

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it meets goals 6 and 7 of the Comprehensive Land Use Plan by:
 - a. Encouraging community events
 - b. Supporting natural resource initiatives that seek to invest in the county's unique assets
 - c. Emphasizing already established recreational amenities and encouraging new amenities
 - d. Conserving the natural environment
 - e. Identifying areas for ecotourism and recreational facilities

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 154004, is hereby approved as modified with the conditions as set forth in Exhibit A to be rezoned to the (CD/C-1) Conditional Zoning District with the (US) Urban Standards Overlay, effective with the passage of this Ordinance.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.


Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:

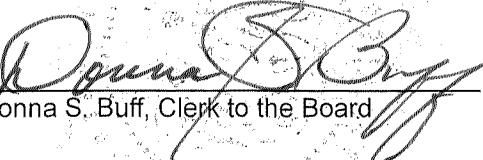

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
REZ-25-01-03-00204

- a. *All current and future uses shall meet all supplemental regulations outlined in the Unified Development Ordinance at the time of permitting unless otherwise approved through this request.*
- b. *The following uses shall be considered "uses by right" so long as all supplemental regulations are met at the time of permitting: Conference, retreat, and event center, summer camp, sporting facility, amusement park, camping and recreational vehicle park, church, miniature golf, paintball, laser tag facility, small house community, special events facility*
- c. *Park model cabins shall be approved structure types for the site and may be placed in the designated areas shown on the site plan that was approved for the purpose of this rezoning*
- d. *Areas designated as "tree save" areas on the site plan shall not be developed. A 100' natural buffer from the property lines shall be maintained at a minimum at all times, unless already existing and developed at the time of the request.*
- e. *All cabins may be used for temporary occupancy on the subject property for no more than ten (10) cumulative days at a time. No cabins shall be used as a permanent or long-term dwelling. The property owner or operator shall maintain records of occupancy dates and make them available to the Planning and Zoning staff upon request.*
- f. *Traditional recreational vehicles, including but not limited to motorhomes, fifth wheels, camper vans, travel trailers, pop-ups, toy haulers, and destination trailers, shall not be placed, stored, or occupied on the subject property.*

GASTON COUNTY REZONING APPLICATION (REZ-25-01-03-00204)

STAFF REPORT

APPLICATION SUMMARY

Request:

To conditionally rezone the property from the (C-1) Light Commercial zoning district with the (US) Urban Standards overlay to the (CD/C-1) Conditional zoning district with (US) overlay

Applicant(s):

Jay Oliver

Property Owner(s):

Now Outreach, Inc.

Parcel Identification (PID):

154004

Property Location:

4914 Linwood Rd. Kings Mountain

Total Property Acreage:

52.9

Acreage for Map Change:

52.9

Current Zoning:

(C-1) with (US)

Proposed Zoning:

CD/(C-1) with (US)

Existing Land Use:

Conference/retreat/event center

Proposed Land Use:

Conference/retreat/event center with the potential for additional future uses as outlined in this request

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston / Southwest Gaston

Key issues for citizens in this area include:

- Preservation of open space
- Road improvement and better connectivity to other areas of the County and throughout the region
- More transportation alternatives
- Preservation of agriculture and maintaining the rural “feel” of the community
- Steer development towards existing infrastructure and areas immediately surrounding towns and cities

Comprehensive Plan Future Land Use: Rural

Rural areas are characterized as having plenty of open space along with farmstead style housing as well as agribusiness. Residential homes are on large jobs and are set back from the roads they front upon. There are many opportunities for agribusiness ventures including farming, landscaping, and associated nurseries. This is the default designation for Gaston County.

Staff Recommendation:

The application, as presented, is consistent with the Comprehensive Land Use Plan as it meets the following goals:

- Goal 6: Improve the image of Gaston County to both current and potential residents, focusing on retaining and increasing the population of young professionals
 - o Encourage community events
 - o Support natural resource initiatives that seek to invest in the county’s unique assets
- Goal 7: Emphasize the importance of our natural resources by highlighting natural environments and encouraging the use of environmental recreation
 - o Emphasize already established recreational amenities and encourage new recreational amenities
 - o Conserve the natural environment
 - o Identify areas for ecotourism and/or recreational facilities

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / City of Gastonia sewer connection

Road Maintenance:

