



# ZC25-13 Compass Data Centers

**from Iredell County RA (Residential Agricultural) District and  
Iredell County HB (Highway Business) District to City of  
Statesville LI CZ (Light Industrial Conditional Zoning) District**

Planning Board Meeting

Sherry Ashley

August 26, 2025



## CLARIFICATION

Compass Data Centers is NOT the same company that withdrew their request from Town of Mooresville



**Applicant: Compass Data Centers**

**Approximately 350 acres, 8 parcels**

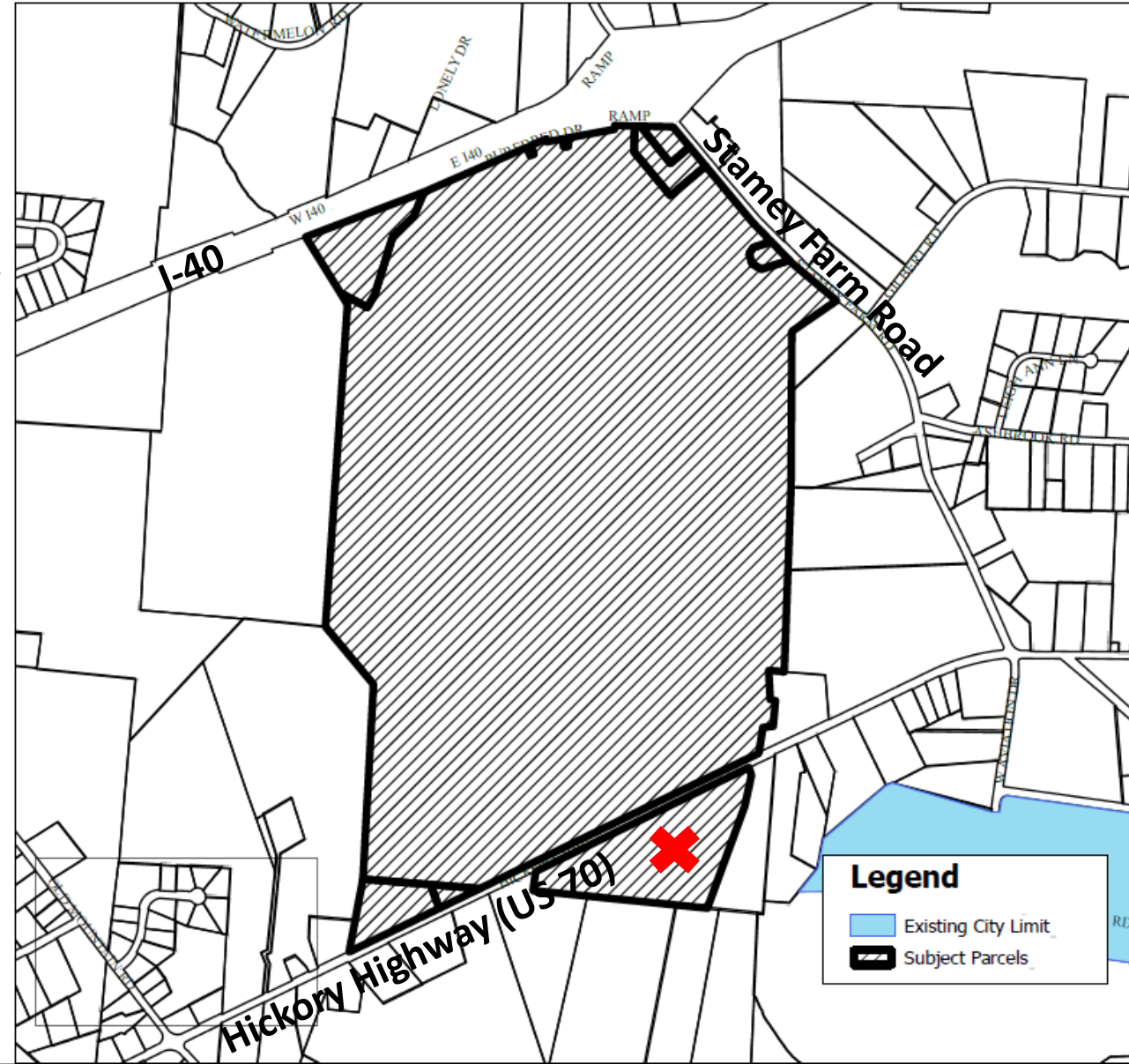
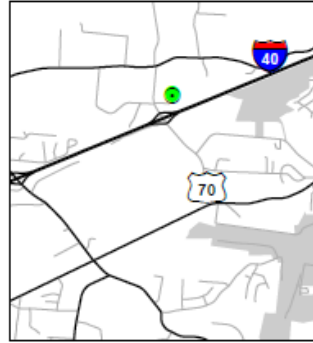
**Requesting rezoning from Iredell County RA and Iredell County HB to City of Statesville LI CZ**

