AGENDA ITEM

**Town of Mooresville**
NORTH CAROLINA

Post Office Box 878
Mooresville, North Carolina 28115
Telephone 662-7040

**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**To:** Mooresville Planning Board

**From:** Erika Martin, AICP, Planning Director

**Date:** April 22, 2025

**Subject:** CZ-2025-004: 148 Patterson Farm Rd/ 338 Rustic Rd (Mooresville Industrial Park)

## Plan Consistency & Statement of Reasonableness

**Please choose one of the options below or make your own statement of reasonableness and compliance.**

- ☐ **Option 1 Approve the Request with Conditions & Land Use Plan Update (Staff Recommendation)**
  I make a motion to recommend that the Town Board approve CZ-2025-04 with the agreed upon conditions because the proposal is consistent with the Town's OneMooresville Plan. Specifically, the proposal will assist with making Mooresville's economic base stronger and more diverse. However, the Future Land Use & Character map designate this area as Rural Residential. Therefore, the future land use designation should be updated to reflect Flex Industrial.

  The proposal is reasonable and in the public interest because restricting the site to a data center will provide critical and modern infrastructure for Mooresville and the broader community. Additionally, the proposal includes numerous conditions to mitigate impacts to adjacent properties.

- ☐ **Option 2 Deny the Request:**
  I make a motion to recommend the Town Board deny CZ-2025-04 because it is inconsistent with the Town's OneMooresville Comprehensive Plan. Specifically, the Future Character & Land Use Map designates this area as low density, Rural Residential.

  In addition, the proposal is unreasonable and not in the public interest because allowing the data center is not an appropriately scaled business for the existing rural landscape.

_____ _____

Stephen McGlothlin, Planning Board Chair Erika Martin, AICP, Planning Director

Date: _____ Date: _____

# Town of Mooresville

## Planning Board Staff Report

**From:** Erika G. Martin, AICP, Planning Director

**Date:** April 22, 2025

**Project:** CZ-2025-04: Patterson Farm Road (Mooresville Technology Park)

**Request**

Earnhardt Farms, LLC is seeking Conditional Industrial (C-IN) for an approximately 400 acre site located at 148 Patterson Farm Road and 338 Rustic Road. The property is currently zoned Iredell County Residential Agricultural. The purpose of the request is to allow a data center.

**Project Description**

The nearly 400 acre site is located in the southeastern most area of Mooresville's planning area and Iredell County's planning jurisdiction. The request is to conditionally rezone the site from Iredell County Residential Agricultural (RA) to Town of Mooresville Conditional Industrial (C-IN) to allow for the siting of a data center with applicable accessory uses.

The site is currently comprised of undeveloped woods, meadows, remnants of a former homesite, and Duke Power lines. Much of the area reflects this existing rural character with large home sites, woodlands, and fields. Notably the site is also adjacent to Coddle Creek Associate Reformed Presbyterian Church located on the corner of Coddle Creek Hwy and Patterson Farm Rd and a small duplex community located at the end of Rustic Rd.

On August 20, 2024 Iredell County transferred through resolution watershed acreage to the Town of Mooresville for the specific purpose of facilitating economic development at this site. Furthermore, the resolution is contingent upon the site being rezoned to Industrial by August of 2025. The Town subsequently signed the resolution on October 7, 2024. A rezoning request was then reviewed by the Planning Board on October 22, 2024 to consider making a recommendation of Industrial (IN) to the Town Board. However, as the proposal was setting a base district many members of the public expressed concern for the variety of industrial uses that could locate on the site and concern over loss of community character. Therefore, the Planning Board recommended denial.

Due to the feedback received, the Applicants submitted a substantially different proposal to conditionally rezone the site to a data center and numerous conditions to address and/or alleviate some of the concerns identified from the previous proposal and community outreach.

The OneMooresville Plan envisioned this area being predominately Rural Residential with low density residential on large lots or clustered conservation subdivisions. The OneMooresville Plan is a guide for the Town Board to consider when making rezoning decisions. The area was likely designated Rural Residential based on predominate land uses at the time of the Plan's adoption, impervious restrictions that severely limit development in the Coddle Creek watershed, and lack of public infrastructure.

The proposed data center is projected to make a positive economic impact and bring with it needed utilities. It is important to acknowledge that even if infrastructure is extended to this site, the development potential of the area will remain low. The State's WS-II Watershed regulations generally only allow 1 dwelling unit per acre or a maximum of 30% impervious. Through Iredell County's locally adopted ordinances a maximum of 370 homes could be built under the RA zoning district. Additionally, through special legislation granted by the State, projects in Mooresville's Planning area impacted by the WS-II Watershed may develop up to 70%, if such land allocation is transferred from Iredell County. If this conditional rezoning is approved, the amount of acres that can be developed above 30% in the Coddle Creek portion of the Watershed will be reduced from 1,446 acres to 1,047 acres.

While the future land use designation of Rural Residential within the OneMooresville Plan is not consistent with the proposal, Chapter 5 entitled *Promoting a Vibrant Economy* is dedicated to strengthening Mooresville's economic base and consistent with the proposed industrial development. If this rezoning is approved, Staff recommends updating the future land use plan as Flex Industrial to reflect the Town's changing vision.

**Highlighted Conditions**

The following is an overview to highlight some of the conditions proposed. Please see the draft ordinance for the exact language being considered.

- Restrict the site to a data center with associated accessory uses
- Small Modular Reactors (SMR) are expressly prohibited
- Data center access will be restricted to Patterson Farm Rd (emergency and/or maintenance access may occasionally occur through Rustic Rd)
- Areas will be preserved as shown on the Concept Plan (except where necessary for utility installation)
- A minimum 100' permitter buffer comprised of existing trees around the site
- A minimum 150' building setback
- Principal building facades shall include at least two design elements
- Traffic mitigations shall be complete prior to issuance of first building permit

**Neighborhood Meeting**
The Neighborhood Meeting was held virtually on March 19, 2025 with 27 interested persons in attendance. A summary of the meeting has been provided by the Applicant.

**Conditional Zoning Map Amendment (Rezoning) Standards & Site Analysis**
Mooresville Staff did not include a comparison table of the current base district of Iredell County Residential Agricultural and the proposed Town of Mooresville Conditional Industrial due to the regulations falling between two different land development codes. However, Iredell County Staff have shared under their cluster subdivision rules the site could yield up to 370 homes and a Traffic Impact Analysis would be required. The conditional proposal to the Town would prohibit the development of homes on this site.

**Decision Standards**
Section 2.5.2.D of the Unified Development Ordinance (UDO) describes specific items to be considered when making amendments to the official zoning map and include the following:

| Decision Standards | Consistent | Inconsistent |
|---|---|---|
| 1. **Consistent with OneMooresville/ relevant adopted plans** | • Site will support investment in underutilized areas (Policy 3-3-1)<br>• Development will support economic development in response to business preferences (Policy 5-1-2)<br>• Coordination with Iredell County to support county-wide development will maintain strong community ties (Policy 2-2-1) | • Property shown in Tier 4 (Policy 2-1-1)<br>• Property shown in Rural Residential future character and land use map (Policy 3-1-1) |
| 2. **Compatible with existing and proposed uses** | Yes, the data center will be obscured by natural barriers and will have a low volume of traffic. | |
| 3. **Expansion of an existing zoning district** | Yes; the location is logical as the site is ideally situated to serve the modern infrastructure needs of the broader community. | No; the site will not expand industrial, instead it will introduce industrial zoning in a low density and agricultural zoning district. |

| | | |
|---|---|---|
| **4. Logical and orderly development pattern** | Yes; the conditions limit and mitigate many of the concerns associated with the original by right request. Additionally, a portion of the watershed has been allocated to the Town from Iredell County in support of industrial development on the site. | |
| **5. Reasonably served by public infrastructure** | Yes; water and sewer capacity is available upon extension of the lines by the Applicant. | |

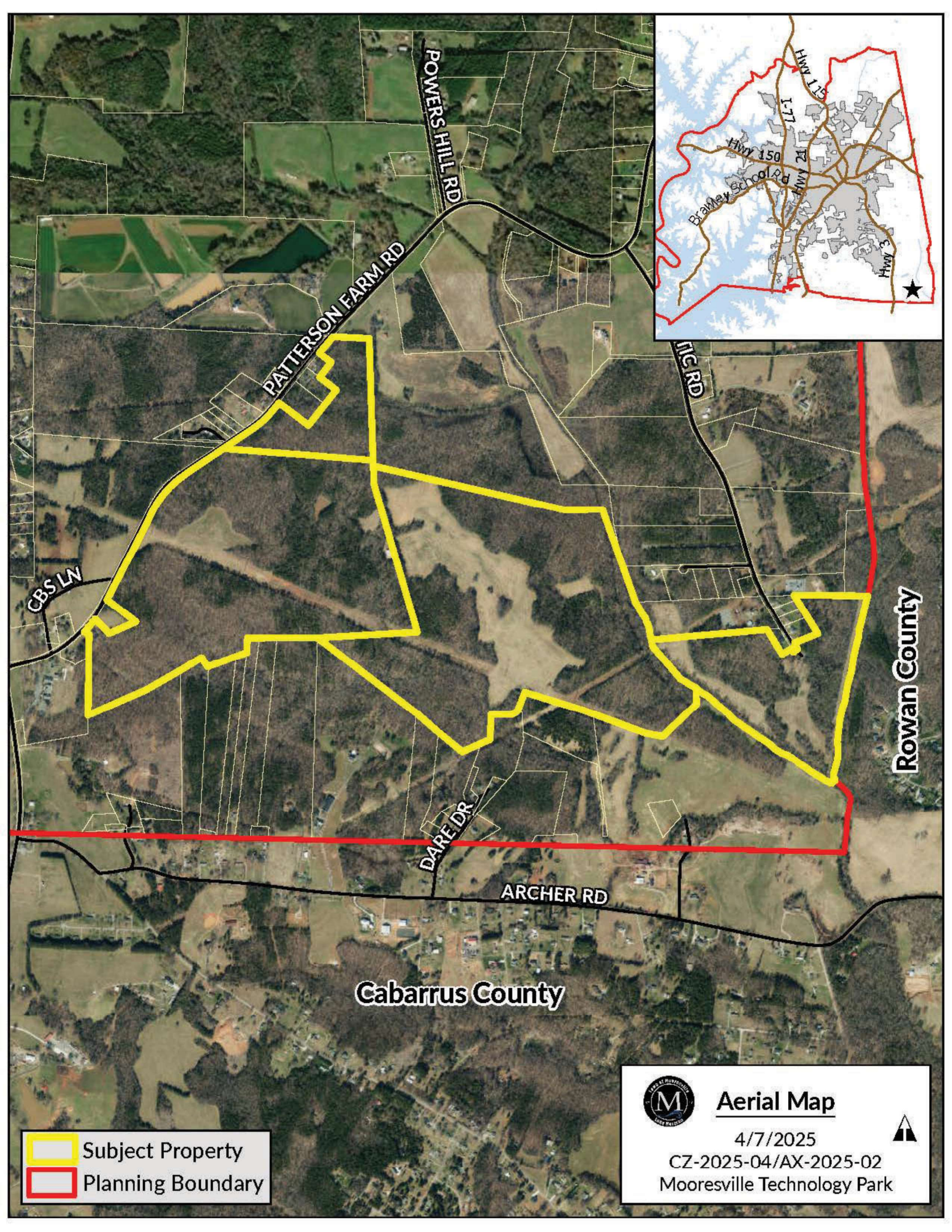
| | |
|---|---|
| **Mooresville Strategic Plan** | Individual and community economic vitality. |
| **Staff Recommendation** | Approval. |

