

Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6980

150 South York Street  
Gastonia, North Carolina 28052  
Fax (704) 869-1960

## Memorandum

**To:** Jaime Lisi, Planner I, Building & Development Services  
**From:** Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO  
**Date:** April 30<sup>th</sup>, 2025  
**Subject:** South Point Road - 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 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 2323 South Point Road, #B, Belmont, NC, 28012. PID: 313222. On behalf of the GCLMPO, I offer the following comments:

1. The widening of South Point Road (NC 273). 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 South Point Road (NC 273) is 60 ft
2. According to the 2050 MTP, there will be a widening project of South Point Road (NC 273).
3. The CTP shows recommended bike facilities improvements along South Point Road (NC 273). These improvements are unfunded at this time
4. 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.
5. 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](mailto:julio.paredes@gastonianc.gov)