**Proposed Development – 5 warehouse buildings (275,000 sq. ft. each) with backup generators and fans**

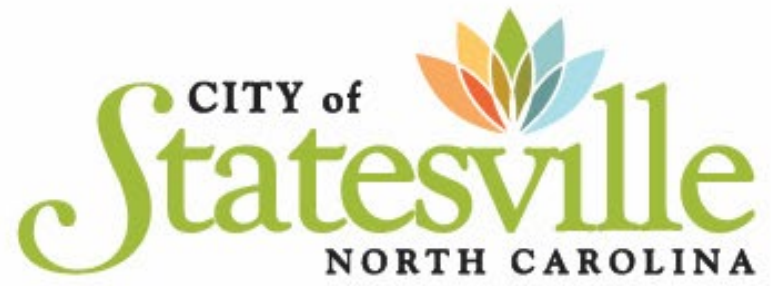
**Other uses: Warehouse, mini-warehouse, public utility uses, temporary batch plant, outdoor storage as accessory use, general office, parking, and parks and playgrounds**

**City of Statesville  
Planning Department**

ZC25-13 Compass Data Centers  
Stamey Farm Road  
4713-29-5198, 4713-39-0218,  
4714-23-3766, 4714-53-2608,  
4714-34-8407, 4714-44-5418,  
4714-44-5207, and portion of  
4714-31-8718







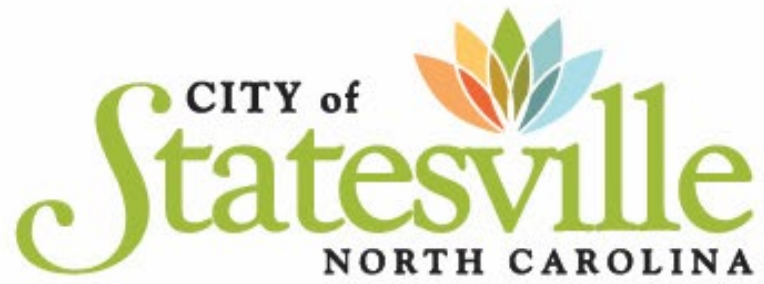
View From US 70 (Hickory Highway)



View From Stamey Farm Road across from  
Origin Foods

## Site Photos





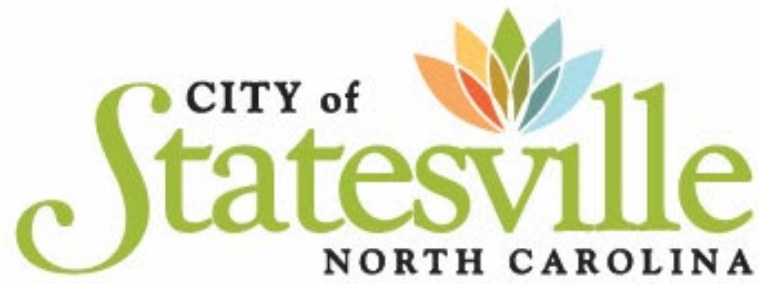
**North of the site:** Interstate 40, Iredell County RA (Residential Agricultural) District, with large tracts of land, Iredell County GB (General Business) District, Premier Portable Buildings/U-Haul rentals, and Ellenburg Wicker Furniture, Iredell County M-2 (Heavy Manufacturing) District, Penske, Iredell County M-1 CD (Light Manufacturing Conditional) District, Origin Foods, and Iredell County R-20 (Single-Family Residential) District, Gilbert Road Neighborhood

**East of the site:** Iredell County RA (Residential Agricultural) District, single-family homes/vacant tracts, Iredell County R-20 (Single-Family Residential) District, Ashbrook Park Neighborhood, and Iredell County GB CUD (General Business Conditional Use) District, Hunt Lumber Company.



