

Why Are We Here?

To Support Comprehensive Plan Goals!

The 2017 County-wide comprehensive plan called on the County to enhance a sense of place and to create standards for development. The County hired TSW to help create a set of standards for commercial properties in South Forsyth as well as to undergo a South Forsyth Branding exercise in collaboration with Arnett Muldrow Associates.

We Need Your Input!

These standards can only be as good as your feedback! The County has hosted this open house to allow for a range of people to participate. Please take the time to go over the boards and the draft standards and let us know what you think!

Our Process:



Issue Identification

TSW's team looked over the existing overlays and examined neighboring jurisdictions to understand the issues



Public Input

TSW's team led a 3-day design workshop in September to gather some intense feedback on standards and branding



Draft Code

TSW drafted standards based on input from the Public as well as feedback from the Steering Committee



Open House

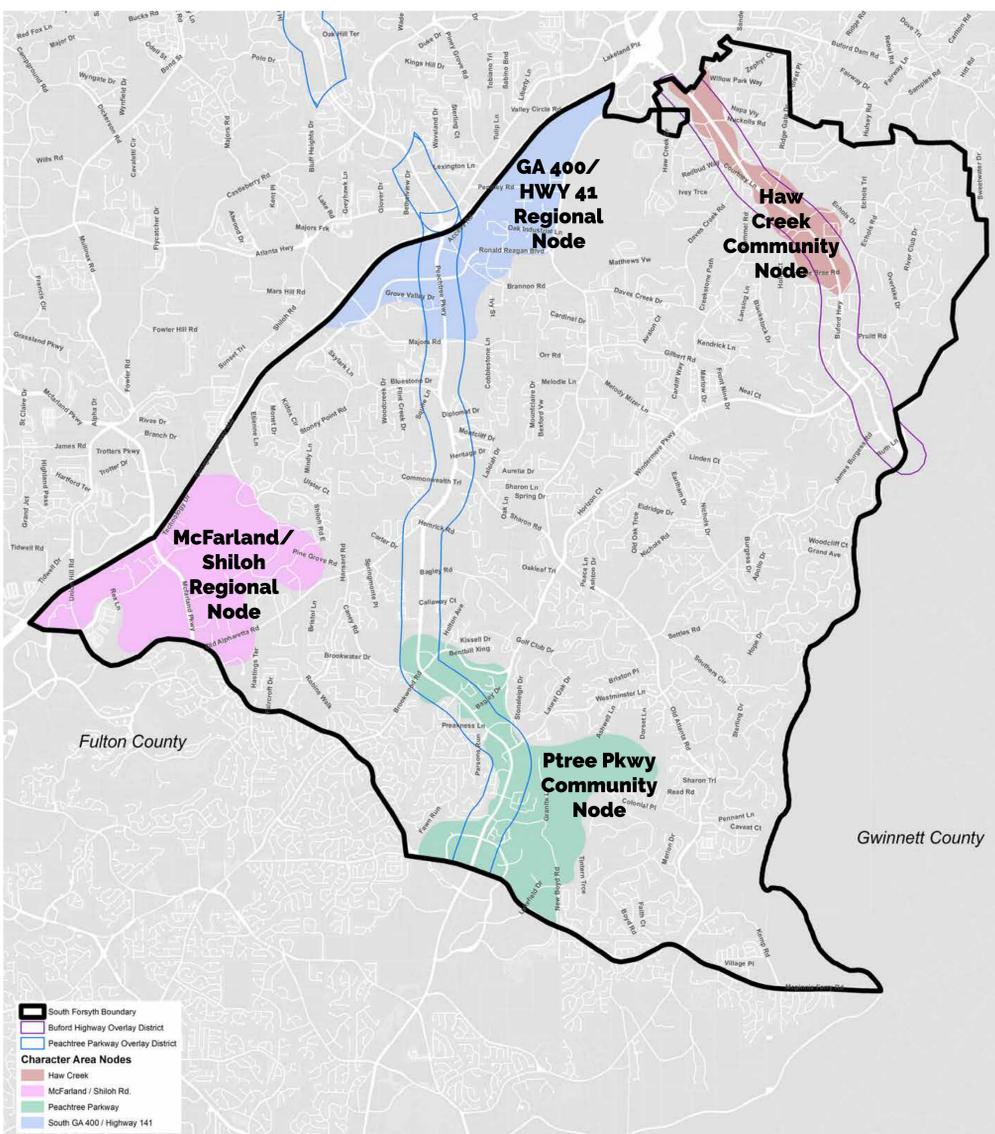
The County will hold 2 open houses (this is the 1st) to gather feedback on the draft standards and then refine them



County Public Approval Process

TSW will take the refined draft through the County's approval process

Where would proposed regulations apply?



