

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> September 3, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> DMc

**Subject**

Consideration and possible action on a new sign for Mount Pleasant Missionary Baptist Church located at 15155 Liberty Street, a city-designated historic landmark.

**Recommendation**

Consider the request and either approve the sign or provide direction to the applicant on changes to the sign requested by the Commission. You can give staff direction to approve after any changes or you can review it on a future agenda.

**Discussion**

Issue:

The church is planning to replace their sign with a similar sign in shape and content with the notable addition of an LED message display (the proposed sign is identical on both sides like the existing sign). Also of note—the proposed sign uses the existing steel footings and existing electrical service. All proposed work is above ground and the proposed sign location is where the existing sign is.

Rules:

**Sec. 98-347. - Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.**

*No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the Planning and Zoning Commission.*

**Sec. 66-53. - Calculation of area; maintenance; permitted signs; variances.**

*...(n) Permanent signs permitted and regulated in commercial districts.*

*(1) Wall signs.*

- a. Size and number. Flat wall signs are permitted for each business utilizing up to 60 percent of the total feet of wall area.*
- b. Location. A wall sign shall not project above the roofline. The sign must be located on the site where the goods or services are offered.*

*(2) Freestanding signs.*

- a. Table of regulations. Subsections (n)(2)a through g of this section do not apply to the Historic District of the city...*

Analysis & Conclusion:

Given the last statement above, you can see that the freestanding sign regulations do not apply to the Historic Preservation District, and by extension, any city-designated historic landmark. For reference, if this property were *not* a city-designated historic landmark, its location on FM 149/Liberty Street would allow for a 10-foot tall / 100 sqft monument sign. Historic areas are exempted from monument sign requirements. As such, the proposed sign is allowable if approved by the Commission.

The Commission's review will determine whether the non-conforming style sign or whether a monument-style (or other style) sign can be approved by staff. The church is an integral part of

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Montgomery's history. The existing architecture of the site is modern-era construction. Given the city's current sign regulations, staff has no objection to the proposed sign and recommends approval.

**Approved By**

Director Planning & Development  
Assistant City Administrator

Dave McCorquodale

Date: 08/28/2024