**Aerial Map**



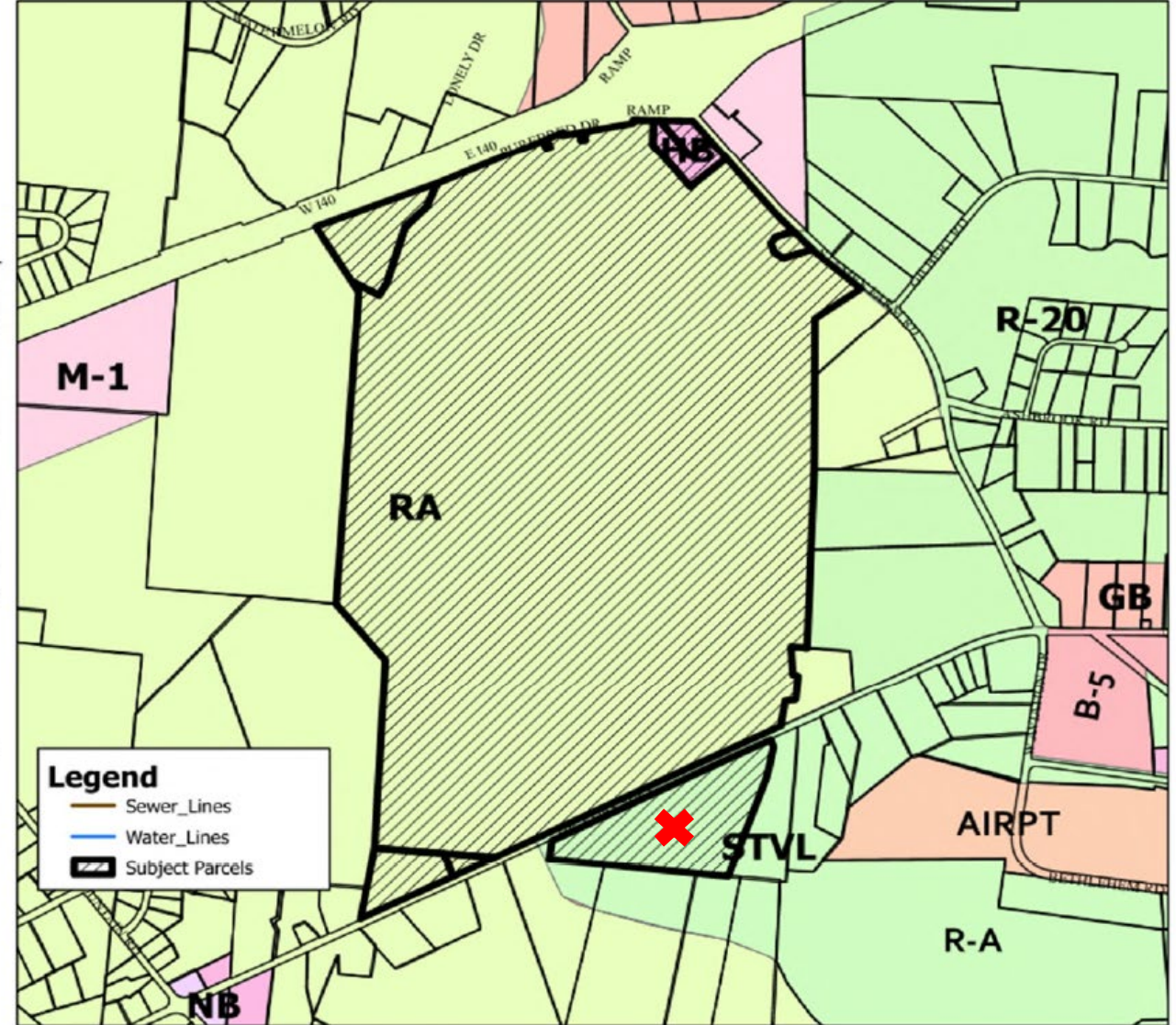


**South of the site:** Iredell County RA (Residential Agricultural) District, single-family homes and large tracts of land. **City of Statesville R-A (Residential Agricultural) District**, single-family homes and large tracts of land, **City of Statesville B-5 (Highway Business) District** currently vacant and the **City of Statesville Airport**.

**West of the site:** Iredell County RA (Residential Agricultural) District, large tracts of land. A Special Use Permit was approved by IC for an off-road riding park in 2017. Changed to a Land Clearing and Inert Debris Landfill in 2023.

