

ZONING DOCKET FROM OCTOBER 15, 2012 P AND D COMMITTEE MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-35	Greenville County Council Text Amendment to permit the raising of chickens under specific conditions in certain districts	N/A	A	D	A as Amended 10-15-12 A as Amended	10-2-12 Returned to Committee
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2012 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Want to keep hens and chickens and get healthy eggs (2) Have had chickens for generations and shouldn't have to stop now (3) Would like to be allowed to have as many chickens as possible and to slaughter on site <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>Requests to permit chickens to be kept in single-family and multifamily residential zoning districts have increased in the past few years not only in Greenville County, but in various areas across the country. Numerous jurisdictions are dealing with the requests or have dealt with the requests in various ways. County Council dealt with a related issue in the past with the creation of the R-20A, Single-Family Residential, zoning district in 2006. This decision came after years of deliberation and research. Due to this case and continuous inquires about permitting chickens to be kept in residential districts, Staff has researched the issue for the last few years.</p> <p>The Planning and Development Committee directed Staff to research and submit a proposal about the issue. Staff formed a committee to formally discuss the issue. The committee is comprised of the Assistant County Administrator for Community Planning, Development and Public Works, the Director of Planning and Code Compliance, the Code Enforcement Supervisor, the Animal Control Supervisor, the Zoning Administrator, and a Code Enforcement Officer. The committee reviewed the various issues involving complaints from the land use and animal control perspective. Staff submitted a memorandum to the Planning and Development Committee listing various items to address in a text amendment. On June 18, 2012, the Planning and Development Committee forwarded the request to County Council who initiated the text amendment process on July 17, 2012.</p> <p>Staff consulted with various professionals about the issue including and not limited to: Clemson University Extension, South Carolina Department of Agriculture – Animal Health Division, proponents and opponents of the request, as well as numerous regulations from both local jurisdictions and nationwide. Some of the main complaints the Code Enforcement and Animal Control Departments receive involving chickens are noise from roosters, chickens running at large, and an excessive number of chickens on site. These issues are addressed in the proposal. For instance, the allowance of the number of chickens based on the size of the parcel was deliberated as an option. However, farm animals are permitted with no restrictions in approximately 71% of the County in the Unzoned, R-S, R-R1, and the R-R3 districts and with conditions in the R-20A district.</p> <p>The following statistics are Code Enforcement and Animal Control cases in Greenville County:</p> <p>2010-Present: Total of 17,098 animal control cases with 62 cases involving chickens running at large in the County (this includes the Unzoned areas).</p> <p>2011-Present: Total of 65 zoning violations involving chickens in the zoned areas that do not permit chickens.</p>					
GCPC 8-22-12	<p>The Planning Commission is of the opinion an ordinance of this type is not necessary based on the amount of area in the County that permits farm animals with no restrictions. Concerns also arose about residential subdivisions and amending covenants and deed restrictions if approved and the</p>					

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GCPC 8-22-12 cont.	effects on adjacent parcels.					
P and D 9-17-12	The Committee amended the ordinance to include Utility Easements in Section 29, G along with railroad and watercourse.					
County Council 10-2-12	County Council returned the item to committee for additional public input and to be reviewed by the Committee					
P and D Committee 10-15-12	<p>The Planning and Development Committee amended the text amendment as follows:</p> <p>Deleted Item J stating Chickens may not be raised for commercial purposes and eggs may not be sold for profit.</p> <p>Deleted Item I stating on-site slaughter of chickens is prohibited.</p> <p>Adding the wording "one time" in front of the word permit in section K.</p> <p>Add section 3 and make the current section 3 be section 4. The new section 3 to read:</p> <p>Staff shall report to the Planning and Development Committee one year after the effective date of this ordinance for the purposes of informing the Committee of the effectiveness of said ordinance.</p>					