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Memorandum

To: Jamie Mendoza Kanburoglu, Gaston County Director of Planning and Zoning,
Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: March 4th, 2024
Subject: Second Holly Springs Conceptual Rezoning Plan – Rezoning Request - GCLMPO
Site Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning 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 Parcel ID# 181214, 180092, 202690, 181227, 202122, 225889, 199264, 181225, 210290. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. A proposed unfunded Minor Road recommending a connection between W. Charlotte Ave to W. Catawba Ave is included in the MPO's CTP. The typical cross section for a three-lane road involves a minimum of 80 ft. right-of-way.

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. A proposed minor road recommended project connecting W. Charlotte Ave to W. Catawba Ave is included in the MPO's MTP, planned in the horizon year 2045.



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4. A proposed unfunded interchange is recommended at the intersection of W. Central Ave and Brickyard Ave is included in the MPO's CTP.
5. The CTP shows recommended bike facilities improvements along proposed road connection between W. Charlotte Ave. to W. Catawba Ave.
6. The CTP shows recommended pedestrian facilities improvements along proposed road connection between W. Charlotte Ave. to W. Catawba Ave.
7. The CTP shows recommended multi-use facilities improvements along proposed road connection between W. Charlotte Ave. to W. Catawba Ave and along Taylor's Creek
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.