

Memorandum

To: Jamie Mendoza Kanburoglu, MPA, CZO. Director of Planning and Zoning,
Building and Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: November 8th, 2024
Subject: TRC Review for American Dumpster Co. - 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 PID: 203165. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project BL-0033 is funded (Pine Springs Dr. to Tryon Elementary School): construct sidewalk on west side of Tryon Courthouse Rd (NC 274) from Pine Springs to Court Terrace. Install mid-block crosswalk and construct sidewalk on east side of roadway to Tryon Elementary School. ROW is scheduled for 2024 and construction in 2025. The current ROW for Tryon Courthouse Rd is 60 feet.
2. widening N.C. 279 (South New Hope Road) to a four-lane divided facility and adding a multi-use path on both sides of N.C 279. Reduced conflict intersections will be utilized at several of the intersections on South New Hope Road. The proposed project includes a 10-foot multiuse path on both sides of N.C. 279. U-5821 was originally initiated in 2018, suspended in 2019, and reinitiated in August 2022.
3. A proposed sidewalk project at Tryon Courthouse Rd (NC 274) is included in the MPO's MTP.
4. The CTP shows recommended bicycle facilities improvements along Tryon Courthouse Rd (NC 274). These improvements are unfunded at this time
5. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
6. 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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7. 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 juliop@cityofgastonia.com.