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## Memorandum

**To:** Jamie Mendoza Kanburoglu, Director of Planning and Zoning, Building and Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** June 21<sup>st</sup>, 2024  
**Subject:** TRC Review for General Rezoning (REZ-00179) Dallas Stanley Hwy - 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 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 1621 Dallas Stanley Highway, Dallas, NC, 28034. Parcel ID# 169510. 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. The modernization improvement Dallas Stanley HWY (NC 275) is included in the MPO CTP.

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.



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3. 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.
4. A proposed modernization improvement at Dallas Stanley HWY (NC 275) is included in the MPO's MTP. From NC 279 (East Trade Street) to SR 2000 (Hickory Grove Road). This is a recommendation to modernize roadway and improve various intersections. During the most recent round of NCDOT Prioritization, the MPO submitted this project for funding. At the moment, this project is unfunded.
5. The CTP shows recommended bicycle facilities improvements along Dallas Stanley HWY (NC 275).

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