All internal roads are private roads

Linwood Rd. and Misty Ln. are municipal-owned roads

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

GEMS – No issues so long as cabins are clearly marked

Police – No issues

Natural Resources – No comments

GCLMPO has provided their standard comment letter – there are no funded projects in the immediate vicinity of the site on the STIP, the MTP, or the CTP

- The CTP shows recommended pedestrian bicycle improvements along Linwood – unfunded
- The CTP also shows recommended multiuse facilities along Crowders Creek – unfunded

Building Inspections – The building code does not restrict park models; it just restricts them from being permanent buildings. Building inspections will inspect water, sewer, electrical, and site accessibility; however, the structures themselves, since they are classified as recreational vehicles (RVs), are not subject to the building code.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

Overview

This property is located off Linwood Rd. near Crowders Mountain State Park. It currently operates as a conference/retreat/event center and has 41 permits (includes zoning, building, and flood permits) in the system.

Public Information Meetings

The applicant held two public information meetings on March 27th and 28th. Staff did assist with the scheduling and coordination of the PIMs. There were no attendees at the PIM specifically for this case. One planning board member attended the second PIM to gain general information about the case. No comments or concerns were shared.

Site Plan

The site plan is approved for public hearing purposes only. The site plan has also already been approved in the past as this site is already operating. The main purpose of the conditional rezoning is to allow for the use of park cabin model units as opposed to site-built structures. The applicant is also requesting to replace or upgrade existing structures with park cabin models as needed. A list of allowed future uses for the conditional district has also been included with this request.

Applicable Ordinance Sections

UDO Section	Proposed	Staff Comment:
Section 8.4.29: Conference/Retreat/Event Center	A. The facility may only be used by organized groups for educational or recreational purposes. B. All activities of the facility, including the parking lot, must meet the zoning district setbacks. C. In the residential districts, a minimum screening buffer of Type B is required.	All supplemental regulations for the use are being met. The applicant is proposing “tree save” areas on the edge of the site as well, which is not a requirement of the UDO.

Relief Requests

Because the applicant requesting to add the “camping and recreational vehicle” use on the lot – park model campers would be allowed “structures” under this use.

The site was initially approved with site-built cabins. Staff believed that a conditional district was necessary to establish specific uses and conditions that would permit park model cabins. Technically, a relief would be needed if the cabins were to be regulated under the small home community use, as small homes are required to be site built.

Recommended Conditions of Approval:

- All current and future uses shall meet all supplemental regulations outlined in the Unified Development Ordinance at the time of permitting unless otherwise approved through this request.
- The following uses shall be considered “uses by right” so long as all supplemental regulations are met at the time of permitting: Conference, retreat and even center, summer camp and retreat center, sporting facility, amusement park, camping and recreational vehicle park, church, miniature golf, paintball, laser tag facility, small house community, special events facility
- Park model cabins shall be approved structure types for the site and may be placed in the designated areas shown on the site plan that was approved for the purpose of this rezoning.
- Areas designated as “tree save” areas on the site plan shall not be developed. A 100’ natural buffer from the property lines shall be maintained at a minimum at all times, unless already existing and developed at the time of this request.

PLANNING BOARD MEETING DATE

The Planning Board unanimously recommended approval of the request (8-0) at its March 31, 2025 meeting.

Attachments: Application, Maps, Site Plan, Park Model Cabin Pictures, and GCLMPO Letter



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly

Application Number: REZ _____

A.

APPLICANT INFORMATION

Name of Applicant: Now Outreach, Inc
Mailing Address: P.O. Box 1 Lowell NC 28098
Telephone Numbers: 704-915-1132 704-915-1132

B.

OWNER INFORMATION

Name of Owner: JAY OLIVER
Mailing Address: 510 Huffstetter Rd. Gastonia NC 28056
Telephone Numbers: 704-915-1132 704-915-1132

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: 4914 Linwood Rd. Kings Mtn 28086
Property Identification Number (PID): 154004
Acreage of Parcel: 52.93 +/- Acreage to be Rezoned: 52.93 +/-
Current Zoning: C1 Proposed Zoning: Conditional Zoning CD
Current Use: Retreat Center Proposed Use(s): Retreat Center, Sporting Facility, Amusement Park, Camping and Rec Vehicle Park, Church

D.

ADDITIONAL INFORMATION REQUIRED

- ☐ Copy of Site Plan
☐ Copy of Deed
☐ Notarized Authorization
☐ Payment of Fee

- ☐ PIM 1st. Meeting Date: Golf Miniature MANUFACTURED Home Park, Paintball/LASER TAG Facility, small house community, special events Facility 41 NOV 18 JAN 28
☐ PIM 2nd. Meeting Date: NOV 18 Feb 11
☐ PIM Comments to Planning NOV 18 Feb 28

E.

