

## Memorandum

**To:** Peyton Wiggins, Land Development Manager, Building and Development Services  
**From:** Julio Paredes, Planner, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO  
**Date:** February 18<sup>th</sup>, 2026  
**Subject:** TRC Review - Union Rd

Thank you for the opportunity to provide transportation comments on a proposed rezoning 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 at 5113 Union Rd, Gastonia, NC, 28056, USA. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2026-2035 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The widening of Union Rd (NC 274) is included in the MPO's CTP. The typical cross section for a five-lane road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Union Rd (NC 274) is 60 ft.
3. According to the 2055 MTP, there will be a widening project of Union Rd (NC 274) to five-lanes divided.
4. The CTP shows recommended bicycle facilities improvements along Union Rd (NC 274). These improvements are unfunded at this time.
5. The CTP shows recommended pedestrian facilities along Union Rd (NC 274). These improvements are unfunded at this time.
6. The MPO submitted the widening of Union Rd (NC 274) as a five-lane roadway for NCDOT's round of prioritization (SPOT 7.0). This project did not receive funding in the current STIP.
7. 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.



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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.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [julio.paredes@gastonians.gov](mailto:julio.paredes@gastonians.gov).