



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL WORKSESSION AGENDA
June 25, 2019

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

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STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

WORKSESSION - City Hall, Planning Conference Room, 1st Floor - 5:00 PM

I. CALL TO ORDER

A. Billy Keyserling, Mayor

II. EMPLOYEE NEW HIRE RECOGNITION

- A. Fire Department - Firefighters Alex Scripp, Kevin Schnaubelt, and Robert Clayton
- B. Community & Economic Development Department - Permit Technician, Annie Peifer

III. PRESENTATION

A. Stormwater Projects Update - Public Works

IV. DISCUSSION ITEMS

- A. Holy Trinity School - Use of Southside Park
- B. Possible Nonconforming Sign Code Amendment regarding minor modifications to Sign-Face Attachment

V. ADJOURN



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 6/19/2019
FROM: David Prichard, Community and Economic Development Director
AGENDA ITEM TITLE: Possible Nonconforming Sign Code Amendment regarding minor modifications to Sign-Face Attachment
MEETING DATE: 6/25/2019
DEPARTMENT: Planning

BACKGROUND INFORMATION:

See attachment

PLACED ON AGENDA FOR: Discussion

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Memorandum for Council re possible nonconforming sign code amendment	Cover Memo	6/19/2019



Memorandum for Council From the Director of Community and Economic Development

19 June 2019

SUBJECT: Discussion of possible nonconforming sign code amendment

At the May 28, 2019 City Council work session, at the request of Bo Hodges, who was representing Adams Outdoor Advertising, City Council held a discussion regarding billboard hurricane frames and whether this violates the City's ordinance regarding nonconforming signs.

Given that Beaufort Code 11.6.1 states:

A. [...]

B. A legal nonconforming sign shall lose this designation [legal nonconforming sign status] if:

1. The sign is relocated or replaced.
2. The structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs.

Given that it is Adams Outdoor Advertising's contention that:

1. Allowing a frame around the sign face does not meet the level of a structural or design change; and
2. Such a frame would allow quicker and safer hurricane preparation.

And, given that City Council:

1. Recognizes the advantage of allowing the minor alteration to the sign face (perimeter frame) for the purposes of keeping the public safe through simpler, quicker, and more effective hurricane preparation; yet
2. Recognizes that the current ordinance states that a legal nonconforming sign status is lost if *the sign is altered in any way*; and yet
3. Does not want to provide a loophole that effectively extends the life of a nonconforming sign in perpetuity; and therefore
4. Has instructed the Community & Economic Development Department to draft proposed language that addresses the above three recognitions

Staff proposes the following amendment (changes are in red):

BEAUFORT CODE

11.6.1 NONCONFORMING SIGNS

A. Determination of Nonconformity: Any sign that does not meet the standards of this Code will be considered a legal nonconforming sign, provided that it received a permit prior to the adoption of this Code.

- B. Loss of Legal Nonconforming Status: A legal nonconforming sign shall lose this designation if:*
- 1. the sign is relocated or replaced.*
 - 2. the structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs, nor does it refer to minor modifications to sign-face attachment.*
 - 3. a tenant vacates a building, in which case all existing signs shall be removed within 30 days.*

C. Maintenance and Repair of Nonconforming Signs: An existing nonconforming sign cannot be modified in any way except for routine maintenance (e.g., rot repair, painting, fading, electrical) without bringing the sign into conformity with this section subject to the requirements of Section 11.6.1.D.1 and 11.6.1.D.2. Routine maintenance will include replacement of individual's names listed on signs. It will not include rebranding or changing business name or logo.

If this proposed language is satisfactory, staff will:

1. Draft an ordinance amendment,
2. Schedule a review by the MPC for a recommendation,
3. Schedule a public hearing and notify the public,
4. Schedule a first and second reading at City Council.

-DAVID PRICHARD