CONDITIONS SETFORTH BY APPLICANT

I would like to be able to use park model cabins, stick built building, metal building, etc. in the future for different types of construction. Also there are other areas of the parcel that can be developed in the future

F.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

Signature of property owner or authorized representative

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: _____ Application Number: REZ _____ Fee: _____
Received by (Staff): _____ Meetings - Planning Board: _____ / BOC: _____



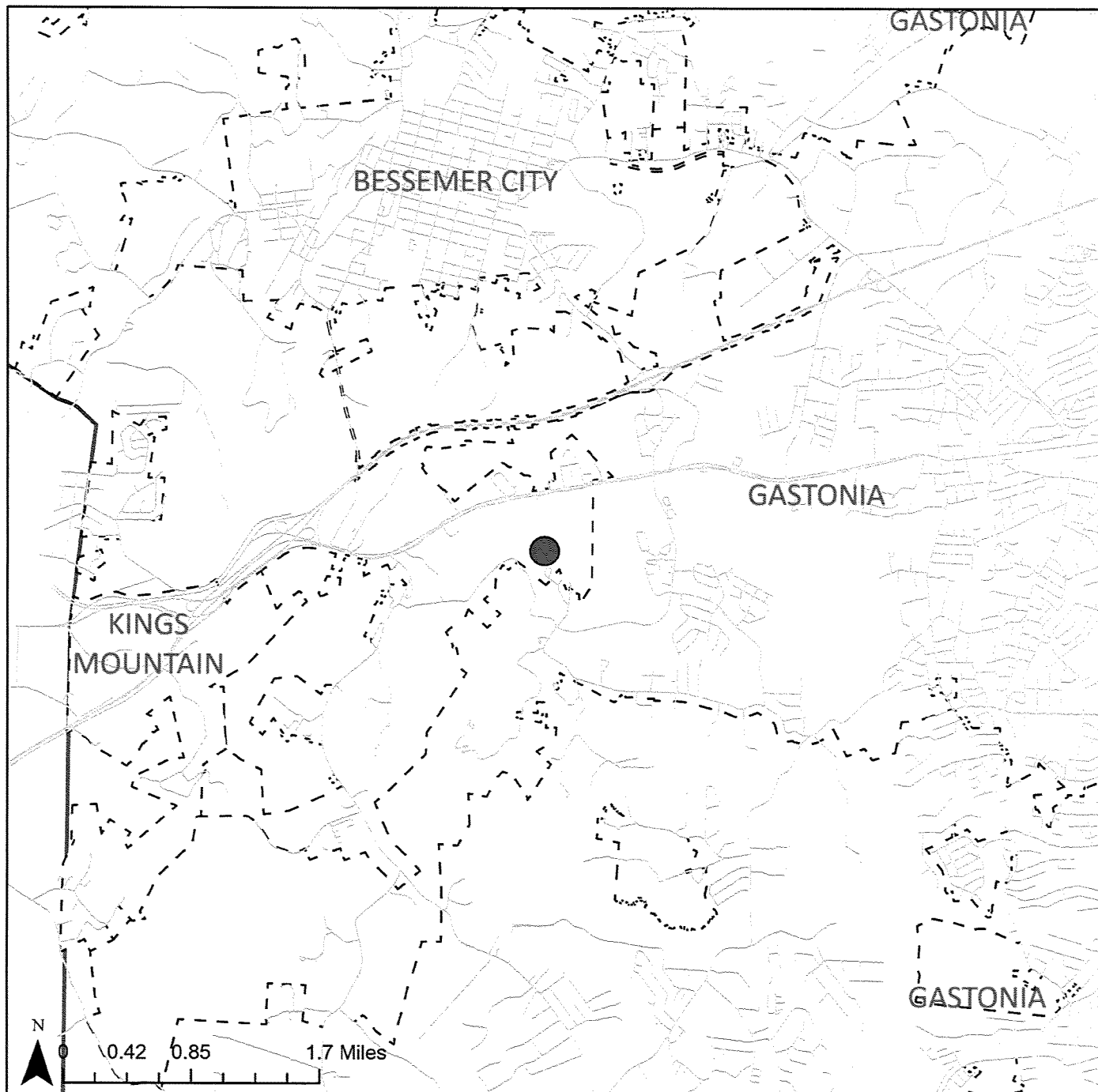
GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-01-03-00204, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it meets goals 6 and 7 of the comprehensive land use plan by:
 - a. Encouraging community events
 - b. Supporting natural resource initiatives that seek to invest in the county's unique assets
 - c. Emphasizing already established recreational amenities and encouraging new amenities
 - d. Conserving the natural environment
 - e. Identifying areas for ecotourism and recreational facilities





These findings are supported by a 8-0 vote by the Gaston County Planning Board during its March 31, 2025, meeting.



