

**Infrastructure & Regulation Committee**  
**Decision Memorandum**  
**Horry County, South Carolina**

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Date: April 14, 2026  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Desiree Jackson, Senior Planner  
Cleared By: Stevie Brown, Planning Director  
Committee: Infrastructure and Regulation Committee

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**ISSUE:**

Should the Zoning Ordinance be amended to define and establish standards for data centers?

**BACKGROUND:**

The Zoning Ordinance does not currently include standards specific to data centers. As interest in these facilities increases, the absence of defined standards has created uncertainty in how they should be reviewed.

Data centers include large buildings and supporting equipment that may impact surrounding properties in terms of noise, scale, and compatibility.

**PROPOSED ACTION:**

The proposed text amendment would:

- Define data centers and related accessory uses.
- Establish standards, including:
  - Separation from residential
  - Screening requirements
  - Limit building size based on zoning district:
    - Up to 80,000 sq.ft. in Limited Industrial (LI) and Limited Manufacturing and Industrial District (MA1)
    - Up to 200,000 sq.ft. in General Manufacturing and Industrial District (MA2), Heavy/Intense Manufacturing and Industrial District (MA3), and Heavy Industrial (HI)
- Require a special exception for facilities exceeding 200,000 sq.ft. in MA2, MA3, and HI.

**RECOMMENDATION:**

Staff recommends approval.

COUNTY OF HORRY

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STATE OF SOUTH CAROLINA

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ORDINANCE NO.

**AN ORDINANCE AMENDING ARTICLES II, VII, IX, XI & XIV OF THE ZONING ORDINANCE OF HORRY COUNTY, SOUTH CAROLINA, PERTAINING TO DATA CENTERS**

**WHEREAS**, the Horry County Zoning Ordinance does not currently provide comprehensive standards specific to data center uses; and

**WHEREAS**, the establishment of use-specific standards is necessary to ensure compatibility with adjacent land uses and to mitigate potential impacts associated with such facilities; and

**WHEREAS**, it is the intent of County Council to periodically reconcile the standards of the zoning ordinance.

**NOW, THEREFORE**, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, the following hereby is ordained and enacted:

1. **CODE AMENDMENT:** Article II, Section 204.13 of the Zoning Ordinance of Horry County Code of Ordinances is hereby amended by as follows: (All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

| SECTION 204.13 - INDUSTRIAL USE CHART                                                                   |      |     |     |            |     |     |     |     |     |      |     |     |         |         |    |         |                     |                              |
|---------------------------------------------------------------------------------------------------------|------|-----|-----|------------|-----|-----|-----|-----|-----|------|-----|-----|---------|---------|----|---------|---------------------|------------------------------|
| Zoning Districts                                                                                        |      |     |     |            |     |     |     |     |     |      |     |     |         |         |    |         |                     |                              |
|                                                                                                         | CFA* | AG2 | AG3 | RCS*/ TRS* | HC* | RE3 | RE4 | PR2 | BO1 | PA 1 | LI* | MA1 | MA 2    | MA 3    | MI | HI*     | Conditional<br>Uses | Special<br>Exception<br>Uses |
| Light Manufacturing                                                                                     |      |     |     |            |     |     |     |     |     |      | P   | P   | P       |         | P  | P       |                     |                              |
| Heavy Manufacturing                                                                                     |      |     |     |            |     |     |     |     |     |      |     |     |         | P       |    | P       |                     |                              |
| Animal Rendering                                                                                        |      |     |     |            |     |     |     |     |     |      |     |     | P       | P       | P  | P       |                     |                              |
| Agricultural product processing for crops<br>or animals not grown on-site                               |      |     |     |            |     |     |     |     |     |      | P   | P   | P       |         |    | P       |                     |                              |
| Batch plant, asphalt/concrete, aggregate<br>processing                                                  |      |     |     |            |     |     |     |     |     |      |     |     |         | C       |    | C       | 903                 |                              |
| C&D Transfer Station                                                                                    |      |     |     |            |     |     |     |     |     |      |     |     | P       | P       |    | P       |                     |                              |
| Data Centers                                                                                            |      |     |     |            |     |     |     |     |     |      | C   | C   | C<br>SE | C<br>SE |    | C<br>SE | 944                 | 1106.C.8                     |
| Landfill                                                                                                |      |     |     |            |     |     |     |     |     |      |     |     |         | P       |    | P       |                     |                              |
| Linen Supply & Industrial Launderer                                                                     |      |     |     |            |     |     |     |     |     |      | P   | P   | P       |         | P  | P       |                     |                              |
| Medium Manufacturing                                                                                    |      |     |     |            |     |     |     |     |     |      |     |     | P       | P       | P  | P       |                     |                              |
| Manufacturing of precision instruments                                                                  |      |     |     |            | P   |     |     |     |     |      | P   | P   | P       |         | P  | P       |                     |                              |
| Mixed Industrial Use                                                                                    |      |     |     |            |     |     |     |     |     |      | P   |     | P       |         | P  | P       |                     |                              |
| Petroleum & petroleum products<br>(wholesale distribution)                                              |      |     |     |            |     |     |     |     |     | P    | P   | P   | P       |         | P  | P       |                     |                              |
| Boat Construction                                                                                       |      |     |     |            |     |     |     |     | P   |      |     |     |         |         | P  |         |                     |                              |
| Recycling Facilities                                                                                    |      |     |     |            |     |     |     |     |     |      | C   | C   | P       | P       | P  | P       | 934                 |                              |
| Salvage yard                                                                                            |      |     |     |            | C   |     |     |     |     |      |     |     | C       | C       | C  | C       | 907                 |                              |
| Scrap Metal Processor                                                                                   |      |     |     |            |     |     |     |     |     |      |     |     | P       | P       | P  | P       |                     |                              |
| Scientific research & testing facility                                                                  |      |     |     |            |     |     |     | P   |     |      | P   | P   | P       |         | P  | P       |                     |                              |
| Trade Shops (Includes Contractor's Office)                                                              | C    | C   | C   | C          | C   | C   | C   |     |     |      | C   | C   | C       |         | C  | C       | 935                 |                              |
| Warehouse                                                                                               | P    | P   | P   | P          | P   | P   | P   |     |     |      | P   | P   | P       |         | P  | P       |                     |                              |
| Wholesale & Distribution                                                                                |      | C   |     |            |     |     | P   |     |     | P    | P   | P   | P       |         | P  | P       | 940                 |                              |
| * = Retired Zoning District      P = Permitted Use      C = Conditional Use      SE = Special Exception |      |     |     |            |     |     |     |     |     |      |     |     |         |         |    |         |                     |                              |

