

## Memorandum

**To:** Peyton Wiggins CZO, Planner II, Building and Development Services  
**From:** Julio Paredes, Planner, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO  
**Date:** December 22nd, 2025  
**Subject:** TRC Review - REZ-234 – South Point Rd – GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a general rezoning request within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the location 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 PIDs: PIDs 189855, 189856, and 221533. 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 widening of South Point Rd (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 Rd (NC 273) is 60 ft.
3. According to the 2050 MTP, there will be a widening project of South Point Rd (NC 273) to four-lanes divided.
4. 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.



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5. The MPO submitted the widening of South Point Rd (NC 273) to a 4 Lane Divided (23' Raised Median) with Curb & Gutter, Bike Lanes, and Sidewalks for NCDOT's round of prioritization (SPOT 7.0). This project did not receive funding in the current STIP
6. The CTP shows recommended bicycle facilities improvements along South Point Rd (NC 273). These improvements are unfunded at this time.
7. The CTP shows recommended sidewalk facilities along South Point Rd (NC 273). These improvements are unfunded at this time.
8. The CTP shows recommended multi-use path facilities along South Point Rd (NC 273). These improvements are unfunded at this time.

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).