The new standards will apply to new commercial developments within the study area.

*Substantially redeveloped or expanded commercial sites may have to comply with certain elements of the new standards depending on the scope of proposed changes.

*In the event of a direct conflict between these standards and overlay district standards, the overlay district standards shall apply.

Landsaping and Pedestrian Improvements

Context Matters

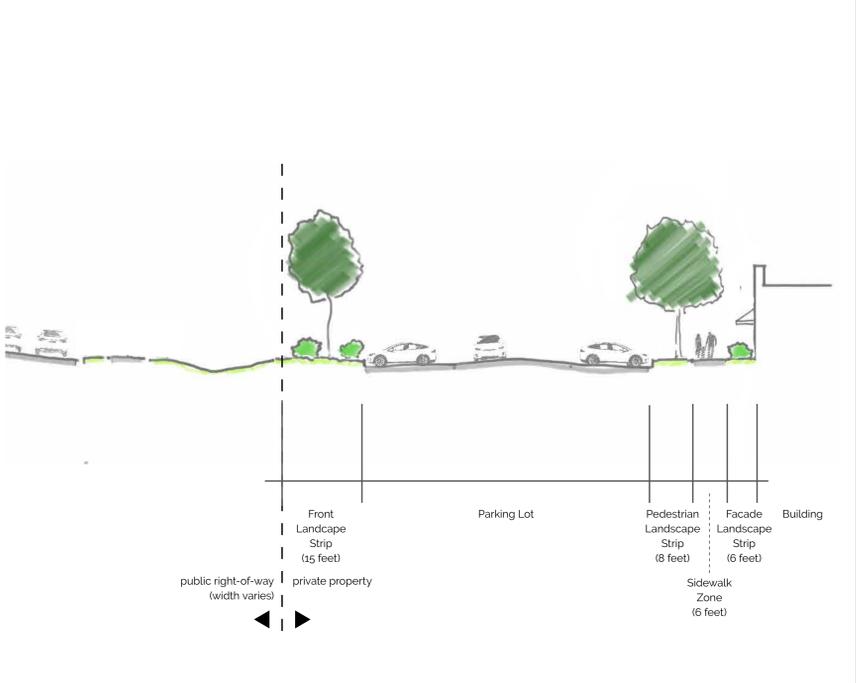
Although road design is outside the scope of the project, road width affects the perception of adjacent development. These sketches illustrate how the design standards change based on the width of the adjacent road and whether the development is in one of the Character Area Nodes identified in the Comprehensive Plan.

Different Layers of Landscape

- Front Landscape Strip. Would be required against any property line fronting a public right-of-way.
- Pedestrian Landscape Strip. Would be required between any parking lot or right-of-way and the sidewalk zone. Would also be the location for required street furniture.
- Sidewalk Zone. Would be required between any parking lot and building.
- Façade Landscape Strip. Would be required adjacent to any building where an adjacent sidewalk zone is present. Could also be an alternate location for street furniture.

