

Issue Analysis Form



Date: October 9, 2018 – Board of Supervisors Meeting

Item: Prince George County Final Draft Streetlight Policy

Lead Departments: Community Development – Planning Division and General Services Department

Contact Persons: Douglas Miles, Planning Manager and Michael Purvis, Director of General Services

Description and Current Status

County Staff during the Summer of 2018 researched and prepared a Draft Streetlight Policy to provide both developers and County residents with clear guidance on new streetlight requests in business and industrial parks and within residential subdivisions.

We presented the Draft Streetlight Policy to the Board on September 11th during their Work Session as a new policy to reduce the annual County electric bill (\$100,000) for lighting throughout the County. We received positive feedback and direction from the Board to add an Appeal process and to have the County Attorney to review the policy.

Government Path

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| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | October 9, 2018 |
| Does this require a Public Hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, before what date? | n/a | |

Fiscal Impact Statement

County Staff expects that the proposed Streetlight Policy will have a positive impact on General Services streetlight budget line by gradually reducing the overall lighting costs. It provides clear guidance to developers on when the County will start paying the bills.

County Impact

County Staff expects that the proposed Streetlight Policy will positively encourage both homebuilders and business owners to develop land in the County Service Area (CSA) connecting to water and sewer and install sidewalks/streetlights for public acceptance.

Notes

n/a

DRAFT 9/11/18 Streetlight Policy - Prince George County, Virginia

A. Policy Intent:

The intent of this policy document is to:

- Provide both developers and county residents clear guidance on the street light policy as a guide to use when planning to install streetlights in subdivisions and in business and industrial parks
- Provide County Staff, Planning Commission and Board of Supervisors members with a guide to use for evaluating all street light requests in the County by pursuing lighting standards that are efficient in the use of County funding and resources and overall sustainability within the County
- Ensure compliance with all applicable federal, state and county safety and lighting laws, as well as follow industry standards and best planning practices, while preserving reasonable oversight for the County to ensure the well-being of those living, working and visiting Prince George County
- Provide clear guidance to County departments and other agencies that County-initiated streetlight requests must be coordinated with the Finance Department and Planning Staff through the Capital Improvements Plan (CIP) process, and must adhere to this policy in all respects for funding purposes. Non-conforming streetlight plans must be presented to the Board of Supervisors by the requesting department or agency in a separate agenda item outside of the CIP Plan, requesting an exception to the policy for streetlight approval

B. Purpose and Definitions:

The primary purpose of street lighting is to help motorists to identify obstacles, provide adequate visibility of both pedestrians and cyclists, and assist in visual search tasks, both on and adjacent to the roadway.

County Service Area – The County Service Area is a defined area within the Prince George Planning Area that encourages planned growth and development that is connected to County utilities, and contains state-maintained roads where streetlights and sidewalks would be placed within the public right-of-way.

Streetlight – a light that is mounted on a pole, constituting one of a series of streetlights, and spaced at intervals along a public street or a highway with the purpose of lighting the public right-of-way. “Streetlight” does not include “security light”, which serves an individual property.

C. New Streetlight Installations Within the County Service Area

New streetlights in the County are installed by the developer as approved as a part of the development plans for new subdivision developments. Streetlight standards shall be coordinated by the developer with the Virginia Department of Transportation (VDOT) Standards for Roadway Lighting Manual and each new streetlight shall be within the right-of-way of a public street for VDOT acceptance of the state roads. The developer works with either Dominion Energy or the Prince George Electric Cooperative and follows their lighting specifications and their requirements on installing the streetlights within their development.

This section includes Non-residential streetlights that are installed by the developer within business and industrial parks. One streetlight shall be placed at all intersections and in all cul-de-sacs located on state maintained roads. Streetlights located in the rights-of-way of public roads serving non-residential uses

will be accepted based upon approved streetlight plans, and for County-initiated projects, based on budgets prepared by General Services as a part of the Capital Improvements Plan process. Monthly electric costs are the responsibility of the developer until the roads are turned over to VDOT and the streetlights to the County.

D. New Streetlight Installations Outside of the County Service Area

County Residents and Businesses may request additional streetlights based upon the following policy:

A petition shall be filed with any request for the installation of a streetlight. If the streetlights are not in a platted subdivision or if the light(s) are part of an addition of three (3) lights or less to an existing streetlight system, whether in a subdivision or not; then the petition shall include the signature of the owner of any dwelling which is located on a lot or parcel within 150 feet of the proposed location of each streetlight. If the request is for the installation of a streetlight system for an entire platted subdivision or an identifiable section of a subdivision with 10 or more lots, then the petition shall include the signatures of the owners representing 75% of the subdivision or the section of a subdivision to be served by the proposed streetlights. The proposed streetlights must serve a minimum of three (3) dwelling units or as necessary to illuminate an intersection of public roads or lots located within a cul-de-sac. The monthly electric costs are the responsibility of the developer or property owner.

