

Memorandum

To: Jaime Lisi, Planner I, Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: November 15th, 2024
Subject: TRC Review for REZ-00194— Jaybird Ln – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed rezoning site plan for variance within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 110 Jaybird Ln, Gastonia, NC, 28056. PID# 193762. On behalf of the GCLMPO, I offer the following comments:

1. The widening of Union Rd (NC 274). is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along South Point Rd. is 60 ft.
2. The CTP shows recommended bicycle facilities improvements along Union Rd. These improvements are unfunded at this time.
3. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
4. A proposed widening of Union Rd (NC 274) to a 4-lane facility from Beaty Rd to South Carolina State Line. Include sidewalks and bike facilities along both sides is included in the MPO's 2050 MTP. These improvements are unfunded at this time.
5. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.