



Legislation Details (With Text)

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File created: 4/24/2020 **In control:** Board of Commissioners
On agenda: 4/28/2020 **Final action:** 4/28/2020
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Title: ADDED/ Commissioner Philbeck - BOC - Approval of a Resolution to Endorse an Application to the U.S. Department of Transportation's 2020 Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants Program for the Lineberger Connector Project
Sponsors: Tracy L. Philbeck

Indexes:

Code sections:

Attachments: 1. Adopted 2020-116, 2. Resolution, 3. Memorandum, 4. NorthPoint Site Plan

Date	Ver.	Action By	Action	Result
4/28/2020	1	Board of Commissioners	approved	Pass

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STAFF CONTACT

Donna S. Buff - Clerk to the Board

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

Transportation, and more importantly access and land use, are the main engines that drive property development. Currently, the ~400-acre Lineberger property can only be accessed from the north via Lineberger Road to NC Highway 7 and this access has challenges due to an existing skewed at-grade crossing of the Norfolk Southern Railroad Main Line. In addition, I-85 along the southern border of the property serves as a significant barrier, restricting connectivity and economic opportunity. Because of environmental considerations, topography, and transportation and access issues, this property has remained an undeveloped "gem" along the I-85 corridor.

Working with NorthPoint Development, a conceptual master plan has been developed to determine the potential build out of the property. The master plan includes the proposed construction of eight (8) buildings for a total of +/- 4,675,000 s.f. Upon full buildout, NorthPoint Development is estimating a total of 2,571 new jobs. In addition, a Traffic Impact Analysis (TIA) is being completed for the City of Gastonia to evaluate the impacts the proposed development may have on the surrounding transportation system. A copy of the site plan is attached.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution, Memorandum and NorthPoint Site Plan