

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: J. B. Culpepper, Planning Director
Gene Poveromo, Development Manager
Lance Norris, Public Works Director

SUBJECT: Update on Response to Citizen Petition on Pending Land Use
Management Ordinance Text Amendments on Signs and Outdoor Lighting

DATE: June 8, 2009

PURPOSE

Tonight the Council receives a staff update on a response to a December 8, 2008 citizen petition on the pending Land Use Management Ordinance text amendments (LUMOTAs) regarding signs and outdoor lighting.

We propose to provide a more detailed report in the Spring about a process for developing and considering text amendments regarding signs and outdoor lighting.

BACKGROUND

On December 8, 2008, the staff recommended a public hearing schedule for several text amendments. We had tentatively recommended scheduling a January 26 public hearing for a signage text amendment, and a March 16 public hearing for an outdoor lighting text amendment. During the December meeting, the Council received a letter from a resident in which he suggested expanding the scope of the discussion on both lighting and signs. He suggested the development of the text amendment proposals include input from advisory boards and representatives from the business community, including the Chamber of Commerce. The Council referred the items back to the staff.

On February 23, 2009 we provided a tentative schedule for pending text amendments which indicated the staff's intent to report back to the Council in June regarding a review process for the lighting and sign text amendments.

DISCUSSION

In addition to the issues raised in the citizen's letter, there are two Town-initiated lighting efforts underway. Multiple aspects of outdoor lighting are of concern. Recognizing that the issues regarding signs and lighting are larger in scope than we had initially envisioned and that input from the business community would be beneficial, we propose arranging discussions with the business community, Town staff (including the departments of Parks and Recreation, Police, Planning, and Public Works), and other downtown streetscape

stakeholders as we develop a framework for proposed changes to the outdoor lighting provisions. We recommend similar discussions with the business community regarding amending the sign regulations. Both processes would involve additional time. We would like to propose a community involvement process and schedule to the Council at a later time.

NEXT STEPS

The staff had hoped to respond this month with a process recommendation. However, due to Council's current goals and recent direction assigning higher priority to other projects and text amendments, as well as a staff vacancy in the Planning Department, this item was delayed. The following table describes the status of pending text amendments:

LUMOTA Description	Progress Notes	Public Hearing future date (tentative)
Demolition in the Historic Districts		October 19, 2009
Non-residential Recreation Space Requirement		October 19, 2009
Tree Protection	Working with consultant	
Transportation Impact Analysis	Working with consultant	
Inclusionary Zoning	Working with consultant	
Energy Management	Report in Fall, 2009	
Signs	Report in Spring of 2010 on process for developing & reviewing	
Outdoor Lighting	Report in Spring of 2010 on process for developing & reviewing	
Relationship of Resource Conservation District to Private Covenants	Early in research stage	
Revise Definition of Office/Clinic	Early in research stage	

We recommend the schedule for these items and other text amendments be reviewed against the Council's priority list again next Spring.

RECOMMENDATION

We recommend that the Council receive this report and that we provide an update in the Spring on a text amendment priority list and/or on a process for developing and considering proposed text amendments for outdoor lighting and signs.

ATTACHMENT

1. Letter from citizen