

City of Valdosta Land Development Regulations

Chapter 332 Infrastructure and Site Improvements

Article 4 Street Lights

Section 332-41 Authority and Responsibility

- (A) The Mayor and Council hereby declare that the cost and service for creation of street light districts or street lighting hereafter created shall be a service and not a tax, as authorized by Georgia Constitution Article IX, Section IV, Paragraph II.
- (B) The Mayor and Council may contract with public utilities for the purpose of carrying out the terms of this Article.

Section 332-42 Applicability

- (A) The Owner, Developer or other person developing a subdivision shall be required to provide street lights that conform to all of the standards provided for in this Section and, in addition thereto, shall be required to obtain approval of the street light layout from the City Engineer prior to the construction of any street light facilities. Approval or final acceptance of the subdivision requires compliance with this Section.
- (B) The Owner, Developer or other person developing non-residential property or a single-family residential subdivision within a designated street light district shall provide street lights along public rights-of-way adjoining that property that conform to all standards provided for in this Section; and the Owner or Developer shall obtain approval of the street light layout from the City Engineer prior to commencing any construction of any street light facilities.
- (C) The City Engineer shall not recommend the acceptance of any public streets proposed to be dedicated to the City for perpetual ownership and maintenance until such time as the street lights conform to the approved street light layout and specifications.
- (D) Installation of outdoor lighting on property outside public rights of way shall meet the standards of Section 214-11 of this LDR.

Section 332-43 Procedures

Street lights shall be required to be provided by the developers of all new subdivisions or other developments utilizing new streets to be dedicated to the City or existing City streets or any combination, unless waived by Mayor and City Council. Unless so waived, the Developer, at the time of submitting the final plat to the City Engineer shall:

- (A) Submit a final street light layout prepared by the utility company, which will provide the lighting service showing exact location of street lights within the development or subdivision. For residential and non-residential subdivisions, this drawing must be approved by the City Engineer prior to obtaining any building permit within the subdivision.
- (B) Pay a lump sum fee to the City of Valdosta for each street light required by this Section. The fees for streetlights shall be as follows:
 - (1) Where underground electrical distribution is used the cost per light shall be the cost as per the contribution-in-aid-of-construction of the utility company.
 - (2) Where overhead electrical distribution is used there shall be no cost.
- (C) Submit proof of payment for complete installation to the City Engineer.
- (D) Submit a copy of an executed agreement with the utility company for installation and complete maintenance of all street lights.

City of Valdosta Land Development Regulations

Section 332-44 Location of Street Lights

- (A) Lights must be located at any or all street intersections, dead-end streets or courts within the subdivision or other development and with a maximum spacing of 400 feet apart along any streets within the subdivision or other development. Required spacing shall be reduced as conditions indicate for curved streets or irregular contours so as to provide adequate lighting.
- (B) Street lighting luminaries or fixtures installed within the public rights-of-way as security lights or for the purpose of lighting areas other than the public streets shall be mounted on the side of the pole opposite from the street, and shall be oriented in such a manner to ensure that the lateral light distribution pattern is parallel to the street and the vertical light distribution, at the initial light source, is perpendicular to the street, so as to protect the users of the street from objectionable glare. The approval of the City Engineer shall be obtained before installation of these lights.
- (C) Other lighting fixtures to be installed within or outside of public rights-of-way, for whatever purpose, shall be installed and operated in such a manner to prevent glare from being a hazard to or interfering with the normal use of the public rights-of-way.
- (D) Fixtures and standards/poles installed or used shall be approved by the utility company, which will be responsible for the maintenance of the facilities, and by the City Engineer. The fixtures shall be mounted a minimum of 25 feet above the ground, and each fixture shall have appropriate arm length to illuminate the street.

Section 332-45 Underground Cable for Electric Service

In subdivisions utilizing underground cable for electrical service, the Developer shall be required to accomplish the same items listed in Sections 332-43 and 332-44.

Section 332-46 Creation of District

(A) Petition by Lot Owners.

- (1) Any lot owner in any area of the City may present a request for the creation of a street light district to the City Engineer. Upon receipt of the request, the City Engineer shall determine the appropriate boundaries for a street lighting district that will serve the lot owner presenting the request and neighboring lot owners. The City Engineer then shall prepare a plat showing this proposed street lighting district, and a petition for the creation of the proposed street lighting district then shall be circulated among the lot owners in the proposed district. That petition shall provide space for the lot owners in the proposed district to sign, showing whether it is their preference that the proposed district be created. Once a petition has been returned to the City Engineer, there shall be no changes in the preferences recorded thereon, and the petition shall clearly state the same. If 50% or more of the lot owners in the proposed district sign the petition approving the creation of the street lighting district, notices shall be posted in the proposed district stating that: "Notice: The City of Valdosta has received a petition for street lights. A public hearing is not required unless requested in writing by (date). For information call (telephone number)."
- (2) If such hearing is requested, the person requesting that hearing shall be notified of the date and time of the hearing, and a legal advertisement announcing the public hearing shall be published once in the official legal organ of the City. At any such hearing, the Mayor and City Council shall determine whether to create the proposed street lighting district. Safety and economic factors shall be the prime consideration in making such determination. If there is no request for a hearing or if 100% of the lot owners have signed the petition, the street lighting district shall be created, upon approval of the Mayor and City Council. The City Engineer will take no action on petitions with less than 50% of the lot owners' approval.