### City of Statesville Planning Department

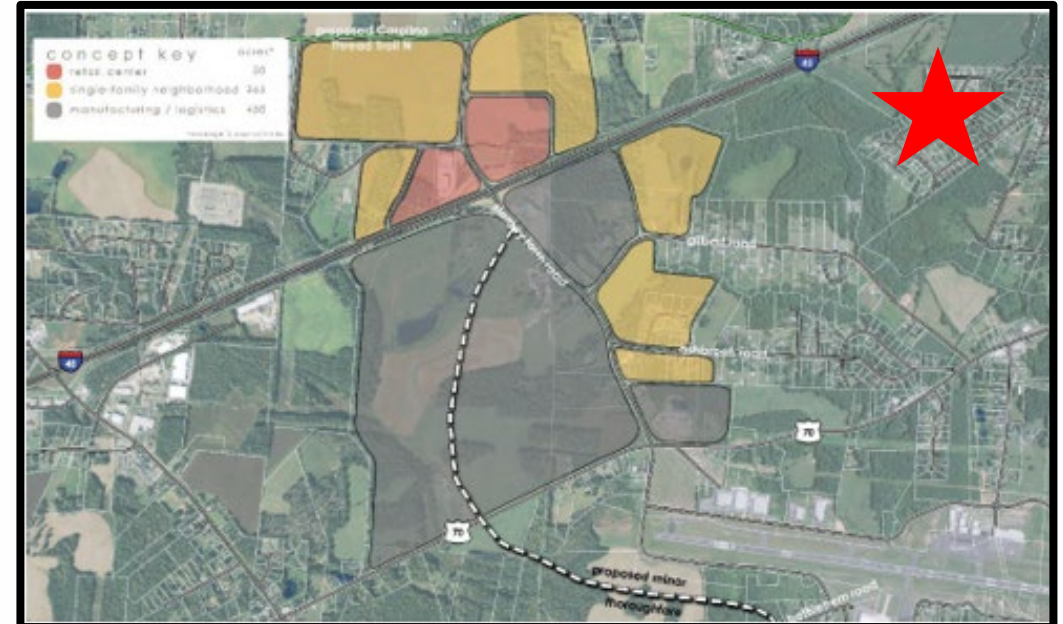
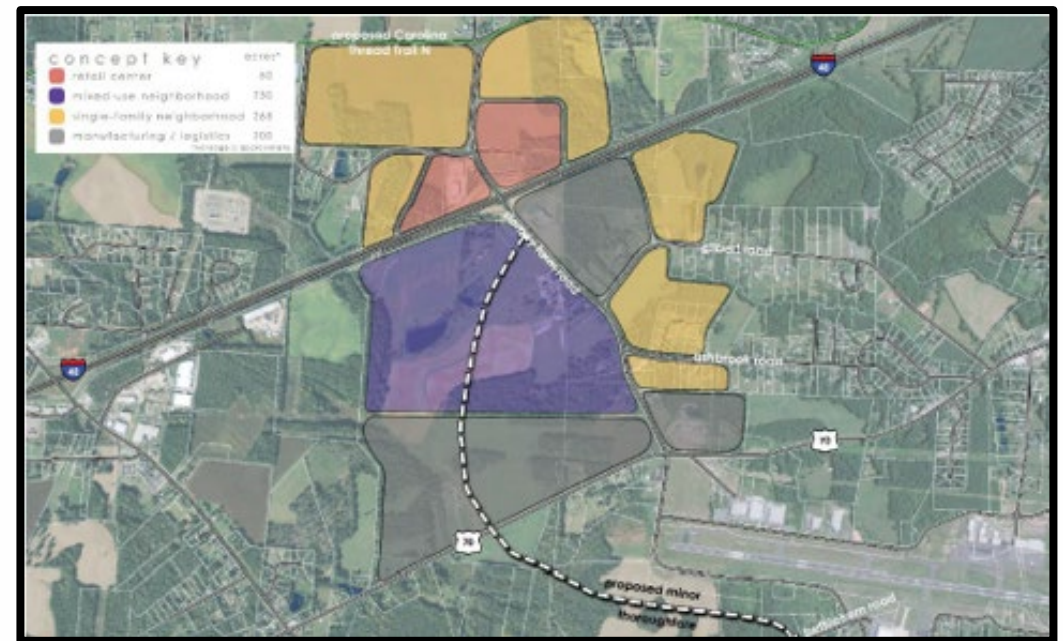
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4714-44-5207, and portion of  
4714-31-8718



**Zoning & Utilities Map**



- Concept A – Retail and Single-Family to the north of the Interchange, Mixed Use, Manufacturing and some Single-family to the south of the Interchange
- Concept B – Retail and Single-Family to the north of the Interchange and Manufacturing and some Single-Family to the south of the Interchange





- Employment Center/Industrial Flex or Activity Center

### Tier 2 Growth Area

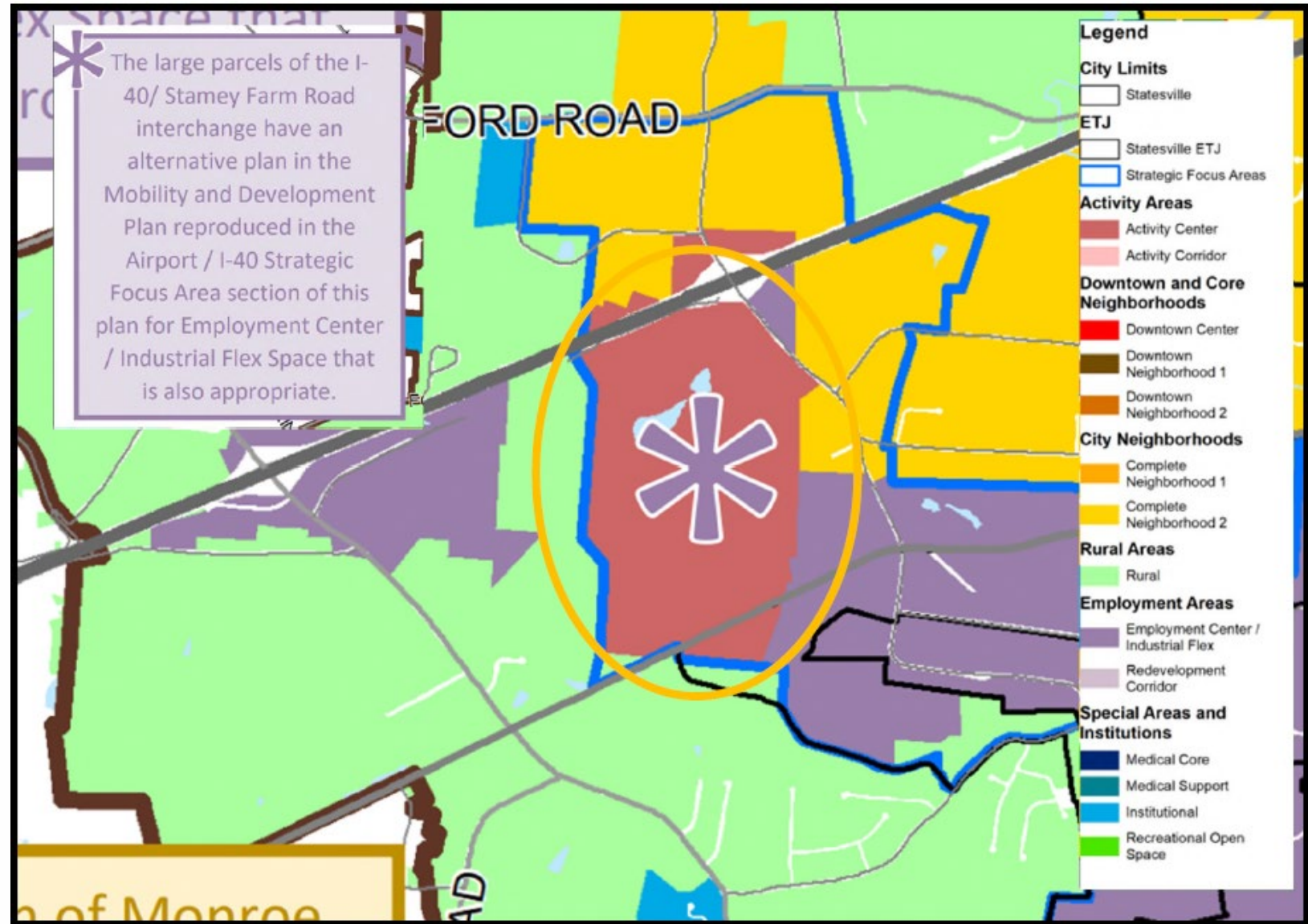
Energy United Water

City Water

City Sewer

Duke Energy

\*Note: Iredell County's 2045 Horizon's Plan also projects Employment Center-Industrial /Flex Space/Office which allows manufacturing, warehouses, office and retail



2045 Land Development Plan





## 3 Conditions

Conditional Rezoning  
Request- Project tied to  
concept plan and  
conditions

1. Uses limited to Data Centers, Warehouse, Mini Warehouses, Public Utility Uses, Temporary Batch Plant, Outdoor Storage as an Accessory Use, General Office, Parking, and Parks and Playgrounds.
2. Require Traffic Impact Analysis to be performed for City of Statesville review and permitting.
3. Increase property line buffer from 30 ft to 50 ft with additional proportional landscaping at adjacent parcels with existing residential structures to include pins: 4713-28-1975.00, 4714-50-4518.00, and 4714-53-5163.00.



