



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 5/08/24**

WITHDRAWN

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, May 8, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Consider the request for a Conditional Use Permit to install a Billboard at 1230 Floyd Wild Drive
Background Information:	<p>The owner applied for a Conditional Use Permit for an advertising sign at 1230 Floyd Wild Drive. This sign will be a traditional billboard, not a digital sign.</p> <p>The applicant requests four panels total, 12 feet by 24 feet each, with two panels mounted side-by-side with a 3-foot gap and two such pairs installed at about 20-degree angle to each other to face traffic on Highway 59 in both directions. The overall height of the sign is requested to be 27 feet. Each side is less than the maximum allowed length of 55 feet and there are no residential districts or other advertising signs within 100 feet of the proposed sign, so this request meets specific requirements for advertising signs.</p> <p>However, Section 86-49 Standard for hearing includes 15 specific criteria for granting a conditional use permit. The first one is “whether the proposed use is compatible with the existing neighborhood environment...” This sign will be much larger than any other one in the immediate vicinity, and staff believe it may not be compatible with the existing neighborhood. As a result, the recommendation of staff is to approve a sign half the size of the requested size.</p> <p>Advertising sign definition may be found in Section 86-1 under Sign, Advertising, and sign regulations for this zoning district are in Section 86-185 (3). The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49. An aerial photo, site diagram, and sign drawings are all attached</p>
Fiscal Impact:	None known.
Alternative/ Variations:	<p>Alternative #1 Recommend denial of the request of the Owner for a Conditional Use Permit for an advertising sign at 1230 Floyd Wild Drive as not meeting Section 86-49 (a) (1).</p> <p>Alternative#2 Recommend approval of the request of the Owner for a Conditional Use Permit for an advertising sign at 1230 Floyd Wild Drive as requested by an applicant, subject to the following conditions:</p> <ul style="list-style-type: none"> i. The sign must be installed as shown on attached sketch. A survey showing exact sign location by the registered land surveyor shall be filed with the City of Marshall prior to sign installation. The sign or any part thereof shall

	<p>not encroach into any public right-of-way or adjacent property.</p> <p>ii. This permit is for the sign structure described as follows:</p> <ul style="list-style-type: none"> a. Two double (side-by-side) non-digital panels installed at an angle to each other (four sign panels total). b. Each sign panel shall be no greater than 12 feet by 24 feet. c. The overall height of the sign shall be no more than 30 feet. d. There shall be a clearance below the sign bottom edge of at least 17 feet. <p>Prior to sign installation, a sign permit application must be applied and paid for. Structural drawings showing sign footing and foundations shall be signed by a registered professional engineer and submitted along the sign permit application.</p> <p>The sign structure shall be maintained in a safe condition and all surfaces maintained without blemish or defects. The current land and sign owner and all future sign and landowners are fully responsible for maintenance, together or separately</p>
<p>Recommendations:</p>	<p>Close public hearing.</p> <p>Staff recommends a <u>motion</u> to recommend to City Council an approval of the request of the Owner for a Conditional Use Permit for an advertising sign at 1230 Floyd Wild Drive, subject to the following conditions:</p> <ul style="list-style-type: none"> iii. A survey showing exact sign location by the registered land surveyor shall be filed with the City of Marshall prior to sign installation. The sign or any part thereof shall not encroach into any public right-of-way or adjacent property. iv. This permit is for the sign structure described as follows: <ul style="list-style-type: none"> e. Two non-digital panels installed at an angle to each other. f. Each sign panel shall be no greater than 12 feet by 24 feet. g. The overall height of the sign shall be no more than 30 feet. h. There shall be a clearance below the sign bottom edge of at least 17 feet. <p>Prior to sign installation, a sign permit application must be applied and paid for. Structural drawings showing sign footing and foundations shall be signed by a registered professional engineer and submitted along the sign permit application.</p> <p>The sign structure shall be maintained in a safe condition and all surfaces maintained without blemish or defects. The current land and sign owner and all future sign and landowners are fully responsible for maintenance, together or separately.</p>