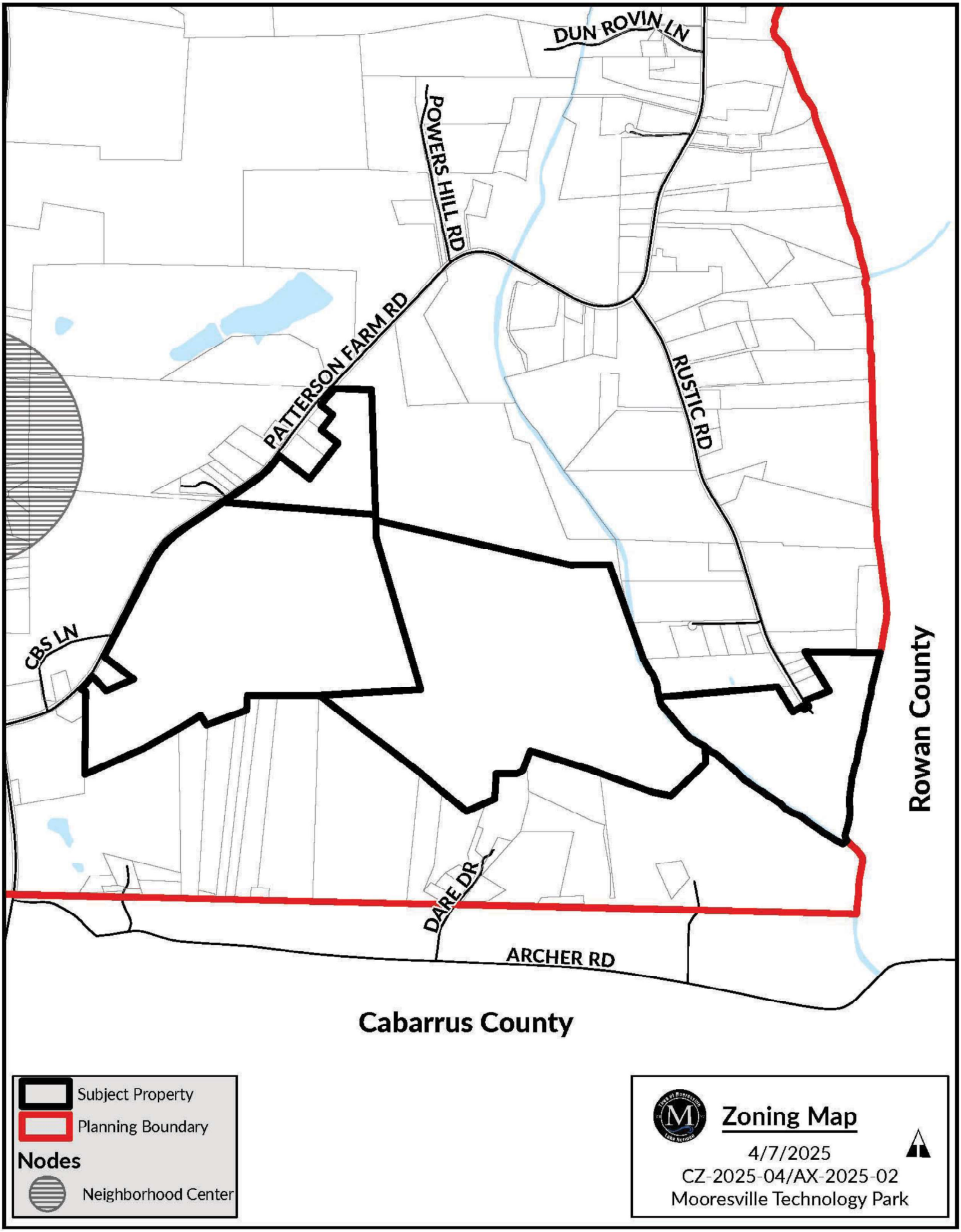
**Board Options & Consistency Statement**

Please choose one of the options listed in the Statement of Reasonableness document (attached to the front of this agenda item) or you may provide your own reasonableness and consistency statement.

**Attachments**

1. Voting District Map
2. Aerial Map
3. Site Photos
4. Future Character & Land Use Map
5. Current Zoning Map
6. Rezoning Application
7. Concept Plan
8. Mitigations Measures Agreement
9. Community Meeting Report
10. Draft Ordinance


POWERS HILL RD
PATTERSON FARM RD
CBS LN
DARE DR
ARCHER RD
ITIC RD
Rowan County
Cabarrus County
Hwy 115
I-77
Hwy 150
Hwy 21
Brawley School Rd
Hwy 3
Subject Property
Planning Boundary
Aerial Map
4/7/2025
CZ-2025-04/AX-2025-02
Mooresville Technology Park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PATTERSON FARM RD
RUSTIC RD
CBS LN
DARE DR
ARCHER RD
Rowan County
Cabarrus County
Subject Property
Planning Boundary
Nodes
Neighborhood Center
Zoning Map
4/7/2025
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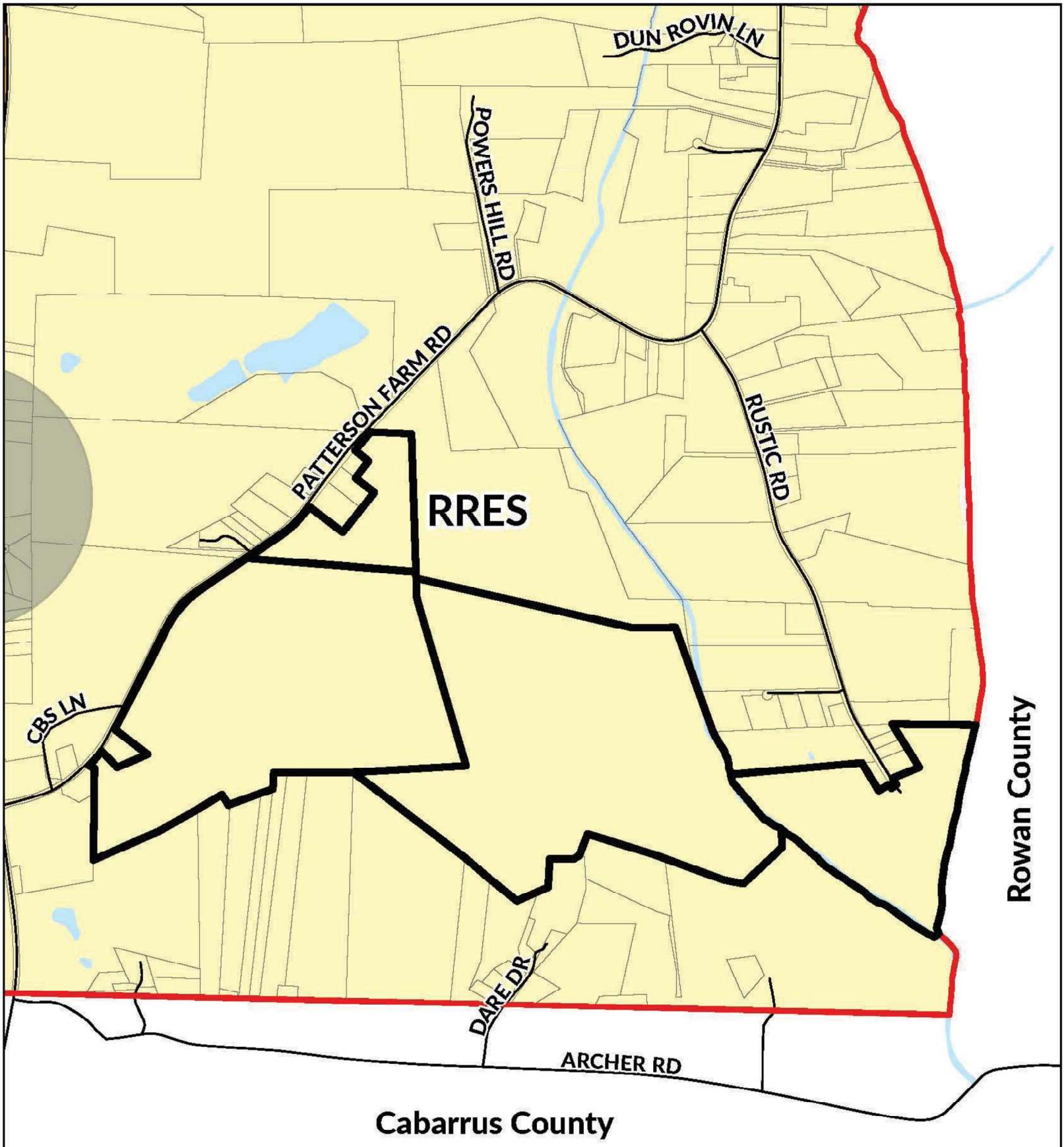
Mooresville Technology Park



