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Howard Johnson, P & Z Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**September 17, 2020**  
**7:00 pm**

**\*Please turn off or turn to mute all electronic devices during the  
Planning Commission Meetings**

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1. Consideration of the Minutes of the Planning Commission meeting held on September 3, 2020.

### **NEW BUSINESS**

2. Consideration of a Minor Final Plat of Brent Fielder Estate. The property will consist of four (4) lots zoned R-70, is located in Land Lot(s) 50 & 51 of the 7<sup>th</sup> District and fronts on Sandy Creek Road.

### **OLD BUSINESS**

3. Discussion of O-I and the SR 54 Special Development District
4. Discussion of the Fayette County Sign Ordinance

This Public Hearing will be live-streamed at:

<https://livestream.com/accounts/4819394?query=fayette%20county&cat=account>

The call-in number of 770-305-5277 is provided for those who would like to make public comment during this Public Hearing.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: September 11, 2020  
Subject: Minor Final Plat to be considered on September 17, 2020

**MINOR FINAL PLAT**

Brent Fielder Estates

**OWNER/APPLICANT**

Legacy 356, LLC.

Recommend **APPROVAL** for the Final Plat.

(h) State Route 54 West Special Development District

- (1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.
- (2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:
  - a Businesses that supply services, equipment and/or resources to the film industry
  - b Call center
  - c Cellular phone/communication device sales and/or service
  - d Computer technology service, sales and/or repair
  - e Medical equipment sales, rental and/or repair.
  - f Restaurant, (no drive-through or drive-in)
  - g Television/radio broadcasting studio, movie/music/media productions or telecommunications
  - h Server farm/data center
  - i Internal access self-storage facility

(i) No direct exterior access to individual storage units shall be allowed, all individual storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet

(ii) Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the self-storage facility shall require a canopy. Vehicle loading/unloading bays also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.

(iii) Office, business and building contractor space with **associated** inside storage shall constitute a minimum of ~~20~~ **10** percent of the total building footprint area proposed for the ~~site~~ **internal access self-storage structure(s)** excluding the footprint of a **separate** vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility. **The office, business and building contractor space may be located within the footprint of the internal access self-storage structure or an equivalent amount of office, business and building contractor space may be located outside of the footprint in an attached portion of the structure.**

(iv) No outside storage of materials or equipment shall be allowed.

Sec. 108-\_\_ - LED Sign Brightness

- (a) During daylight hours between sunrise and sunset, luminance shall be no greater than 5,000 nits.
- (b) At all other times, luminance shall be no greater than 250 nits.

(Commentary: I found this range within a model sign ordinance.

Reference: 1 nit is equal to 3.426 lumens, .092903 foot-candles or 31.4159 lux.

Luminance meter for enforcement - cost: \$1,550 to \$2,400.)

**Definitions**

Foot-candle - A measure of illuminance, the amount of light falling onto a surface.

LED Sign – A sign utilizing light-emitting diodes.

Lumen - A unit of measure of luminous flux (see), or visible light.

Luminance - A measure of the brightness of a surface which is emitting light

Nit - A unit of measure of luminance.