

December 18th ZBA PUBLIC HEARING

COLLETON COUNTY PLANNING AND DEVELOPMENT

P.O. Box 98 - 31 Klein Street - Walterboro, SC 29488

Office # (843) 549-1709

Fax # (843) 549-9014

Inspection Line # (843) 549-1844

Website: colletoncounty.org/planning-development



SPECIAL EXCEPTION APPLICATION PACKET

Fact sheet for applicants

Primary staff contact: Heather Spade, Zoning Administrator
hspade@colletoncounty.org

General information: A special exception is a use that is generally compatible with other uses permitted in a zoning district, but something about its nature, such as its potential impacts on neighboring properties, means that it must receive special approval from the Zoning Board of Appeals before it is allowed.

The application fee is \$200 for a special exception request on residential and commercial property. If withdrawn before staff submits the legal advertisement for the public hearing, 50% of the fee is refundable; after that time, the fee is not refundable.

Before the meeting: Staff will place your request on the agenda of the next eligible meeting of the Board of Zoning Appeals. Generally, the meetings take place at 6 p.m. on the third Monday of the month in the Council Chambers at the County Administrative Building

Staff will give public notice about your request as required by state law and the Zoning Ordinance by placing a legal ad in the newspaper about the request, posting the property with a public hearing notice sign for 15 days.

Staff will provide a written report about the request to the Board members and will make the report available by request at the Planning and Development office. This report will contain an analysis about whether the request meets the elements that the Board is required by state law to consider (which are paraphrased in the questions you will answer in this application) as well as a recommendation from staff about whether to approve, approve with conditions, or not approve the request. The report also will include your application and supporting documents.

During the meeting: During the Zoning Board of Appeals' meeting, staff will give a presentation about the request and answer any questions that the Board members may have about it. The applicant will be given a chance to speak to the request. A public hearing will be conducted during the meeting, allowing concerned citizens to speak for or against the request. At the conclusion of the public hearing, the Zoning Board will make a decision to approve the application as requested, approve the application with conditions, or not approve the application.

PLEASE NOTE: IF THE SPECIAL EXCEPTION IS APPROVED APPLICANT MUST COMPLY WITH ALL OTHER ZONING, BUILDING, COUNTY, STATE AND FEDERAL LAWS AND REGULATION

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PLAN TRACKING # _____ DATE RECEIVED: _____ CASE # _____
 Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes No

SITE LOCATION					
Address	N/A	City	N/A	Zip Code	31525
Tax Map #	209-00-00-001	Lot #	Block #	Plat - Book#	Page #
Subdivision Name:		Leased or Rental Property: <input type="checkbox"/> Yes <input type="checkbox"/> No		Current Zoning District: RD-1	
What is currently on this property?			# Of Dwellings (active or inactive):		# Of Accessory Structures:
Special Exception USE Requested: Yes					

PROPERTY OWNER INFORMATION			
Name of Property Owner:	Weyerhaeuser Company	Phone Number ()	
Mailing Address:	13005 SW 1st Road, Suite 241	City	Newberry
		State	FL
		ZIP	32669
Email Address:	Todd.Powell@weyerhaeuser.com		

Are you presenting your case at the Hearing? Yes No If "NO", also fill in Representative Box below

AUTHORIZED / LEGAL REPRESENTATIVE			
Name of Representative:	Thomas & Hutton Engineering/Eagle Rock Partner	Phone Number ()	
Mailing Address:	50 Park of Commerce Way	City	Savannah
		State	GA
		ZIP	31405
Email Address:	forbes.k@tandh.com		

Relationship to Property Owner: Civil Engineer/Developer

What is the type of use for which you are requesting a special exception? General description of your request.

Data Center Campus

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Property Owner Signature: Todd W Powell Date: 11/21/2025

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Please explain the nature of the request.

1. It is consistent with the recommendations contained in the county comprehensive plan and the character "description" of the underlying zoning district;

The proposed data center campus is a low-density, low-impact use in comparison to other types of development and is consistent with the RD-1 district's intent to conserve rural land because the facility preserves surrounding open space with smaller impervious footprints, and produces minimal traffic, noise, wastewater, or external impacts. The proposed development will bring approximately 500 new jobs to Colleton County, in addition to over 1,000 construction jobs during development of this campus over the next several years, increasing your County's overall employment base.

2. Compatibility with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

The surrounding uses entail open agricultural land and larger lot residential. This development is a good fit for this area because it provides lower impervious surface impact and large buffers of natural vegetation and space from any adjacent uses as to not adversely affect the adjacent properties. The entire site is approximately 859 acres; made up of 334 acres of natural buffer around the perimeter, 53% of the site is to remain undisturbed, and 99% of the total on-site wetlands to remain undisturbed.

3. Adequate provision is made for such items as: setbacks, buffering to protect adjacent properties from any potential adverse nuisances, such as noise, vibration, dust, glare, odor, traffic congestion and others;

The site will maintain the minimum 150' buffer requirements outlined within the ordinance. The proposed average buffer around the development will be 450 feet, with over 1,000 feet in some areas. Noise will fully comply with Section 14.08-03.16 of the ordinance. Lighting of this development will fully comply with 14.08-3.15 of the ordinance. This proposed development will not have nuisances such as vibration, dust, glare, or odor. Internal park roads will contain the traffic volume, keeping traffic from stacking onto Cooks Hill Road.

4. Where applicable, will be developed in a way that will preserve and incorporate any important natural features; and

The development will maintain a minimum of 100' natural buffer, and the proposed average buffer around the development will be 450 feet, with over 1,000 feet in some areas. The entire site is approximately 859 acres; made up of 334 acres of natural buffer, 53% of the site is to remain undisturbed, and 99% of the total on-site wetlands to remain undisturbed.

5. Vehicular Traffic and pedestrian movement on adjacent road shall not be hindered or endangered.

The proposed site and primary access point is located off of Cooks Hill Road. Pedestrian movement in this area is limited. The very nominal improvements shown on the provided exhibit (turn lanes, deceleration lanes, etc.) to the intersection of the proposed site and Cooks Hill Road will be built in order to maintain adequate level of service along the existing roadway. Improvements will be recommended by and coordinated with Colleton County and SCDOT.

Other Supporting Documents (REQUIRED)

- Site plan
- Photos of property that is the subject of the request
- Additional Supporting Documents and Photos

Notice of Zoning Board of Appeals Hearing

The Colleton County Zoning Board of Appeals will hold the following Public Hearing(s) at 5:00 p.m. on Thursday, December 18, 2025, in the 3rd Fl. County Council Chambers in the Old Jail Building at 109 Benson St. in Walterboro, SC:

1. Special Exception Case No. SE-2025-139 submitted by Thomas & Hutton/Eagle Rock Partners, on behalf of the property owner, Weyerhaeuser Company. Is requesting a Special Exception to permit a Data Center Campus as described in Colleton County Ordinance 25-O-10. The property is currently zoned Rural Development – 2 (RD-2) and allows for the use of a data center as a Special Exception. Property consists of approximately 859 acres located at 0 Cooks Hill Rd, a portion of Tax Map (TMS) No. 209-00-00-001.

Relevant documents pertaining to these public hearings are available for public review at the Colleton County Planning and Development offices, situated on the third floor of The Harrelson Building, located at 31 Klein Street, Walterboro, SC. For any inquiries, please contact (843) 549-1709.

Please publish the above ad one (1) time in the December 4th issue of the Press & Standard Newspaper.

Please send Invoice, Tear-Sheets, and Publication Affidavit to:

Colleton County
Attn: Heather Spade
PO Box 98
Walterboro, SC 29488

SE-2025-139