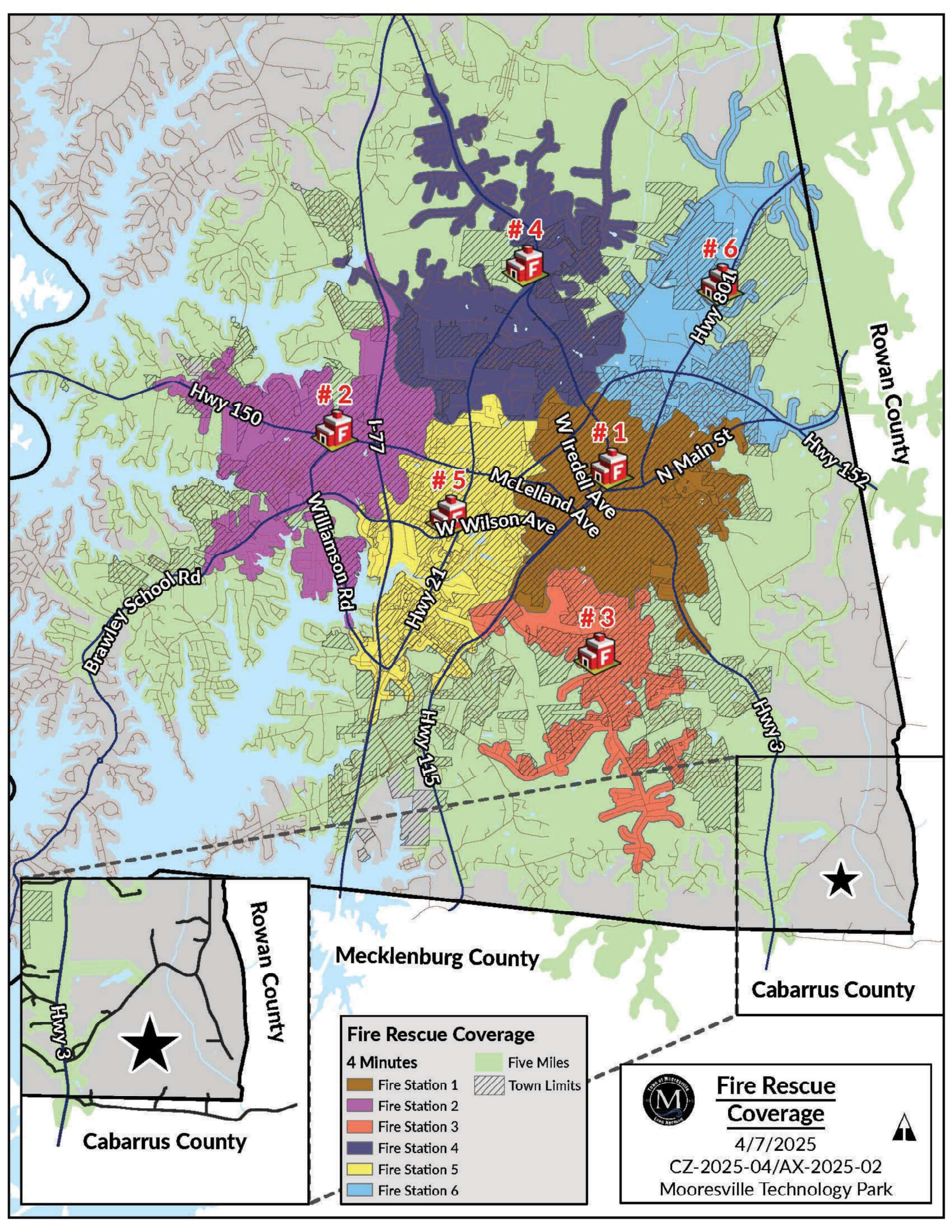

Subject Property
Planning Boundary

**Nodes**
Neighborhood Center

**Future Character**
Neighborhood Residential
Rural Residential
Future Development/Cluster Residential

## Future Character and Land Use

4/7/2025
CZ-2025-04/AX-2025-02
Mooresville Technology Park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#6
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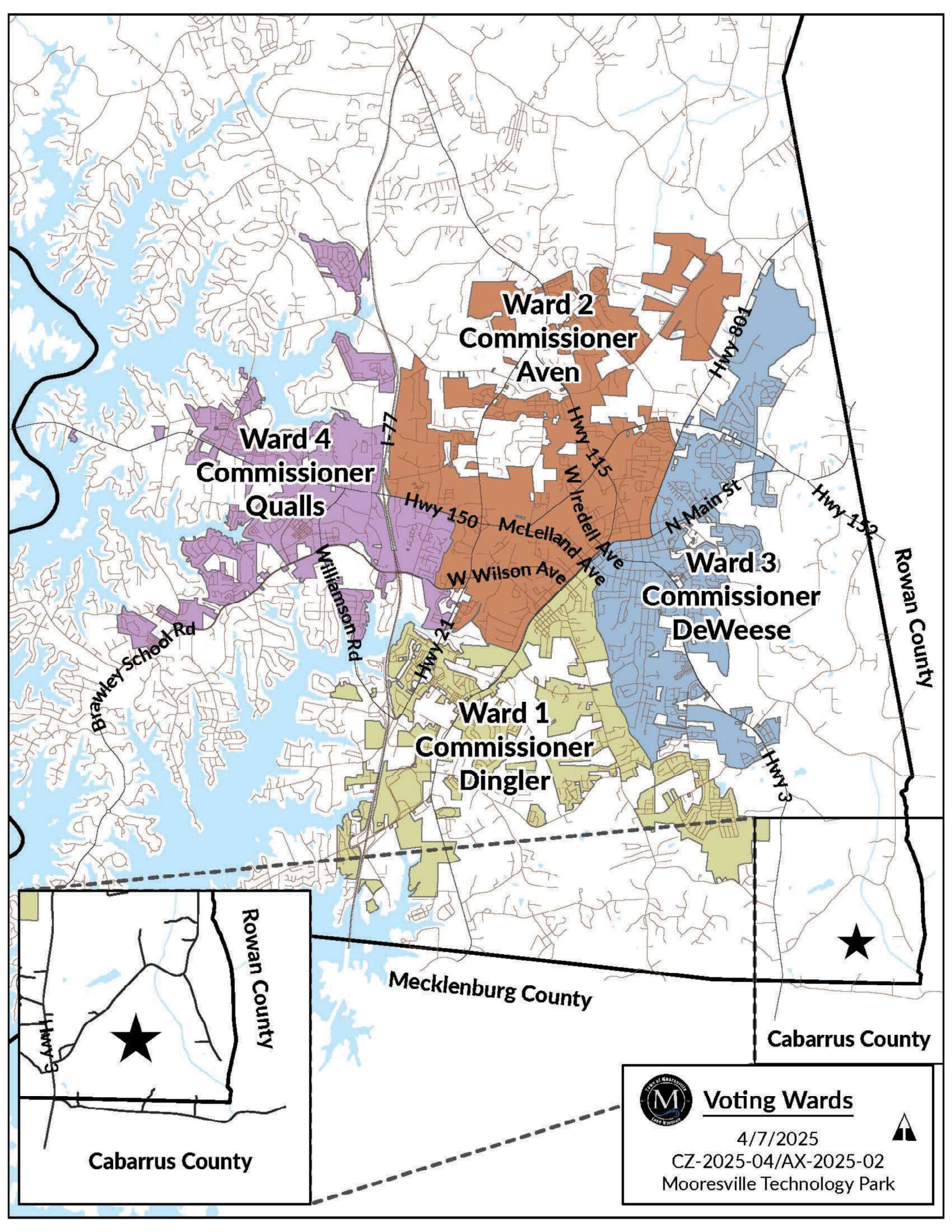
Hwy 150
I-77
W Iredell Ave
McLelland Ave
N Main St
Hwy 152
Hwy 801
Rowan County
W Wilson Ave
Williamson Rd
Brawley School Rd
Hwy 21
Hwy 115
Hwy 3
Mecklenburg County
Cabarrus County
Rowan County
Hwy 3
Cabarrus County
Fire Rescue Coverage
4 Minutes
Fire Station 1
Fire Station 2
Fire Station 3
Fire Station 4
Fire Station 5
Fire Station 6
Five Miles
Town Limits
Fire Rescue Coverage
4/7/2025
CZ-2025-04/AX-2025-02
Mooresville Technology Park


Ward 2
Commissioner
Aven
Ward 4
Commissioner
Qualls
Ward 3
Commissioner
DeWeese
Ward 1
Commissioner
Dingler
I-77
Hwy 115
Hwy 801
Hwy 150
McLelland Ave
W Iredell Ave
W Wilson Ave
N Main St
Hwy 152
Rowan County
Williamson Rd
Brawley School Rd
Hwy 21
Hwy 3
Mecklenburg County
Cabarrus County
Rowan County
Hwy 3
Cabarrus County
Voting Wards
4/7/2025
CZ-2025-04/AX-2025-02
Mooresville Technology Park

April 11, 2024

Dear Mooresville Town Board Members & Town Planning Board Members:

The Tract team is working diligently to bring a new technology park to Mooresville. We understand that community engagement is a critically important part of the rezoning process. Over the past few months, we have been in contact with many neighbors, community members, and stakeholders. On March 19th, we hosted a successful community meeting during which we answered questions and provided attendees with details about the project. Please see a recap of our efforts below and feel free to reach out if you have any questions about these and future efforts from our team.

Over the last several months, our team has engaged with the community in the following ways:

1. On March 19th we hosted a virtual community meeting. We invited nearly 140 people to the community meeting via a mailer, which exceeded the Town of Mooresville's requirements for rezoning projects. A total of twenty-seven people joined us for the virtual meeting. Our project team consisted of Kristin Dean, Dan Becht, and Brandon Smith from Tract, Ernie Pearson from Maynard Nexsen, Heather Matthews and Denada Jackson from NP Strategy, Dan Brewer from Bowman Consulting, and Erika Martin from the Town of Mooresville. After an in-depth presentation about the project, our team answered more than 30 questions from the attendees, covering a wide range of topics and nearly every question submitted both before and during the meeting. Since the meeting, we've received positive feedback from those who attended and continue to keep open communication with anyone who has questions.
2. We continue to update the Mooresville Technology Park website with the latest information about the project. The website includes the 1-800 number we created as well as the email address created for this project to allow residents to contact our team in a timely manner. After the March 19th meeting, we added a robust FAQ section drawing from common questions we received during the meeting and in conversations with community members.
3. In addition to the website and contact methods, our team has developed multiple printed materials to distribute to community members with detailed project information. Our team also created a Facebook page to share project information. We've used this page to monitor social media discussions and community sentiment, better informing our communications strategy.

