



Legislation Text

File #: 17-684, **Version:** 1

TITLE:

Public Hearing on a Land Use Ordinance Amendment Relating to the Standards for Outdoor Lighting

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider a text amendment to the Land Use Ordinance regarding the provisions for outdoor lighting. A draft ordinance has been prepared. The Board of Aldermen must receive public input before reaching a decision on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, cmoon@townofcarrboro.org; Bob Hornik - 919-929-3905, hornik@broughlawfirm.com; Patricia McGuire - 919-918-7327, pmcguire@townofcarrboro.org

INFORMATION: The general outdoor lighting standards, described in Section 15-242.5, of the Land Use Ordinance limit the amount of illumination at the property line to 0.2 footcandles (*Attachment C*). Outdoor lighting plans are typically designed to create uniform lighting throughout the site and to darken along the property boundary lines. In situations such as the redevelopment at 501 South Greensboro Street (South Green) where a public road right-of-way extends through the interior of the property, it can be impracticable to provide uniform and sufficient outdoor lighting on the developed properties while meeting the outdoor lighting standard. The necessary roadway lighting would spill back over the property line, nullifying efforts to achieve the 0.2 footcandle limitation in that same location.

A draft ordinance has been prepared which, if adopted, would establish a new subsection 15-242.5(b) enabling the permit-issuing authority to allow a deviation from the footcandle standard in certain situations: a commercial or mixed-use development approved as part of a single conditional use permit, with public right-of-way extending through the interior of the project.

The draft ordinance was referred to Orange County and presented to the Planning Board and Northern Transition Area Advisory Commission on October 4, 2018. Comments are provided (*Attachment D*).

Staff is working on amendments to the Town's street lighting policy for the Board's review and consideration at a future meeting.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution finding consistency, (*Attachment A*) and the draft ordinance to the Land Use Ordinance provided as (*Attachment B*).