



Planning Commission Staff Report

TO: Hartsville City Council
FROM: Brenda Kelley, Planning Commission Secretary & Staff Liaison
DATE: July 9, 2024
RE: Internally Lighted Sign In an R-2 Residential Zoning District

Notice of the Public Meeting

Pursuant to Freedom of Information Act SC Code 30-4-80: Written notice was delivered to the press by email on Friday, June 21, 2024, and duly posted at City Hall.

Summary

The Planning Commission received a request from a funeral home asking them to consider changing the ordinance to allow internally lighted signs in a residential zoning district.

Background

The funeral home is the only new commercial use in a residential zoning district in years with the exception of home occupations that are allowed by ordinance. Except for the school and the adjacent church, no other signs in the residential zoning district are internally illuminated. The school has an exemption in the Sign Overlay Zone. The church is grandfathered.

The Planning Commission tabled the original request to receive additional information from staff. The Planning Commission also wanted to meet with City Council at a work session before voting on approving or disapproving internally lighted signs in residential zoning districts.

City Council met with the Planning Commission during its June work session.

Findings

Allowing an internally lighted sign by ordinance for the funeral home would require amending the ordinance to allow internally lighted signs for all permitted commercial uses in the residential zoning district.

Recommendation

Planning Commission made a recommendation to make no changes to the ordinance to allow internally lighted signs in residential zoning districts. However, they made a recommendation to amend the ordinance to correct an omission. The ordinance did not make provisions for signage for all permitted uses in the residential zoning district.

Attachments

- Ordinance
- Sec. 5 – Residential and agricultural zoning districts; permitted signs amendment

Sec. 5. Residential and agricultural zoning districts; permitted signs.

- a. Reserved.
- b. Residential developments may erect permanent subdivision or development identification signs at any entrance to such development; provided, however, such signs must be ground mounted, and nonilluminated except by floodlights which are mounted in the ground in front of the sign and that do not shine into roadways, and may not exceed a maximum size of 15 square feet in area or six feet in height.
- c. Off-premises signs for any noncommercial use within the residential district, provided that such sign shall not exceed two square feet in area, shall be within one mile of the use, shall not exceed eight feet in height, and shall not be illuminated.
- d. Signs advertising private nursery schools, day care centers, or kindergartens may have on-premises one unlighted sign that may not exceed a maximum size of six square feet or a maximum height of four feet.
- e. All other non-residential uses permitted in a residential zoning district may erect one freestanding sign not exceeding 15 square feet in area or a maximum height of six (6) feet. Such signs shall use only external illumination.
- f. Agricultural operations may have one sign that may not exceed a maximum size of 15 square feet or a maximum height of eight feet. Such sign may be lit from the ground but not internally illuminated.

(Ord. No. 1012, art. VII, § 5, 5-11-1993; Ord. No. 4348 , 10-9-2018)