4. The Tract team continues to work with Ernie Pearson of Maynard Nexsen, former Assistant Secretary of Economic Development at the North Carolina Department of Commerce, to have a North Carolina resident meet with community members about this project. Mr. Pearson has talked personally with several community members and key stakeholders, including the Coddle Creek ARP Church and several Mooresville Graded School District Board Members.
5. To date, we've spoken with *nearly 50 neighboring residents* and community members who either attended the community meeting, reached out to discuss the project or we met with in person, some multiple times. Mr. Pearson has also made multiple attempts to reach out to community members who spoke at the October Planning Board meeting. Not all community members have responded to Ernie's outreach efforts, but we continue to be available to discuss this project with them should they choose to request a meeting.

   In addition to reaching out to the people who have contacted us and proactively contacting immediate stakeholders, we've attempted to contact community members who have indirectly expressed concerns about the project, hoping to provide them with information and answer their questions. Our team has also repeatedly contacted several nearby landowners who have not yet responded to us. Some of which we understand may have concerns about, or who may be in opposition to this project. We will continue to seek out meetings with these individuals and anyone else who contacts us in the future.
6. Mr. Pearson attended the Iredell County Economic Development Corporation investor's breakfast meeting and provided an informational flyer to all who attended along with being available for questions and discussion regarding the project.
7. On February 18, the Tract team met with the Iredell County Board of County Commissioners to provide project information and answer any questions. Several community members have reached out to the BOCC regarding this project, so we wanted to ensure they had current information to share with their constituents.
8. The Tract team continues to engage NP Strategy, one of the Southeast's premier public relations firms, to coordinate and assist our robust community engagement efforts. NP Strategy created and continues to update the website and create project information content to provide to all interested community members.

We have gone above and beyond the typical community engagement process to reach as many interested community members as possible and continue to offer opportunities for one-on-one engagement. Throughout our outreach, we have found that smaller group or individual meetings are more effective in helping us to understand community concerns, answer questions, and respond with improvements to our application.

Our team remains available and willing to meet with the community and answer any questions about the project. It is our intent to ensure a desirable outcome for this rezoning effort for the Town of Mooresville, residents, and all other parties involved.

Sincerely,

*Kristin Dean*
Kristin Dean, AICP
Senior Director of Entitlements

# Hello!

The experienced Tract land development team is here to answer your questions about the proposed Mooresville Technology Park.

## What is the Mooresville Technology Park?

- A thoughtfully-designed master-planned data center campus
- A place to serve the online needs of our area
- A partner investing in our community

## What are the benefits to our community?

- **Tremendous tax revenue for local needs** such as schools, emergency services and community infrastructure
- **195+ good paying jobs;** entry-level opportunities; average salary $100,000; technicians, engineers, construction works and more

## Our team is here to answer questions!

Visit our website:
www.MooresvilleTechnologyPark.com

Email us:
Info@mooresvilletechnologypark.com

Give us a call:
833-542-3773

148 Patterson Farm Road, Mooresville, NC

## What makes the Mooresville Technology Park different from other industrial parks?

- ★ Limited Traffic
- ★ Less Impact on Community Resources
- ★ No Air Emissions

## Being a good neighbor:

- ★ Protecting land around Rustic Road from development
- ★ Keeping natural buffers and setbacks to blend in
- ★ Planning with care
- ★ Ensuring noise does not exceed local ordinances

## The Mooresville Technology Park

We are reaching out to residents and would like to answer your questions.

**JOBS + INVESTMENT + COMMUNITY**

## We hope to hear from you!

**Email us:**
**Info@mooresvilletechnologypark.com**
**Call us: 833-542-3773**
**Visit our website:**
**www.MooresvilleTechnologyPark.com**

148 Patterson Farm Road, Mooresville, NC

Mooresville Technology Park

# Mooresville Technology Park

Virtual Informational Meeting
March 19 at 6:00 pm via Zoom

**Register for the webinar by scanning this QR code**

SCAN ME

Mooresville Technology Park

# Join us for an informational meeting on March 19 at 6pm via Zoom!

Neighbors are invited to a virtual meeting about the proposed Mooresville Technology Park on Wednesday, March 19. If approved, the site at 148 Patterson Farm Road will be developed into a master-planned data center park.

Data centers process, collect, and distribute data to power our modern world. From healthcare and financial records to GPS routing and online streaming, data centers support nearly every facet of our daily lives.

The property is currently undergoing annexation into the Town of Mooresville and a rezoning from Residential-Agricultural (RA) to Conditional-Industrial (C-IN), with the next public hearing to be scheduled soon.

**Project Location:** 148 Patterson Farm Rd.

**Register for the webinar by scanning this QR code**

SCAN ME

Visit our website www.mooresvilletechnologypark.com for more information.

For questions or to request accommodations:
Email info@mooresvilletechnologypark.com
Call 833-542-3773.

# Mooresville Technology Park

The Southeast is a rapidly growing area of the United States with increasing online digital needs. The Town of Mooresville has the opportunity to play an important role in the future of our community's online access by creating the Mooresville Technology Park. Led by a team of technology and development experts, the proposed Mooresville Technology Park will be a thoughtfully designed data center campus, seamlessly integrating into the community while providing tremendous local economic benefits.

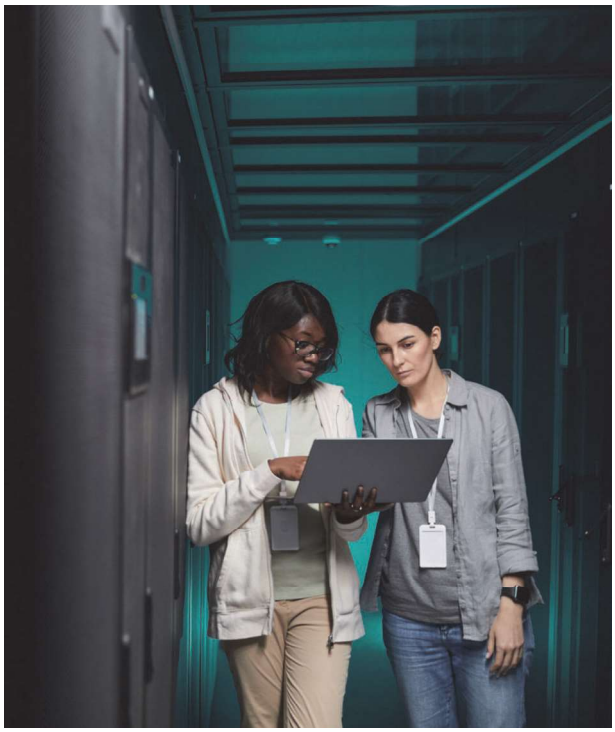
## Data Centers

### *The Core of Our Digital Connections*

Data centers are the vital engine running our nation's digital needs and providing the necessary infrastructure for our modern world. From accessing healthcare and financial records to online streaming and GPS routing, data centers power every facet of our daily lives. Each time you search the internet on your phone, join a video call at work, or text friends and family, you are using a data center.

In addition to supporting our online needs, data centers provide significant local tax revenues, positive economic impacts, and create high-paying jobs, some of which are available for entry-level employees.

Modern data centers are built with neighbors in mind, implementing wide buffers to blend into the community with limited traffic and using the latest technology to minimize or eliminate impacts on neighbors.



## Why Mooresville?

### *Opportunities and Benefits for the Community*

Mooresville is an ideal site for a data center because it is both centrally located in North Carolina and also near existing Duke Energy transmission lines capable of serving a high-tech facility.

In return, data centers generate tremendous positive economic impacts for a local community including:

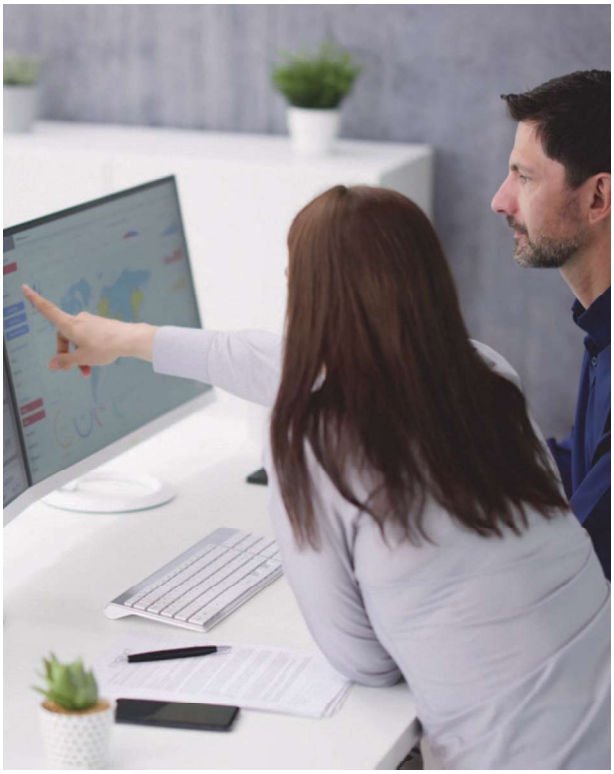
- 100+ high-paying jobs with an average salary of $100,000, including entry-level opportunities
- Hundreds of millions of dollars in tax revenue for the Town of Mooresville, Iredell County, and local schools over a 20-year period
- Tax dollars can be used to fill some of a community's biggest needs such as education, emergency services, infrastructure, and more
- 1 direct data center job can generate 6+ indirect jobs that support the local economy

# Good Neighbors

### *Minimal Impact on Daily Life*

This master-planned data center campus is planned with the utmost care for neighboring landowners and the community as a whole. We're committed to:

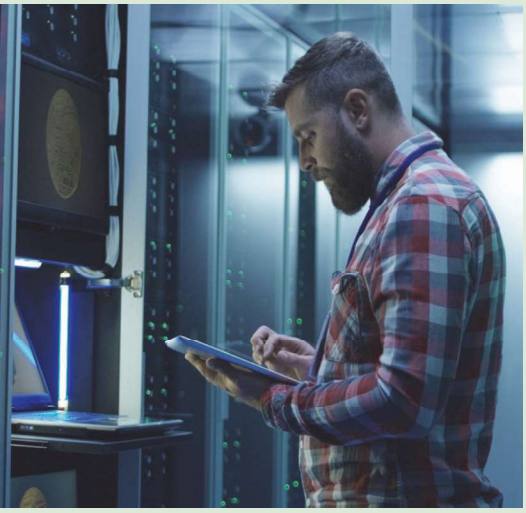
- Maintaining minimal traffic and a low-profile presence
- Creating natural buffers and setbacks to blend in
- Supporting local non-profits and community needs
- Ensuring noise does not exceed local ordinances
- Protecting land around Rustic Road from development



# Meet Tract

### *Trusted Professionals*

Tract is a trusted partner in the development of responsible infrastructure. The experienced Tract professionals are known for their thoughtful design and efforts to minimize disruption while maximizing economic benefits for communities.



