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Memorandum

To: Peyton Wiggins CZO, Planner II, Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: January 17th, 2025
Subject: TRC Review for Conditional Rezoning REZ-193 - Cason Street – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning site plan 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 837 Cason Street, Belmont, NC, 28012. PID# 181746. 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 multi-use path facilities improvements along the Piedmont & Northern Railway. These improvements are unfunded at this time. The existing right-of-way along Piedmont & Northern Railway is 100 ft.
4. The CTP shows recommended pedestrian facilities improvements along Cherry St. These improvements are unfunded at this time. The existing right-of-way along Cherry St is 60 ft.
5. The CTP shows recommended pedestrian facilities improvements along Carson St. These improvements are unfunded at this time. The existing right-of-way along Carson St is 60 ft.
6. During the most recent round of NCDOT Prioritization, the MPO submitted a project to upgrade rail infrastructure to support new intercity passenger service from Charlotte to Gastonia on the CSX SF Line & NCDOT SFC Line (Charlotte to Gastonia). At the moment, this project is unfunded.
7. 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.



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8. 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.