
Memorandum

To: Jaime Lisi, Planner I, Building & Development Services
From: Julio Paredes, Planner, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO
Date: February 23rd, 2026
Subject: TRC Review for REZ-212 - Lucia Riverbend Hwy – GCLMPO Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning request within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed 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 proposed site plan is located at 13460 Lucia Riverbend Highway, Stanley, NC, 28164. PID#: 175091. On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. 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.

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.

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.

3. The NC 273/Lucia Riverbend Hwy Intersection Improvements is an unfunded project according to the 2050 MTP (improve intersection by installing a roundabout). The current ROW of Lucia Riverbend Hwy is 60 ft.
4. The CTP shows recommended pedestrian facilities along Lucia Riverbend Highway. These improvements are unfunded at this time.



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5. The MPO submitted the improvement of the NC 273/Lucia Riverbend Hwy intersection by installing a roundabout for NCDOT's round of prioritization (SPOT 7.0). This project did not receive funding in the current STIP.

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