



CITY OF HENDERSONVILLE BUSINESS ADVISORY COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Monday, January 10, 2022 – 11:30 AM

MINUTES

Present: Steve Dozier Chair, Ken Gordon Vice Chair, Mike Summey, Beau Waddell, Brittany Brady, Rebecca Waggoner, Cam Boyd, Council Member Dr. Jennifer Hensley

Absent: Randy Hunter, Judy Stroud,

Others Present: Mayor Barbara G. Volk, Debbie Bell, Gary Steinberg, Susan Frady

Staff Present: City Manager John Connet, Communications Manager Allison Justus, Budget Manager Adam Murr, Community Development Director, Lew Holloway, and others

1. CALL TO ORDER

Chairman Dozier called the meeting to order at 11:30 a.m.

2. APPROVAL OF AGENDA

Ken Gordon moved to approve the agenda as presented. A unanimous vote of the Committee followed. A unanimous vote of the Committee followed. The motion carried.

3. APPROVAL OF MINUTES

Ken Gordon moved to approve the meeting minutes of July 126, 2021, as presented. A unanimous vote of the Committee followed. The motion carried.

4. OLD BUSINESS

5. NEW BUSINESS

- A. Presentation of Updated Lighting Ordinance, Lew Holloway, Community Development Director

Community Development Director Lew Holloway, Debbie Bell, and Gary Steinberg provided a summary of the Dark Sky and the International Dark Sky Association based in Tucson, AZ and discussed a Model Lighting Ordinance MLO created in 2008 which established requirements for dark sky compliant lighting. Mr. Steinberg stated Lighting Zones (LZs) are created on a scale with levels 1-4 and provided direction on lighting priority levels for communities.

Committee Member Cam Boyd questioned the need for the lighting ordinance and Manager Connet stated the proposed ordinance coincided with ideas from the police headquarters project and said City Council has asked new developers to incorporate dark sky compliant lighting into their plans. Manager Connet stated it was determined a policy was needed as citizens are becoming increasingly concerned over lighting issues (greenhouses and industrial developments).

Council Member Dr. Jennifer Hensley advised developers are presenting requests and attending community development meetings and said Council has no policy in place to define dark sky compliance. Council Member Hensley stated Council wants clear and consistent application of lighting requirements and said that arbitrary requirements would be unfair to developers. If there is a lighting requirement, it should be written and applied equitably.

Debbie Bell clarified the proposed policy references color temperature and lumen output and said lumens per sq. ft. is not an advisable policy to implement and is just an example. Ms. Bell stated in order for lighting ordinances to be successful factors such as uniformity, safety and harmony between residential and commercial areas are necessary.

Brittany Brady inquired how the proposed lighting ordinance compares to other local government lighting ordinances and Community Development Director Lew Holloway clarified this policy differs from many others because there is a wide variety of standards established in different lighting ordinances.

Ken Gordon inquired why there is a need for a lighting ordinance governing light trespass between two commercial properties. Ms. Bell clarified there are accessories for lighting fixtures which will reduce the light trespassing onto adjacent properties. Manager Connet clarified the main concerns are between commercial and residential properties. Director Holloway provided the proposed policy establishes zones that advise owners of which properties should have different standards to be courteous to neighbors.

Susan Frady addressed the Committee stating that the Partnership for Economic Progress has sent a survey to members to obtain an understanding of what the existing lighting situation on affected properties and said the current zoning ordinance may require flood lights to be shielded.

Following additional staff and lighting committee research, Manager Connet advised the proposed lighting ordinance will be brought back to the Business Advisory Committee at their next meeting.

B. Stormwater Utility Update, Michael Huffman, Stormwater Administrator

This update was postponed to the next regularly scheduled meeting.

C. Census Data Presentation, John Connet, City Manager

This update was postponed to the next regularly scheduled meeting.

6. OTHER BUSINESS

7. ADJOURNMENT

There being no further discussion the meeting was adjourned at 1:00 p.m. upon unanimous assent of the Committee.

ATTEST:

Steve Dozier, Chair

Angela L. Reece, City Clerk