

March 29, 2017 Direction from Forsyth County Board of Commissioners

During the Special Called Meeting of the Board of Commissioners and the Planning Commission, the following direction was provided to the Forsyth County Comprehensive Plan planning team:

Character Area Map Changes:

- The Big Creek node will be expanded to follow Peachtree Parkway and include the existing mine and adjacent areas.
- The North GA 400 Character Area line will be redrawn tighter to Hopewell Road.
- The Drew node will be removed.
- The Vickery node will be removed.

Zoning Matrix Changes:

- Instead of MU-12 and MU-6, Mixed Use districts will be designated as Mixed-Use Regional (MU-R) and Mixed-Use Community (MU-C), respectively.
- Maintain MPD within nodes as shown on previous zoning tables, delete MPD outside of nodes
- The chart below indicates requested changes from March 2, 2017 that were affirmed on March 29.

| Character Area | Specific Location | Requested Changes |
|-----------------------|-------------------------------|---|
| McFarland | McFarland/Shiloh Road Node | Remove RES4, RES6, and UV |
| Big Creek | Character Area-wide | Commercial and office limited to nodes and identified commercial corridors (see statement below) through character area description and performance standards |
| | Peachtree Parkway Node | Remove all residential uses (RES3, RES4) |
| Haw Creek | Haw Creek Node | Remove RES4, RES6 |
| South GA 400 | South GA 400/Highway 141 Node | Remove RES3, RES4, RES6, UV |
| Vickery Creek | Character Area-wide | Remove HC, HB |

Revise the Commercial Corridor Statement as follows:

“Corridors that will be designated as allowing commercial uses include, but may not be limited to Highway 9, McFarland Parkway, Union Hill Road, Shiloh Road (partial), McGinnis Ferry Road, Mullinax Road (partial), Bethelview Road, Post Road, Ronald Reagan Boulevard, and Peachtree Parkway. ~~Windermere Parkway, and Sharon Road. Commercial uses will be allowable on along these corridors and along other arterials that intersect these corridors at a distance of up to ½ mile.~~”