



July 29, 2026

The Vance County Board of Commissioners recognizes that data centers have become a topic of significant public interest and discussion within our community. The Board understands that many residents have questions and concerns and believes those questions deserve factual, objective information.

To date, the County's knowledge regarding specific projects remains limited. Rather than speculate on information that has not been submitted or verified through an official development application or site plan, the Board believes it is important to communicate only what is known until such time as the required submittals are received or approved.

We have heard several statements that are not accurate. This fact sheet has been prepared to provide general information about data centers, including how they typically operate, common infrastructure needs, and other frequently asked questions. This information is intended solely to provide publicly available information and should not be interpreted as confirmation of the design, operations, or characteristics of any specific or potential future project.

The Board remains committed to keeping the citizens informed as reliable information is available and appreciates the concerns of the citizens who are anxious about the unknown developments in their community. We too are conflicted by the need to inform citizens about the specifics of future projects, but we have no ability to force these private entities to make decisions and share that information with us.



Vance County Data Center Fact Sheet

What is a Data Center?

A data center is a secure facility that houses computer servers and networking equipment that stores, processes, and transmits digital information. Data centers support services people use every day, including online banking, healthcare systems, emergency communication, cloud storage, social media, streaming services, government operations, artificial intelligence, and business operations.

Why would a developer choose Vance County?

Vance County has land that is well-positioned to attract data center investment because of its available industrial land located in close proximity to power transmission lines, and large availability of reliable water supply.

Utility Infrastructure

Modern data centers require reliable electric service which would be provided by Duke Energy and reliable water sources for cooling which would be provided by the City of Henderson. The Kerr Lake Regional Water System currently has several million gallons of water per day available, and is in the process of updating the water treatment facility to provide an additional 10 million gallons of water per day for a total of 20 million gallons of water per day available. Using City water eliminates the need to create the kinds of uses that affect local wells and natural water supplies.

Environmental Considerations

Before construction, all projects are subject to and must comply with Local, State and federal environmental regulations, which include among many other things stormwater management, erosion control, environmental and air quality permitting, traffic impacts and utility capacity.

Property Tax Revenue

Data centers represent significant taxable investments, and the typical investments can range from \$250 million to in excess of \$1 billion. This additional property tax base helps fund schools, public safety, emergency services, infrastructure, and county operations.



What Authority Does Vance County Have Under North Carolina Law?

North Carolina local governments must administer zoning and land use development regulations within the authority granted by the North Carolina General Assembly. Local governments cannot regulate development in ways that state law does not authorize.

Key Facts:

- In late 2024, the North Carolina General Assembly enacted legislation that prohibits local governments from downzoning property without the consent of all affected property owners. In general terms, downzoning means changing zoning regulations to reduce or restrict development rights that previously existed.
- For example, if a use is currently allowed by right under the zoning ordinance, a county generally cannot change the rules solely to require additional approvals, such as a special use permit, or impose new restrictions intended to limit the areas that use may be developed or significantly limit and restrict uses that were previously allowed, unless authorized by state law.
- As state law changes, local zoning authority changes as well. For example, legislation adopted in July, 2026 prohibits local governments from requiring minimum off-street parking for most developments including retail and other commercial uses.
- Local governments generally cannot require developers to use specific utility sources or technologies, such as renewable energy or particular cooling systems, unless expressly authorized by law.
- North Carolina law also generally prohibits local governments from requiring developers to enter into agreements with third parties, such as community benefit agreements, as a condition of development approval.

FAQ

1. **Will my well dry up at my house?** There is no evidence that the presence of a data center alone causes nearby private wells to dry up. Whether a well is affected depends on many factors, including the amount of groundwater withdrawn, the source of the water supply (groundwater versus a public water system), local geology, aquifer characteristics, existing water use, and environmental regulations. The potential project found the current expansion of the City of Henderson Water treatment plant to be a benefit for the project and availability of public water.
2. **Will my electricity bill be increased because a data center is housed in Vance County?**
There is no automatic increase in residential electric bills simply because a data center is located in a community. Data centers pay for the design and construction of the improvements needed to supply the significant amount of electricity they consume under utility-approved rate structures and work directly with the electric utility on service



requirements. Electric rates are established by the electric utility and, where applicable, approved by state regulatory authorities—not by Vance County. Many factors can influence electric rates over time, including fuel costs, infrastructure investments, energy demand, and regulatory decisions. Whether electric rates change in the future depends on decisions made by the utility and regulators, not solely on the presence of a data center.

3. **Will a data center make me or my family sick?** There is no scientific evidence that simply living near a properly permitted and operated data center causes people to become sick. Data centers are not manufacturing facilities and generally do not produce daily industrial emissions associated with factories or heavy industry. Like many commercial and industrial facilities, data centers may have backup generators, cooling equipment, and other infrastructure that are subject to federal, state, and local environmental regulations. Any required permits are intended to ensure compliance with applicable standards. As with any development, site-specific factors and regulatory requirements vary by project.
4. **Will my lights flicker because the power is going to a data center?** There is no evidence that the presence of a data center alone causes homes or businesses to experience flickering lights. Electric utilities are responsible for planning, operating, and maintaining the electric grid to provide reliable service to all customers. Before a large customer such as a data center receives electric service, the utility evaluates the capacity of the existing electric system and determines whether upgrades or additional infrastructure are needed to serve the new demand while maintaining system reliability. Power reliability can be affected by many factors, including severe weather, equipment failures, vehicle accidents, and other events unrelated to a data center. Any necessary improvements to the electric system are planned and managed by the utility, and as required, approved by Federal or State Departments.
5. **Will a data center increase or decrease my property's value?** There is no definitive evidence that data centers consistently increase or decrease nearby residential property values. Property values are influenced by many factors in the local real estate market, and other areas of the country with developed data centers have not generally shown a negative impact on the surrounding property values.