## For more information:

Visit our website at MooresvilleTechnologyPark.com.
Contact our team directly at
**info@mooresvilletechnologypark.com**
or call **833-542-3773**.

**Let's invest in our future and move forward together!**

Mooresville Technology Park
Community Meeting Recap

The Mooresville Technology Park team conducted a virtual community meeting on Wednesday, March 19, 2025. Overall, the meeting was extremely successful, and initial feedback from site neighbors and attendees indicates they appreciated the project details and topics we covered.

We invited nearly 140 people to the community meeting via a mailer (attached) with the notification area extending well beyond the Town's minimum requirements community meetings under a rezoning application. The notice captured all properties abutting the subject site, plus properties along Hwy. 3 up to Sample Rd., properties along Patterson Farm Rd. up to about one-quarter mile past Rustic Rd, and all properties on both sides of Rustic Rd. This notice was mailed on Wednesday, March 5.

Twenty-two people pre-registered in advance for the meeting, and a total of twenty-seven people joined the virtual meeting. Our project team consisted of Kristin Dean, Dan Becht, and Brandon Smith from Tract, Ernie Pearson from MaynardNexsen, Heather Matthews and Denada Jackson from NP Strategy, Dan Brewer from Bowman Consulting, and Erika Martin from the Town of Mooresville.

The meeting began with an in-depth presentation from our consultant, Ernie Pearson. Our team explained what data centers are, the project-specific benefits for Mooresville, conditional zoning requirements, the buffers and setbacks, building heights, how the site will be powered, traffic mitigation efforts, and the economic benefits of the project. We then went into the Q&A portion of the meeting. Attendees were able to submit questions through the chat throughout the entire presentation. As questions were submitted, we reviewed them, combined them where possible based on the topic, and then assigned them to the appropriate project leader to answer the question. Our team answered more than 30 questions from the attendees, covering a wide range of topics and nearly every question submitted both before and during the meeting.

While the range of question topics was broad, the main topics revolved around electricity, what annexation means for residents, the expected timeline, and general questions about the technology park such as how the campus will look and how we plan to mitigate sound. Residents also asked about water, and our Tract team confirmed that our operations will not impact residents with wells. We also explained that taxpayers and the community would not be responsible for any infrastructure improvements. Traffic and entry points were also discussed.

The answers to these questions can be found in the attached spreadsheet with all questions from the community meeting.

Once we concluded the webinar, we reminded attendees of the ways to get in touch with us by phone or email and re-shared the website. We let them know we welcome the opportunity for one-on-one conversations. We also sent all attendees a follow-up email reminding them of contact methods, sharing the website, and encouraging residents to reach out to us to set up one-on-one and small group meetings.

Since the meeting, we've received positive feedback from those who attended. We also sent a follow-up email to everyone who attended inviting them to continue to reach out to our team with questions and comments. Several property owners have been in regular contact with Ernie Pearson and commended him on the presentation and the quality of the answers given.

To ensure people have the most up to date information, we are regularly updating the https://www.mooresvilletechnologypark.com website. We recently added a new FAQ section to the site that we believe addresses the most important questions from the community.

As always, please feel free to reach out to our team with any questions.

Thank you,
The Tract Team

| Pre-submitted Questions | Q+A Session Questions | Responses |
|---|---|---|
| (1) How will the technology park be powered? | (2) What type of infrastructure improvements is tract responsible for? (3) When is the expected start and completion time frame? | (1) The technology park will be powered by existing transmission lines that already cross the property. A new substation will be built on-site to deliver reliable, dedicated power to the park. This new infrastructure will not impact the quality or reliability of electric service to homes or businesses in the community. (2) Taxpayers and the community will NOT be responsible for any infrastructure improvements. (3) The first building is expected to be operational by 2029, marking the completion of the first phase of development. Leading up to 2029, Tract will design and install the water and wastewater infrastructure to serve the site and prepare the site for development. Before development can occur on the site, a site plan must be approved along with a building permit. It will take approximately one year to go through this design and permitting process. The additional phases of development are anticipated to be completed by 2032. |
| Questions are listed in the Word document I emailed. | (1) Teresa Earnhardt owns a significant amount of land adjacent to the existing DEI complex. This property already has water, sewer and a 500K transmission line traversing the property. The proposed site has a 230K transmission line crossing it. Just curious as to why the data center is not being located on this property with infrastructure already in place? (2) Will the constant hum from cooling systems, be audible off of the 400 acres? I am especially interested in the southwest corner where I share a common property line with the Earnhardt property. | (1) That land was not available for sale. Just because there appears to be better land doesn't always mean its available or better suited. (2) Most noise that is produced by a data center is produced by the servers inside the building. However, this noise is not heard outside the walls due to the construction materials used. Noise outside of the data center is generated by cooling equipment and back-up generators. Newer technologies in cooling equipment includes many layers of sound attenuation measures which significantly minimize noise. The increased setbacks from property lines are just the first of many measures which are implemented to mitigate noise. |
| Please share as many details as possible | (1) What is a "set back"? (2) Where are the entry points? | (1) Setbacks are the spaces between the property line and a building. (2) Access points are shown on the concept plan. There are three entry points: two access points into the campus and one to access the substation. |
| I am a future Rustic Rd resident, house will be built soon.Want to attend to understand more about this proposed development | | At numerous times throughout the presentation, it was stated that a Preservation Area is planned at the end of Rustic Rd. and there will be no constructuion nor operational traffic using Rustic Rd. nor going across the Preservation Area. |
| See email from 3/17 | (1) When you prepared your economic analysis did you consider that home values can decline near developments such as these? (2) Does Duke have the capacity already to meet the electricity needs of this data center? (3) What is the lifespan expectancy of this data center? The average online is 10-15 years? Is that the same case for this data center? If it is what will this site be used after that timeline? | (1) We have not idendfied any data that indicates property values decline where data centers are built. (2) Yes, we've worked with Duke Energy to ensure that adequate capacity exists. (3) We believe data centers are here to stay. To our knowledge, we don't know of any data centers that have closed down. The demand is higher than ever for data centers. |
| | | |

| | | |
|---|---|---|
| As you know, over 200 residents attended the planning board meeting and told our town that we do not want your technology park. There are other areas of Mooresville that you can tear down and replace with your high energy infrastructure. | (1) Has the Mooresville board of commission already approved the annexation into the Town of Mooresville? If so, when did this get approved by the board of commissions? (2) Does Tract already have a buyer for the land they want to prep and turn into a data center? If not, what will the land look like if no company purchases it? (3) Will Tract or the current owner agree to put a restriction to the land deed that states that there will be no nuclear reactors on the site? (4) Since you dont have a buyer, how do you know what the data center will look like? So with all that you proposed with entrances, setbacks, building sites is only an example as the "buyer" will do something that works for them, not what you showed? Once the rezoning change happens, we allow for any plan that the board approves? | (1) The Annexation has not been approved. It is being processed concurrently with the rezoning application and will be on the same hearing schedule as the rezoning. (2) Tract has the capability of constructing the buildings via an affiliate company, or we can sell the land or ground lease it to a 3rd party. We do not plan our sites for a specific entity. Tract does not create the demand but rather responds to the demand. With our deep connections in the data century industry, we are confident that there will be a successful transaction after the land is closed. (3) We have included a condition in the rezoning document that states "Small Modular Reactors and Nuclear Facilities are prohibited". (4) There are many process which must take place before any buildings can be constructed. Tract is faciliitating the annexation and rezoning processes which establishes the horizontal and vertical framework for future development. Following these initial processes, a site plan must be approved by the Town which will show the exact locations of all internal improvements including the buildings, access points, and infrastructure locations. |
| | Will the power draw from the data centers affect service of surrounding properties. | No. Before any new power infrastructure is built or energized, Duke Energy conducts extensive studies and carefully designs the grid to ensure that existing customers continue to receive reliable service without interruption. |
| | (1) If approved and annexed, assuming utilities are brought to the sight, that would allow other large pieces of land to seek the same annexation and utilities? (2) Have we considered the impact on Wilford that will absorb most traffic coming into town? Also, saying this won't impact the schools is backed by what data? | (1) In North Carolina, only voluntary annexations are allowed. The property owner would have to request to be annexed into the Town and go through the process (2) The planned development does not include any housing and therefore will not generate new students in the school system. However, the data center use will generate significant tax revenue for the School District. |
| | When the Facebook built the T5 data center in Kings Mountian there were no additional businesses on Shelby Rd. 10 years ago. Now there are now several large companies on both side of the roads. The picture shows a emergency exit on the end of Rustic Rd. The 64 acres that are the end of the road to Coddle Creek. You said there was no access to Rustic Rd. Will that land at the end of Rustic Rd remain under the same zoning it currently has? | The land at the end of Rustic Road will be rezoned to C-IN along with the rest of the property. A condition of the rezoning requires that this land be designated as a "Preservation Area" which will limit this area to remainig in its natural state. |
| | With extra property availability and with other companies coming in, are they under the same standards? | Any development is subject to the applicable standards as set forth by the governing jurisdiction. |
| | Could the site be used by multiple data center users or is it more likely be a single user? | Likely, this property will be developed by one end-user. |
| | | |

