
Memorandum

To: Jaime Lisi, Planner II, Building & Development Services
From: Julio Paredes, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO
Date: March 30th, 2026
Subject: TRC Review for REZ-240 - Lucia Riverbend Hwy – GCLMPO Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning request within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed 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 proposed site plan is located at 14556 Lucia Riverbend Hwy, Mount Holly, North Carolina, 28120. PID#: 173544. On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. 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. The CTP shows recommended bicycle facilities improvements along Lucia Riverbend Highway. These improvements are unfunded at this time. The current ROW of Lucia Riverbend Hwy is 60 ft.

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