



## Board Action Report

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**File #:** 20-216, **Version:** 1

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**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

### **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