



OCONEE COUNTY
PLANNING COMMISSION
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SUBCOMMITTEE MEMBERS

Teresa Spicer, District 1

Brit Adams, District 3

SUBCOMMITTEE MINUTES

10:00AM, Tuesday, February 24, 2026
Oconee County Council Chambers

1. Call to Order
2. Continued discussion regarding data centers.

Key Points and Decisions:

Discussed the possibility of creating a separate "Appendix B" in the ordinance specifically for data center regulations, similar to the existing "Appendix A" for overlay districts

Suggested that data centers should be required to comply with the regulations in Appendix B, even if they are located in control-free zones

Highlighted the need to ensure data centers comply with current state laws and regulations, and the possibility of updating the ordinance every 6 months to keep up with changes

Next Steps:

Reach out to the county attorney, Mr. Root, to get his input on the proposed Appendix B approach

Investigate the status of the state's proposed "Data Center Development Act" and any decommissioning requirements it may include

Explore options for setting noise, vibration, and light impact standards for data centers, potentially using examples from other jurisdictions

Discussed the possibility of confining data centers to industrial zones only, like the approach taken by Gaffney, South Carolina

Raised concerns about developers potentially purchasing land intended for residential use and then repurposing it for data centers

Highlighted the importance of addressing water usage and availability, as well as decommissioning plans and hazardous waste management

Review ordinances from other jurisdictions, such as Pennsylvania and York County, for guidance on water usage requirements and decommissioning plans



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Investigate the status of South Carolina's proposed "Data Center Development Act" and its potential impact on decommissioning requirements

Coordinate with the county attorney, Mr. Root, to ensure the proposed regulations are legally sound and enforceable

Emphasized the need to set a clear timeline for developing and implementing the data center regulations, potentially within the next 6 months

Highlighted the importance of addressing water usage and regulations, as water is a valuable resource in Oconee County

Discussed the potential for self-generation of power by data centers and the implications for the local power grid

Gather more information on the state's proposed "Data Center Development Act" and its provisions related to utility contracts, energy costs, and self-generation

Explore options for setting water usage regulations and reporting requirements for data centers

Overall Next Steps:

Compile the questions to be asked of the county attorney, Mr. Root, and send them to the relevant parties.

Prepare for the upcoming meeting by summarizing the key points, decisions, and next steps discussed during this session.

At the meeting, present the questions and answers obtained from Mr. Root, and discuss the proposed direction for developing the data center regulations.

After the meeting, begin drafting the specific language for the "Appendix B" regulations, incorporating the input and guidance received.

Monitor the progress of the state's "Data Center Development Act" and incorporate any relevant provisions into the county's regulations.

Establish a process for regularly updating the data center regulations, potentially every year, to keep pace with changes in technology and legislation.

3. Adjourn