| | | |
|---|---|---|
| | (1) With water/sewer lines going down Hwy 3, will residents be offered opportunity to tap into city lines? How will water and sewer be managed? (2) I'd like to understand what is going to be done about the road infrastructure considering Mooresville has never kept the pace with growth and ability to move traffic efficiently. | (1) In order to connect to the water and sewer taps, the property would need to be annexed into the Town. (2) The project will connect to town water and sewer infrastructure and will be investing in the water and sewer infrastructure improvements required to serve the site and will be designed in accordance with Town standards. Traffic mitigation includes the installation of a traffic light at the intersection of Patterson Farm Rd. and Hwy. 3 along with turn lanes adjacent to the primary entry points serving the site. |
| | What is the time line for annexation? | The annexation process is running concurrently with the rezoning process and will follow the same hearing schedule. Following approval of the concept plan, rezoning and annexation, Tract anticipates all power upgrades, including the substation, to be complete in approximately four years. Within those four years, Tract will finalize the design for all off-site water, wastewater and traffic improvements and such improvements will be constructed. Thus, the first data center buildings could be fully operational in 2029 with each subsequent building coming online in a phased approach. It is expected that all improvements and buildings would be fully constructed by 2032. |
| | | |
| | Will both entrances look like the rendering? | The rendering shows one possible design for the entrances. The final design will be determined through the site plan process. |
| | Where are you getting the water from? Is it a well or are you bringing in water or pumping from another area? How much water usage daily is expected? | The project will connect to town water and sewer infrastructure and will be investing in the water and sewer infrastructure improvements required to serve the site. The project will also generate new taxes to help fund the water system growth in addition to other town projects. Tract has requested 0.5 MGD from the Town to serve this site. |
| | Is this project the only one being proposed to be developed? Or are there other companies wanting to develop the land for homes or shopping centers? | Currently, this is the only project that has been submitted to the town of Mooresville. |
| | None of the renderings show, what path is water and sewer coming? is that going to be taken from each easement of every hwy 3 resident to get to Patterson Farm Rd? | Water is planned to run along Patterson Farm Rd, and Coddle Creek Highway up to the intersection of Rocky River Rd. Sewer is planned to run along Paterson Farm Rd., Coddle Creek Highway and Johnson Dairy Rd. to the Rocky River WWTP. |
| | You say two turn lanes, but there are 3 entrances (2 site and 1 substation), which have the two turn lanes? | The turn lanes will be contructed at the primary site entrances. The substation entrance (3rd entrance) does not warrant a turn lane since it is infrequently used. |
| | Will Tract operate the center or will they lease the facility out? | There are several options for future operations of the site. Tract can build the data centers via an affilicate complany, ground lease to a 3rd party or sell the the land to a 3rd party. |

## Project Information

Project Name: Mooresville Technology Park

Project Location: Patterson Farms Rd

Project Owner: Earnhardt Farms, LLC

Case Number: 1545865

## Applicant Information

Applicant Name: Bowman – Will James

Applicant Telephone: (803) 391-0515

ApplicantAddress:1800 Huger St, Columbia, SC

Applicant Email: wjames@bowman.com

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The Town of Mooresville, with concurrence form the North Carolina Department of Transportation, and the applicant hereby agree that the information documented herein accurately and completely describes the development project and mitigation measures required to adequately mitigate the site-specific impacts to the public transportation system. The applicant is responsible for the complete implementation of the mitigation measures as a condition of development.

## Development Information

Parcel Size: 401 acres Development Size: 401 acres

Proposed development program (include the square footage of each use or the number and size of dwelling units proposed):

1,500,000 SF of Data Center (Land Use Code 160) [anticipated to be 5 buildings at 300,000 SF each]

Project Phasing and Anticipated Build-Out:

1 phase, anticipated build-out 2033

## Site Access

Inventory and description of ingress/egress of the site including number driveways, their locations, distances between driveways and intersections, types of driveways (two-way, one-way, etc.), and traffic controls serving the driveways. Internal streets, parking lots, sidewalks and bicycle lanes, and designated loading/unloading areas should also be described. Attach a plan if necessary.

Patterson Farm Road (SR 1143) and Site Access 1 (full access) – approximately 3,328 ft east of NC 3 (Coddle Creek Hwy), Patterson Farm Road (SR 1143) and Site Access 2 (full access) – approximately 5,940 ft east of NC 3 (Coddle Creek Hwy), Patterson Farm Road (SR 1143) and Substation Access (full access for emergency/maintenance only to Rustic Road) – approximately 2,145 ft east of NC 3 (Coddle Creek Hwy)

Per Mark Stafford comments, turn lane design has been extended and no additional improvements required at this intersection.

## Mitigation Measures

Describe the location, nature, extent, and phasing of all transportation improvements required of the applicant by Engineering Services staff and NCDOT to improve and/or maintain future year no-build level of service (LOS) conditions through phasing and build-out of the project. Attach additional pages if needed.

**Phasing: Mitigation measures below shall be in place prior to the approval of the first certificate of occupancy (CO)**

Location: NC 3 (Coddle Creek Hwy) at Johnson Dairy Rd (SR 1142)

Required Mitigation(s): ~~Northbound: Extend northbound left turn lane on NC 3 (Coddle Creek Hwy) by 150 feet to provide a total of 400 feet of storage and appropriate taper (assumes 250 ft turn lane built as part of SM-5712C).~~

Location: NC 3 (Coddle Creek Hwy) at Patterson Farm Rd (SR 1143)

Required Mitigation(s): Southbound: Provide southbound left turn lane on NC 3 (Coddle Creek Hwy) with a total of 100 feet of storage and appropriate taper.

Traffic Signal: Design and install traffic signal in accordance with NCDOT standards (as approved by NCDOT). NCDOT reserves the right to require an alternate intersection control measure if evaluated as more appropriate by NCDOT staff.

Location: Patterson Farm Rd (SR 1143) at Site Access 1

Required Mitigation(s): Northbound: Construct Site Access 1 with two-lane cross section with one ingress and one egress (shared left/right turn lane). Provide 150 feet of internal protected stem.

Eastbound & Westbound: Widen Patterson Farm Rd (SR 1143) to provide 12 ft lanes in vicinity of site.

Location: Patterson Farm Rd (SR 1143) at Site Access 2

Required Mitigation(s): Northbound: Construct Site Access 2 with two-lane cross section with one ingress and one egress (shared left/right turn lane). Provide 150 feet of internal protected stem.

Eastbound & Westbound: Widen Patterson Farm Rd (SR 1143) to provide 12 ft lanes in vicinity of site.

### Additional Conditions

Describe additional items to be coordinated through the development process.

The TIA assumes NCDOT Project SM-5712C to be in place prior to approval of the first CO. If these improvements are not in place prior to the first CO, the developer will be responsible for the following improvements or additional analysis performed.

Location: NC 3 (Coddle Creek Hwy) at Patterson Farm Rd (SR 1143)

Required Mitigation(s): Northbound: Construct designated left turn lane on NC 3 (Coddle

Creek Hwy) with 250 feet of storage and appropriate taper.

Traffic Signal: Design and install traffic signal in accordance with NCDOT standards (as approved by NCDOT). NCDOT reserves the right to require an alternate intersection control measure if evaluated as more appropriate by NCDOT staff.

After the full build out of the proposed development, the intersection of NC 3 (Coddle Creek Hwy) and Davidson Rd (SR 1608) should be monitored for future signalization. The developer will be responsible to perform a traffic signal warrant analysis at the request of NCDOT or the Town per NCDOT standards.

## Agreement by All Parties

The undersigned agree that the final mitigation measures described herein adequately mitigate the site-specific impacts to the public transportation system for the development identified herein and the applicant is responsible for complete implementation of all mitigation measures as a condition of development approval. Any deviation from the development features as described in the final TIA, including but not limited to land uses and site access, must be submitted to the Engineering Services Staff in writing who will then determine if a revised TIA will be required.

Agreed to this _____ day of_____, 20_.

**APPLICANT**

_____ _____
(Signature) (Print Name)

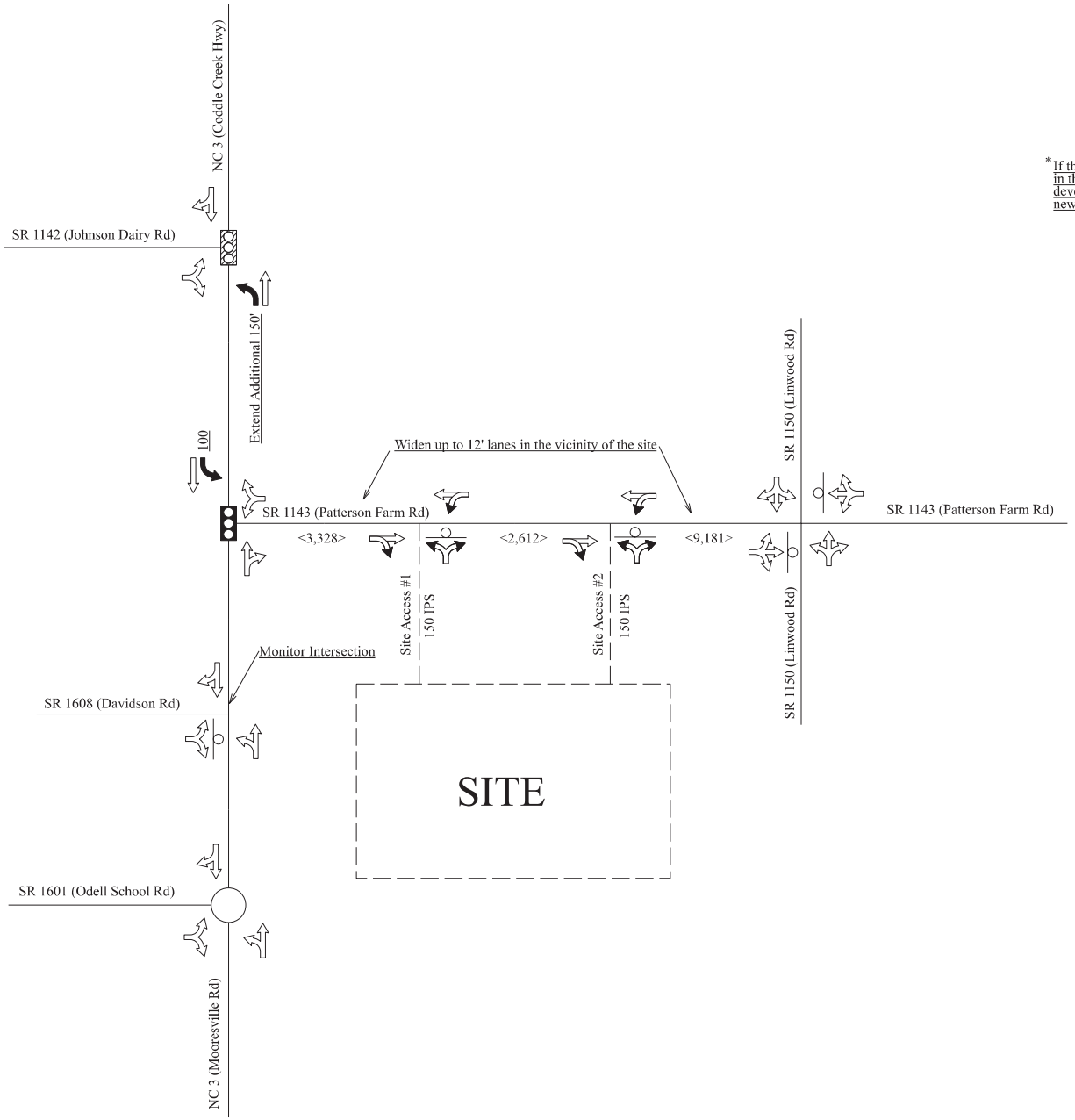
**ENGINEERING SERVICES STAFF**

_____ _____
(Signature) (Print Name)

Concurrence by the North Carolina Department of Transportation, Division 12, District 2 on this day of_____, 20_.

