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Memorandum

To: Jaime Lisi, Planner I, Building & Development Services
From: Julio Paredes, AICP, Senior Planner, Gaston—Cleveland—Lincoln MPO
Date: August 4th, 2025
Subject: REZ-223 Maiers Road – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a general rezoning request located 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 220 F L Maiers Road, Gastonia, NC, 28056. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. The CTP shows recommended bike facilities improvements along Dallas Spencer Mountain Rd. These improvements are unfunded at this time
4. 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.
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 julio.paredes@gastonianc.gov