



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Lew Holloway	MEETING DATE:	January 10 th , 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Lighting Ordinance (P21-25-ZTA) – <i>Lew Holloway, Community Development Director</i>		

SUGGESTED MOTION(S):

1. For Recommending Approval:

In considering the proposed Zoning Text Amendment P21-25-ZTA: Lighting Ordinance, I move the Planning Board recommend City Council APPROVE the addition of Article 19, Lighting Standards to the City of Hendersonville Zoning Ordinance based on the following:

The text amendment is consistent with the 2030 Comprehensive Plan Chapters 3 & 8 as established by the Comprehensive Plan Consistency Statement found in the staff report and that it is reasonable and in the public's interest to approve the application for the following reasons:

[Please state reasons describing why this rezoning is good for the community. Example suggestions below or include your own]

- 1) That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development and Chapter 3 – Natural Resources.
- 2) The Text Amendment promotes compatible redevelopment and infill within the City
- 3) That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan.

2. For Recommending Denial:

In considering the proposed Zoning Text Amendment P21-25-ZTA: Lighting Ordinance, I move the Planning Board recommend City Council DENY the addition of Article 19, Lighting Standards to the City of Hendersonville Zoning Ordinance based on the following reasons:

[Please state reasons describing why this rezoning should not be approved]

- 1) The text amendment is not consistent with the Comprehensive Plan *[if applicable]*.
- 2) The text amendment is not compatible with the surrounding uses. *[if applicable]*.
- 3) The text amendment is not in the public interest because *[state why if applicable]*.
- 4)

SUMMARY:

Directed on separate occasions by the City Council and Planning Board to explore the work of the International Dark Sky Association and the concept of Dark Sky compliance in the context of Conditional Zoning Districts, the Planning Board established a sub-committee to further explore the potential parameters of a new Lighting Ordinance. The committee began with a review of the Model Lighting Ordinance which was the result of a collaborative effort on the part of the Illuminating Engineering Society and the International Dark Sky Association to create an adoptable ordinance based on the overarching goal of lighting that protects the night.

The Lighting Committee has met on numerous occasions to consider the MLO and how it would work within the City of Hendersonville. The concept of Dark Sky Lighting and an earlier draft of a City of Hendersonville specific version of the Lighting Ordinance were also reviewed by the Business Advisory Committee of the City of Hendersonville.

Following these early and initial reviews of the draft ordinance, staff conducted a review targeting opportunities for simplification and alignment with existing standards established within the Zoning Ordinance. A major theme in staff review was to avoid creating a new process within the Planning Department, but rather to create an ordinance which, while creating a new standard within the ordinance, would be applied within the context of the existing review processes. A primary component of this effort was aligning the Lighting Ordinance and its requirements with the standards established in the Zoning Ordinance for Site Plan review and non-conformities.

The Lighting Sub-Committee and Business Advisory Committee will review this ordinance prior to the Planning Board meeting. Staff will plan to include that feedback and recommendations in the Board presentation.

PROJECT/PETITIONER NUMBER:	P21-25-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Draft Ordinance3. Lighting Committee Minutes4. Business Advisory Committee Minutes