**DISTRICT REPRESENTATIVE**

_____ _____
(Signature) (Print Name)




*If these improvements by others as identified in the TIA or not in place by build-out, the developer may be responsible for them or a new TIA may be required.

jwh 3/17/2025

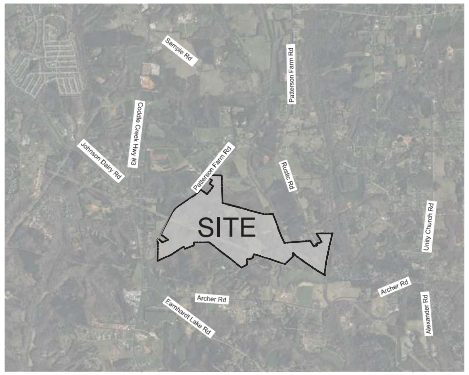
Mooresville Technology Park
SC-2025-007

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others*
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others*
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

# MOORESVILLE TECHNOLOGY PARK

148 PATTERSON FARM ROAD & 339 RUSTIC ROAD
PIN: 4674663977 (PARCEL 1), 4674457587 (Parcel 2), 4684250452 (Parcel 3),
4684250721 (Portion of Parcel 3), 4674783311 (Parcel 4), 4674965019 (Parcel 5)
MOORESVILLE, IREDELL COUNTY, NC 28115

## PRELIMINARY CONCEPT PLAN




SITE LOCATION
VICINITY MAP
NTS

| SITE SUMMARY TABLE | | | | |
|---|---|---|---|---|
| SITE NAME: | MOORESVILLE TECHNOLOGY PARK | | | |
| PROJECT NO: | 180039-01-001 | | | |
| CURRENT LOCATION: | IREDELL COUNTY, NC | | | |
| PROPOSED JURISDICTION: | TOWN OF MOORESVILLE, NC | | | |
| PROPERTY ID: | PARCELS | PARCEL NO. | BOWMAN ALTA | |
| | PARCEL #1 | 4674663977 | 145.264 | AC |
| | PARCEL #2 | 4674457587 | 9.079 | AC |
| | PARCEL #3 | 4684250452 | 47.145 | AC |
| | PARCEL (Portion of #3) | 4684250721 | 6.499 | AC |
| | PARCEL #4 | 4674783311 | 27.016 | AC |
| | PARCEL #5 | 4674965019 | 165.525 | AC |
| PROPOSED AREA: | TOTAL | | ±400.528 | AC |
| CURRENT ZONING: | RA (RESIDENTIAL AGRICULTURAL DISTRICT) | | | |
| PROPOSED ZONING: | C-IN (CONDITIONAL INDUSTRIAL) | | | |
| OVERLAY: | WATERSHED PROTECTION DISTRICT - WS-II-BW (YADKIN-CODDLE CREEK BALANCE OF WATERSHED) | | | |
| WATERSHED INFORMATION: | WS-II-BW (YADKIN-CODDLE CREEK BALANCE OF WATERSHED)<br><br>WS-II-BW - (YADKIN-CODDLE CREEK BALANCE OF WATERSHED) ALLOWABLE IMPERVIOUS AREA = 12% ALLOWABLE IMPERVIOUS UNDER 10/70 PROVISION = 70% = 280.52 ACRES. ALLOCATION PLAN FOR THE TOWN OF MOORESVILLE, IREDELL COUNTY, APPROVAL DATE OF OCTOBER 7, 2024 | | | |
| REFERENCE: | BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP BETWEEN THE DATES OF 7/26/2024 AND 10/14/2024.<br><br>TOPOGRAPHY AND EXISTING CONDITIONS SHOWN ARE FROM AN AERIAL SURVEY BY BOWMAN, COLLECTED ON 7/24/24 AND SUPPLEMENTED WITH FIELD RUN SURVEY COLLECTED BETWEEN THE DATES OF 7/24/24 AND 10/22/24. | | | |
| TOTAL SITE AREA: | ±400.5 (100%) | | | |
| TOTAL PRESERVATION AND BUFFERS: | ±137.5 AC (34.3%) APPROX. | | | |
| EXISTING TREE COVERAGE & PROPOSED TREE SAVE AREAS: | SUBJECT TO FUTURE SITE PLAN REVIEW | | | |

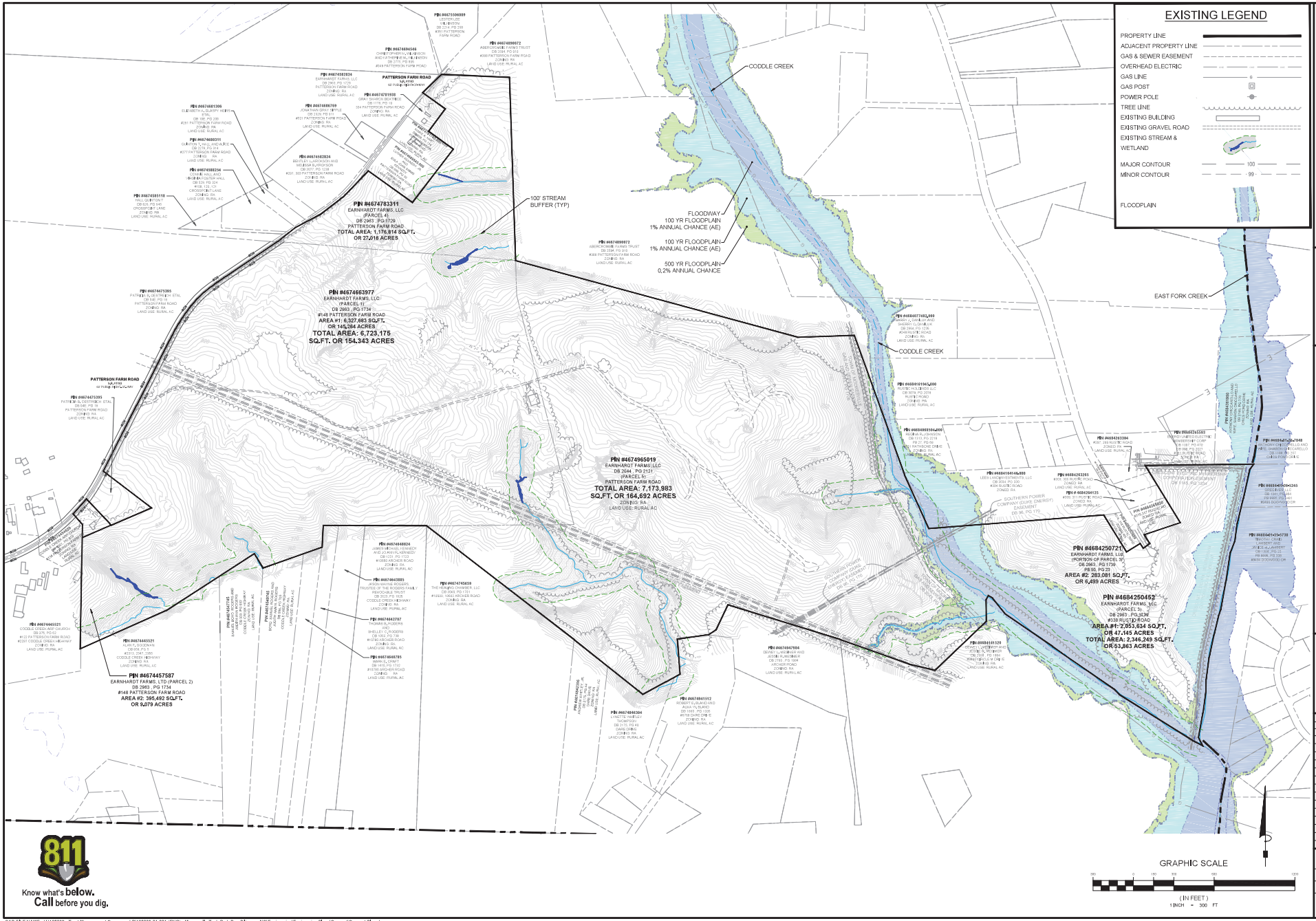
NOTES:
1. REFER TO WRITTEN CONDITIONS OF APPROVAL AS PART OF THIS CONCEPT PLAN.
2. REFER TO TIA MITIGATION MEASURES AGREEMENT (MMA) FOR NCDOT AND TOWN REQUIRED ROAD IMPROVEMENTS.

| PROJECT TEAM | | | |
|---|---|---|---|
| APPLICANT | SURVEYOR | CIVIL ENGINEER | UTILITIES |
| BOWMAN NORTH CAROLINA, LTD.<br>10130 PERIMETER PARKWAY, SUITE 100<br>CHARLOTTE, NC 28216<br>DAN BREWER, PE<br>O:704-412-7474, D:980-446-3335<br>dan.brewer@bowman.com<br>bowman.com | BOWMAN<br>10130 PERIMETER PARKWAY, SUITE 100<br>CHARLOTTE, NC 28216<br>MATT SMITH, SR. PROJECT MANAGER<br>O:704-412-7474, D:703-8956363<br>matt.smith@bowman.com<br>bowman.com | BOWMAN NORTH CAROLINA, LTD.<br>10130 PERIMETER PARKWAY, SUITE 100<br>CHARLOTTE, NC 28216<br>DAN BREWER, PE<br>O:704-412-7474, D:980-446-3335<br>dan.brewer@bowman.com<br>bowman.com | TOWN OF MOORESVILLE |

| SHEET INDEX | |
|---|---|
| SHEET 1 OF 5 | COVER SHEET |
| SHEET 2 OF 5 | EXISTING CONDITIONS |
| SHEET 3 OF 5 | CONCEPT PLAN |
| SHEET 4 OF 5 | MASTER UTILITY PLAN |
| SHEET 5 OF 5 | PRESERVATION MAP |

SUBMITTAL DATE: APRIL 14, 2025

Bowman




Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. C-4445
BOWMAN NORTH CAROLINA LTD.


