

Planning Commission Recommended Revisions to Zoning Regulations Pertaining to Poultry Operations

1. Delete Section 503, Items 6 & 7 and replace with:

The minimum building setback for all commercial poultry houses is 300' from any property line. The exhaust end of the poultry house must be at least 600' from the property line measured perpendicular from the rear of the house. The exhaust end must also be at least 1,000' from any inhabitable dwelling that exists at the time the conditional use permit application is filed with the County. This does not include dwellings on the property on which the poultry house is being constructed.

In addition, all commercial poultry houses shall be constructed where the exhaust end is at least 1,000' from any building that is regularly used as a government building, school, hospital, church, or other place of worship, senior center, nursing home, retirement home, restaurant, public community center, public park, public recreational area, or Corps of Engineers Lake Hartwell, provided, however, that this requirement may be waived by the owner of the property (or their authorized agents) on which such establishment is located. If more than one person owns or has any ownership interest of record of the property where such an establishment is located, then the consent of all owners shall be required.

2. Add Section 402, Item 1 (a) and Section 502, Item 4 (a) to read:

Commercial poultry houses shall only be permitted as a conditional use in this zoning district and in areas shown as "Rural Area" or "Rural Arterial Mixed Use" on the current Recommended Character Areas Map in Franklin County Comprehensive Plan.

3. Add to Section 305. Definitions:

Commercial Poultry House - any building, structure or other facility in which chickens, hens, chicks, or any other type of poultry are raised, hatched, or maintained in a live condition as part of a commercial operation involving the sale of such birds on a large-scale basis, such as contract growers.