

Sponsor(s): County Council
First Reading: September 8, 2025
Committee Referral: N/A
Committee Consideration Date: N/A
Committee Recommendation: N/A
Second Reading: October 6, 2025
Public Hearing: November 10, 2025
Third Reading: November 10, 2025
Effective Date: Immediately

I, Heather Spade, Acting
Council Clerk, certify that
this Ordinance was advertised
for public hearing on 10/09/2025.

ORDINANCE 25-O-10

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[An Ordinance to Amend Title 14-Land Management, Article 14.04-6.040 to add the definition "Data Center", Article 14.08-2 Zoning District Regulations and Article 14.08-3 Conditional Uses, of the Colleton County Code of Ordinances.]

WHEREAS, the Colleton County Council has determined it is in the best interest of the citizens of Colleton County to update the Land Management Ordinance to address emerging industries and land uses; and

WHEREAS, the establishment of data centers represents a growing economic sector that requires proper regulation and placement within the zoning framework of Colleton County; and

WHEREAS, it is the intent of County Council to amend the Colleton County Code of Ordinances to include a definition for "Data Center" and to specify its use and conditions within certain zoning districts;

NOW, THEREFORE, BE IT ORDAINED BY COLLETON COUNTY COUNCIL, DULY ASSEMBLED THAT:

Title 14 – Land Management, Article 14.08-2 Zoning District Regulations, is hereby amended to include "Data Center" as a Conditional or Special Exception use within designated zoning districts as determined appropriate by County Council.

Amend Section 14.04-6.040 – Definitions to add

Data Center, means facility, or campus of facilities, engaged in the storage, management, processing, hosting, or transmission of data and related services, and which houses computer systems, network equipment, servers, appliances, and other associated components and structures customarily incidental or related to such operations. Cryptocurrency processing facilities are specifically excluded from this definition.

Amend Section 14.08-2.050.3 – to add "Data Centers" as a Special Exception in the RD-1 zoning designation

Amend Section 14.08-2.060.3 – to add "Data Centers" as a Special Exception in the RD-2

zoning designation

Amend Section 14.08-2.125.3 – to add “Data Centers” as a Special Exception in the LID zoning designation

Amend Section 14.08-2.130.2 – to add “Data Centers” as a Conditional Use in the ID zoning designation

Amend Section 14.08-2.135.2 – to add “Data Centers” as a Conditional Use in the HID zoning designation

Amend section 14.08-3 – Conditional Uses is hereby amended to include “Data Center” as a conditional use, subject to the following standards:

1. **Data Center Development.** A "Data Center Development" shall refer to the entire contiguous tract of land presented for development as a Data Center.
2. **Height Regulations.** Principal buildings shall not exceed seventy-five (75) feet in height, measured from structure pad level. This height limitation shall not apply to accessory structures such as water towers, conveyor belts, or other incidental and uninhabited structures. Structures proposed to be located within the Airport Compatibility Overlay Zone (AC-O) - Lowcountry Regional Airport shall follow prescriptions for the Airport Overlay Zone (AC-O) 14.08-2.150.
3. **Setbacks:** For prescribed yards as defined in section 14.04-63.040 with specific parameters outlined in 14.08-2.010.D.2
 - a. **Front yard setback:** Two hundred (200) feet.
 - b. **Side yard setback:** Two hundred (200) feet.
 - c. **Rear yard setback:** Two hundred (200) feet.
4. **Minimum Lot Requirements.**
 - a. **Lot frontage:** Minimum of one hundred ten (110) feet adjoining a street.
 - b. **Lot width at building line:** Minimum of four hundred (400) feet.
 - c. **Lot acreage:** Minimum of three hundred (300) acres in non-industrial zoning designations.
5. **Buffer Requirements:**

Specific to RD-1 and RD-2 Zoning Designations:
A minimum one hundred fifty (150) foot-wide forested buffer to provide 100% opacity from surrounding thoroughfares and adjoining properties. This buffer may be located within required building setbacks.

Specific to Industrial Zoning Designations:
A minimum fifty (50) foot wide forested buffer in addition to prescribed industrial zone buffer requirements to provide 100% opacity from surrounding thoroughfares and adjoining properties not zoned Industrial. This buffer may be located within required building setbacks.
6. **HVAC and Mechanical Screening.** All air conditioning units and HVAC systems shall be thoroughly screened from view from public rights-of-way and adjacent properties using buildings, walls, fencing, roof elements, or landscaping.

7. **Front Building Facade.** The front building facade of principal structures shall be oriented toward street fronts or adjacent arterial street fronts. This requirement does not apply where the building is more than 500 feet from the public right-of-way or not visible from it.
8. **Security Fencing.** Security fencing and walls along the right-of-way shall not be located within the required buffer unless they comply with Section 14.08-4.030.
9. **Accessory Structures.** Accessory structures shall comply with applicable Colleton County Code provisions. However, accessory structures that meet the buffer setbacks outlined in Section 14.08-2.050 are permitted. Guardhouses and secure entry features are expressly permitted at public road entrances.
10. **Internal Subdivision Flexibility.** Required setbacks and buffers apply only to the external boundaries of the overall Data Center Development. Minimum frontage, lot width, and lot acreage do not apply to subdivided lots within the development, provided:
 - a. The overall tract meets the requirements of this section, and
 - b. Each subdivided lot has adequate access via public or private roads.
11. **Private Roads.** Private roads within the Data Center Development are permitted and shall be designed and constructed in accordance with County public road standards under the Colleton County Code.
12. **Alternative Power Sources.** Onsite power generation through the use of natural gas, solar or other renewables shall be permitted. All applicable construction permits (air, building, etc.) shall be obtained.
13. **Conflicting Provisions.** In the event of a conflict between this Section and any other provisions of the Colleton County Code, this Section shall govern.
14. **Prohibited Use.** Cryptocurrency processing is not permitted under the provisions of this Section.
15. **Lighting.** All outdoor lighting shall be downcast and arranged to prevent light trespass onto adjacent properties.
16. **Noise.** Sound levels at any property line shall not exceed sixty-five (65) decibels, except during emergency generator testing. Such emergency generator testing shall be limited to once per week, conducted only on weekdays between the hours of 11:00 AM and 1:00 PM.

Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

Conflict.

Provisions in other County Ordinances, Resolutions, policies, or by-laws in conflict with this

Ordinance are hereby repealed.

This Ordinance shall take effect upon 3rd reading by County Council, on the 10th day of November 2025.





Heather Spade, Acting Clerk to Council


Scott Biering, Council Chairman

COUNCIL VOTE:
OPPOSED

UNANIMOUS


Approved as to Form
Sean P. Thornton, County Attorney