



**Meeting of the  
Zoning and Planning Board  
Minutes**

Regular meeting, Tuesday, October 16, 2018

Council Chambers

**Present:** Thomas M. McKay, Chair  
Charlie Ellis  
Jonathan Hinkle  
Bruce Barrett  
John Moore, Town Council Liaison

**Absent:** Norman McGlohon

**Also Present:** Brad Burton, Interim Community Development Director

The meeting started at 9:36 am. Chairman McKay led the pledge of allegiance.

Chairman McKay also gave the opening prayer asking the Almighty to grant wisdom to the Board throughout the deliberations and overall proceeding.

**ROLL CALL**

Chairman McKay called roll.

**APPROVAL OF THE AGENDA**

Chairman McKay moved the agenda be approved. Jonathan Hinkle gave the second. All voted in favor.

**APPROVAL OF THE MINUTES**

Regarding approval of minutes from the August 21, 2018 Regular Meeting, Charlie Ellis moved that the minutes be approved. Jonathan Hinkle gave the second. All voted in favor.

Garrett Murphy, Development and Environmental Review Specialist with the Community Development Department was introduced to the Board.

**NEW BUSINESS**

a. Lighting Regulations

Brad Burton begins reviewing previous lighting plans, policies, and regulations towards potential development and lighting pollution solutions. He presents a PowerPoint that illustrates the differences between non-shielded and full cut-off lighting fixtures. Presentation includes objectives and improving regulatory measures to provide a safe and secure environment. Attention was given on the topic of fixtures and shielded Luminaires. The discussion of potentially unsafe results of unshielded lights as well as the idea of recessed lighting as a viable option were presented. Proposed solutions are outdoor lighting should be fully cut off, also no light above a 90 degree angle should be fully shielded lighting, which can be purchased or retrofitted. Mr. Burton continued to review current regulations and conditions. The topic continued into when should lighting replacement or maintenance necessitate unfitting fixtures to dark-sky compliance, and the town currently has nothing in place to address the replacement of existing commercial lighting that is not shielded or dark sky complaint. The question of should there be new lighting regulations was posed to the board. The presentation concluded with Amortization of certain commercial lighting.

Chairman McKay asked Brad Burton whether other lighting culprits could be identified outside of Ingles.

Brad Burton pointed out other parties that could be deemed in violation of using unshielded lighting.

Chairman McKay asked in regards to new commercial development how Mr. Burton would impose sanctions if this is implemented.

Brad Burton stated by educating the community of how to become compliant with their lighting fixtures.

Chairman McKay- Does the Utility Board have any plans that we need to be made aware of that might affect the lighting usage?

Brad Burton stated not that he was aware of.

Chairman McKay stated that based on the suggestions of Mr. Burton that the Board should have the overall general view to get ahead of this problem to get people into compliance.

John Moore inquired have we looked into how Rumbling Bald Resort would be affected?

Charlie Ellis asked Mr. Burton what is lacking from 92.508 in reference to non-shielded lights and safety.

Mr. Burton presented examples of sufficient options.

Charlie Ellis inquired about the cost benefit analysis and least expensive fixtures with a better quality of light which may in turn also reduce energy usage.

Jonathan Hinkle asked whether the sign ordinance addresses lighting. That up lighting is used commercially and should be considered.

The discussion turns towards electronic billboards and its usage within the town and how that may shape the lighting pollution.

John Moore expresses complaint he's received from the community in regards to regulations of temporary lighting such as when an event is taking place in town like using a disco ball at a wedding.

Brad Burton states that there is no regulation in place that addresses temporary lighting.

Brad Burton ask the Board if it supports recommending to council to keep the current commercial lighting standards, which appear to be sufficient and suggest a commercial lighting amortization program to address Town Streetlights and non-compliant private commercial fixtures.

John Moore suggested creating a researched range of impact report towards amortization.

Brad Burton asked whether the Board would like him to continue to gather further data before presenting to Council as well as expenses and inventory?

John Moore lastly suggested gathering data from Duke Energy's regulations

It was decided that more data should be compiled before going before the Council.

#### **b. Flowering Bridge Sign**

The sign will be erected on west end side of the bridge. The sign is in compliance with the town, and the dimensions of the sign have not been provided to Brad Burton.

Chairman McKay expressed his concerns with parking at his facility.

Brad Burton stated that the proximity to the State right-of-way had not been determined, and in light of the fact the new Wayfinding signage was already in place, he is hesitant to recommend additional signage on the east side of the bridge.. Brad has spoken to Kathy and Bill. The sign is going to be on the west end and not the east end

Jonathan Hinkle suggested that the dimensions of the sign be provided by Council, and Burton affirmed this would happen.

Burton asked for Approval to go to take this matter before Council.

Bruce Barrett made the motion to be approved. Charlie Ellis gave the second. All voted in favor.

#### **OLD BUSINESS**

##### **a. Communication Tower Amendments to Accommodate Latest Technology**

Brad Burton stated he is participating in the Hickory Nut Gorge Technical Consortium, chaired by Russ Pitts and was trying to get some additional guidance.

Monthly Reports

Johnathan Hinkle inquired on a pending court case and where it stands with the Court of Appeals

Brad Burton spoke to his knowledge on the judgment

The discussion continued on this case of Lodge of Lake Lure

Chairman McKay mentioned that this will be the last meeting for Bruce Barrett

Charlie Ellis exited the meeting at 10:49am

Johnathan Hinkle points out the need to find a replacement board member.

Bruce Barrett moved that the meeting adjourn. Jonathan Hinkle made the second. All voted in favor. The meeting adjourned at 10:51 am.

**ATTEST**



Thomas M McKay, Chair



Sha'Linda Pruitt, Recording Secretary