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Memorandum

To: Laura Hamilton – Planner III, Gaston County Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: February 28th, 2024
Subject: REZ 24-02-06-00171 White Jenkins Rd- 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 127 White Jenkins Road, Bessemer City, NC, 28016. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project U-6078: widening N.C. 279 to a four-lane divided facility and adding a multi-use path on both sides of N.C. 279
2. NC 274 Intersection improvements at NC 275, SR 1327 (Fairview Dr), and SR 1456 (White Jenkins Rd) will have an impact on the vicinity of this site (see Figure 1 below).
3. U-6078 is scheduled for ROW acquisition in FY 2025 and construction beginning in FY 2027. NCDOT will be contacting the property owner for any needed right-of-way for this widening project.
4. A proposed intersection improvement project at NC 274 is included in the MPO's MTP as an unfunded project.
5. A proposed 4-lane freeway from US 321 north of Dallas to I-85 is also included in the MPO's CTP. The proposed thoroughfare is an unfunded project. 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.
6. 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.

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7. 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.
8. The centerline for this proposed thoroughfare as currently shown on the CTP is from the once funded Garden Parkway. The proposed thoroughfare, if re-established as a funded project in the future, would go back through the Environmental Impact Study process with a new centerline defined. It could be a similar centerline, or it could be something different.
9. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

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Figure 1. White Jenkins Rd - NCDOT STIP - GCLMPO CTP MTP Layout