

Memorandum

To: Peyton Wiggins, Land Development Manager, Building and Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: February 10th, 2026
Subject: TRC Review for REZ 421 - Wilkinson Blvd - GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed site plan 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 4904 Wilkinson Blvd, Gastonia, NC. 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 widening of Wilkinson Boulevard (U.S. 29/74) is included in the MPO's CTP. The typical cross section for a six-lane divided road involves a minimum of 130 ft. right-of-way. The existing right-of-way along Wilkinson Boulevard (U.S. 29/74) is 100 ft
3. A proposed high-speed rail line along Wilkinson Boulevard (U.S. 29/74) is included in the GCLMPO CTP. The proposed high-speed rail line is an unfunded project. The proposed high-speed rail line is part of a future phase study of the Silver Line Project that is planned to end at Park St, Belmont. The LYNX Silver Line light rail is in a pre-Project Development phase. CATS has not yet requested entry into the formal Project Development stage, which would be required to receive federal funding.
4. The CTP shows recommended multiuse path facilities along Wilkinson Boulevard (U.S. 29/74). These improvements are unfunded at this time
5. 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.
6. 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.

GASTON-CLEVELAND-LINCOLN



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