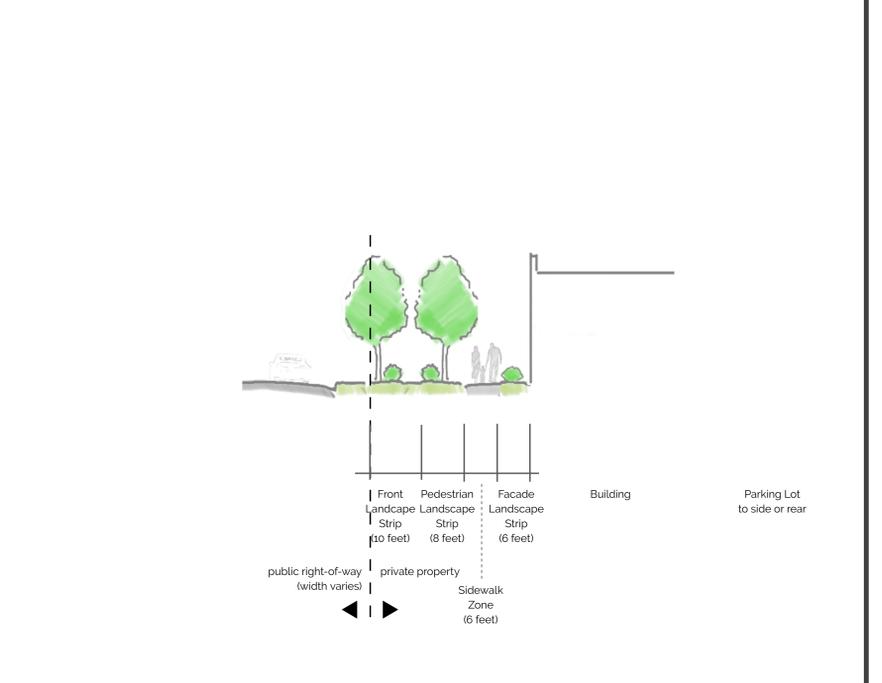
Large Roads (4 or more lanes) - front parking lot

- Primary building entrance faces the road
- One row of parking allowed in front



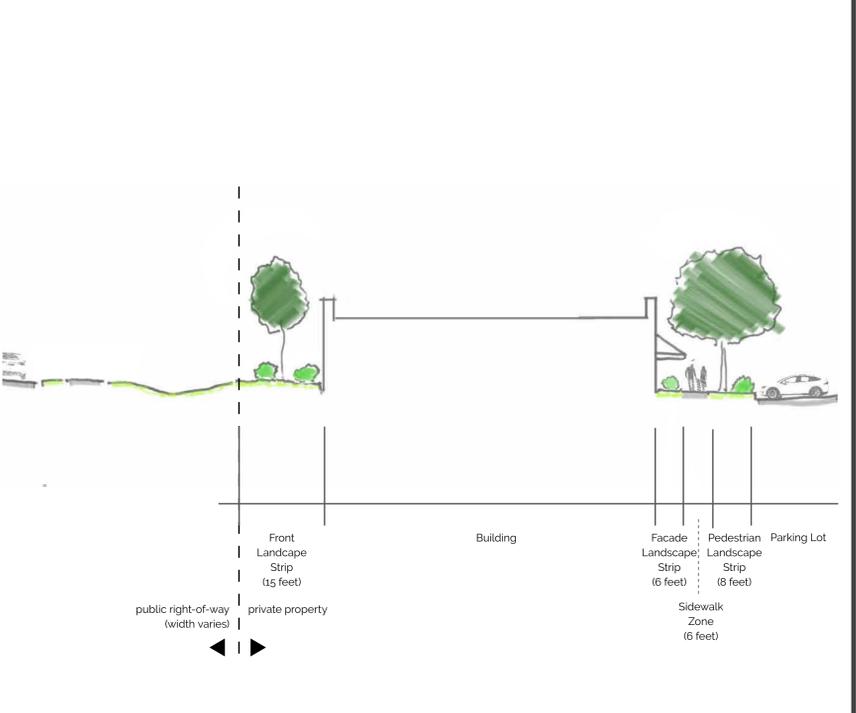
Small Roads (less than 4 lanes) - inside a node

- Primary building entrance faces the road
- All parking is located to the side or the rear of the building



