

# TEXT AMENDMENT STAFF REPORT



Hearing Date: 7-16-15

Case File #: TA-15-11

General Description: Outdoor Lighting

Town Initiated

Citizen Initiated

Applicant(s): Town of Sunset Beach

## APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department is submitting an application to revise the text in Article 9, Part III related to outdoor lighting. These changes are coming at the request of the Planning Board for staff to review and update the outdoor lighting provisions with current best practices.

## STAFF COMMENTARY

After reviewing the Article 9, Part III, Staff has observed a number of redundancies in language with other provisions of the ordinance. In addition, staff met with BEMC staff to go over updates in technologies and upcoming changes in BEMC lighting policies. Staff worked with BEMC to make sure the Town's policies and BEMC's policies for outdoor lighting were consistent while maintaining the Town's commitment to be a "dark sky" community.

Staff's approach to the wholesale review and amendment was to eliminate redundant and conflicting language, ensure the ordinance applied to all development with the Town, and to make sure Town standards were reflective of the most up-to-date lighting technologies available while eliminating outdated lighting methods.

Some highlights of the amendment, as proposed, include:

1. Clarifying lighting plan requirements for development
2. Addressing lighting fixture heights for the mainland and island
3. Establishing illumination standards for LED lighting

## Department of Planning and Inspections

4. Clarifying dune measurement criteria for Sea Turtle protection provisions.

### STAFF RECOMMENDATION

Staff **recommends** Planning Board review and comment and/or approve.

### PLANNING BOARD SUMMARY

#### Action:

The Planning Board finds that the proposed amendments to Unified Development Ordinance \_\_\_ **is** \_\_\_ **is not** consistent with the Sunset Beach Comprehensive Land Use Plan.

Passed \_\_\_\_\_ Denied \_\_\_\_\_ (For \_\_\_\_\_ Against \_\_\_\_\_ Abstained \_\_\_\_\_)

#### Commentary: