



26-022

APPLICATION FOR ZONING AMENDMENT  
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO

DATE April 14, 2026

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below: (PLEASE PRINT)

- 1. Name of Applicant Greenfield Township Zoning Commission
- 2. Mailing Address 4663 Carroll Cemetery Rd, Carroll, OH 43112  
Phone Number: Home \_\_\_\_\_ Business 740-756-9221
- 3. Location Description: Subdivision Name (if applicable) NA  
Parcel Number(s) NA  
Property Address (if applicable) NA
- 4. Existing Use Amend current resolution for Data Center Conditional Use
- 5. Present Zoning District Industrial (I)
- 6. Proposed Use Add Conditional Use under Industrial (I)
- 7. Proposed Zoning District Industrial (I)



8. Supporting Information: Attach the following items to the application:

- a. A vicinity map showing property lines, streets, and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
- c. The proposed amendment to the zoning map or text in resolution form, approved as to form by the Greenfield Township, Fairfield County, Ohio Legal Advisor.
- d. Fee as established according to Ohio Revised Code 519.12 A 1 by the Greenfield Township Trustees.

Date 4/14/2026 Applicant \_\_\_\_\_  
Signature

Note: One copy of this form and supporting information must be filed with the Greenfield Township Zoning Board .



For Official Use Only



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APPLICATION FOR ZONING AMENDMENT  
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO  
**Greenfield Township Zoning Board**

Date Filed April 15, 2026

Date of Notice in Newspaper \_\_\_\_\_

Date of Notice to Adjacent Property Owners \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

Recommendation of Zoning Commission: Approval \_\_\_\_\_ Denial \_\_\_\_\_

Reason for Recommendation/Denial \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
Chairman Zoning Commission

For Official Use Only  
**Greenfield Township Trustees**

Date of Recommendation Received \_\_\_\_\_

Date of Notice in Newspaper \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Action by Greenfield Township Trustees Approval \_\_\_\_\_ Denial \_\_\_\_\_

If denied, reason for denial \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_ Fiscal Officer \_\_\_\_\_



## GREENFIELD TOWNSHIP ZONING OFFICE

4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112

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### AMENDMENT TO GREENFIELD TOWNSHIP ZONING RESOLUTION

DATED 12/31/2025

#### Section 105.02 Definitions: ADD

**Data Center** – Real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the users affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services.

#### Section 355.04 - Industrial - Conditional Use: ADD

##### 8. Data Centers

###### A. Intent

1. The intent of this section is to regulate the placement and construction of Data Centers as a Conditional Use.

###### B. Conditions

Along with the requirements in Section 230, the Board of Zoning Appeals shall issue a Conditional Use permit when a proposed Data Center complies with all of the conditions listed below.

1. No building shall exceed sixty (60) feet in height.
2. All exhaust systems and mechanicals must be less than ninety (90) feet in height.
3. Sound emitted from a Data Center cannot exceed seventy (70) decibels at the property line.
4. All data centers must connect into central water and sewer services.
5. Data Centers shall be required to adhere to all requirements in Section 445, Landscaping, in addition to the requirements of this Section.
6. Data Centers shall maintain a minimum setback of one thousand (1,000) feet from any property line abutting a parcel zoned or used for residential purposes at the time of application. The Board



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of Zoning Appeals may require an increased setback upon a finding that site-specific conditions, including building height, equipment placement, topography, or lighting design, warrant additional separation to ensure compatibility with adjacent residential uses.

No principal building, generator, mechanical equipment yard, loading area, fuel storage, or parking area shall be located within the required setback.

The required setback area shall be maintained as a landscaped buffer and shall include, at a minimum, a combination of berming, evergreen plantings, and/or opaque fencing designed to mitigate noise, light spill, and visual impacts.

- a. A continuous 6-foot hedgerow planted atop an 8-foot-tall earth berm or mound shall be required at the time of planting.
- b. The hedgerow must have a minimum winter opacity of 50% and a minimum summer opacity of 70%.
- c. Berms or mounds shall be constructed with a 3:1 foot slope.
- d. Low-maintenance ground covers shall be utilized for earth berms and mounds.
- e. Dead trees, shrubs and other landscaping material shall be promptly removed and shall be replaced within six (6) months