5 Warehouse Buildings  
270,000 sq. ft. each

40 Backup Generators per building

Fans for cooling

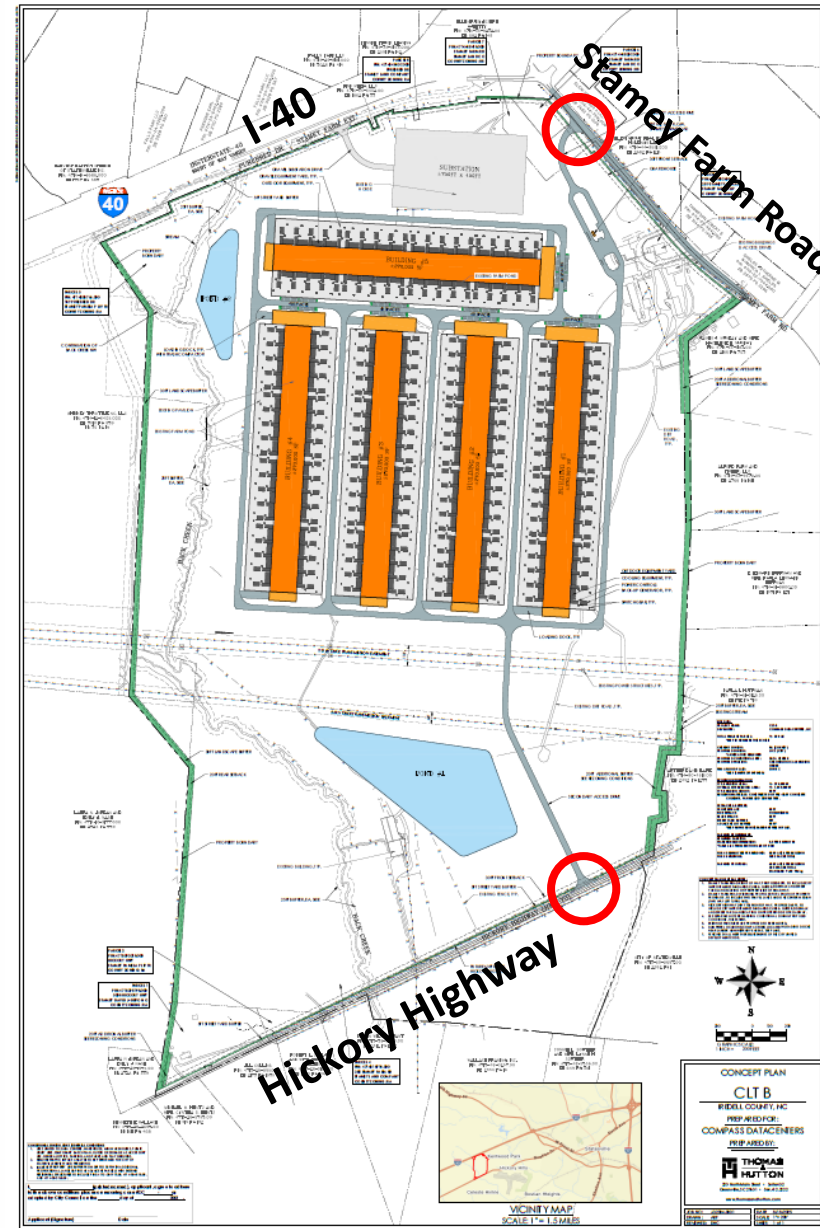
2 Stormwater Ponds

New Substation (Duke Energy)

Temporary Batch Plant (During Construction)

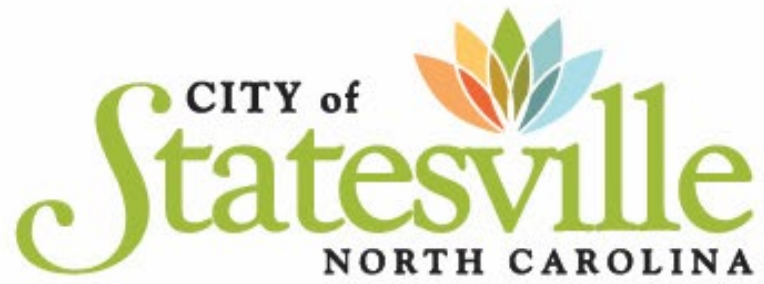
Primary Access off Stamey Farm Road close to  
Interchange

Secondary emergency access off Hickory Highway (US  
70)



