

ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-37	Text Amendment to Permit Chickens in all zoned areas	All		D		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Chef of the Greenville Tech Culinary School states that this is a great benefit for teaching children, also for personal use, for healthy eating, and local food (2) This is widely tolerated by neighbors (3) Keeping chickens as pets is a great idea and they are cleaner than dogs and cats (4) Great service to residents to have healthy, local food (5) Works well in the City of Greenville (6) This would be an oversight not to approve this ordinance (7) Healthcare is a huge issue because people think their food comes from boxes, not from chickens (8) People love this concept during the Urban Farm Tour in Greenville (9) Increases Quality of Life <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>The number of requests to permit chickens to be kept in single-family and multifamily residential zoning districts has 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.</p> <p>After a failed attempt to adopt an ordinance with restrictions to permit chickens in certain zoned areas with conditions, the attached ordinance is proposed.</p> <p>This ordinance does the following:</p> <ul style="list-style-type: none"> 1. Defines chickens and states they are not considered farm animals as long as said chickens are kept, raised, or used in any manner related to a personal or household use. 2. Amends the definition of farm animals to exclude chickens unless they are raised and kept for commercial purposes. 3. Permits chickens in all zoned areas. Chickens would still be permitted in unzoned areas. 					
GCPC	<p>The Planning Commission was of the opinion chickens could become a nuisance in residentially zoned areas with this ordinance as it has no restrictions.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-37

APPLICANT: Greenville County Council

TEXT AMENDMENT: Text amendment to amend Article 4 Definitions and Table 6.1 Uses Permitted of the Greenville County Zoning Ordinance to define chickens, to amend the definition of farm animals, and to permit chickens in all zoned areas

BACKGROUND:

The number of requests to permit chickens to be kept in single-family and multifamily residential zoning districts has 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.

After a failed attempt to adopt an ordinance with restrictions to permit chickens in certain zoned areas with conditions, the attached ordinance is proposed.

This ordinance does the following:

1. Defines chickens and states they are not considered farm animals as long as said chickens are kept, raised, or used in any manner related to a personal or household use.
2. Amends the definition of farm animals to exclude chickens unless they are raised and kept for commercial purposes.
3. Permits chickens in all zoned areas. Chickens would still be permitted in unzoned areas.

AN ORDINANCE

AN ORDINANCE TO AMEND TABLE 6.1 USES PERMITTED AND SECTION 6:2 USE CONDITIONS OF THE GREENVILLE COUNTY ZONING ORDINANCE, RELATING TO PERMITTED CONDITIONAL USES.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Findings. Greenville County Council finds that the citizens of Greenville County wish to include limited agricultural tasks within their communities; in particular, those activities pertaining to raising chickens. Improving economic activity and furthering community partnerships are consistent with the goals and objectives of the Comprehensive Plan of the County. And further, in order to implement this community agricultural activity and to allow for this use, it is necessary to amend the Greenville County Zoning Ordinance.

Section 2. Amendment. Article 4, Definitions, and the Use Table of the Greenville County Zoning Ordinance, as amended, is hereby amended to read as follows:

PART 1 (Text Changes):

Amendment to Article 4, Definitions:

“Chickens: Any member of the species Gallus gallus domesticus, regardless of sex. For purposes of this ordinance, chickens are not deemed to be “farm animals” so long as said chickens are kept, raised, or used in any manner related to a personal or household use, such as for personal consumption, education, or to maintain such animals as pets. Chickens may not be kept, raised or used for commercial purposes, including but not limited to the sale of chickens or eggs or to convey the same for profit, in which case such chickens are deemed to be “farm animals” as defined in this Ordinance.

Farm Animals: Animals that are specifically kept or raised, including cattle, livestock, poultry or fowl commonly used for pleasure or marketed in agricultural operations. Chickens kept, raised, or used in any manner related to a personal or household use, such as for personal consumption, education, or to maintain such animals as pets, are not considered farm animals.”

PART 2 (Table Changes):

Amendment to Table 6.1:

Amend Table 6:1 Use Table to reflect the permitted use for the use entitled “Chickens” as indicated in all zoned districts.

PART 3:

The changes set forth in this amendment shall be reflected in all applicable and affected sections of the GCZO.

Section 3. Effective Date. This ordinance shall become effective on the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2013.

Bob Taylor, Chairman
Greenville County Council

ATTEST:

Joseph Kernell
County Administrator

Theresa B. Kizer
Clerk to Council

First Reading _____
Second Reading _____
Third Reading _____
Public Hearing _____