 2026 also marks the 250th anniversary of the founding of the United States, a milestone commemorated nationwide through America 250, the official observance recognizing the courage, vision, and enduring principles of the American Revolution; and

WHEREAS, the Constitution stands as a testament to the wisdom, foresight, and resolve of the Founding Fathers, who created a framework for self-government that has endured through war, peace, expansion, and change; and

WHEREAS, it is fitting and proper for the people of **Rockingham** to commemorate Constitution Week by reflecting upon the rights and responsibilities of citizenship, promoting civic education, and honoring the legacy of those who have defended and preserved our freedoms; and

WHEREAS, the National Society Daughters of the American Revolution, including the General Henry William Harrington Chapter, encourages all citizens, schools, churches, and community organizations to participate in Constitution Week through educational programs, displays, and public awareness activities; and

WHEREAS, the Town of **Rockingham**, NC proudly joins communities across North Carolina and the nation in recognizing Constitution Week as part of the broader America 250 celebration, honoring our shared history and reaffirming our commitment to the ideals of liberty and justice.

NOW, THEREFORE, I, **John Hutchinson**, Mayor of Rockingham, North Carolina, do hereby proclaim **September 17–23, 2026**, as **CONSTITUTION WEEK** in Richmond County and encourage all citizens to study the Constitution, reflect on the blessings of freedom, and participate in America 250 commemorative activities throughout our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Rockingham, North Carolina to be affixed this ____ day of September 2026.

John Hutchinson, Mayor of Rockingham, North Carolina



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

George C. Gillenwater



Chief of Police

To: Monty Crump

From: G.C. Gillenwater
Chief of Police

Date: September 1, 2026
Ref: May 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: 1217

Total arrests for the month :

Felonies: 7
Misdemeanors: 34

Charges on all arrests :

Felonies: 28
Misdemeanors: 66

Accidents Reported/Investigated:

Total: 49

Officer Hours Spent in Court: 4
Officer Training Hours Logged 172



FIRE CHIEF
AUSTIN PARKER
ADMIN. ASST.
KRISTY PLAYER

DEPUTY CHIEF
WARREN McBRIDE
BATT. CHIEF
JOSH WEBSTER

August

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

Total Alarms:	<u>71</u>	In Town:	<u>71</u>	Out of Town:	<u>0</u>
Turn In Alarms:	<u>2</u>	Silent Alarms:	<u>69</u>	Structure fire:	<u>3</u>
Wrecks:	<u>20</u>	Alarm Malf:	<u>14</u>	Good Intent:	<u>3</u>
Service Call:	<u>12</u>	Assist Police:	<u>0</u>	Trash/outside fire:	<u>5</u>
Power line down:	<u>6</u>	Assist Ems:	<u>0</u>	Elevator removal:	<u>1</u>
Smoke scare:	<u>1</u>	Cooking fire:	<u>1</u>	Vehicle fire:	<u>0</u>
Electrical:	<u>3</u>	CO detector:	<u>1</u>	Spill/Leak:	<u>1</u>

Total Property Exposed to Fire:	<u>\$68,023,814.00</u>	*The Hertimage
Total Property Damaged by Fire:	<u>\$9,500.00</u>	* Cascades
		*619 E. Broad Ave.
Total Property Saved:	<u>\$68,014,314.00</u>	

During the month of August the full time members averaged 54 training hours per person; part-paid members averaged 10 hours per person for the month.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "AP", is written over a horizontal line.

Austin Parker
Fire Chief

To: Monty Crump, City Manager
From: Blake Kelly, Parks and Recreation Director
Date: September 8, 2026
Subject: Activity Report

The following is an update on current Parks and Recreation activities.

Youth Soccer – All aspects of this very popular sport are falling into place as we begin our 33rd season on Tuesday, September 8th.

350 children are registered to participate and if everything progresses accordingly we should complete our season on October 10th.

Youth Volleyball – Registration begins on Wednesday, September 16th. After eleven seasons of solid enrollment this program has established a good foundation for continued growth.

Flag Football – Additionally, registration also begins on Wednesday, September 16th for this fifth year program. In just a short period of time this program has generated a great deal of interest and is becoming one of our most popular offerings.

Browder Park Pool – The roof of the pool facility is currently undergoing construction and is expected to be completed in the near future.

Hinson Lake – Reservations are in place for every weekend through the end of this calendar year. Additionally, this facility will play host to the annual ultra-marathon race the last week-end of this month.