Concept Plan

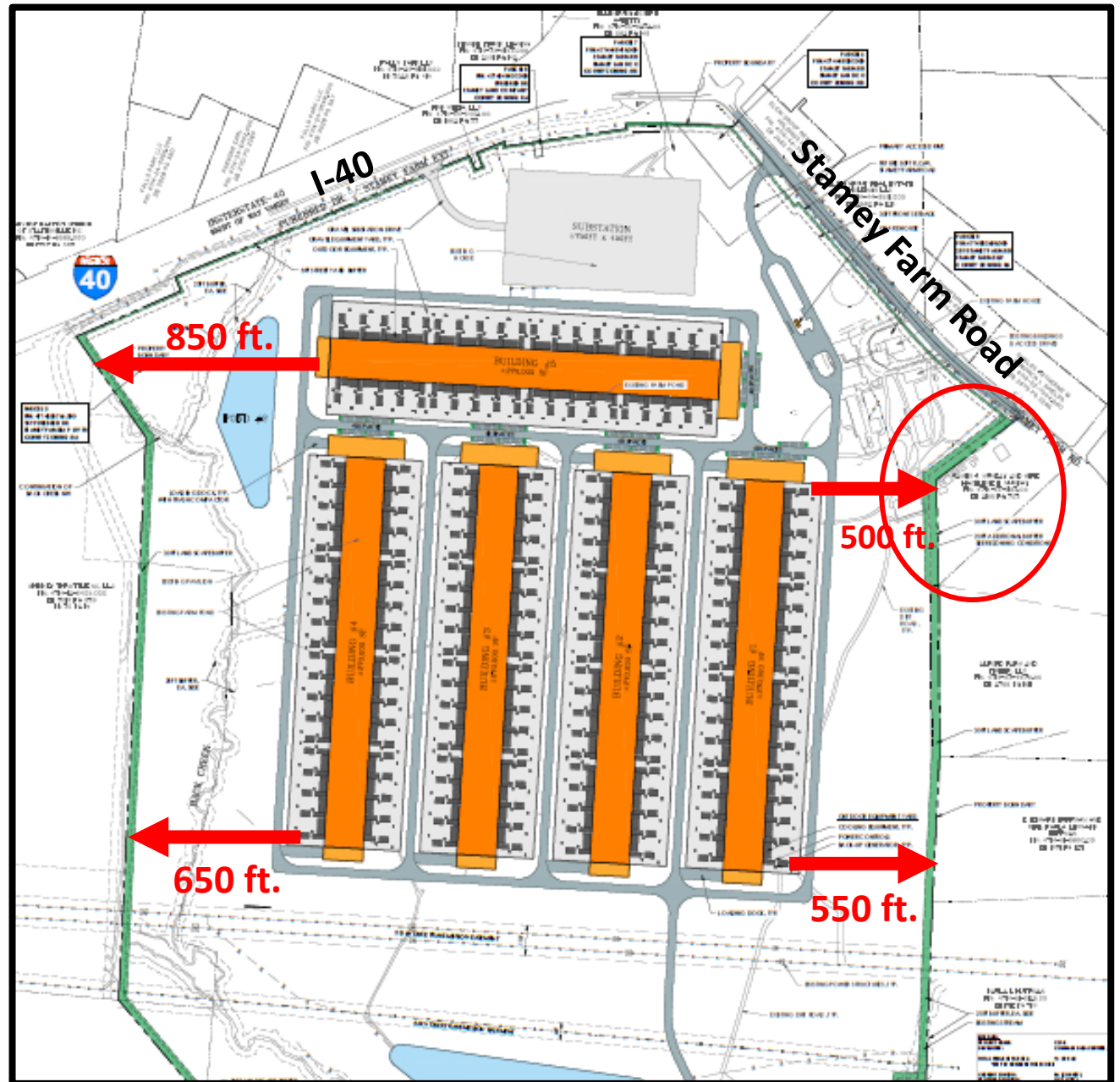




## Concept Plan (Zoomed in)

 30 ft. buffers required  
adjoining residential  
district

 Increased to 50 ft.  
adjacent to adjoining  
existing residences  
(Munday Property)



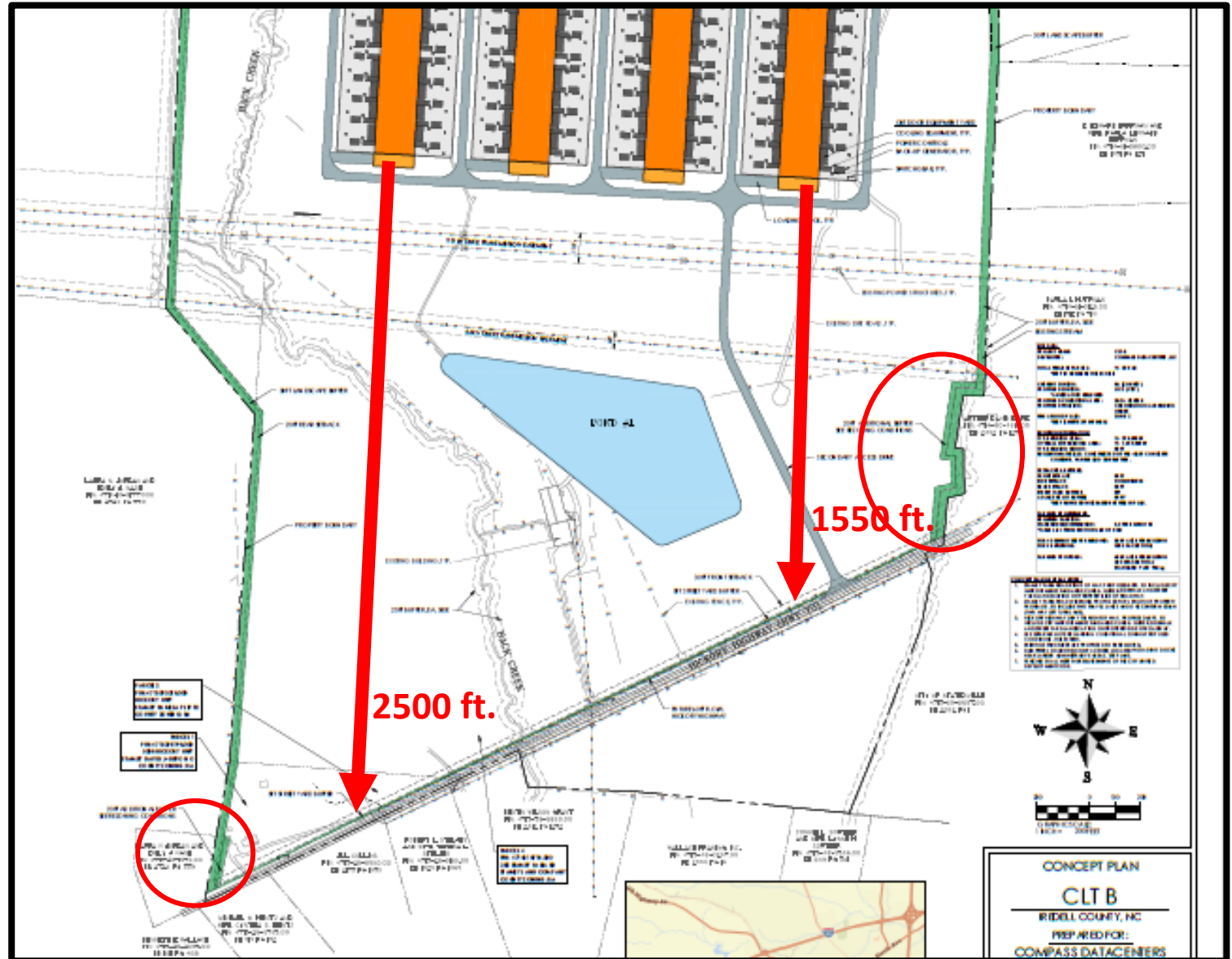


## Concept Plan (Zoomed in)

30 ft. buffers required adjoining residential district

Increased to 50 ft. adjacent to adjoining existing residences (Jordan/Nash and Haire Properties)

\* Helps mitigate any light or noise





## Unified Development Code

**If approved:**

- 1. Landscaping Plan will be required for street trees, buffers, and parking lot trees at final site plan approval (30 ft. buffer largest required, provides a high density screening intended to substantially block visual contact between zoning districts).**
- 2. Lighting Plan will be required at final site plan approval. Lighting must be located to not directly reflect on adjacent property or on public streets in such a manner as to adversely affect the enjoyment of adjacent property or endanger the motorist traversing public streets (.20 foot-candles at property lines)**
- 3. Use must meet noise ordinance (7am – 9pm 70 dBA and 9pm -7am 65dBA at property line)**



## Community Meeting

Community meeting August 14, 2025, Civic Center, estimated 60+ attendees.

