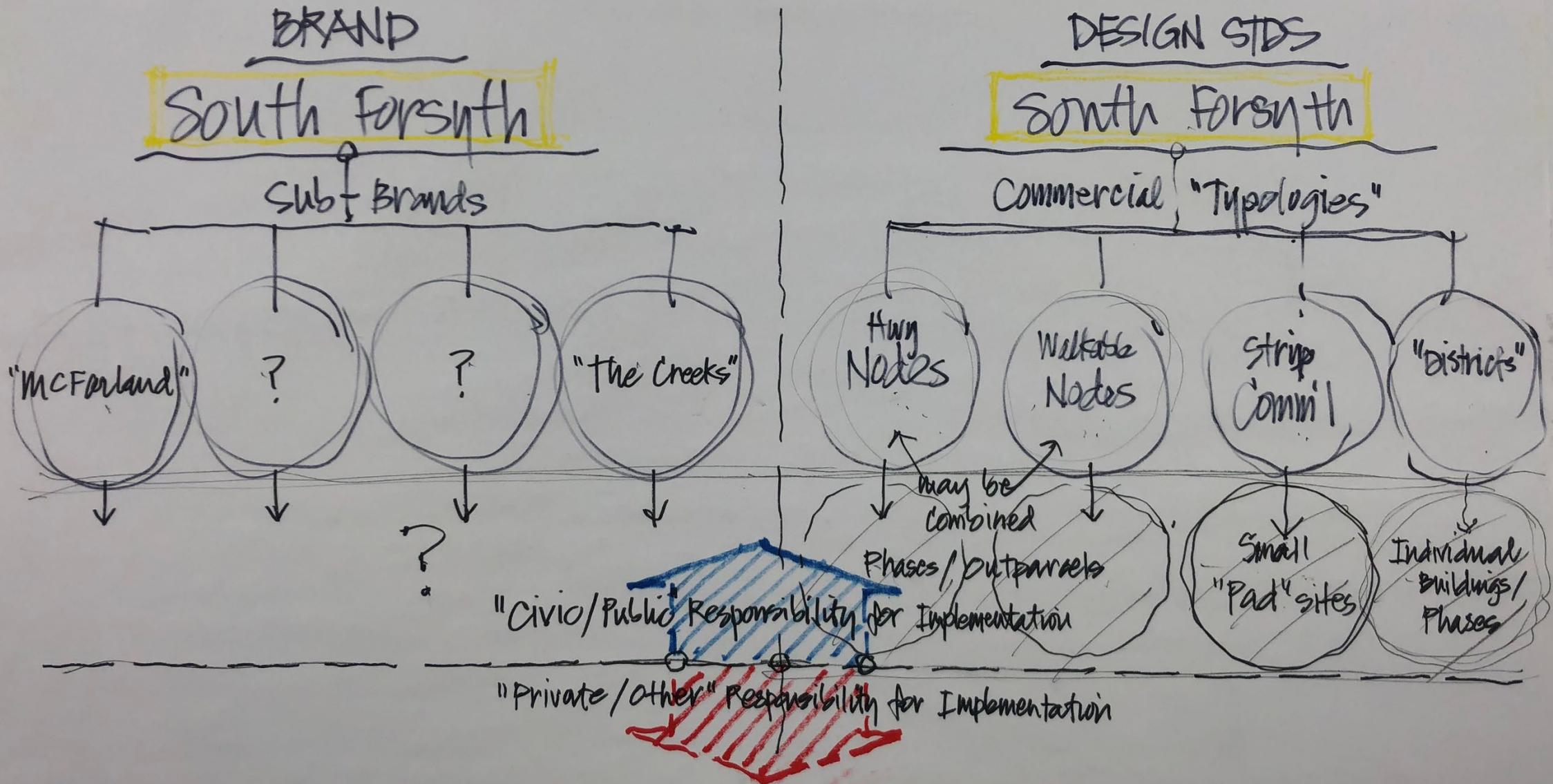


Southeast
FORSYTH COUNTY
DESIGN STANDARDS

■ **DESIGN WORKSHOP DAY 3**
SEPTEMBER 18, 2019

OVERALL



WHY ARE WE HERE?

- **Looking to the Future**
 - Redevelopment / Infill
 - Mobility disruption
- **Commercial Corridors**
- **Evolution of standards over time**
 - Zoning conditions
 - Inconsistent



WHAT WE'RE NOT TALKING ABOUT

- Residential Standards
- Land Use restrictions





EXISTING DESIGN STANDARDS

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DESIGN STANDARDS

EXISTING DESIGN STANDARDS

- **APPLY TO 80%+ OF COMMERCIALLY ZONED PROPERTIES IN SOUTHEAST FORSYTH TODAY**

- Peachtree Parkway and Buford Highway overlays
- Architectural design standards regulate all commercial developments over 40,000 sq. ft.

- **REGULATE A VARIETY OF DESIGN ASPECTS**

- Landscaping and screening
- Façade materials, color, and entrance design
- Lighting
- Access

HOW FAR DO WE GO?

Few Design Standards

Moderate Design Standards

Significant Design Standards

Strict Design Standards

EXISTING DESIGN STANDARDS



1

2

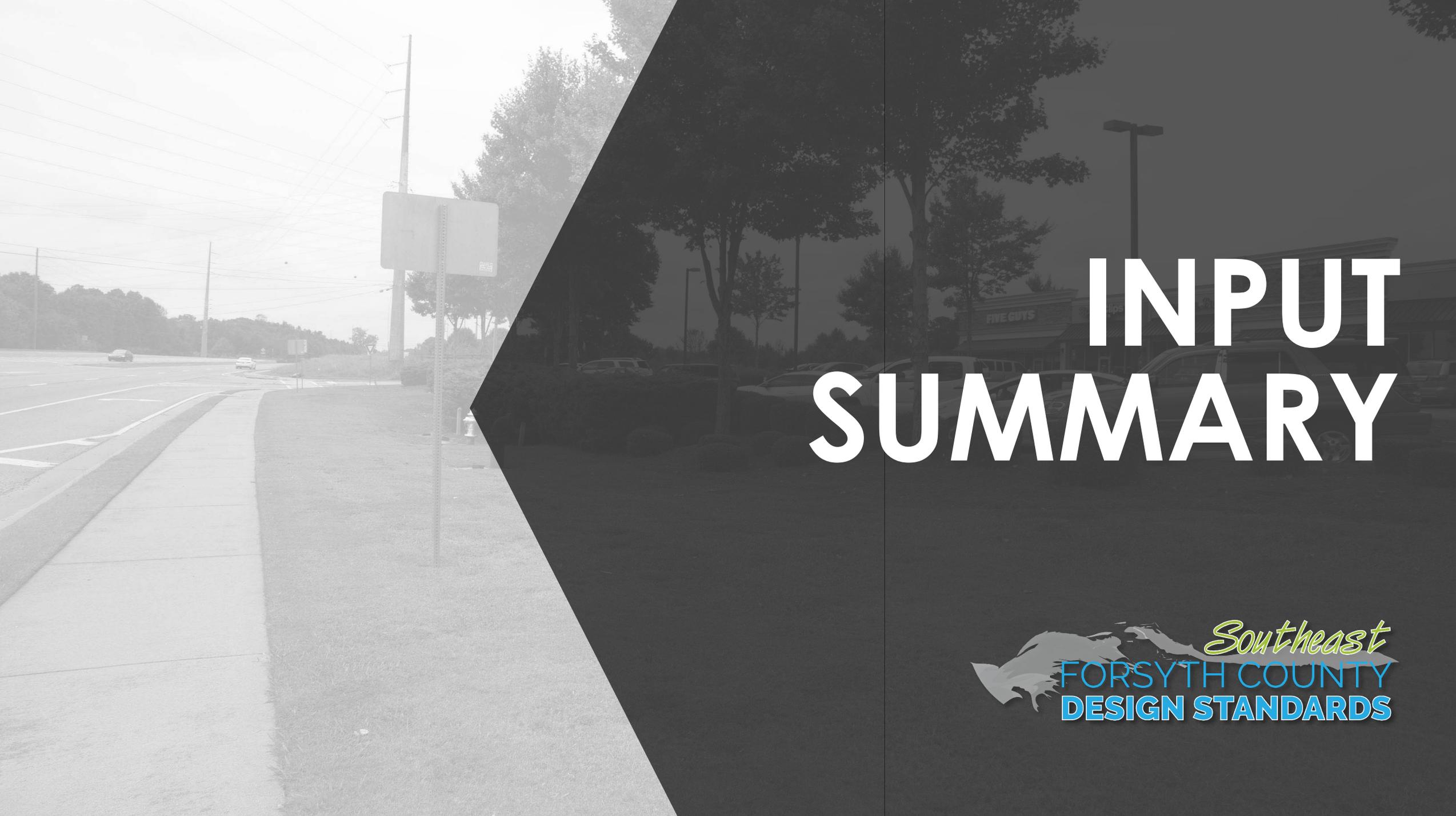
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4

limited public resources
unpredictable outcomes
more design flexibility
lower development costs

moderate public resources
moderately predictable outcomes
moderate design flexibility
moderate development costs

significant public resources
very predictable outcomes
less design flexibility
higher development costs



INPUT SUMMARY

Southeast
FORSYTH COUNTY
DESIGN STANDARDS

FOCUS GROUPS SUMMARY

▪ COMMERCIAL DESIGN

- Common complaints: signage, window fronts, maintenance
- Making sure trees can thrive
- Enhancing connection (bike and pedestrian)
- Good examples from other communities (Johns Creek, Avalon, etc.)
- Local examples: The Collections, Halcyon

VPS SUMMARY – TO DATE

- Trees and landscaping are very important, including in parking lots
- Power lines detract from aesthetics
- Prefer buildings set back far from the road, although this can vary by area
- Importance of sidewalks and pedestrian connections



VPS SUMMARY – TO DATE

- Specific building materials and fence types could be required in certain areas
- Modern architecture and artificial stucco not popular
- Preference for architectural variety
- Execution and design are important, not just materials and landscaping