E. Streetlights in Service in the County prior to Policy

Streetlights whose monthly electric costs have been paid for by the County prior to the date of this policy will continue to be paid for by the County, so long as they are located along public roads and are limited to one light per intersection or the end of a cul-de-sac. Those existing streetlights which do not conform to these requirements will exit County responsibility six (6) months after the approval of this policy, with notification given by General Services and then it will be up to the property owner to pay the electric bill.

F. Private Security Light Installations Outside of the County Service Area

County residents and businesses may request private security lights through either Dominion Energy or Prince George Electric Cooperative, based upon the policies and procedures that each company has for the installation of security lighting, which would be added to their private electric bill on a monthly basis. The County will not provide electrical lighting costs for security lights on private property, including those previously serviced by the County prior to the establishment of this policy. General Services staff will assist those requesting such lighting to make an application with their electrical service provider to obtain the desired private security lighting on their property.

G. Public Safety Streetlight Requests Countywide

When a request of additional street lighting is made based upon public safety or traffic concerns, the Chief of Police shall conduct an analysis of public safety or traffic problems in the defined area, such as the street intersection, where such problems could reasonably be expected to be alleviated by adding street lighting. The Chief of Police shall require a petition from at least 75% of the property owners in the area to be served requesting or supporting the additional street lighting for public safety or traffic issues. The Chief of Police and Director of General Services shall present a report and recommendation to the Board of Supervisors for approval.

Please contact the Department of General Services at 804.722.0775 or www.princegeorgecountyva.gov

Streetlight Policy – Prince George County, Virginia: Final Draft 10/9/18

The primary purpose of public street lighting in Prince George is to: (1) help motorists identify obstacles and drive safely on roads, (2) provide adequate visibility of cyclists and of pedestrians, (3) further public safety and (4) to assist in public safety searches. Upon adoption of the County Streetlight policy, all streetlight installations and County payment of streetlight electricity bills shall be governed by this policy.

County Service Area – The County Service Area (CSA) is a defined area, within the Prince George Planning Area, that encourages planned growth and development that is connected to County utilities, and contains state-maintained roads where streetlights and sidewalks would be placed within the public right-of-way (see the attached map).

Streetlight – A light that is mounted on a pole, constituting one of a series of streetlights, and spaced at intervals along a public street or a highway with the purpose of lighting the public right-of-way. “Streetlight” does not include “security light” that serves an individual property.

A. Streetlights in Service in the County prior to Policy

Streetlights whose monthly electric bills have been paid for by the County prior to the date of this policy will continue to be paid for by the County in accordance with approved budgets, so long as the lights are located along public streets. Such streetlights, for which the County will pay the electric bill, are limited to one light per public street intersection or in a cul-de-sac, as chosen by the County.

All other existing streetlights which do not conform to these requirements will cease to be the responsibility of the County six (6) months after the approval of this policy. The streetlights that are no longer the responsibility of the County may voluntarily have the electric bills paid for by County residents or homeowners associations.

B. Light Installations on Private Property

The County will not pay electric bills for streetlights on private property. County residents and business owners may request for installation of private security lights through either Dominion Energy or Prince George Electric Cooperative based upon the policies and procedures of each respective electric company for the installation of any new security lighting on private property.

C. New Streetlight Installations within the County Service Area

New streetlights, within the County Service Area (see the attached map) shall be installed at the expense of private developers or land owners as approved by the County as part of development plans for new residential subdivisions. Developers shall comply with streetlight standards of the respective power company that services their new development and the Virginia Department of

Transportation (VDOT) “Standards for Roadway Lighting Manual” and each new streetlight or a series of streetlights shall be located within the right-of-way of a public street for our acceptance.

The same process for streetlight design and installation shall be followed for streetlights installed in business and industrial parks. One streetlight shall be placed at all intersections and in all cul-de-sacs located on roads intended to be accepted within the state road system. Monthly electric bills shall be the responsibility of the developer until the roads are turned over to VDOT at which time the County will assume responsibility of paying the electric bill, subject to budget approval.

D. New Streetlight Installations Outside of the County Service Area

County residents may request the installation of additional streetlights, at County’s expense, outside the County’s Service Area, to include the streetlight infrastructure costs and monthly electric bill costs, as follows:

A request shall be filed requesting the installation of a streetlight by County residents with the General Services Department. If the streetlights are not in a platted subdivision or if the new streetlights are being added to an existing streetlight system, then the petition shall include the signature of the owner of any dwelling which is located on a lot or parcel within 150 feet of the proposed location of each streetlight. Proposed streetlights shall serve a minimum of three (3) dwelling units or will illuminate a public road intersection or subdivision lots located at the end of a cul-de-sac. The County Administrator or his agent, after consultation with the Director of General Services, shall place the request onto the next available Board of Supervisors’ agenda for their review and approval, subject to budget approval.

