

Mt. Orab Megasite History & Information

- The Mt. Orab Megasite consists of several properties, originally owned by one family.
- The Megasite was first marketed for industrial use in the mid 1990's. At that time the properties were still in the township.
- The site was first considered by an automotive manufacturer in the late 1990's.
- In 2001, Hyundai evaluated the site and made it a finalist in their site selection process. *This project ended up going to Alabama.*
- In 2006 the site was annexed into the village and zoned I-2 Industrial at the request of the owner. This was consistent with the original marketed use of the site. The zoning for the site has not changed since its annexation into the village. It is still zoned I-2.
- In 2007 the site again was a finalist for an automotive plant siting that eventually went to Greensburg, Indiana.
- In 2008, the Clean Water Act was amended to list detailed regulations for the mitigation of wetlands. There is a large wetlands area in the center of the site. The CWA rendered the site unsuitable for most large manufacturing facilities as it prevented building in the middle section of the site. The wetlands issue was the catalyst that caused the Village to reevaluate the use of the site.
- From 2008-2021 the site continued to be utilized for
- Active needs from the Ohio Department of Development and then from JobsOhio but most of the needs responded to were for a portion of the site, not the whole. Several site visits occurred in those years but none lead to a serious consideration of the site.
- In 2022 the Ohio Department of Development [ODOD] and JobsOhio [JO] visited the village to familiarize themselves with our industrially zoned sites. That visit spurred an evaluation of the Megasite by site selection consultants contracted by JO and an eventual assessment of the sites' capabilities. *This evaluation was a part of an effort by ODOD/JO to identify large industrial sites in Ohio, assess their capabilities, and identify infrastructure upgrades required to bring the site up to minimum capacity guidelines for large developments.* The evaluation indicated that we should

target industries that required a great deal of power and that typically employed a campus style site plan that could develop around the wetlands. The village employed that methodology in reference to inquires and Active Needs issued by JobsOhio, REDI, and Duke Energy.

- Under both the original and 2024 I-2 Industrial Zoning, Data Centers were never restricted and, as such have been deemed an allowable use.
- The High-Tech Overlay (HTO) was not created to promote data centers, but rather to restrict areas within the village where technology related projects could locate. This overlay was determined by identifying sites that were the most appropriate in terms of infrastructure capabilities, especially electric power availability. The HTO does not replace the I-2 zoning, just modifies it when a technology related use is considered.
- The DB Stu project has been in a waiting pattern while the electric capabilities at the site are evaluated by PJM. While discussions with the company did occur throughout 2025, mainly in the first and second quarters, nothing has been finalized due to lack of essential power availability information from PJM.
- There are currently no discussions with other data center projects in process.
- CRA-Community Reinvestment Area -discussions on the ability to create an incentive zone that would cover the Megasite have been a frequent topic of conversation since it was first considered for industrial use in the 1990's. Discussions were always centered on when to create an incentive zone, not if to create one. Incentive zones are created to make available industrial sites competitive with other sites in the region, state, and U.S.