

# TEXT-24-04-26-00012

## Text Amendment

**Applicant:** May Green Properties (Tom Smith)

**PID:** NA

**Request:** To consider text amendments to Chapter 5 and Chapter 13



# TEXT-24-04-26-00012

## Overview

- **Amend:**

- Section 5.15 (Minor Modifications)

- **Purpose:**

- To allow the administrator to require additional streetlights in subdivisions if required for public safety purposes

- **Amend:**

- Section 13.27 (Public Utilities)

- **Purpose:**

- To modify the distance requirement for streetlights within a subdivision

# Chapter 5

## Addition

### Streetlights in Subdivisions

Additional streetlights may be required for public safety in the reasonable determination of public safety officials with authority.

# Chapter 13 Modification - Applicant

## Sec. 13.27 Public utilities and services.

- A. All public utilities and ~~services~~service lines ~~will~~shall be below ground to the point of service. This includes, but is not limited to, lines for electric service, cable service, telephone service, water service<sub>2</sub> and wastewater services.
- B. Easements shall be provided for storm and sanitary sewers, water lines<sub>2</sub> and other utilities in such widths, and at such locations as may be required by the County in order to properly serve the lot and adjoining realty; but in no event shall the County require less than easements of ten feet in width along all rear lines and exterior side lot lines, and five feet in width along each side of all interior side lot lines.
- C. No principal or accessory structure may be placed within a utility easement.
- D. ~~Inside the Urban Standards Overlay District, streets~~Street lights ~~will~~lights shall be installed by the subdivider in all subdivisions of six or more lots. Distances between streetlights shall ~~not exceed 200 feet~~be an average of 400 feet <sup>maximum</sup> ~~minimum~~. Street light intensity and placement shall be determined by the County in conjunction with the utility provider.
  - 1. All street lights shall meet Section 9.13: Outdoor Lighting.
  - 2. All addressing for new subdivisions shall meet Section 14-191 in the County Code of Ordinances.

# Chapter 13

## Modification

### - Staff

#### Sec. 13.27 Public utilities and services.

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- C. No principal or accessory structure may be placed within a utility easement.
- D. ~~Inside the Urban Standards Overlay District, streets lights will~~ Streetlights shall be installed by the subdivider, owner, or developer in all subdivisions of six or more lots via underground distribution along all proposed streets and along all adjoining streets at the developer's expense. ~~Distances between streetlights shall not exceed 200 feet. The placement of streetlights shall be at 200-300 foot intervals in subdivisions with lots less than one (1) acre in size and 300-500 foot intervals in subdivisions with lots greater than 1 acre in size. Street light intensity and placement shall be determined by the County in conjunction with the utility provider.~~
  - 1. All streetlights shall meet Section 9.13: Outdoor Lighting.
  - 2. All addressing for new subdivisions shall meet Section 14-191 in the County Code of Ordinances.
  - 3. Amenity Centers and facilities for public use shall have adequate lighting so that public safety is ensured.
  - 4. Light fixtures shall be decorative in appearance. Wooden poles are prohibited.
  - 5. The County will not accept responsibility for the streetlights. A maintenance plan must be noted in the approved site plan for the subdivision.

# Chapter 13 Modification – Recommended by Planning Board

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