2. **CODE AMENDMENT:** Article VII, Section 704 of the Zoning Ordinance of Horry County Code of Ordinances is hereby amended by as follows: (All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

**SECTION 704 – OFF STREET PARKING REQUIREMENTS PER LAND USE.**

| USE GROUP                               | SPACES REQUIRED                                        |
|-----------------------------------------|--------------------------------------------------------|
| <b><u>INDUSTRIAL / WAREHOUSING:</u></b> |                                                        |
| Warehouse                               | 1 space per 4,000 sq. ft. of gross floor area          |
| <b><u>Data Centers</u></b>              | <b><u>1 space per 2 employees on largest shift</u></b> |

3. **CODE AMENDMENT:** Article IX, Section 944 of the Zoning Ordinance of Horry County Code of Ordinances is hereby amended by as follows: (All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

**SECTION 944 – DATA CENTERS**

**A. Standards which apply to all**

- 1. Any data center building must be located at least two hundred (200) feet from any residentially used or zoned lot. The two hundred (200) feet shall be measured from the data center building to the residential district line.**

- i. Where the two hundred (200) feet separation distance is not met, required landscape buffers along the residential property line shall be increased by fifty percent (50%) in both width and required plantings. The minimum separation distance in no instance shall be less than one hundred (100) feet.
    2. Any equipment for cooling, ventilating, or otherwise operating the facility, including any power generator or other power supply equipment must be located at least three hundred (300) feet from any residentially used or zoned lot. The three hundred (300) feet shall be measured from equipment to the residential district line.
      - i. Where the three hundred (300) feet separation distance is not met, required landscape buffers along the residential property line shall be increased by fifty percent (50%) in both width and required plantings. The minimum separation distance in no instance shall be less than one hundred fifty (150) feet.
    3. Where a data center or its equipment abuts a residentially used or zoned lot, a wall constructed of stone, brick, or similar masonry materials (no wood, chain link or vinyl), with a minimum height of ten (10) feet, shall be provided along the shared property line. Such wall shall be located internal to any required landscape buffer and shall not replace the separation distances required in subsections 1 and 2 above.
  - B. LI & MA1 districts
    1. The maximum building size is 80,000 square feet of gross floor area.
  - C. MA2, MA3 & HI districts
    1. The maximum building size is 200,000 square feet of gross floor area.
      - i. If such use is larger than 200,000 square feet of gross floor area it must obtain a special exception subject to Article XI, §1106.
4. **CODE AMENDMENT:** Article XI, Section 1106 of the Zoning Ordinance of Horry County Code of Ordinances is hereby amended by as follows: (All text in ~~striketrough~~ shall be deleted and all text shown underlined and bolded shall be added)
8. **DATA CENTERS**
- a) **MA2, MA3 & HI**

A data center must obtain a special exception if the establishment is greater than 200,00 square feet of gross floor area.
5. **CODE AMENDMENT:** Article XIV, Section 1404 of the Zoning Ordinance of Horry County Code of Ordinances is hereby amended by as follows: (All text in ~~striketrough~~ shall be deleted and all text shown underlined and bolded shall be added)

#### SECTION 1404 – D

#### **DATA CENTER**

A use involving a building/premise primarily occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored. This use includes crypto mining facilities.

#### **DATA CENTER ACCESSORY**

Utilities, utility lines, electrical substations, pump stations, water towers, mechanical equipment and environmental controls (air conditioning or cooling towers, fire suppression, etc.), redundant/backup power supplies, redundant data communications connections, and high security when located on the same tract or assemblage of adjacent parcels developed as a unified development for a Data Center.

6. **SEVERABILITY.** If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
7. **CONFLICT WITH PRECEDING ORDINANCES.** If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of Horry County, unless expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.
8. **EFFECTIVE DATE.** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Chairman

Jenna L. Dukes, District 1  
Bill Howard, District 2  
Dennis DiSabato, District 3  
Gary Loftus, District 4  
Tyler Servant, District 5  
Cam Crawford, District 6

Tom Anderson, District 7  
Michael Masciarelli, District 8  
R. Mark Causey, District 9  
Danny Hardee, District 10  
Al Allen, District 11

Attest:

\_\_\_\_\_  
Ashley C. Carroll, Clerk to Council

First Reading

Second Reading:

Third Reading: