

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ORDINANCE NO. 2026-19

AN ORDINANCE TO AMEND THE GREENWOOD COUNTY ZONING ORDINANCE, BEING ORDINANCE 13-86, AS AND IF AMENDED, SO THAT SECTION 6-3-15 (DEFINITIONS), SECTION 6-3-43 (I-1 LIGHT INDUSTRIAL DISTRICT), SECTION 6-3-44 (I-2 HEAVY INDUSTRIAL DISTRICT), AND SECTION 6-3-47 (RDD - RURAL DEVELOPMENT DISTRICT) BE AMENDED TO ADD DATA CENTERS AS A CONDITIONAL USE

WHEREAS, the Greenwood County Council wishes to periodically amend the Greenwood County Zoning Ordinance; and

WHEREAS, the Greenwood County Joint Planning Commission did pursuant to law hold a public hearing on Tuesday, May 26, 2026, and issued a certificate recommending denial;

WHEREAS, the Zoning Ordinance of Greenwood County be amended as indicated below; and;

WHEREAS, the Greenwood County Council is authorized by law to adopt the zoning ordinance or to amend same.

NOW, THEREFORE, BE IT ORDAINED by Greenwood County Council:

SECTION I.

The zoning ordinance for Greenwood County is hereby amended by adding the following:

Exclude and deny Data Centers in I-1, I-2 and RDD zoning districts

Section 6-3-15 Definitions

Acoustical Barrier: An exterior solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution.

BUG: Backlight, uplight, and glare.

Closed-Loop Cooling System: A cooling system that recirculates cooling fluid within a closed piping system, heat-exchange, or equipment loop and does not rely on routine once-through withdrawal and discharge of process cooling water.

Data Center: 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 associated components related to digital data operations.

Data Center Accessory Use: Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and ; mechanical and electrical equipment such as generators used to provide temporary power when the main source of power is interrupted, and air conditioning units; and facilities such as electrical substations, cooling water, wastewater treatment facilities, water holding facilities, pump stations, water towers, and cooling towers.

Data Center Electrical Substation: A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric