



TA26-01: Telecommunications and Data Storage Facilities (Data Centers)

April 13, 2026

- Why TA26-01 Matters
- Relationship to the Strategic Plan
- Background
- Issues/Analysis (overall framework + why it's structured this way)
- Ordinance-by-Ordinance Overview
 - Ordinance 1: Definitions
 - Ordinance 2: Use Table
 - Ordinance 3: Use-Specific Standards
 - Ordinance 4: Parking & Loading
 - Ordinance 5: Airport Overlay
- Budget Impact
- Options (Planning Commission Actions)
- Recommended Action (Staff Recommendation)



Before TA26-01	After TA26-01
Case-by-case interpretation	Defined UDO use category
Unclear approval path	Clear approval framework
Inconsistent standards	Measurable standards
Weaker enforcement	Stronger enforcement

Bottom line: Creates a clearer, more predictable, and more enforceable framework.

Primary Alignment: Goal II – Responsive city government supporting a diverse and viable economy

Objective 2.1	Objective 2.3	Objective 2.4
Diverse City Tax Base	Partnerships	Development Climate
Predictable entitlement framework in BP-4, LI, and HI districts	Utility coordination with PWC and providers	Clear review path; special review for higher-impact models

Secondary Alignment: Goals I, III, IV, V, and VI

Existing gap	Ordinance response
No clear UDO definition for data centers	Defines the use
Case-by-case classification	Creates a transparent entitlement process
Inconsistent entitlements and review standards	Adds measurable standards for common off-site impacts
Limited post-occupancy enforcement	Addresses generator, equipment, utility, and on-site power impacts

Oct. 2025 – Initial five-part draft presented to Planning Commission



Jan. 2026 – Working group and department review



Spring 2026 – Draft refined for clarity and enforceability



Apr. 6, 2026 – Council work session and background briefing

Cross-departmental review: Planning | Zoning | Airport | PWC | Fire Marshal | Development Services | Public Services | IT | FCEDC | Planning Commission

Scope Discipline

- Distinguishes incidental IT rooms from principal data centers
- Avoids capturing hospitals, offices, and similar uses with server rooms

Entitlement Structure

- Standard principal facility
- Principal facility with Energy Center
- Energy Center subject to special review

Calibrated Standards

- Tailored parking and loading standards
- Earlier airport compatibility review
- Reflects peer lessons on noise, equipment, and utility coordination

Ordinance 1 – Definitions

Ordinance 2 – Use Table

Ordinance 3 – Use-Specific Standards

Ordinance 4 – Parking & Loading

Ordinance 5 – Airport Overlay

Together, these amendments create a clearer and more enforceable framework for classification, entitlement, operations, and compatibility.



Ordinance 1 – Definitions

- Solves “closest fit” classification problems
- Distinguishes incidental IT rooms from principal data centers
- Defines key terms: exterior plant, Energy Center, adjacency, and utility impact statement
- Clarifies what is regulated and what is excluded

Ordinance 2 – Use Table

- Adds a specific Use Table row
- Allows principal use by right in BP-4, LI, and HI
- Requires SUP review for certain contexts and for Energy Center projects
- Prohibits the use in unlisted districts

These ordinances clarify classification and entitlement.

<ul style="list-style-type: none">• Scope and Proximity: Applies to principal facilities, not ordinary accessory server rooms	<ul style="list-style-type: none">• Buffers & Separation: 150-foot separation for generators/mechanical yards; 200 feet for Energy Center equipment; Type D buffer
<ul style="list-style-type: none">• Equipment Placement: Equipment at side/rear; limits on fuel tank placement; screening standards	<ul style="list-style-type: none">• Noise & Hours: Boundary noise standards; weekday limits on routine generator testing and maintenance
<ul style="list-style-type: none">• Technical Documentation: Acoustical compliance memo when triggers are met	<ul style="list-style-type: none">• Verification & Response: Post-construction testing, utility coordination, and 24-hour complaint contact



Ordinance 4 – Parking & Loading

- Matches parking to actual demand
- Avoids overbuilding for low-staff, infrastructure-heavy uses
- Allows an Alternative Parking Plan

Ordinance 5 – Airport Overlay

- Advances airport compatibility review earlier
- Applies key overlay standards beyond rezonings
- Requires FAA acknowledgment, height disclosure, and hazard referral triggers

No direct capital appropriation required

Administrative workload includes:

Processing SUP cases for “S” districts and Energy Center proposals

Reviewing required acoustical documentation

Conducting post-construction verification

Coordinating airport overlay procedures as needed

The City Council directs staff to schedule the proposed ordinance revisions for a legislative public hearing at the _____ City Council Regular Meeting.

The City Council directs staff to incorporate the following modifications and to schedule the revised ordinance amendments for a legislative public hearing at the _____ City Council Regular Meeting.

The City Council instructs staff to organize a presentation and discussion on potential moratoria for data centers, rather than proceeding with the proposed ordinance revisions for a legislative public hearing at this stage.

The City Council remands the proposed amendments, in whole or in part, to the Planning Commission for further review and consideration of specified issues.

The City Council takes no further action on the proposed text amendments at this time.

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Planning staff recommends the adoption of Option 1.

The package addresses a clear Unified Development Ordinance (UDO) gap, establishes predictable entitlements in appropriate districts, and introduces enforceable standards to mitigate impacts that contribute to neighborhood conflict and increased enforcement demand.





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