

- V. **ZONING ITEMS** – The Zoning Committee met on June 6, 2024, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Johnathon Davis, Robin Michler, Zach Davis, William Wilson, and Graham Pohl. Staff members present were Traci Wade, Autumn Goderwis, Daniel Crum, James Mills, Chris Taylor, Hal Baille, Boyd Sewe, Quinn Mulholland, Eve Miller, and SB Stroh; Keith Horn and Shaun Denney from the Commissioner of Planning and Preservation office.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- *The staff has recommended approval of the zone change petition and related plan(s),
- *The petitioner concurs with the staff recommendations,
- *Petitioner waives oral presentation, but may submit written evidence for the record,
- *There are no objections to the petition.

B. **FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS** - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- *Staff Reports (30 minute maximum)
- *Petitioner's report(s) (30 minute maximum)
- * Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- *Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- *Hearing closed and Commission votes on zone change petition and related plan(s).

C. **PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS**

- a. **PLN-ZOTA-24-00004: REGULATION OF OUTDOOR LIGHTING** – a text amendment to create Article 30 of the Zoning Ordinance to address outdoor lighting regulations.

INITIATED BY: Urban Count Council

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended **Approval** for the reasons provided by staff.

The Staff Recommends: **Approval**, for the following reasons:

1. The proposed text amendment is in agreement with the 2045 Comprehensive Plan, Theme B, Protection Policy #10 - Reduce light pollution to protect dark skies.
2. The proposed text amendment promotes energy efficiency and cost reduction by encouraging the use of better lighting, and it enhances health and safety by minimizing issues related to excessive lighting while improving night visibility.
3. The proposed text amendment sets clear guidelines for consistent outdoor lighting practices, fostering innovation and the adoption of advanced lighting technologies.

Staff Presentation – Boyd O. Sewe presented the text amendment that would create Article 30 and amend a small portion of Articles 12 and 16 of the Zoning Ordinance. He noted that this would exclude agricultural zones. He began by stating that this change was necessary for the health, safety, and welfare of Lexington residents while discouraging light pollution, sky glow, and negative impacts on wildlife. He explained that a lighting plan would be required as part of landscape plans or final development plans for review. Mr. Sewe depicted the standards for lighting fixtures, color temperature, height limits, maximum lumens, and light trespass. He added that there would be special provisions for lighting for outdoor recreation and entertainment. He explained that

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the Zoning Committee had recommended that the requirements of Article 30 apply to conditional uses in the agricultural zones.

Mr. J. Davis asked about lighting during outdoor sporting events. He voiced concern over player safety on the field. Mr. Sewe replied that all new developments would be required to submit lighting plans for review and approval. Additionally, these lighting plans would require contiguous lighting, thus eliminating dark spots and increasing player safety.

Mr. Z. Davis mentioned the additional language that had been proposed during the Zoning Committee regarding exclusion of the “principal and accessory uses” within the agricultural zones. He wanted to make sure that it was included in the motion that would be made.

Action – Ms. Worth made a motion, seconded by Mr. J. Davis, and carried 9-0 (Forester and Meyer absent), to approve **PLN-ZOTA-24-00004: REGULATION OF OUTDOOR LIGHTING** that included creating Article 30, amending Articles 12 and 16 of the Zoning Ordinance, and excluding the “principal and accessory uses” in the A-R, A-B, and A-N zones in Section 30.2 as recommended by the Zoning Committee.

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