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Memorandum

To: Peyton Ratchford, Planner II, Building & Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: February 9, 2024
Subject: REZ-24-01-25-00169 - South Point Rd—GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed rezoning site located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed rezoning site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

1. The proposed development is located at 2320 South Point Rd, Belmont, NC.
 - A. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
 - B. The widening of NC 273 (South Point Rd)—a boulevard improvement project (4 lane-divided facility)—is included in the MPO CTP. The typical cross section for a four lane road involves a minimum of 100 ft. right-of-way. The existing right-of-way along NC 273 (South Point Rd) is 60 ft.
 - C. According to the 2050 MTP, there will be a widening of NC 273 (South Point Rd)
 - D. The CTP shows recommended bike facilities improvements along South Point Rd as part of the Carolina Thread Trail other connections.
 - E. 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.
 - F. 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 juliop@cityofgastonia.com.