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## Memorandum

**To:** Jamie M. Kanburoglu MPA, AICP, CZO, Director of Planning and Zoning  
Gaston County Building and Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** March 19<sup>th</sup>, 2025  
**Subject:** Crowders Spring Camp – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning request 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 4914 Linwood Rd, Gastonia, NC, 28052. 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. 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.
4. The CTP shows recommended pedestrian bicycle improvements along Linwood Rd. These improvements are unfunded at this time. The existing right-of-way along Linwood Rd is 60 ft.
5. The CTP shows recommended multiuse facilities along Crowders Creek. These improvements are unfunded at this time.
6. 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.

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](mailto:juliop@cityofgastonia.com).