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Memorandum

To: Peyton Wiggins CZO, Planner II Building & Development Services
From: Julio Paredes, AICP, Senior Planner, Gaston—Cleveland—Lincoln MPO
Date: June 17, 2024
Subject: TRC Review for General Rezoning REZ-178 – Frailey Rd- GCLMPO Site Plan Review

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

The site is located at 157 Fraley Rd Gastonia, NC 28052. PID: 152045. On behalf of the GCLMPO, I offer the following comments:

- A. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
- B. A proposed 4-lane freeway from US-321 to I-85 is included in the MPO's CTP. The proposed thoroughfare is an unfunded project. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.
- C. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.
- D. 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.
- E. The centerline for this proposed thoroughfare as currently shown on the CTP is from the once funded Garden Parkway. The proposed thoroughfare, if re-established as a funded project in the future, would go back through the Environmental Impact Study process with a new centerline defined. It could be a similar centerline, or it could be something different.



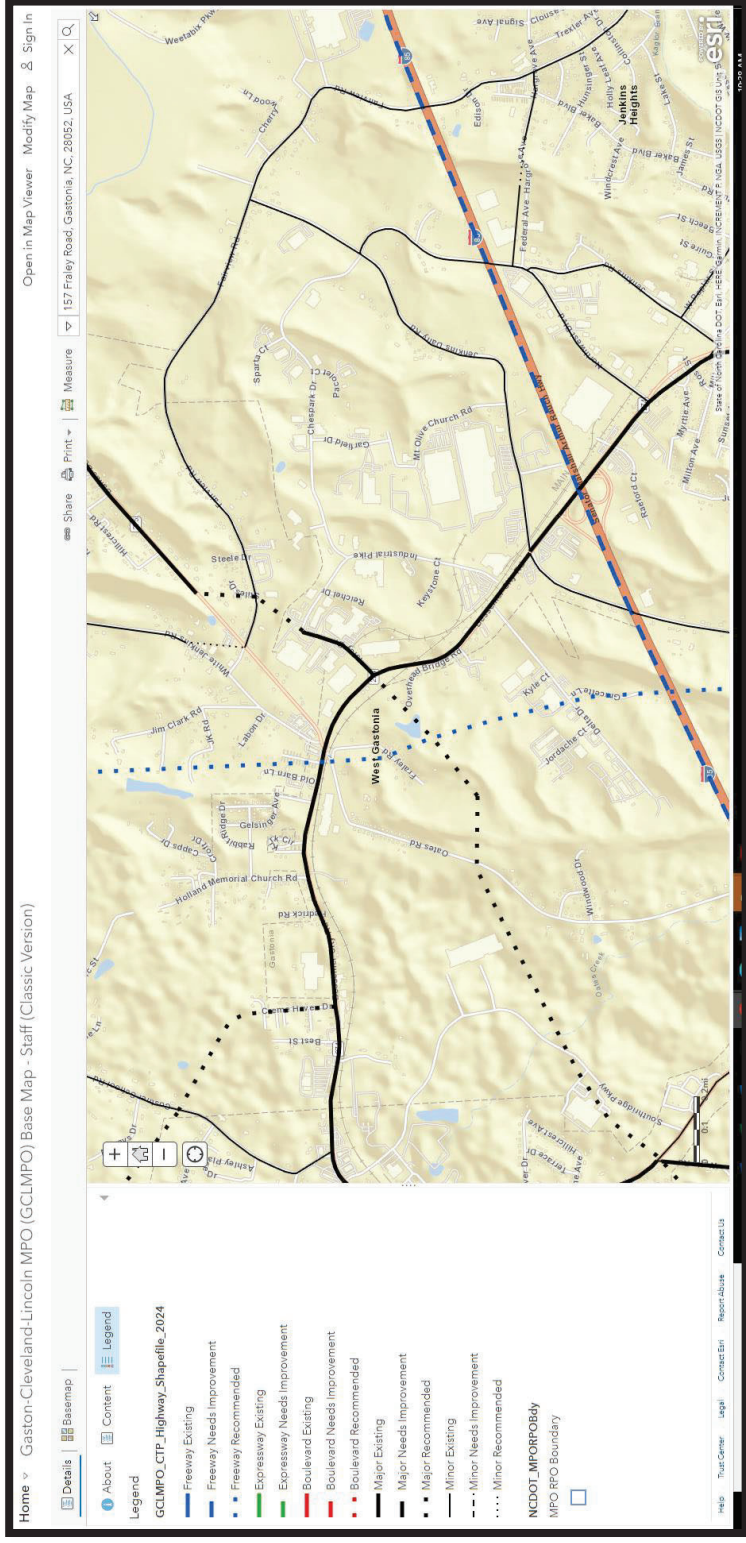
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- F. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

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If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov.