

JOINT PLANNING COMMISSION OF GREENWOOD COUNTY



AGENDA

July 14, 2026 | 5:30 pm
Greenwood County Library
600 Main Street South
Greenwood, South Carolina

SPECIAL CALLED MEETING

I. MEETING CALLED TO ORDER

II. APPROVAL OF MINUTES

- May 26, 2026

III. OLD BUSINESS

- NONE

IV. NEW BUSINESS

PUBLIC HEARINGS

1. TA-26-05-004 Ordinance imposing a temporary moratorium on the approval of data centers and related infrastructure within Greenwood County for a period of one (1) year; providing findings; and providing for an effective date.

V. LAND DEVELOPMENT

- NONE

VI. STAFF ANNOUNCEMENTS

VII. ADJOURNMENT



Greenwood City/County
Joint Planning Commission Minutes
Greenwood County Library
600 S Main Street
Greenwood, South Carolina 29646
May 26, 2026

*Agenda Item 1: **Called to Order** --*

The Planning Commission met on May 26, 2026 at 5:30 pm, in the Veteran's Auditorium of the Greenwood County Library, Greenwood, South Carolina. A quorum was established. Chairman John Lake called the meeting to order.

Members Present:

Christine Martin
Lynn Brooks
Nick Annese
Sloan Griffin
Chip Tinsley, Vice Chair
Jim Medford
Tiffany Bledsoe
Toya Davis
Marvin Hughes
Loretta Rohlinger
John Lake, Chair

Member(s) Absent: Troy Fields, James Jones, Tiffany Stevens

Planning Department Staff Present:

Ryan Bland, Planning Director
Wayne Evans, Office Manager
Tracey Goldman Busbee, Planner

*Agenda Item 2: **Approval of Minutes** --*

April 28, 2026 minutes were unanimously approved.

*Agenda Item 3 (A): **Old Business** --*

- **None**

*Agenda Item 4 (A): **New Business** – PUBLIC HEARINGS*

The Planning Commission conducted its election for Chair and Vice Chair, with County Attorney Carson Penny overseeing the voting process. Following a motion by Commissioner Hughes and a second by Commissioner

Griffin, Mr. Lake was elected as Chairman. Following a motion by Commissioner Brooks and a second from Commissioner Rohlinger, Mr. Tinsley was elected as Vice-Chairman.

- 1. Request R 26-05-001 (District 7 Lane) by Kimberly McIntyre. This request is to rezone three parcels of land totaling ±33.33 acres located at 803 Deadfall Rd W (GPIN 6837-641-742), 797 Deadfall Rd W (GPIN 6837-673-797 and 6837-664-751) from R-5 (Multiple Family Residential) to AG-1 (Agricultural) in Greenwood County.**

Speaking in favor: None

Speaking in opposition of the request: None

Chairman Lake called for recommendations. **None**

Staff: Recommends to **approve**.

Action Taken:

- 1. Request R 26-05-001 (District 7 Lane) by Kimberly McIntyre. This request is to rezone three parcels of land totaling ±33.33 acres located at 803 Deadfall Rd W (GPIN 6837-641-742), 797 Deadfall Rd W (GPIN 6837-673-797 and 6837-664-751) from R-5 (Multiple Family Residential) to AG-1 (Agricultural) in Greenwood County.**

Chip Tinsley moved to approve. The motion was seconded by Loretta Rohlinger and was approved by 10 to 0 vote.

Request R 26-05-001 Motion to Approve Request 10-0				
PC Member	In Favor	Opposed	Abstain	Absent
Christine Martin	√			
Lynn Brooks	√			
Nick Annese	√			
Sloan Griffin	√			
Troy Fields				√
Chip Tinsley – Vice Chair	√			
James Medford	√			
James Jones				√
Tiffany Bledsoe	√			
Toya Davis	√			
Marvin Hughes	√			
Tiffany Stevens				√
Loretta Rohlinger	√			
John Lake - Chair				

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- 2. Request R 26-05-002 (District 3 Bishop) by James Bateman County Economic Development for Stonecrest Farm LLC. This request is to rezone two parcels of land totaling 104.06 acres located at 1641 Emerald Rd (GPIN 6876-443-843 and a**

portion of 6876-533-938) from RDD (Rural Development District) to I-1 (Light Industrial) in Greenwood County.

Speaking in favor: **None**

Speaking in opposition of the request: **None**

Chairman Lake called for recommendations. **None**

Staff: Recommends to **approve**.

Action Taken:

- 2. Request R 26-05-002 (District 3 Bishop) by James Bateman County Economic Development for Stonecrest Farm LLC. This request is to rezone two parcels of land totaling 104.06 acres located at 1641 Emerald Rd (GPIN 6876-443-843 and a portion of 6876-533-938) from RDD (Rural Development District) to I-1 (Light Industrial) in Greenwood County.**

Jim Medford moved to approve. The motion was seconded by Sloan Griffin and was approved by 10 to 0 vote.

Request R 26-05-002 Motion to Approve Request 10-0				
PC Member	In Favor	Opposed	Abstain	Absent
Christine Martin	√			
Lynn Brooks	√			
Nick Annese	√			
Sloan Griffin	√			
Troy Fields				√
Chip Tinsley – Vice Chair	√			
James Medford	√			
James Jones				√
Tiffany Bledsoe	√			
Toya Davis	√			
Marvin Hughes	√			
Tiffany Stevens				√
Loretta Rohlinger	√			
John Lake - Chair				

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- 3. Request TA 26-05-003 by Greenwood County Planning Department. This request is to amend the County Zoning Ordinance to add Data Centers as a conditional use in I-2 (Heavy Industrial District), I-1 (Light Industrial District) and RDD (Rural Development District) with associated use requirements.**

Speaking in Favor:

Austin Walker, 99 Kitson St. Greenwood: Speaker stated that with proper regulations in place, a proactive rather than reactive approach the County could establish high standards that would allow data centers to positively benefit the community.

Spoke in opposition of the request:

Charles Herndon, 729 Calhoun Rd E. Greenwood: Speaker stated the County does not need to recruit Data Centers, noting that Data Centers are not an asset to the County.

Tommy Melson, 108 South Pond Ct. Greenwood: Speaker was noted that publications in the cyber security industry have provided insight on the impact of Data Centers. Speaker specifically expressed concerns over water use of such facilities.

Sherry L. Quinn: Speaker expressed concern over potential water usage, wastewater, sound, light pollution impacts. Speaker also expressed concern about the impact to the power grid, and noted that data centers have relatively low employment numbers.

Tracy Rickey, 522 Pascal Rd Greenwood: Stated Greenwood has more to offer than being used for Data Centers. Speaker expressed that Data Centers take away from the community and offer nothing, noting concerns regarding potential impacts to farms and the environment.

Russ Fitzgerald, 623 Fairway Lake Greenwood: Speaker expressed that the Text Amendment has the best intentions but stated that Data Centers are not beneficial to the community and wants all Data Centers banned.

Chris Pope, 310 Nautical Way Greenwood: Speaker supported Data Centers are being addressed in the ordinance. Speaker noted that I1 or I2 are appropriate for Data Centers.

James Brooks, 731 Calhoun Rd E. Greenwood: Speaker inquired regarding research conducted by County Staff. Speaker expressed concern that Data Centers do not positively impact the local economy and that the quality of life in the community should be the top.

Joe Bechelli 620 Swing About Greenwood: Speaker stated opposition to Data Centers and suggested a moratorium on new permits for the use.

Jessica Ulery, 232 Cabin Rd Greenwood: Speaker expressed support for a moratorium on Data Centers. Speaker noted that citizens should be protected and expressed support to keep Greenwood green.

Adam Jackson, 605 Johns Creek Rd, Greenwood: Speaker expressed concerns about potential air, water, & ground pollution impacts. Speaker expressed concern regarding County Council conducting first reading prior to Planning Commission review. He stated that data centers should not receive tax incentives, that citizens should have the opportunity to vote on proposed data centers, and that the County should consider a 24-month moratorium before moving forward with additional data center development.

