



CITY OF HENDERSONVILLE BUSINESS ADVISORY COMMITTEE

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

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. [July 12, 2021 Minutes](#)
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Presentation of Updated Lighting Ordinance, *Matt Manley, Planning Manager*
 - B. Stormwater Utility Update, *Michael Huffman, Stormwater Administrator*
 - C. Census Data Presentation, *John Connet, City Manager*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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CITY OF HENDERSONVILLE BUSINESS ADVISORY COMMITTEE

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Monday, July 12, 2021 – 11:30 AM

MINUTES

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

Others Present: Mayor Barbara G. Volk, Will Penny, Debbie Bell, and Stan Reynolds

Staff Present: Assistant City Manager Brian Pahle, City Clerk Angela Reece, Communications Manager Allison Justus, Budget Manager Adam Murr, Community Development Director, Lew Holloway, Planning Manager, Matthew Manley, and others

1. CALL TO ORDER

Called to order at 11: 36 am.

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. April 12, 2021, and June 6, 2021, Meeting Minutes- *Angela Reece, City Clerk*

Chairman Steve Dozier moved to approve the meeting minutes of April 12, 2021, and June 6, 2021, as presented. A unanimous vote of the Committee followed. The motion carried.

4. OLD BUSINESS

A. Lighting Ordinance Discussion - *Lew Holloway, Community Development Director & Matt Manley, Planning Manager*

Debbie Bell addressed Committee discussing some challenges to lighting ordinances expressing concerns regarding differing standards and needs for lighting. Ms. Bell discussed legacy lighting, safety lighting, vertical illuminance, bug ratings and glare and enforcement. Committee members inquired regarding incentives and Ms. Bell stated she would recommend incentivizing with a type of aggregate burn time rather than lumens in ways that would be beneficial to business. Ms. Bell provided the following recommendations to the Committee.

1. Establish clear guidelines for what is to be accomplished with the Model Lighting Ordinance (MLO).
2. Direct staff to compare other municipal MLO's.

Committee Member, Dr. Jennifer Hensley inquired regarding visually impaired drivers and effects of types of lighting and Ms. Bell referred to a Target Visibility Study conducted in the 1980's stating it indicated persons had a better visual acuity at night with lower light, or 3,000 kelvins. Committee members discussed hybrid lighting to tackle specific areas in the city instead of a city-wide ordinance.

Stan Reynolds of Duke Energy addressed the Committee discussing the origins of the MLO and elevation. Mr. Reynolds stressed the importance of reducing up lighting and glare stating eliminating light trespass at the property lines will stop a lot of complaints. Mr. Reynolds stated utility pole size and uniformity is more important than light intensity.

Assistant Manager Pahle stated he received various complaints from residents regarding lighting standards. Community Development Director Lew Holloway stated much of the current regulation came in the form of conditional zoning beginning in 2018 and clarified certain projects triggered thresholds. He further clarified the MLO would be applied during the site plan review process but did say it would be difficult for staff to enforce lighting trespass. Director Holloway stated staff would not recommend a grandfather clause to City Council and stated he has discussed recommending a “rolling” renovation which would trigger standards for businesses to upgrade their lighting.

Committee Member Ken Gordon recalled previous discussions stating he feels addressing underlying issues would allow the City to create enforceable actions. Committee Member Dr. Jennifer Hensley stated she is not in favor of additional regulations but does support guidelines.

Chairman Steve Dozier recommended staff review certain locations and to specifically look at different scales of light pollution.

Assistant City Manager Brian Pahle thanked everyone for their feedback and clarified this plan will take much time to thoroughly investigate and prepare additional recommendations.

5. NEW BUSINESS

A. Development Project Update - *Lew Holloway, Community Development Director & Matt Manley, Planning Manager*

Community Development Director Lew Holloway provided an update on various projects within the City.

6. ADJOURNMENT

There being no further discussion the meeting was adjourned at 12:50 p.m. upon unanimous assent of the Committee.

Steve Dozier, Chair

ATTEST:

Angela L. Reece, City Clerk