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Memorandum

To: Jaime Lisi, Planner I, Building & Development Services
From: Julio Paredes, Planner, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO
Date: June 26th, 2025
Subject: REZ-220 Charles Raper Jonas Hwy

Thank you for the opportunity to provide transportation comments on a proposed rezoning 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 PID#: 179668. On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2024-2033 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The Belmont-Mt. Holly Loop is an unfunded project that is shown on the CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way.

Currently, North-South traffic in eastern Gaston County lacks a continuous route. Traffic accessing the Interstate 85/US 29-74 corridor overwhelms the existing network causing bottlenecks and delays and disrupting the communities through which it is forced to travel. A new facility that avoids congested downtown areas will better serve traffic and improve quality of life for those living near the existing routes.

The MPO submitted the Belmont-Mt. Holly Loop project in its entirety from NC 273 (N Main Street) in Mount Holly to NC 273 (South Point Road) in Belmont as a new 4-lane boulevard facility for NCDOT's round of prioritization (SPOT 6.0). This project did not receive funding in the current STIP, but this will start the process for additional express designs/feasibility study.

The full scope of work and a detailed project timeline has not yet been established for the study, but express designs/functional designs typically consist of the following tasks:

- Basic roadway design,
- Cost estimates, and

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- Screening for key resources/issues/concerns that need to be avoided, mitigates, or otherwise considered if the project moves forward into later planning stages.
3. 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.

4. The Belmont-Mt. Holly Loop is also an unfunded project that is shown on the GCLMPO MTP (Construct 4-lane roadway on new location).
5. The CTP shows recommended bicycle facilities improvements along Charles Raper Jonas Hwy (NC 27). These improvements are unfunded at this time. The existing right-of-way along Charles Raper Jonas Hwy (NC 27) is 60 ft.
6. The CTP shows recommended sidewalk facilities along Charles Raper Jonas Hwy (NC 27). These improvements are unfunded at this time.
7. The MPO submitted the widening of Charles Raper Jonas Hwy (NC 27) to a four-lane divided roadway with median for NCDOT's round of prioritization (SPOT 7.0). This project did not receive funding in the current STIP

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

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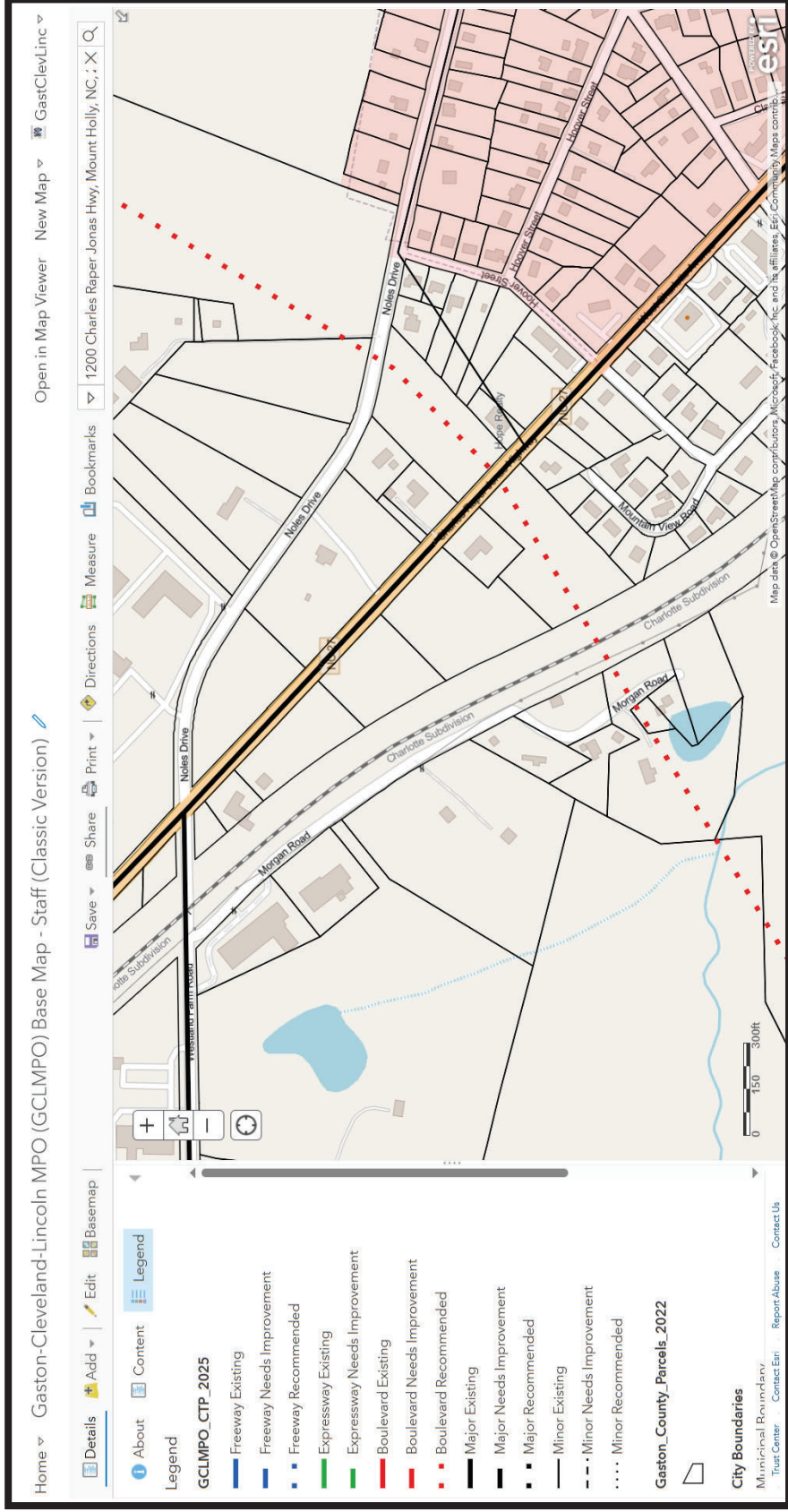


Figure 1. PID 179668 - CTP Layout