

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: Laura Hamilton – Planner III, Gaston County Building & Development Services
From: Julio Paredes, Planner, AICP
Date: February 13, 2024
Subject: REZ-24-01-31-00170 Dallas Cherryville 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 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 Fraley Rd and adjoining. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project W-5212N: South of (ST Mark's Church Rd) to North of NC 275 – Construct safety improvements, including passing zones is scheduled
2. The CTP shows boulevard needs improvements along Dallas Cherryville Hwy (NC 279).
3. The CTP shows a recommended multi-use path along Dallas Cherryville Hwy (NC 279).
4. 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.
5. 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.
6. 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.

GASTON-CLEVELAND-LINCOLN



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

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

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