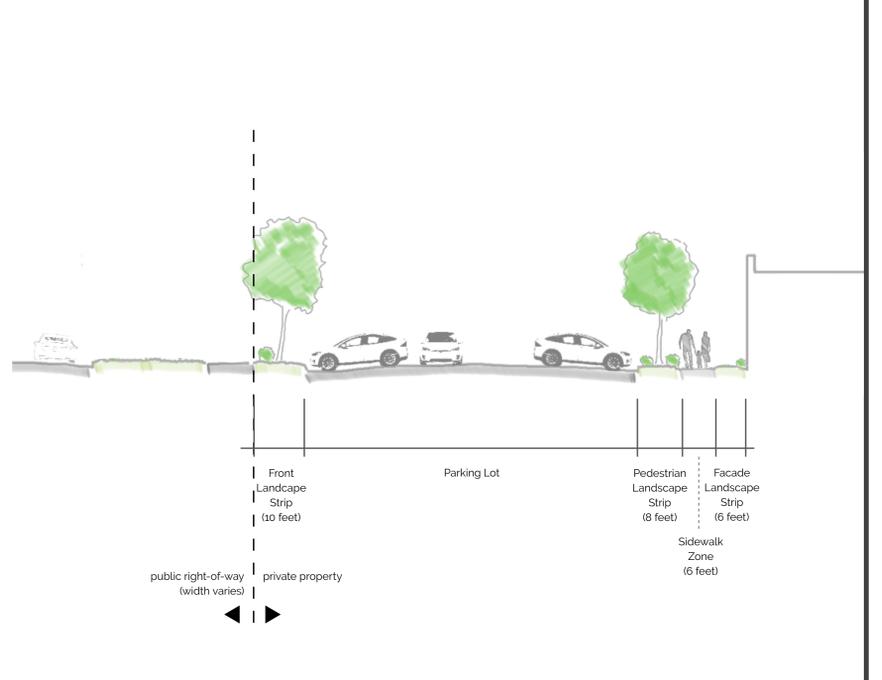
Large Roads (4 or more lanes) - rear parking lot

- Primary building entrance faces away from the road



Small Roads (less than 4 lanes) - outside a node

- Primary building entrances faces away from the road
- One row of parking allowed in front



Roadway Width	Front Landscape Strip Min. Width	Pedestrian Landscape Strip Min. Width	Sidewalk Zone Min. Width	Facade Landscape Strip Min. Width
4+ lanes	15 feet	8 feet	6 feet	6 feet
<4 lanes	10 feet	8 feet	6 feet	6 feet

SOUTH FORSYTH COMMERCIAL DESIGN GUIDELINES

For full draft regulations, refer to handout

1. FRONT LANDSCAPE STRIP



Proposed Regulations (for full text of current draft regulations refer to handout)

- A 10-15 foot wide landscape strip would be required against the right-of-way and would be required to include groundcover, shrubs, and overstory trees.

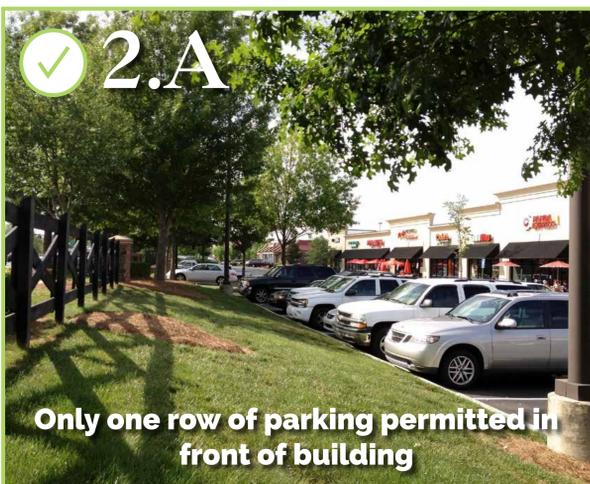
1A. PEDESTRIAN IMPROVEMENTS



Proposed Regulations (for full text of current draft regulations refer to handout)

- A pedestrian landscaping strip with trees would be required adjacent to each building.
- An 6 foot wide sidewalk would be required adjacent to each building.
- Benches and trash/recycling bins would be required.

2. PARKING



Proposed Regulations (for full text of current draft regulations refer to handout)

- Parking lots would be required to have one landscaped island for every 10 parking spaces.
- Parking lots in front of buildings would only be allowed to be one row deep in Character Area Nodes.
- Parking would be required behind or to the side of buildings on small roads in Character area Nodes.