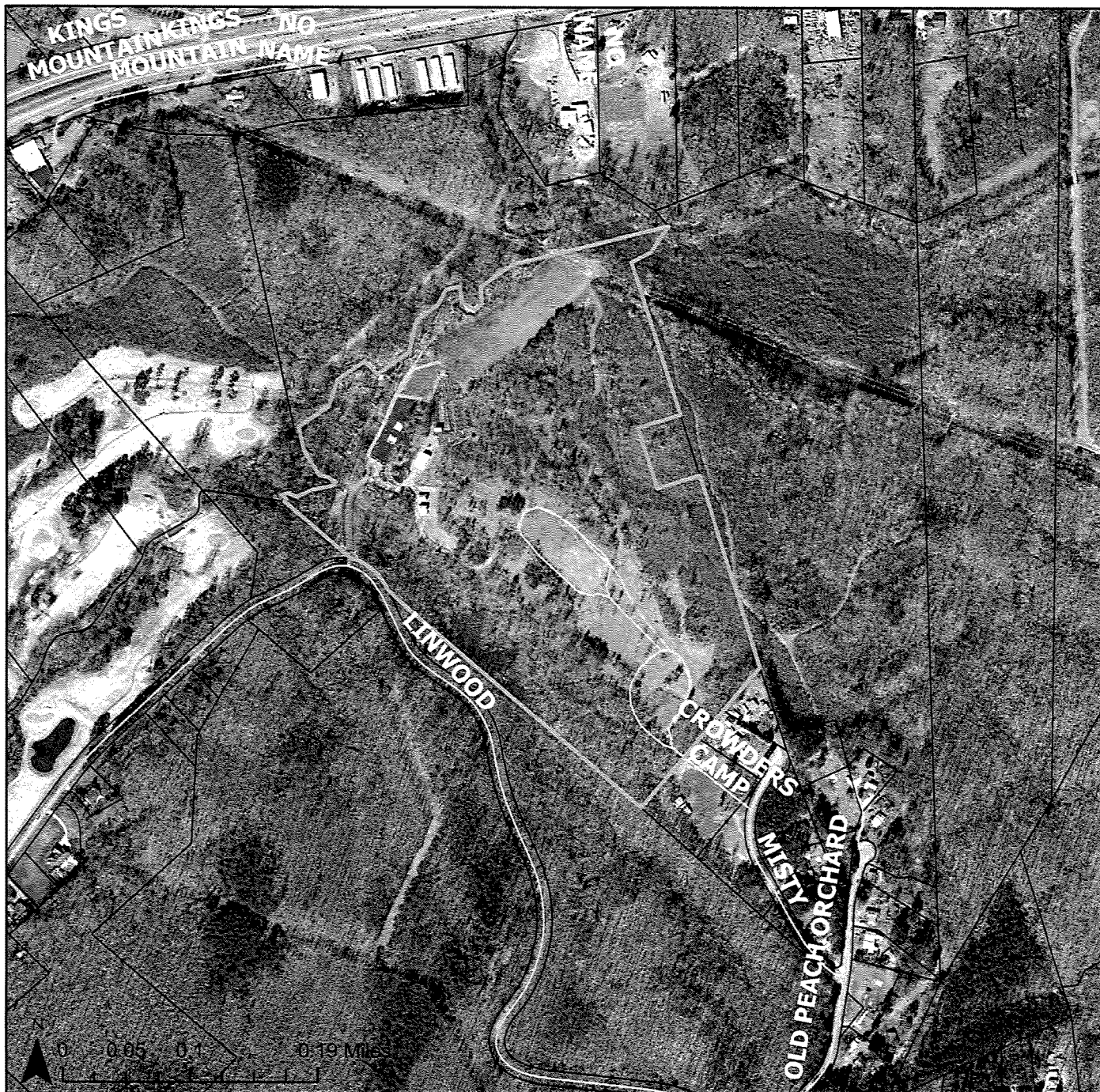
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-01-03-00204

Legend

-  Municipal Zoning District
-  Roads
-  Gaston County Line
-  Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.