Irene Bjerke, 114 Ready Cove Lane Greenwood: Speaker stated that the process for regulating Data Centers in Greenwood should be more transparent.

Christy Stroud, 105 Overlook Dr Greenwood: Speaker expressed concern that Data Centers may cause utility rate increases, putting a strain on elderly residents.

Victoria Miller, 134 Kingston Greenwood: Speaker stated that Greenwood does not need Data Centers and express concern about water and electricity rate increases.

Beverly Butler, 513 Wright Ave Greenwood: Speaker stated that water use is a significant concern, and that the water evaporates once used. Speaker commented that Data Centers negatively affect the whole community.

Chairman Lake called for recommendations. **None**

Staff: Recommends to **approve** the ordinance as presented.

Action Taken:

- 3. Request TA 26-05-003 by Greenwood County Planning Department. This request is to amend the County Zoning Ordinance to add Data Centers as a conditional use in I-2 (Heavy Industrial District), I-1 (Light Industrial District) and RDD (Rural Development District) with associated use requirements.**

Lynn Brooks moved to recommend denial of the ordinance as presented, and to recommend that Council consider a 24 month moratorium for additional studies and education on the potential impacts of Data Centers. The motion was seconded by Nick Annese and was approved by 10 to 0 vote.

Request TA 26-05-003 Motion to Deny Request 10-0				
PC Member	In Favor	Opposed	Abstain	Absent
Christine Martin	√			
Lynn Brooks	√			
Nick Annese	√			
Sloan Griffin	√			
Troy Fields				√
Chip Tinsley – Vice Chair	√			
James Medford	√			
James Jones				√
Tiffany Bledsoe	√			
Toya Davis	√			
Marvin Hughes	√			
Tiffany Stevens				√
Loretta Rohlinger	√			
John Lake - Chair				

Agenda Item 5: Land Development –

- **None**

Agenda Item 6: Commercial Development --

- **None**
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Agenda Item 7: Council Actions –

- A. Greenwood County Council
 - B. Greenwood City Council
 - C. Towns of Ninety Six & Ware Shoals
-

Agenda Item 8: Committee Reports –

- **None**
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Agenda Item 9: Adjournment –

Chairman Lake announced that the next meeting will be held on June 23, 2026.
Chairman Lake adjourned the meeting at 7:45 PM.
Submitted by Wayne Evans.



**Greenwood City/County
Joint Planning Commission**

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Greenwood, South Carolina 29646
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Fax: 864.942.8580
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MEMORANDUM

Date: July 8, 2026

To: Planning Commission

From: Ryan Bland, AICP, Planning Director

Subject: ORDINANCE TO PROVIDE FOR A TEMPORARY MORATORIUM FOR NO MORE THAN TWELVE MONTHS ON APPLICATIONS FOR DATA CENTERS WITHIN THE COUNTY OF GREENWOOD, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO

Planning Commission Consideration and Action

The Planning Commission is requested to review the proposed ordinance establishing a temporary moratorium of up to twelve (12) months on applications for new data centers within Greenwood County and make a recommendation to County Council. The Commission may recommend approval, approval with modifications, or denial of the proposed ordinance.

County Council introduced the attached ordinance and approved first reading on June 16, 2026. Council approved second reading on July 7, 2026. Following the Planning Commission's recommendation, County Council is expected to consider the ordinance for third and final reading on July 21, 2026.

Background

On May 26, 2026, the Planning Commission conducted a public hearing on a proposed zoning ordinance text amendment regulating data centers in the I-1 (Industrial), I-2 (Heavy Industrial), and RDD (Research, Development & Distribution) zoning districts. After discussion, the Commission voted to recommend denial of the proposed text amendment. During that discussion, the Commission also recommended that County Council consider adopting a temporary moratorium on new data center applications to allow additional time

to evaluate the potential impacts of data centers and develop more comprehensive regulations. The Commission discussed a two-year moratorium.

County Council subsequently considered the proposed zoning text amendment and approved the ordinance on third and final reading on July 7, 2026.

As a separate action, County Council introduced an ordinance establishing a temporary moratorium on new data center applications. Council approved first reading on June 16, 2026, and second reading on July 7, 2026. As drafted, the ordinance would establish a moratorium for up to twelve (12) months.

