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Memorandum

To: Laura Hamilton – Planner III, Gaston County Building & Development Services
From: Julio Paredes, Planner
Date: April 20, 2023
Subject: REZ 00150 – 4536 S New Hope 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 4536 S New Hope Rd, Gastonia, NC, 28056, USA. Parcel ID# 190582. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project U-5821: widening N.C. 279 to a four-lane divided facility and adding a multi-use path on both sides of N.C. 279 will have an impact on the vicinity of this site (see Figure 1 below).
2. U-5821 is scheduled for ROW acquisition in FY 2023 and construction beginning in FY 2026. NCDOT will be contacting the property owner for any needed right-of-way for this widening project.
3. More information on the widening project can be found at <https://publicinput.com/NC279-Gastonia>.
4. 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.

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

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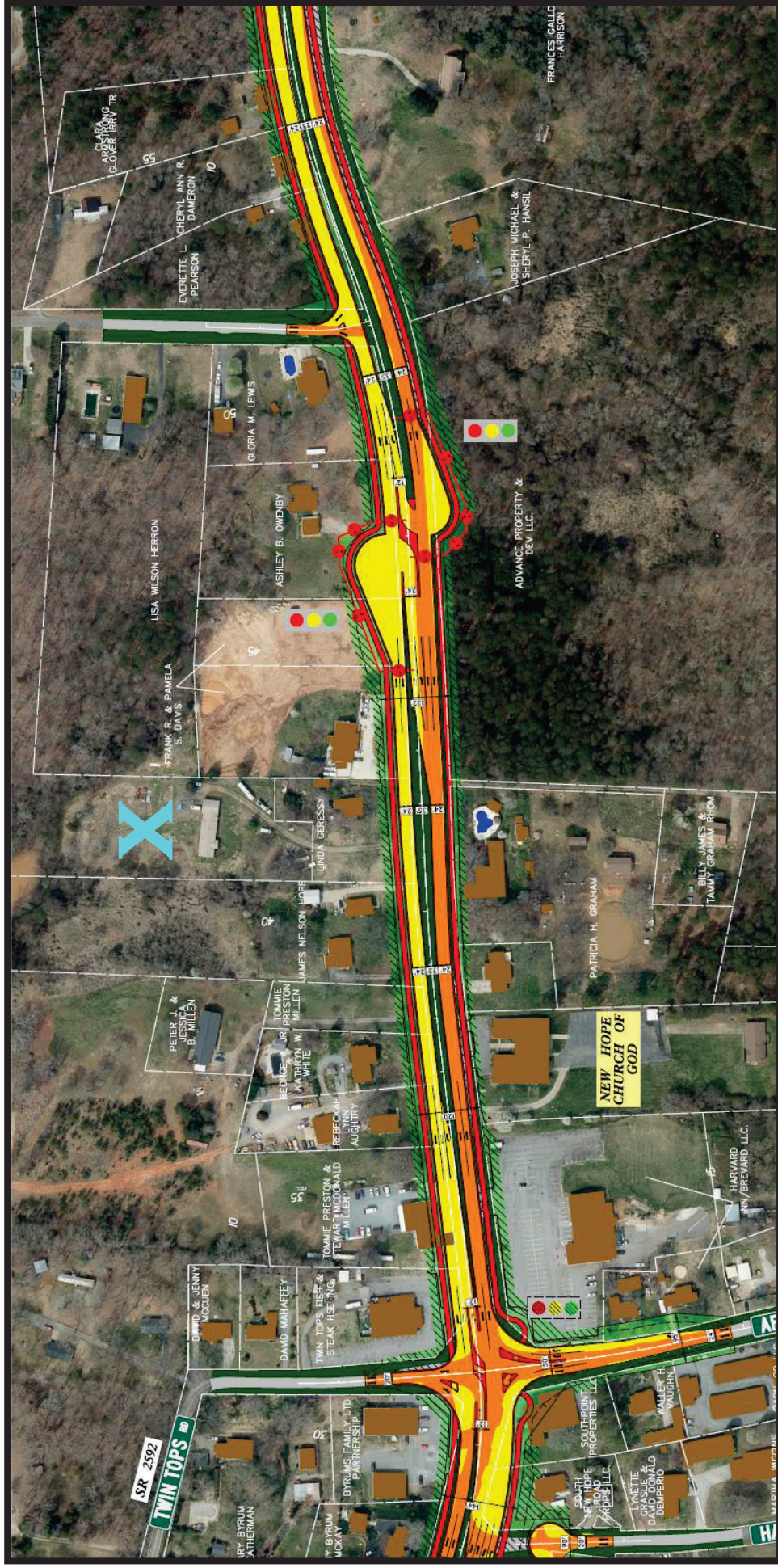


Figure 1. U-5821: N.C. 279 - South New Hope Road Improvements