



Planning and Neighborhood Services Department

MEMO

To: Indian Trail Board of Adjustment
From: Jonathon Edwards, Junior Planner
Cc: Shelley DeHart, Planning Director; Keith Merritt, Board Attorney;
Helen Boich, Board Secretary; Allen Miller, Applicant
Date: June 23, 2011
Re: VAR2011-002 Request for Information (9010 Magna Lane)

This memo is in reference to the Board's continuation of VAR2011-002 9010 Magna Lane from the previous Board meeting on May 26, 2011. The Board requested additional information from the applicant, Allen Miller. In response, The Town sent a letter to Mr. Miller on June 9, 2011 requesting the following information (See **Attachment A**):

- Two (2) ISO diagrams showing the difference in foot-candles (fc) for 25 ft. and 20 ft. tall light poles, with a double-shoebox design;
- Feasibility of placing shields on the existing light pole and fixture, including confirmation that Duke Energy can do this at no cost to the applicant and if a third party can place these shields on the fixture; and
- Accurate site plan showing the light's location and measurements for the property (foot-candles and distances).

Light and Shielding Information

The Town received two ISO light diagrams for the existing 25 ft. tall pole and fixture, as well as for a 20 ft. tall pole and fixture, from the applicant via Tom Grantham with Duke Energy (See **Attachments B & C**). Mr. Grantham will be available at the Board meeting for any questions related to these diagrams.

The Town also received confirmation by Mr. Grantham that the light pole's height can be reduced from 25 ft to 20 ft by Duke Energy at no cost to the applicant. For light shielding, Duke Energy typically does not install shielding for its lights, but is willing to make exceptions for certain lights. The cost for placing one decorative fixture (i.e., a shield) would be a one-time installation charge of \$2,000-2,500, which would be at the applicant's cost. In addition, Duke Energy will not allow a third party or other vendor to

place shielding on lights that they install. Mr. Grantham is also available to address these two concerns at the Board meeting as well.

Revised Site Plan

The Town also worked with the applicant to obtain a more accurate site plan for this light pole and fixture (See **Attachment D**), along with conducting a site visit on Tuesday, June 7, 2011. Based on field observations, staff is of the opinion that the light emitted (in foot-candles) for the existing light and fixture on the property does not exceed the Town's lighting requirements (UDO Section 1330.050).

Board Action

Staff offers this memo and attached information into the record for the Board's consideration. Please reference the original May 26, 2011 staff report in making the required findings of fact for this case (See **Attachment E**).

Staff Contact:

Jonathon Edwards

Junior Planner

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Attachments:

Attachment A – June 9, 2011 Letter to Applicant Requesting Additional Information

Attachment B – Lighting Information/Correspondence from Applicant & Duke Energy

Attachment C – Duke Energy Diagram for Double-Shoebox Light Fixture

Attachment D – 9010 Magna Lane Revised Site Plan

Attachment E – May 26, 2011 Variance Staff Report

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D

ATTACHMENT E