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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR  
*WEST SUBURBAN AREA PLAN UPDATE*  
APRIL 12, 2018**

Public hearing on the *West Suburban Area Plan Update*. The plan area is bounded on the north by Reynolda Road (NC 67), on the east by Silas Creek Parkway (NC 67), on the south by US 421, and on the west by the Lewisville municipal limits and the proposed western leg of the Northern Beltway.

Steve Smotherman gave an overview of proposed land-use recommendation changes, including some of the activity centers that have experienced land-use changes.

He also highlighted the transportation recommendations, including:

- The widening of Meadowlark Drive from Country Club Road to Robinhood Road;
- The Northern Beltway; and
- Three bridge replacements.

Steve reviewed proposed greenway extensions along Muddy Creek and highlighted historic resources in the area.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

- The last case we had was about congestion at Peace Haven and Country Club. Did any residents express concern about that, and was there any attempt to deal with the problems, like the left turns, for example? Steve explained the reasoning for why these streets are so congested due to only three roads in the area crossing Muddy Creek. No one specifically mentioned anything about congestion at Commonwealth or Peace Haven.
- Where the Beltway is being built between US 52 and Reynolda Road, there is a lot of clear-cutting because owners see that their land is in or near the pathway. The clear-cutting is causing a great deal of concern for residents because they fear landowners

might want to use the land for something more intense. We need to be planning for how the areas around the Beltway interchanges will be developed.

- Paul Norby responded that in two weeks at your Work Session, we are going to be bringing you a report and some ideas about what we call Area Plan 3.0, the third iteration of area plans. One of the things we want to do is focus on some specific targeted areas, like around Beltway interchanges and other targeted places, where more detailed planning helps.
- Steve noted that we did have a citizen in the audience, but she left when she learned her concerns had been addressed. She lives near the Reynolda Commons Shopping Center (at Yadkinville and Reynolda) and was concerned that the plan showed the Mill Creek Greenway going across her property. She had expressed her objection at the area plan meetings. Following the final community meeting, wording was added to the plan that alternative routes and on-street facilities will be considered when design work for the Mill Creek South Greenway begins. Once the citizen saw the wording, she was satisfied and left the meeting.

MOTION: Clarence Lambe moved approval of the West Suburban Area Plan.

SECOND: Tommy Hicks

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services