

From: [Murr, Adam](#)
To: [Pahle, Brian](#); [Holloway, Lew](#)
Subject: RE: July Business Advisory
Date: Tuesday, November 23, 2021 12:03:24 PM

Here are my notes:

- Brittany Brady board
- Rebecca Waggoner board
- Mike Summey board
- Beau Waddell board
- Will Penny other
- Steve Dozier chair-board
- Ken Gordon vicechair-board
- Judy Stroud board
- Stan Reynolds board
- Dustin Drake board
- Randy Hunter board
- Mayor Barbara Volk others
- Council Member Jennifer Hensley council-board
- Debbie Davis - other
- Brian Pahle
- Angela Reece
- Adam Murr
- Allison Justus
- Lew Holloway
- Matt Manley
- Alex Norwood

CALL TO ORDER

11:34am

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Minutes approved - steve dozier

OLD BUSINESS

Lighting Ordinance Discussion - Lew Holloway

Debbie Davis - discussion of lighting ordinance. Lighting is on regulated side of the business. Duke leases lighting to the City. Energy companies and DOT are key decision makers in lighting standards. Some DOT approved lights may not meet the City ordinance. Lighting in historic districts (legacy lighting) may not meet BUG requirements. Some lighting requirements affect law enforcement branches - law enforcement has a duty to provide recommendations on lighting. Concrete can cause reflection of light upwards despite compliance with lighting ordinances. Time period of lighting fixture for exchange/update is a concern. Lighting pole is approximately 70% of cost. Pedestrian bollards to supplement sight lighting provides better visual acuity - helps with security.

Glare rating discussion - aiming lights. Front row lighting is very important to certain businesses such as car dealerships. Discussion on enforceability - concerns about how lights are turned off and lighting policy is changed. Discussion on energy incentives and "tax" incentives.

Recommendations:

1. What do we want to accomplish with the ordinance? - studies show 80% of light is caused by residential
2. Take sample sights and do a lighting ordinance check.

Dr. Jennifer Hensley asked about how restricted overhead lighting may affect medically/vision challenged individuals. Debbie discussed that people saw better at lower levels of white light. Find a way to specialized lighting in certain areas.

Stan Reynolds provided additional information on dark skies lighting. Uniformity of lighting is more important than intensity of lighting. Safety is important in lighting, especially for customers. Grandfathering in the ordinance is a better practice than establishing a cutoff time for the new practice. Suggested a photometric plan for new development projects. Can control LED light color and intensity, lights can be controlled remotely. Uniformity is more important than intensity. Beau asked if there are any municipality that has changed an aspect of lighting ordinance after adoption - Stan replied Fort Mill eliminated a policy that generated more cost for customers and energy utilities following initial policy adoption. Harris Teeter created a lighting safety initiative in their front parking areas - 4ft maintained candles create the same level of service as 8ft maintained candles at different heights. Dr. Jennifer Hensley asked what the cost of getting photometric plans developed costs - Stan clarified that most firms complete the plans for free, it wouldn't be a burden to request the plans for every project. Steve Dozier asked what the cost of photometric study would be for existing properties - Stan explained that these plans can create a liability if the plan shows the current light level does not meet recommendations.

Brian Pahle explained the City can further investigate lighting ordinances and requirements for developments. Lew Holloway explained lighting became a concern in conditional zoning district projects which spurred the need for lighting plans and requirements - including dark skies compliance.

Will Penny asked if we should be addressing the residential lighting after hearing 80% of light pollution comes from residential property. Brian Pahle clarified that existing lighting ordinances apply to residential.

Lew Holloway provided that the lighting ordinance will be applied during the review process for development - it will be difficult to enforce.

Brian Pahle clarified that the proposal applies to multi-family residential but no single family residential development as currently proposed.

Ken Gordon asked if Duke has fixtures available that meet BUG requirements - Stan clarified those lighting fixtures are available.

Steve Dozier asked if we can examine if existing businesses would meet the requirements of the new ordinance.

Lew Holloway recommended there is not a requirement for existing businesses to meet a grandfathering clause; rather a rolling implementation based on investment or renovation on a site. Jennifer Hensley expressed that we are researching a policy and developing clarity for when

developers ask what expectations are for projects.

Steve Dozier asked that we examine similar municipalities' policies.

Ken Gordon clarified that he understands the need for an ordinance but the lighting can be described in a few sentences related to dark skies - other initiatives are not related to dark skies.

Jennifer Hensley provided she does not believe developers should be hit with requirements that are not well documented at/during city council meetings - the need for policy helps development.

Steve Dozier recommended studying existing sites to get examples of implementation and changes.

Brian Pahle thanked the committee for feedback and recommended looking at additional definitions for light pollution, light spillover, and timelines - City will work through over this on a continuing basis and will not execute policy immediately.

Lew Holloway recommended Debbie Davis to the lighting subcommittee.

NEW BUSINESS

Development Project Update

Lew Holloway provided a update on on-going projects.

ADJOURN

Adjourned at Steve Dozier made a motion to adjourn

Adjourned unanimously at 12:50pm.

From: Pahle, Brian <bpahle@hvlnc.gov>

Sent: Tuesday, November 23, 2021 8:54 AM

To: Murr, Adam <amurr@hvlnc.gov>; Holloway, Lew <lholloway@hvlnc.gov>

Subject: FW: July Business Advisory

Adam,

Do you do the minutes for these meetings?

Brian

From: Holloway, Lew <lholloway@hvlnc.gov>

Sent: Tuesday, November 23, 2021 8:50 AM

To: Pahle, Brian <bpahle@hvlnc.gov>

Subject: July Business Advisory

Brian,

I'm trying to track down the name of the speaker that Larry Rogers brought to talk about the lighting ordinance back in July. Do you have draft minutes from that meeting that you could share?

Thanks,



Low Holloway

Director

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