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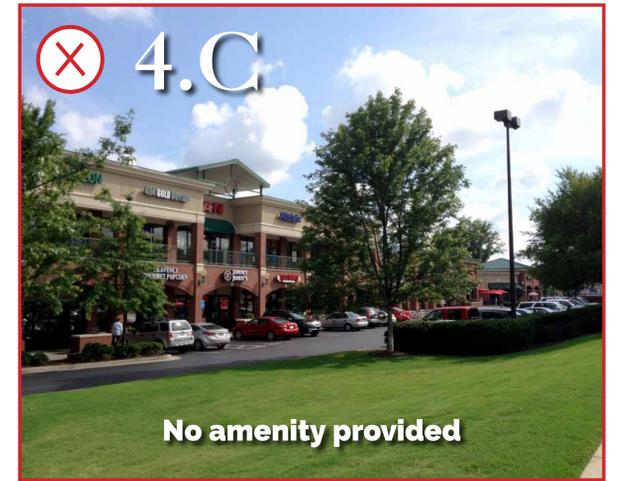
3. ACCESS



Proposed Regulations (for full text of current draft regulations refer to handout)

- A walkway made of brick or pavers (or stamped concrete outside Character Area Nodes) would be required through the parking lot to connect to the building entrance.
- Electric vehicle charging stations and bike racks would be required.
- Developments near existing or proposed parks or trails would be required to build a walking trail connection.

4. AMENITY AREAS



Proposed Regulations (for full text of current draft regulations refer to handout)

- Buildings would be required to provide an amenity such as a seating area, outdoor dining area, bocce court, playground, fountain, or sculpture.
- Corners would require landscaped areas with amenity features

5. BUILDING MATERIALS



Proposed Regulations (for full text of current draft regulations refer to handout)

- 75% of building facade area would be required to be unpainted brick, natural stone, glass, or ceramic and must wrap building corners.

SOUTH FORSYTH COMMERCIAL DESIGN GUIDELINES

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6. BUILDING ENTRANCES



Proposed Regulations (for full text of current draft regulations refer to handout)

- Building entrances would be required to be architecturally emphasized.
- Buildings longer than 60 feet would be required to have offsets to prevent monotonous long walls.

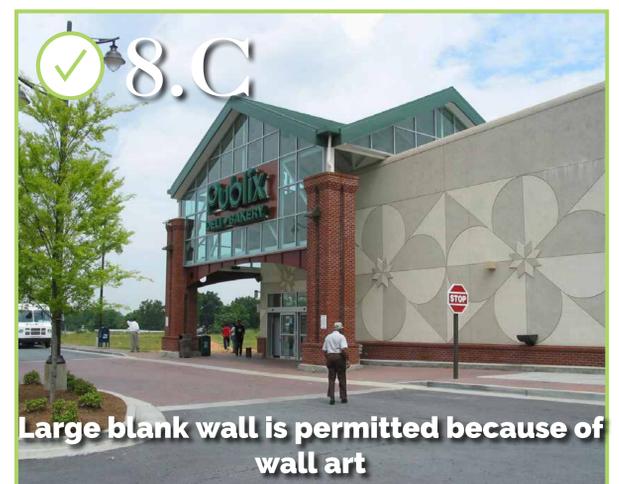
7. ROOFS



Proposed Regulations (for full text of current draft regulations refer to handout)

- Sloped roofs would have a minimum overhang.
- Parapet walls and cornices would be required for flat roofs.
- Vinyl gutters would be prohibited.

8. WINDOWS



Proposed Regulations (for full text of current draft regulations refer to handout)

- Windows would be required at least every 20 feet to prevent blank walls.

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9. SCREENING



Screened mechanical equipment



Outdoor vending screened from ROW



Stored lumber is not prohibited

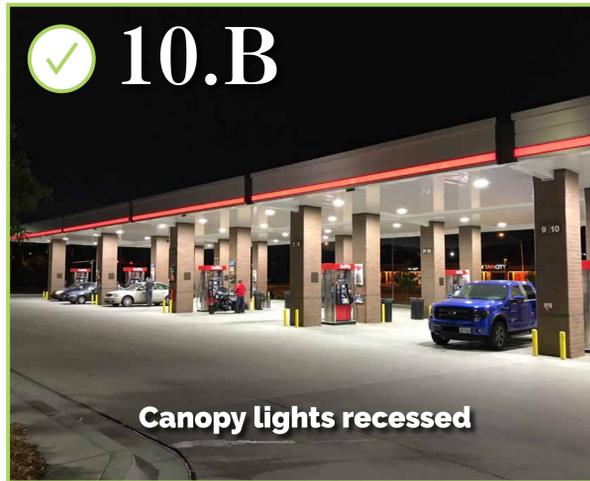
Proposed Regulations (for full text of current draft regulations refer to handout)

