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Memorandum

To: Peyton Wiggins CZO, Planner II, Building and Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: June 18th, 2025
Subject: TRC Review for REZ-224 – US 321 York Hwy - GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning request 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 109 Crowders Creek Road, Gastonia, NC 28052. PID: 222714. On behalf of the GCLMPO, I offer the following comments:

1. The widening of York Highway (US 321). is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along York Highway (US 321) is 200 ft.
2. 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. 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.

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