City of Valdosta Land Development Regulations

- (3) The petition for creation of the proposed street lighting district must be returned to the City Engineer within 90 days after it is obtained from the City Engineer, however, the City Engineer may, in their discretion, for good cause shown, extend the time for the return of the petition an additional 30 days, for a total of 120 days, when a request for such extension is made to the City Engineer before the expiration of the original 90 days.
- (B) Special Conditions. In areas where special conditions as to safety, security, land topography, economic and other factors may be involved; the Mayor and City Council may create special street lighting districts and provide for special street lighting under such terms and conditions as may be determined by the Mayor and City Council, any other provisions of this Article to the contrary notwithstanding; provided, however, that in such instances, a public hearing shall be held by the Mayor and City Council after advertisement in the official organ of the City, one time at least 10 days before conducting such public hearing.

Section 332-47 Costs and Assessment

- (A) The cost of providing and maintaining street light service in existing street light districts and in street light districts hereafter created shall be borne by the lot owners and lot residents within the street light districts who are billed for utility services provided to the lots by utility providers who, by agreement with the City, will bill for street light service, whether or not the lot is located within the boundaries of a particular subdivision, so long as the lot is located within the boundaries of a street light district.
- (B) The charge, therefore, shall be determined by the City Engineer and approved by the Mayor and City Council and shall be posted and open for public inspection in the offices of the City Engineer and the Clerk of the Mayor and City Council. The initial charge for each proposed street lighting district created by petition also shall be included on the petitions circulated through the proposed district. In the event of excessive vandalism to street lights within a district that results in the City being billed for repairs, the City may prorate those repair bills and add a pro rata share of those bills to the charge.
- (C) In those districts that may hereafter be created in which there is construction cost, the same shall be retired as per agreement or contract with the public utility or other person to whom the indebtedness is owed and shall be accordingly per lot.
- (D) Payment Date. The due date for the payment of the services and sums provided in this Article shall be the same date of each month as the utilities are due to the utility provider that bills for lighting service on behalf of the City, and subject to the same penalties for late payment and for failure to pay. Any utility service provided by the utility provider may be discontinued for late payment or non-payment.

Section 332-48 Standards of Installation and Operation

- (A) In order to ensure adequate illumination of public rights-of-way and promote safety and security, the American National Standard Practice for Roadway Lighting of the Illuminating Engineering Society, as approved by the American National Standards Institute (1983), as from time to time amended, is hereby adopted as the standard for the installation and operation of lighting in the unincorporated areas of the City, with the following exceptions:
- (1) Except for Principal Arterials, lighting fixtures installed within the public rights-of-way to be operated for the purpose of street illumination shall comply with these standards. The minimum average horizontal foot-candle illumination level by roadway classification shall be as shown in "Table of Minimum Average Street Illumination Levels" below.

City of Valdosta Land Development Regulations

Table of Minimum Average Street Illumination Levels

Roadway Classification	Commercial Area	Intermediate Area	Residential Area
Minor Arterial	1.2	0.9	0.6
Collector Street	0.8	0.6	0.4
Local Street	0.6	0.5	0.3

* Note: Illumination of Principal Arterials shall be determined by GDOT.

- (2) The uniformity of illumination shall be such that the point of lowest illumination shall have at least one-third of the average horizontal foot-candle required illumination level, except that on local or residential streets it may be no less than one-sixth of this average.
- (3) Any party requesting permission to install or operate lighting fixtures within public rights-of-way shall furnish plans and specifications to the City Engineer for approval showing how the proposed lighting meets the standards, and no lighting shall be installed or operated without this approval.
- (4) Should the City Engineer disapprove the request to install or operate lighting fixtures within any public right-of-way, he shall communicate the disapproval in writing to the party requesting approval. The written communication shall include the specific reasons for disapproval.
- (5) Any disapproval of a light or lighting system by the City Engineer may be appealed to the Board of Commissioners. If any party desires to appeal an adverse decision by the City Engineer, a notice of appeal shall be filed with the City Engineer within 30 days from the date following the written notice of disapproval. It shall be the responsibility of the City Engineer to transmit forthwith to the Mayor and Council all papers and allied documents constituting the record upon which the action appealed from was taken, and to ensure that the appeal is promptly placed upon the agenda of the Mayor and Council for its determination. The Mayor and Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination being appealed.
- (6) Roadway or street lighting luminaries or fixtures installed within the public rights-of-way as security lights or for the purpose of lighting areas other than the public streets shall be mounted on the side of the pole opposite from the street, shall be mounted on the side of the pole opposite from the street, and shall be oriented in such a manner to ensure that the lateral light distribution pattern is parallel to the street and the vertical light distribution, at the initial light source, is perpendicular to the street, so as to protect the users of the street from objectionable glare. The approval of the City Engineer shall be obtained before installation of these lights.
- (7) Other lighting fixtures to be installed within or outside of public rights-of-way, for whatever purpose, shall be installed and operated in such a manner to prevent glare from being a hazard to or interfering with the normal use of the public rights-of-way. See Section 214-11 for outdoor lighting standards related to private property.

Section 332-49 through Section 332-50 *Reserved*