



# Existing Conditions: Urban Design & Historic Resources

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## Urban Design

Urban design is a comprehensive review of the patterns that define a community and the design opportunities that they represent. The best example of cohesive, successful urban design near the study area is the McDonough Square, located about five miles from the southern edge of the study area.

In contrast, most of the study area remains in a more natural state, without buildings, public places, or sidewalks. Those portions of the study area that have been developed reflect building patterns that do not respect a human scale or form comfortable relationships with each other or adjacent streets.

### Strengths

- Nearby McDonough Square is a model for a well-designed place.

### Weaknesses

- There is a lack of street-oriented buildings along major corridors.
- Auto-oriented building forms give the impression of "Anywhere, USA."
- Visual clutter is found on many roads.
- There is a lack of public art in the study area.

### Opportunities

- Large vacant tracts could be developed into master planned projects with a strong sense of place and good design.
- Code changes could improve the design quality of development.
- Landscaping could improve aesthetics and preserve local identity.
- The study area's large size could allow several different character areas to be developed.
- Building height could vary by location to reduce the visual impacts of taller buildings.
- Public art could be incorporated into new developments or public spaces.



*The study area contains only one historic building*

### Threats

- Development could continue in a disjointed, disconnected manner.

## Historic Resources

Preserving local heritage is becoming increasingly important in today's world of homogenous cities and towns. While only one historic home exists in the study area, other features such as landscapes, topography, and graves should be investigated as candidates for preservation. Incorporating them into developments can provide the sense of "authenticity" that many long for.

### Strengths

- The historic farmhouse on Jonesboro Road recalls earlier times.
- Many historic or "legacy" trees exist throughout the study area.

### Weaknesses

- Unmarked graves may exist along Mt. Olive Road near the church.

### Opportunities

- Architecture could build upon local or regional precedents, rather than simply corporate prototypes.
- Historic features could be incorporated into new developments.