

Adopted: 10/11/2021
Supersedes: 8/13/2018
Policy Number: 116



TOWN OF WENDELL STREET LIGHTING POLICY

Purpose:

The purpose of this statement is to adopt an official policy for the Town of Wendell pertaining to the installation of streetlights for the purposes of lighting the public street right-of-way to enhance vehicular and pedestrian safety.

COVERAGE

This policy, upon adoption, shall apply to all public rights of way within the Town of Wendell's zoning jurisdiction until such time that the Policy Statement is altered, modified, or rescinded by the Board of Commissioners.

POLICY

The Board of Commissioners of the Town of Wendell hereby establishes the following policy.

A. As part of the development process, the owner, developer, or subdivider of a site plan or subdivision, shall be required to install street lighting via underground electrical installation, unless specifically approved otherwise by the Town of Wendell Planning Department, along all proposed streets and along all existing streets, which adjoin the property, in accordance with this policy.

B. All underground electrical distribution systems for street lighting within the corporate limits of the Town of Wendell and its Extraterritorial Planning Jurisdiction shall be installed according to the Unified Development Ordinance and following standards:

1. Underground service for light fixtures shall be installed by the developer in conformance with Duke Energy Progress and Town of Wendell standards at the developer's expense.
2. The placement of street lighting fixtures on residential streets shall be staggered on either side of the road in order to provide maximum

coverage.

3. The placement of street lighting along non-residential streets shall be in accordance with the latest revision of the Illuminating Engineering Society's "American National Standard for Roadway Lighting."
4. Pedestrian-scaled lighting (no taller than 18 feet) is required in the DMX zoning district. Developers electing to use pedestrian lighting in other zoning districts may do so with the Administrator's approval, using the same spacing requirement as listed for the DMX district. Developers choosing this option must adhere to the provisions contained in Section F of this policy. Where used, pedestrian lighting should be placed in a manner to limit the casting of shadows on sidewalks.
5. The construction of a single dwelling not part of a larger subdivision, or which is located within a Family Subdivision shall not initiate street light requirements.

C. Standard street light fixtures shall be fully-shielded, arm-mounted LED fixtures on a fiberglass pole which meet the following standards:

1. All fixtures on residential streets (excluding the DMX district) shall be 75-watt lamps on Duke Energy Progress standard gray fiberglass poles twenty-five (25) feet in height. Pedestrian-scaled lighting shall be used as the standard fixture within the DMX district.
2. Fixtures along non-residential streets shall be in accordance with the latest revision of the Illuminating Engineering Society's "American National Standard for Roadway Lighting."
3. At intersections, the Town Engineer may require higher wattage lamps with a pole height not to exceed thirty-five (35) feet.

D. The developer shall be responsible for installing street lighting on existing, abutting NCDOT streets that are directly accessed by the development according to the following standards:

1. Street lighting shall be required along the entire NCDOT street frontage abutting the development.
2. The street lighting shall meet NCDOT standards as evidenced by an approved NCDOT encroachment agreement.
3. The developer shall grant sufficient easement and provide adequate roadway corridor cross section grading as required by Duke Energy Progress in order to accommodate the installation of non-breakaway

poles.

4. All preparation and installation costs associated with street lighting on NCDOT streets shall be the responsibility of the developer.

E. Street light system layout, installation and operation shall occur at such time as:

1. The layout and design of the street light system shall be submitted as part of the construction plan review and approval process for the development project. Following approval of the construction drawings, the approved street light layout shall be submitted to Duke Energy Progress.
2. The installation of the lighting system shall be complete prior to the recording of the final plat. In the event the street lighting has not been installed prior to plat approval, the developer may submit a performance guarantee in accordance with Section 17.17 of the Wendell Unified Development Ordinance for the incomplete portion of the street lighting system. The amount of the performance guarantee will be confirmed by the Town Engineer.
3. The developer shall be responsible for the one-time underground service charges imposed by Duke Energy Progress for the new poles/lights. Unless the Homeowner's Owners Association (HOA), if applicable, or developer, contracts directly with Duke Energy Progress for streetlights as described in Section F and provides written confirmation of such payment to the Town, the developer shall make payment directly to the Town for the one-time underground service charges prior to final plat approval.
4. Once the final plat is recorded and the associated street lighting system is placed into operation, the Town will be responsible for paying for the monthly electrical expense and pole rental costs charged by Duke Progress Energy.
5. The street lighting system must be in operation for the subdivision, or phase of the subdivision prior to the issuance of a certificate-of-occupancy for any dwelling in that subdivision or subdivision phase.

F. A developer or Homeowner's Association (HOA) may request non-standard street lighting within a development provided:

1. Street light fixture types and locations must be approved by the Town of Wendell and meet the following requirements:
 - a. The residential streetlight spacing for pedestrian-scaled post lamps shall be staggered on either side of the road in order to provide

maximum coverage. In the event that development is only occurring on one side of the street, streetlights may be located solely on the side under development.

- b. If post lamps are used, “Style A” clear lenses are not allowed due to potential glare problems.
 - c. If post lamps are installed, only globes with solid tops may be used in order to reduce vertical light pollution.
 - d. If posts lamps are used they shall be installed diagonally at street intersections (two (2) per intersection).
2. Developers submitting projects with no more than 25 pedestrian lights may opt to, in lieu of adhering to sections F3 – F7 of this policy below, pay the Town of Wendell an upfront fee equivalent to the costs associated with the use of custom or decorative materials, to include the difference in the costs associated with the town’s standard pole (at standard spacing) versus the upgraded lighting for a period of 20 years. If the developer elects to choose this option, the fee shall be due prior to final plat approval.
 - a. The calculation of the total number of pedestrian lights shall include all phases of any phased preliminary plan, master plan, and all portions of any approved Planned Unit Development (PUD). Furthermore, any development submittal to extend an existing subdivision must account for the number of pedestrian lights in the existing subdivision if the submittal is received within 7 years of the existing subdivision’s construction drawing approval.
3. Unless the developer elects to pursue Section F2 of this policy, the developer and/or HOA shall enter directly into a contract with Duke Progress Energy for the monthly maintenance, electricity and pole rental costs. The developer and/or HOA may request partial reimbursement for the monthly costs from the Town on an annual basis.
4. Unless the developer elects to pursue Section F2 of this policy, the developer and/or HOA shall enter into an agreement with the Town to establish reimbursements based on Wendell’s standard pole costs. The reimbursement shall be equivalent to the cost of a standard street lighting system meeting Town minimum requirements. The number of streetlights reimbursed shall be calculated by dividing the total linear feet of roadway within a Phase by 300. In the event of a fraction, the number shall be rounded up to the nearest whole number.
5. By March 15 of each year following approval of the agreement between the developer and/or HOA and the Town of Wendell, the applicant will provide

to the TOWN a copy of the December bill paid from Duke Energy Progress for this upgraded system during the previous calendar, as well as a list of those poles installed, categorized by phase (if applicable). Reimbursements shall be issued by the Town in July of the same calendar year, following receipt and confirmation of this documentation.

6. In the event that the agreement between the Town of Wendell and the developer and/or HOA is terminated, the developer and/or HOA shall be responsible for any costs associated with restoring the streetlights to the Town's standards in effect at the time of such termination.
7. The developer shall include all responsibilities of the HOA pertaining to the non-standard street lighting in the development covenants. The developer shall inform all purchasers of property in the development of these same responsibilities.
8. Non-standard lighting shall not be used on thoroughfares, unless combined with standard lighting in a manner approved by the Town Engineer and DOT (if applicable).