

## **Southeast Forsyth County Area Plan Citizen Feedback by Topic**

### **Thursday, February 21, 2013**

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#### **East Side of Union Cross Road (across from Glenn High School)**

- It is a concern that there is no designated commercial area on the east side of Union Cross Road heading north. Area residents and employees from the multiple business parks and industrial complexes in the area will have no convenient place to turn in for food, fuel and other conveniences before entering the busy and complicated Union Cross/I-40 interchange. Students and parents leaving the local schools and heading north will also have no simple access to amenities. It seems reasonable to reduce the amount of traffic trying to turn left there by adding a section of Business/Commercial designation on the east side of the road at the southeast corner of the Union Cross/Glenn High intersection.
- Area should be business, not residential, because people going north to I-40 should have business to turn into not residential across from school.
- Business designation would be more appropriate on the east side of Union Cross Road. People traveling North on Union Cross Road would benefit from a business area on the right side of the road before they approach the new bridge and I-40 traffic. The current map has all the business on the left side of Union Cross Road requiring multiple left turns to access services.
- Would like to see the portion of the southeast quadrant of I-40 and Union Cross Road that abuts Union Cross Road with a "Commercial" designation and it is fine if the area to the east of that be designated as "Office" or another commercial designation that is less intensive. The intersection of Glenn Hi Road and Union Cross Road is the first stoplight to the south of I-40 and is the first place south of I-40 that a left hand turn will be allowed. It makes no sense to limit this area from commercial use. A service station, fast food restaurant and similar uses are the exact uses that are needed and wanted at that intersection. The county and state have devoted huge amounts of resources to have Dell (now Herbalife) and Caterpillar locate hundreds of jobs off of Union Cross Road. Those workers need a place to purchase gas, food, etc. on their way home from work each day without going north of the interstate to the commercial uses currently located there or turning left onto Glenn Hi Road to access the commercial property on the west side of Union Cross Road.
- Would like to see the intersection of Glenn Hi Road and Union Cross Road be commercial. It is the first stoplight south of Interstate 40. It would be nice to have a gas station, grocery store, etc. on the south end of I-40.

#### **Northeast Corner of Union Cross Road and High Point Road**

- The east side of Union Cross Road from High Point Road north to the entrance to the new Weatherstone development should be allowed to develop for commercial use.

#### **Limit Commercial Services on Union Cross Road to Activity Centers**

- Citizens generally desired there to be commercial services limited to the proximity of the two Activity Centers on Union Cross Road (Interstate 40/Glenn Hi Road and High Point Road) to serve the surrounding residential areas and the employees of the industrial areas at Temple School Road and Union Cross Business Park. Citizens did not want commercial to spread along the east side of Union Cross Road beyond the two Activity Centers.

### **Large Lot Residential Areas**

- Planning staff did not hear any objections from citizens to areas without sewer being designated as large lot residential land use areas.

### **Union Cross Road Widening:**

- With the widening of Union Cross Road plus the development planned on either side, there is concern about the traffic turning out onto Union Cross Road. Will more lights be added to minimize any accidents? If so, how will this impact traffic backup on Union Cross Road.

### **Schools:**

- How will the growth plan affect school capacity as schools are already at capacity? The planning board should meet with the school board to present their intentions so that land can be sought out by the school board to accommodate this additional growth.

### **Sewer:**

- Identify areas of future sewer on a map.