

Committee Referral	:	Planning Commission
Committee Consideration Date	:	August 7, 2026
Committee Recommendation	:	Approval
First Reading	:	August 10, 2026
Second Reading	:	September 4, 2026
Public Hearing	:	September 14, 2026
Third Reading	:	September 14, 2026
Effective Date	:	Immediately

I, Martha Thompson, Clerk to Council,
 certify that this Ordinance was advertised for
 Public Hearing on August 13, 2026.

ORDINANCE NO. 26-O-07

AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE COLLETON COUNTY COMPREHENSIVE PLAN 2030.

NOW THEREFORE, be it ordained by the County Council of Colleton County (the “**Council**”), the governing body of the Colleton County, South Carolina (the “**County**”), as follows:

Section 1 Findings. The Council hereby makes the following findings of fact in connection with the enactment of this ordinance (this “**Ordinance**”):

(a) Pursuant to Title 6, Chapter 29, Article 5 of the Code of Laws of South Carolina 1976, as amended (the “**Act**”), the Council has previously adopted the Colleton County Comprehensive Plan 2030 (the “**Comprehensive Plan**”).

(b) In response to recent proposals to develop data centers and similar types of facilities for the storage, management, processing, routing, and/or transmission of digital data and facilities for the storage and transmission of electricity to support such uses (as generally used herein, “**Digital Infrastructure Facilities**”), the Colleton County Planning Commission (the “**Planning Commission**”) has reviewed the Comprehensive Plan to consider the areas of the County, or characteristics of areas within the County, where the development of Digital Infrastructure Facilities may be consistent with surrounding land uses and in furtherance of the County’s future land use goals and objectives. On August 7, 2026, the Planning Commission recommended to the Council the proposed amendments to the Land Use Element of the Comprehensive Plan attached to this Ordinance at **Exhibit A** (the “**Comprehensive Plan Amendments**”).

(c) At a meeting held on September 14, 2026, the Council conducted a public hearing regarding the approval of the Comprehensive Plan Amendments, notice of which was published in accordance with the provisions of Section 6-29-530 of the Act.

Section 2 Adoption of Comprehensive Plan Amendments. The Comprehensive Plan Amendments, as attached to this Ordinance at **Exhibit A**, are hereby approved. The Comprehensive Plan, as previously enacted by various prior actions of the Council, is hereby amended, and the Clerk to County Council and County staff are hereby authorized and directed to take such action as may be necessary to incorporate the Comprehensive Plan Amendments into the Land Use Element of the Comprehensive Plan accordingly.

Section 3 Repealer. All other ordinances, resolutions or parts of any ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to

the extent of the conflict or inconsistency. Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance, except as expressly set forth herein and as may be permitted under South Carolina law.

Section 4 Severability. If any one or more of the provisions of this Ordinance should be contrary to law, then such provision shall be deemed severable from the remaining provisions and shall in no way affect the validity of the other provisions of this Ordinance.

Section 5 Effect. This Ordinance shall be effective upon third and final reading by the Council.

DONE AND ENACTED IN COUNCIL DULY ASSEMBLED, this 14th day of September 2026.

COLLETON COUNTY, SOUTH CAROLINA





Scott Biering, Chairman, County Council



Martha Thompson, Clerk to Council

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Exhibit A
Comprehensive Plan Amendments

Potential for Digital Infrastructure Facility Development

When the 2020 Comprehensive Plan was adopted in January 2020, data centers and similar types of facilities for the storage, management, processing, routing, and/or transmission of digital data and facilities for the storage and transmission of electricity to support such uses (as generally used herein, “digital infrastructure facilities”) were under development across the nation, including within South Carolina, but were not yet a significant consideration for rural counties like Colleton County. Since 2020, developers of digital infrastructure facilities have expressed increasing interest in locating within Colleton County. The development of digital infrastructure facilities can yield substantial benefits for Colleton County and its citizens through the growth of the County’s tax base and by providing high-paying employment opportunities. These benefits, however, must be balanced against the impact on surrounding residents, such as the light and noise that they may create and the presence of new large buildings on previously undeveloped land. Some of these impacts are of regional and statewide concern and are more appropriately regulated by the State and its regulatory agencies or the South Carolina legislature. With adequate regulation, Colleton County is able to allow for and benefit from the development of digital infrastructure facilities in appropriate areas, while balancing those benefits against the impacts that may be mitigated through responsible land use regulation.

Digital Infrastructure Facilities Within Industrial Areas

As discussed with respect to the “Industrial” future land use place type, certain areas of Colleton County have already been identified as suitable for industrial-type development. Digital infrastructure facilities share many similarities with industrial uses that typically allow these uses to be treated alike under land use regulations. These similarities include their use of large tracts of land; the large-scale buildings that house industrial and digital infrastructure functions; the need for fencing, lighting, and other such features to secure these facilities; and their common need for electric and utility infrastructure. Due to these and other similarities, areas of Colleton County that are suitable for industrial development are, by and large, also suitable for digital infrastructure facilities.

Digital Infrastructure Facilities Outside of Industrial Areas

Despite their similarities, there are differences between industrial uses, generally, and digital infrastructure facilities that may allow for the responsible development of digital infrastructure facilities in areas of Colleton County that are not presently suitable for industrial development. For instance, digital infrastructure facilities typically employ fewer people than an industry of comparable size and do not generate substantial truck traffic outside of construction periods. Therefore, areas of the County with less-developed transportation infrastructure may be unable to accommodate industrial uses but are adequate to accommodate the smaller workforce and limited transportation needs of digital infrastructure facilities. Some kinds of digital infrastructure facilities, such as data centers, can, in many cases, have markedly different utility needs than industries. While some data centers require connections to public water and wastewater systems, many data centers now rely on closed-loop cooling systems that do not require such connections or are able to satisfy their water demands through other means. Similarly, data centers that do not generate substantial water demand may not require connections to public wastewater systems. Large tracts of land in otherwise undeveloped areas of Colleton County may provide a feasible

location for digital infrastructure facilities where they would not be feasible for industrial uses of comparable scale due to the unavailability of utility infrastructure.

Due to the distinct land use needs of digital infrastructure facilities and the need to mitigate the distinct risks of these facilities, it may not be appropriate to regulate digital infrastructure facilities as a permitted, conditional, or special exception use within any one or more zoning districts under the County's zoning ordinance. Particularly because vast and diverse areas of Colleton County are zoned RD-1 and RD-2, and some of these areas may be suitable for digital infrastructure facilities while others may not. A more appropriate strategy may be to establish an overlay district that includes areas under various zoning districts that the County Council has determined have the characteristics that make them suitable for digital infrastructure facilities. The County Council may take any number of considerations into account when defining the boundaries of such an overlay district, but some characteristics may include:

- The presence of large undeveloped tracts of land that, for various reasons, may not be suitable for industrial, commercial, or residential development at this time;
- Areas of low residential density to allow digital infrastructure facilities to be adequately buffered from surrounding residences;
- Proximity away from areas of Colleton County that have particular environmental sensitivity, the County's Resource Conservation Zoning District-1 (RC-1) and Resource Conservation Zoning District-2 (RC-2) zoning designations;

With appropriate land use regulation and development standards, it is possible to allow for the development of digital infrastructure facilities in a way that is compatible with surrounding land uses and that furthers Colleton County's future land use goals and objectives.

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