



OCONEE COUNTY
PLANNING COMMISSION
415 S. Pine St. Walhalla, SC 29691
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SUBCOMMITTEE MEMBERS

Teresa Spicer, District 1

Brit Adams, District 3

SUBCOMMITTEE MINUTES

10:00AM, Friday, February 13, 2026

Oconee County Council Chambers

1. Call to Order
2. Discussion regarding data centers.

Need to update the Comprehensive Plan's land use element to include data centers as a separate land use category, distinct from industrial/warehouse uses

Propose creating performance standards for data centers covering areas like noise, height, location, water usage, fire safety, landscaping, lighting, electricity use, decommissioning, and size

Suggest data centers be treated as a conditional use, not just lumped into industrial zoning

Emphasize the need to future-proof the regulations as data center technology evolves

Recommend adding data centers as a conditional use under the industrial zoning district

Propose creating three size classifications - small, medium, large - with different requirements for each

Ensure regulations address power supply, water usage, fire protection, lighting, and decommissioning

Discuss whether to require data centers to provide their own power generation or allow them to use the grid

Determine if data centers should be prohibited in "control-free" zoning areas

Next Steps

Reach out to David Root to get guidance on how to properly incorporate data centers into the zoning code and comprehensive plan

Investigate state-level legislation that may impact data center regulations

Schedule a follow-up meeting in 2 weeks (likely Feb 24th) to review a more comprehensive draft proposal



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Present the draft proposal to the Planning Commission for feedback and further refinement

The key focus is ensuring Oconee County has appropriate land use and zoning policies in place to properly manage the development of data centers, while balancing the needs of the industry with the interests of the community.

3. Determine date(s) for future subcommittee meetings.
Scheduled the next meeting for February 24, 2026 at 10:00AM.
4. Adjourn