

Minutes

Zoning Committee Meeting

Tuesday, July 20, 2021

4:00pm

The York County Zoning Committee met on the above date at 4:00pm., in the large conference Room at the Heckle Complex, 1070 Heckle Boulevard, Rock Hill, SC, with the following members present; Council member Allison Love, Council member William “Bump” Roddey and Council member Brandon Guffey. Also present were, County Manager, David Hudspeth, Assistant County Manager, Mike Moore, County Attorney, Michael Kendree and Clerk to Council, Karen Brogdon.

Summary and Actions:

The Committee held a discussion regarding potential amendments to the animal code to allow backyard chickens.

Currently, backyard chickens are allowed in AGC and RUD. However, Council member Brandon Guffey would like to see backyard chickens allowed everywhere with a few regulations.

Planning Director, Jonathan Buono explained that allowing backyard chickens is very subjective and staff has no opinion one way or the other on the allowance of backyard chickens. Mr. Buono did request from the Committee members a proposal of items that they would and would not want to see in an ordinance and staff would create one based on their suggestions. The Committee proposed the following at a minimum:

- No more than six (6) hens shall be allowed for each single family dwelling;
- The coop and outdoor enclosure must be kept in sanitary condition and free from offensive odors;
- There shall be no outdoor slaughtering of chickens;
- No roosters allowed;
- Permit not required for the keeping of backyard chickens

Staff will draft an outline for potential ordinance for the Committee to consider at the next Zoning Committee meeting.

The Committee held a discussion regarding the requirements for a Traffic Impact Analysis (TIA). Staff explained that small businesses are given direction on how to proceed when opening a new business and when a violation has been issued. A TIA requirement is determined by staff after a level of business traffic is explained by the business owner. Staff also explained that not all new businesses require a TIA.

The Committee suggested that staff review the current zoning code to determine if the County can make it easier for small businesses to get started.

There being no further business a motion to adjourn was made by Council member Brandon Guffey and seconded by Council member William “Bump” Roddey. Meeting Adjourned