- Loading docks, dumpsters, air conditioners, and similar equipment would be required to be screened with landscaping, walls, or fences.
- Outdoor displays of other materials would have to be screened from view with landscaping, walls, or fences. Vending machines would also have to be screened.
- Outdoor storage of tires and pre-made structures such as sheds would be prohibited.

10. LIGHTING



Full cutoff fixtures



Canopy lights recessed



Neon and string lighting are not permitted

Proposed Regulations (for full text of current draft regulations refer to handout)

- All lighting fixtures would be required to be full cutoff fixtures.
- Neon and LED string lights would be prohibited.
- All gas station canopies would be required to have recessed lighting fixtures.

11. SIGNS



Signs match the primary building materials



Window signage is limited to a reasonable amount



Electronic message boards are prohibited

Proposed Regulations (for full text of current draft regulations refer to handout)

- Signs would continue to be required to follow all County sign regulations.
- Additional regulations would expand requirements to signs that don't face a right-of-way, limit the size of signs in windows, prohibit electronic signs (except for fuel stations), and require signs to architecturally match the building.

SOUTH FORSYTH COMMERCIAL DESIGN GUIDELINES

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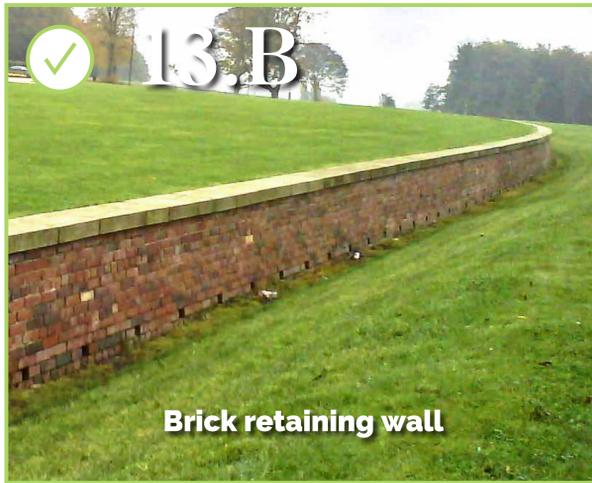
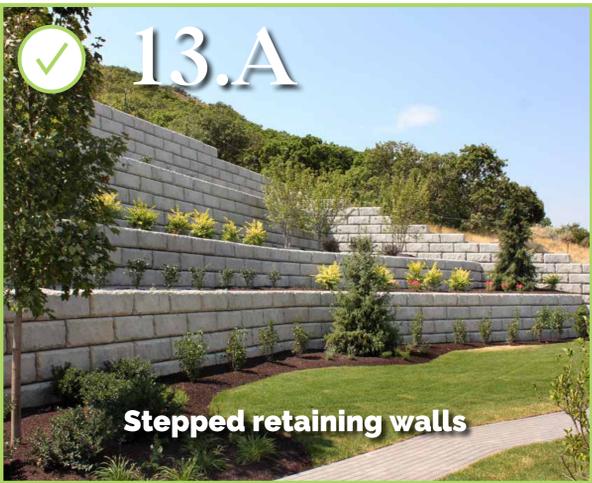
12. FENCES



Proposed Regulations (for full text of current draft regulations refer to handout)

- Chain link fencing would be prohibited in front of buildings and adjacent to residential property. It would be allowed elsewhere only if coated in vinyl and screened with landscaping.
- Wood and metal must both be treated to avoid deterioration

13. RETAINING WALLS



Proposed Regulations (for full text of current draft regulations refer to handout)

- Option 1 - Concrete retaining walls would be required to have the texture of stone, brick, or wood and be screened.
- OR
- Option 2- Retaining walls would be required to be faced with brick or stone.

Proposed Regulations (both options)

- Gabion walls would be prohibited. Retaining walls visible from a right-of-way or adjacent to residential property would have to be screened with landscaping, and would have to step back where they are more than 20 feet tall.