Purpose of This Action

Before County Council may consider third reading of the proposed moratorium ordinance, the Planning Commission must review the ordinance and provide a recommendation.

Although the Planning Commission previously expressed support for the concept of a moratorium during its May 26 discussion, the Commission did not consider a moratorium ordinance as a noticed agenda item and therefore did not make a formal recommendation on the ordinance itself.

This agenda item allows the Planning Commission to review the proposed moratorium ordinance, conduct a public hearing, and make a formal recommendation to County Council. The Commission may recommend approval, approval with modifications, or denial of the proposed ordinance.

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

ORDINANCE 2026-xx

**AN ORDINANCE TO PROVIDE FOR A TEMPORARY MORATORIUM FOR
TWELVE MONTHS ON APPLICATIONS FOR DATA CENTERS WITHIN THE
COUNTY OF GREENWOOD, SOUTH CAROLINA, AND OTHER MATTERS
RELATED THERETO**

WHEREAS, Greenwood County Council (the Council) is empowered by Section 4-9-25 of the South Carolina Code of Laws, 1976, as amended, to adopt ordinances as may appear to be necessary and proper for the security, general welfare, and convenience of Greenwood County (the County) and for preserving health, peace, order, and good government, to include providing for zoning regulations pursuant to Section 4-9-30 of the South Carolina Code of Laws, 1976, as amended; and,

WHEREAS, Sections 6-29-310, *et seq.*, of the South Carolina Code of Laws, 1976, as amended, authorizes the County to enact or amend its zoning regulations to guide development in accordance with existing and future needs and to protect, promote, and improve the public health, safety, and general welfare; and,

WHEREAS, Greenwood County, like many counties in South Carolina, has had multiple inquiries regarding the development of data centers within the County; and,

WHEREAS, Greenwood County Council would like time to have staff thoroughly evaluate its ordinances and processes to ensure that data centers are properly sited and regulated within the County; and,

WHEREAS, County Council seeks to impose a moratorium of twelve months from the adoption of this Ordinance to direct the analysis and evaluation of its regulation of data center development in Greenwood County; and,

WHEREAS, a moratorium authorized and implemented in accordance with this Ordinance is a reasonable, time-limited planning measure;

NOW, THEREFORE, Greenwood County, by and through Greenwood County Council, in a meeting duly assembled, hereby ordains:

Section 1.

The purpose and intent of this Ordinance is to issue a moratorium on the development of data centers in Greenwood County for twelve months from its effective date. The moratorium is to allow the Planning Department, in coordination with other appropriate departments and staff, to analyze and evaluate whether Greenwood County's applicable processes and requirements,

~~whether local, state, or federal, regarding data center development, are congruent with County Council's intent regarding the development of data centers.~~

For the purposes of this Ordinance, the definition of a moratorium is, "a temporary halting or severe restriction on specified development activities."

For the purposes of this Ordinance, the definition of a data center is, "a facility used primarily for the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associate components related to digital data operations."

Section 2.

Greenwood County Council hereby implements a moratorium on processing, approving, or issuing approvals for permits, site plans, land disturbance permits, building permits, rezonings, conditional use permits, or any authorization necessary for the construction or operation of a new data center.

The moratorium will automatically expire at the end of the twelve months after the effective date of this Ordinance, unless it is terminated or extended by an Ordinance of County Council.

The moratorium will not apply to any applicant with rights that have vested prior to the adoption of this Ordinance, in accordance with Sections 6-29-1510, *et seq.* of the South Carolina Code of Laws, 1976, as amended, and other applicable law.

Section 3.

All other ordinances previously adopted which are inconsistent with this Ordinance are hereby repealed insofar as their inconsistency, as of the effective date of this Ordinance.

If for any reason, any portion or section of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions or sections of this Ordinance will remain in full force and effect.

This Ordinance is effective upon its passage at third reading.

Passed and approved this 21st day of July, 2026.

**GREENWOOD COUNTY,
SOUTH CAROLINA**

Theo Lane
Chairman, Greenwood County Council