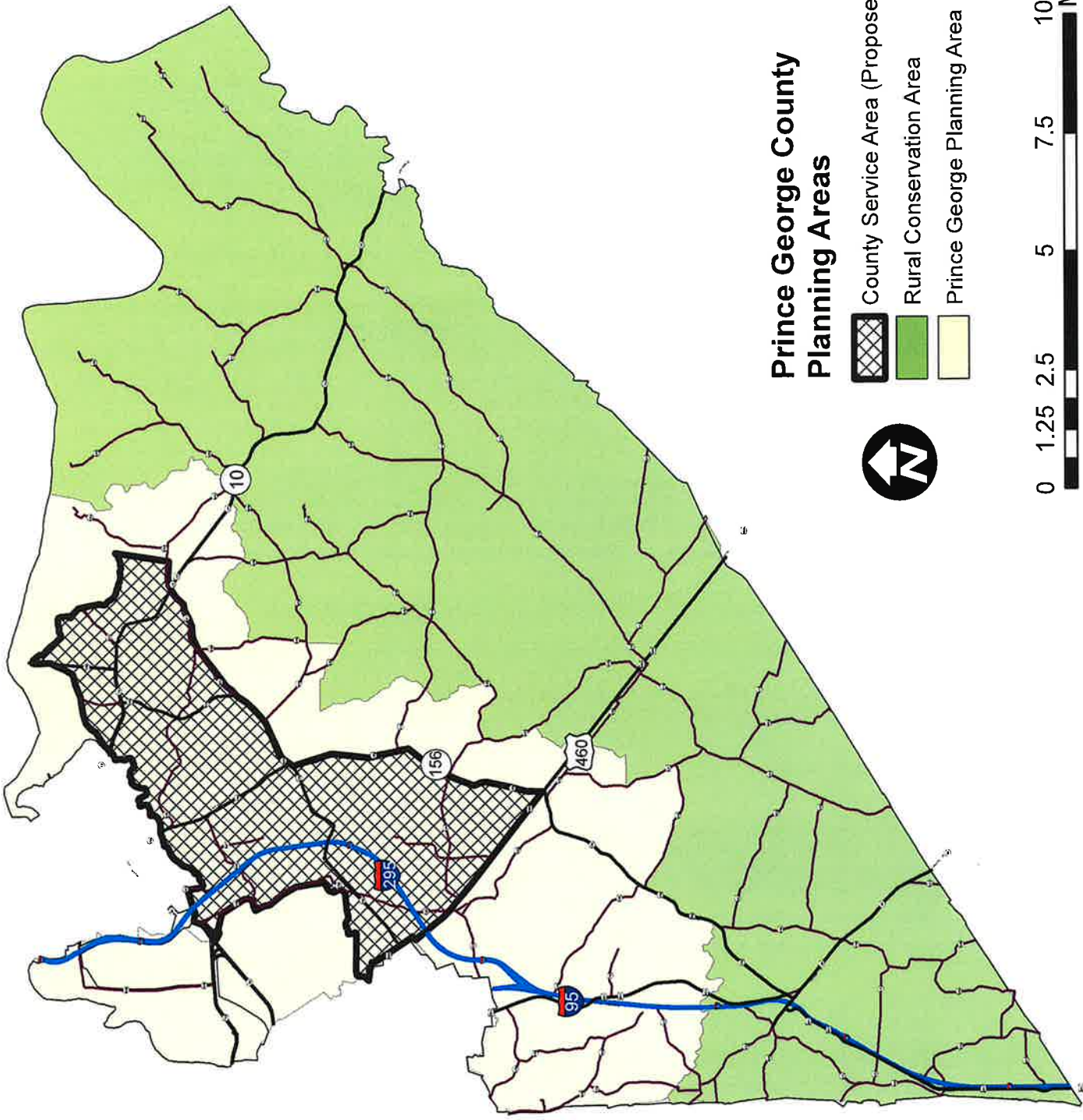
E. Public Safety Streetlight Requests Countywide

A request for a streetlight installation may be submitted based upon public safety or traffic safety concerns when requested by County residents and business owners. The Chief of Police shall, in conjunction with VDOT, conduct an analysis of public safety or traffic issues in the area affected for the proposed streetlight and to clearly identify problems that could reasonably be expected to be alleviated by adding street lighting. The Director of General Services shall grant or deny the request based on the written report that is provided by the Chief of Police and/or VDOT staff.




F. Appeals

Any affected County resident or business owner may file an appeal in writing to the Board of Supervisors on the denial of a request for a public safety or traffic safety streetlight. They shall file an appeal with the County Administrator to be scheduled for Board of Supervisors review.

If you have any questions, please contact the Department of General Services at 804.722.0775 or www.princegeorgecountyva.gov



Prince George County Planning Areas

-  County Service Area (Proposed)
-  Rural Conservation Area
-  Prince George Planning Area