14. STORAGE FACILITIES



Proposed Regulations (for full text of current draft regulations refer to handout)

- Buildings would be limited to a maximum of 3 stories.
- Provide at least one pedestrian entrance facing the street.

SOUTH FORSYTH COMMERCIAL DESIGN GUIDELINES

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15. FUEL STATIONS



Proposed Regulations (for full text of current draft regulations refer to handout)

- Architectural requirements would apply to the building and canopy.
- Setbacks and landscaping requirements would be greater than for other uses.

16. VEHICLE RELATED ESTABLISHMENTS

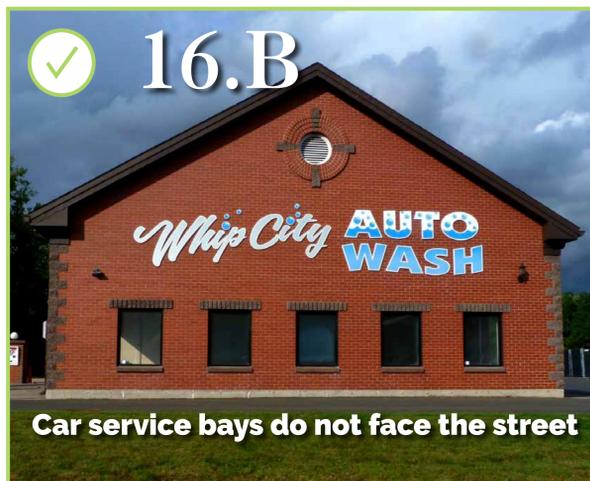
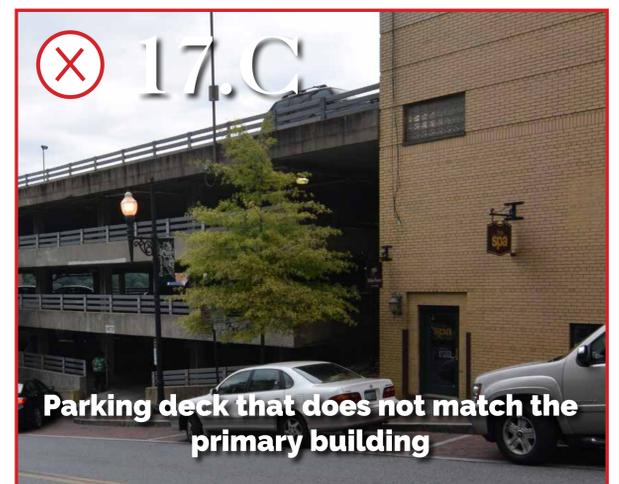
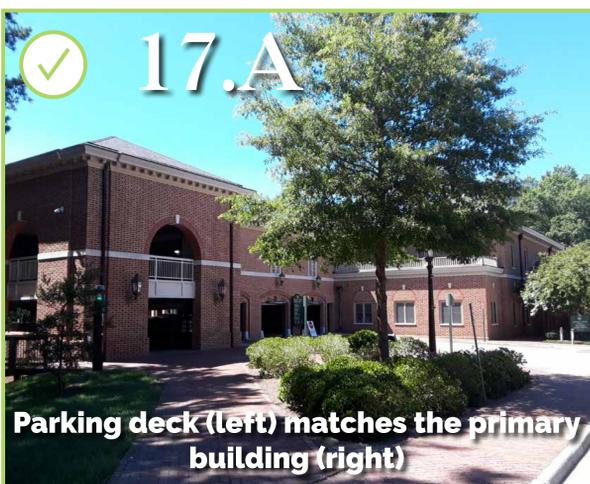


Image courtesy of Brilliance Photography

Proposed Regulations (for full text of current draft regulations refer to handout)

- Additional architectural requirements would apply.
- Service bays would not be allowed to face the right-of-way.
- Car washing including self-service and hand washing must take place in building or screened from street and adjacent parcels

17. PARKING DECKS



Proposed Regulations (for full text of current draft regulations refer to handout)

- Parking decks or structures must have the same architectural treatment and height as the principal building(s).
- Setbacks would be greater than for other uses when abutting residentially zoned properties.