BOWMAN CONSULTING GROUP LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM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# PRELIMINARY EXISTING CONDITIONS

# MOORESVILLE TECHNOLOGY PARK

148 PATTERSON FARM ROAD
MOORESVILLE, IREDELL COUNTY, NC

| PLAN STATUS | |
|---|---|
| XXXX | XXXXX |

| DATE | DESCRIPTION |
|---|---|
| | |

| BC DESIGN | BC/DW DRAWN | DB CHKD |
|---|---|---|
| | | |

JOB NO. 180039-01-001

DATE: APRIL 14, 2025

SHEET EXIST COND

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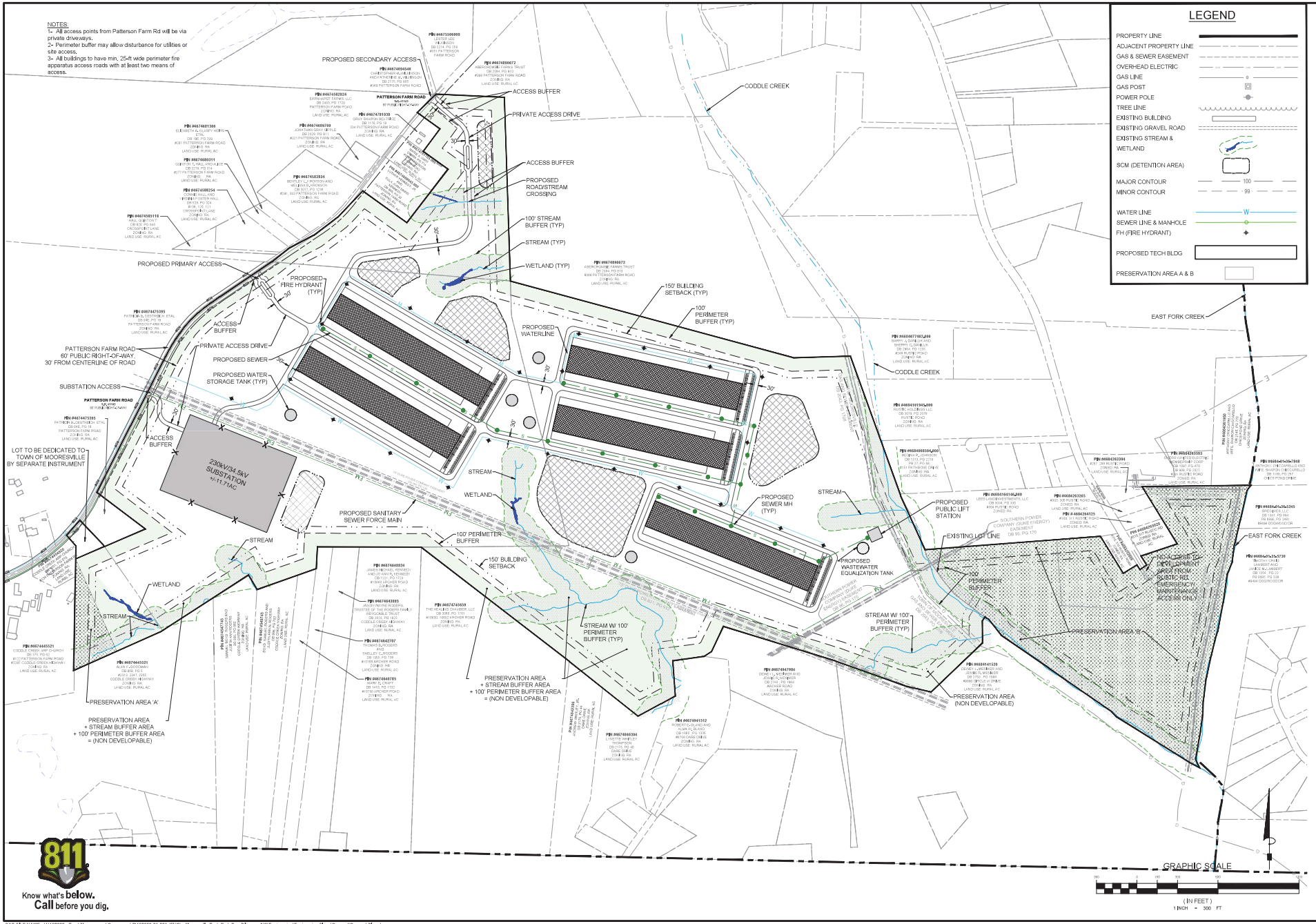


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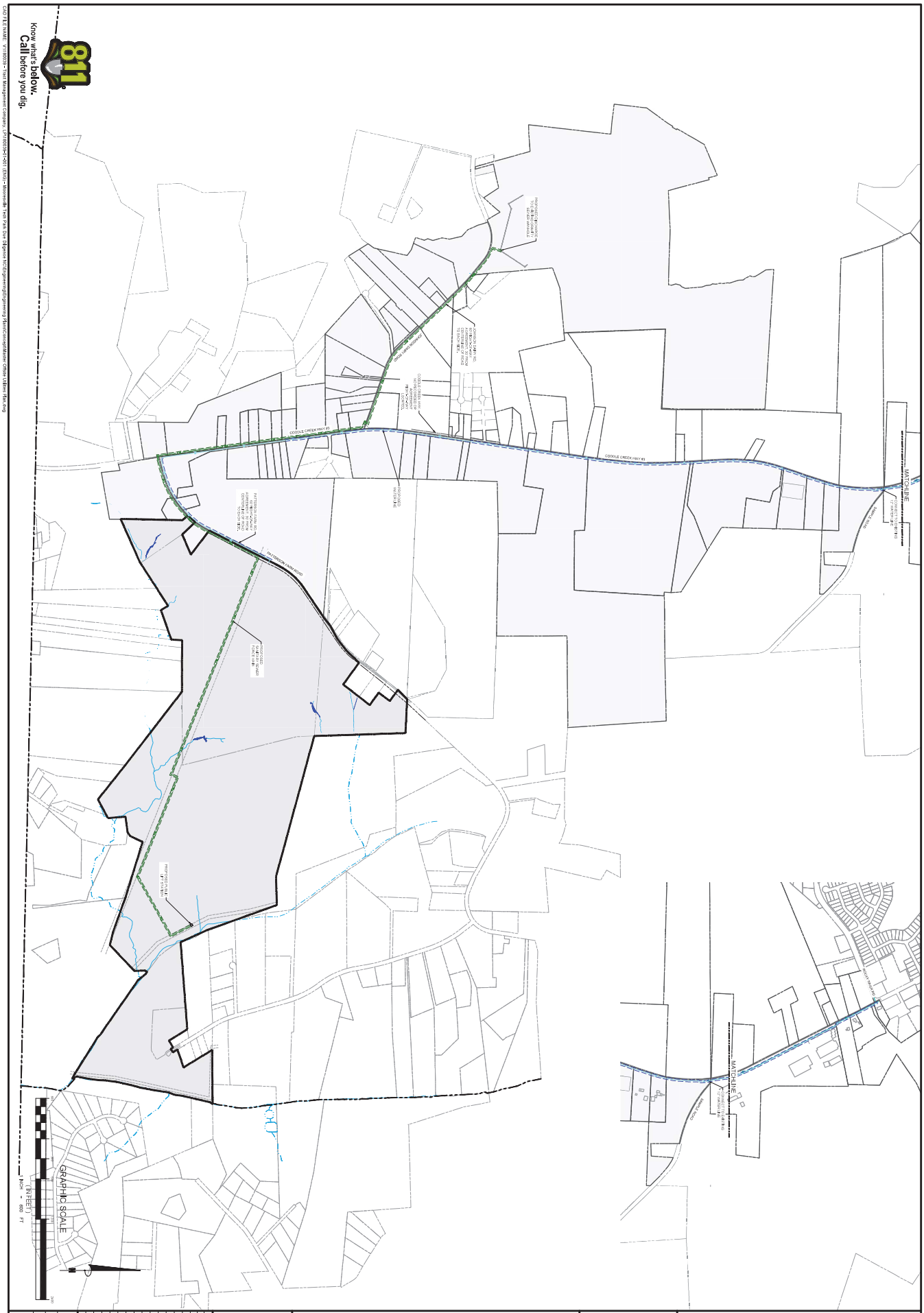


PRELIMINARY MASTER
OFFSITE UTILITY PLAN
MOORESVILLE TECHNOLOGY PARK
148 PATTERSON FARM ROAD
MOORESVILLE, IREDELL COUNTY, NC

SHEET: MASTER UTILITY PLAN
DATE: APRIL 14, 2025
JOB NO.: 18039-01-001
DESIGN: BC
DRAWN: BC/DW
CHKD: DB

| DATE | DESCRIPTION |
|---|---|
| | |
| PLAN STATUS | XXXX |

BOWMAN CONSULTING GROUP, LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7474
BOWMAN.COM
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BOWMAN NORTH CAROLINA LTD.

CAD FILE NAME: V:\18039 - Trust Management Company, LP\18039-01-001 (ENG) - Mooresville Tech Park Dev Dil\precon NC\Engineering\Engineering Plans\Concept\Master Offsite Utilities Plan.dwg

# MOORESVILLE TECHNOLOGY PARK | CONCEPTUAL SITE PLAN

MOORESVILLE, NORTH CAROLINA - 2025

NORTH

0' 150' 300' 600'

SCALE