Report in Packet – Concerns including stormwater, smell, noise, Farmland Preservation District, Lighting, Berming, Cooling, Water Usage, Power Usage, Fuel for Generators, Employment/Youth, Wells, Security, Traffic, and Property Values





## 2045 Land Development Plan, 2019 Mobility + Development Plan

The 2019 Mobility + Development Plan projects 2 land use plan options for the Airport/I-40 Focus Area regarding these properties (see attached). Concept A projects half of the properties for mixed use neighborhood and half for manufacturing/logistics. Concept B projects all of these properties for manufacturing/logistics. A data center is neither strictly manufacturing or strictly logistics it is both because it produces “information” or “data” and manages the flow of equipment, power, cooling and data within the facility. When the 2045 Land Development Plan was adopted afterwards, the mobility plan was taken into consideration and this area was projected as Activity Center or Employment Center/Industrial Flex (see attached). Employment Center/Flex Industrial includes business parks, corporate campuses, flex space, manufacturing, distribution, and other industrial uses. Secondary uses include retail. In addition, these properties are located in the Tier 2 growth area. Utilities are currently available or are in the planning stages.

The 2045 Iredell County Horizons Plan also projects this area as Employment Center- Industrial/Flex Space/Office which allows manufacturing, warehouses, office, and assembly with retail as secondary uses. Planning staff confirmed with both Iredell County and the State that Stamey Farm is not located within a Farmland Preservation District.

In addition, to the adopted plans referenced above, the concept plan and conditions offered by the applicant provide large buffers and an expanse of undeveloped land between the proposed structures and adjoining properties, the primary entrance is in close proximity to I-40 and the interchange and a data center is a less intensive use regarding traffic than a distribution center or retail development.



## Staff Recommendation

Staff recommends **approval** of the request contingent upon annexation and changing the language of condition #2 as follows:

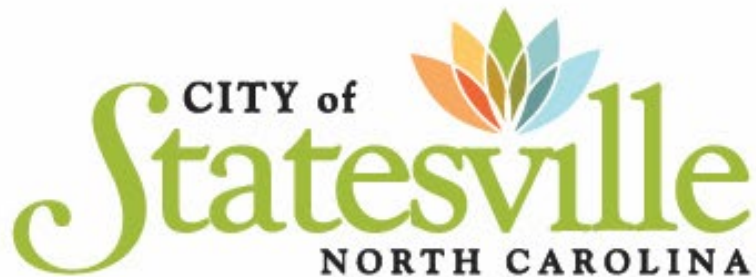
Driveway and road improvements agreed to by the City and NCDOT per the Traffic Impact Analysis will be required by the developer at time of site plan approval.





Questions?

\*Consistency Statement Required



## Consistency Statement to Approve

- The zoning amendment is **approved** and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: The 2019 Mobility + Development Plan projects 2 land use plan options for the Airport/I-40 Focus Area regarding these properties. Concept A projects half of the properties for mixed use neighborhood and half for manufacturing/logistics. Concept B projects all of these properties for manufacturing/logistics. A data center is neither strictly manufacturing or strictly logistics it is both because it produces "information" or "data" and manages the flow of equipment, power, cooling and data within the facility. When the 2045 Land Development Plan was adopted afterwards, the mobility plan was taken into consideration and this area was projected as Activity Center or Employment Center/Industrial Flex. Employment Center/Flex Industrial includes business parks, corporate campuses, flex space, manufacturing, distribution, and other industrial uses. Secondary uses include retail. In addition, these properties are located in the Tier 2 growth area. Utilities are currently available or are in the planning stages.
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## Consistency Statement to Deny

- The zoning amendment **is rejected because it is inconsistent with the City's comprehensive land plan** and is not reasonable and in the public interest because: The project does not meet the Employment Center/Flex Industrial intent and is not complementary to the surrounding area.



## Denial of Rezoning

### Section 2.06, D, 2, d; Denial

Denial: When a petition has been denied by the City Council, no new petition for a substantially similar change of the same property or any part thereof shall be filed within a period of twenty-four (24) months from the date of denial. In addition, no new petition for any other change in the zoning classification of the same property or any part thereof shall be filed within a period of twelve (12) months from the date of denial. If the application is withdrawn after the Planning Board hearing, then no substantially similar application shall be filed within six (6) months of the withdrawal date. Nothing herein shall be construed to limit the right of the City Council to approve zoning changes pursuant to this section.