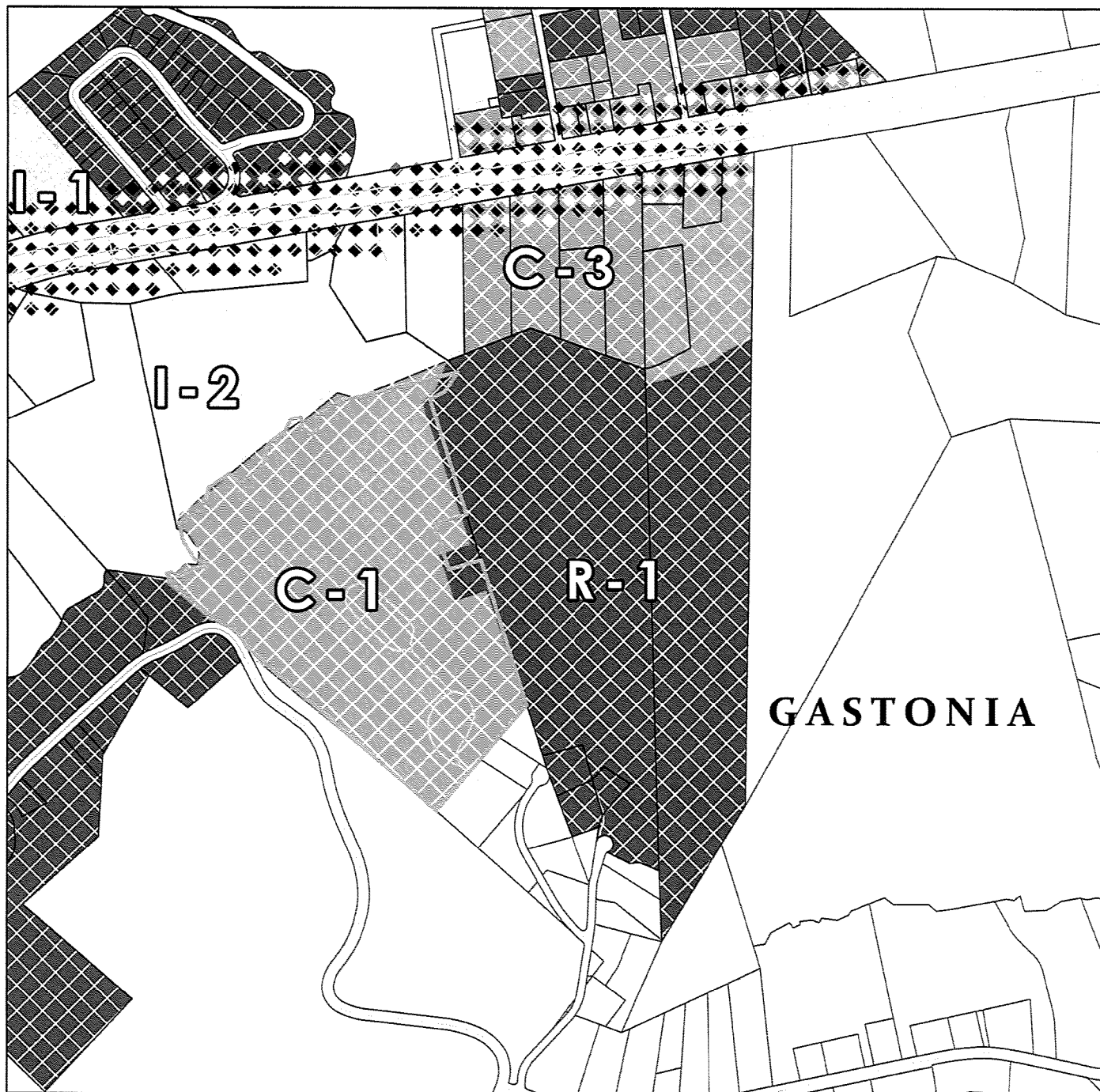
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHPHOTO MAP
REZ-25-01-03-00204

Legend

- Roads
- Subject parcel(s)

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GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

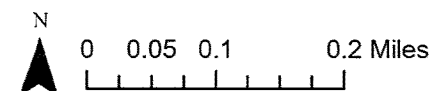
ZONING MAP

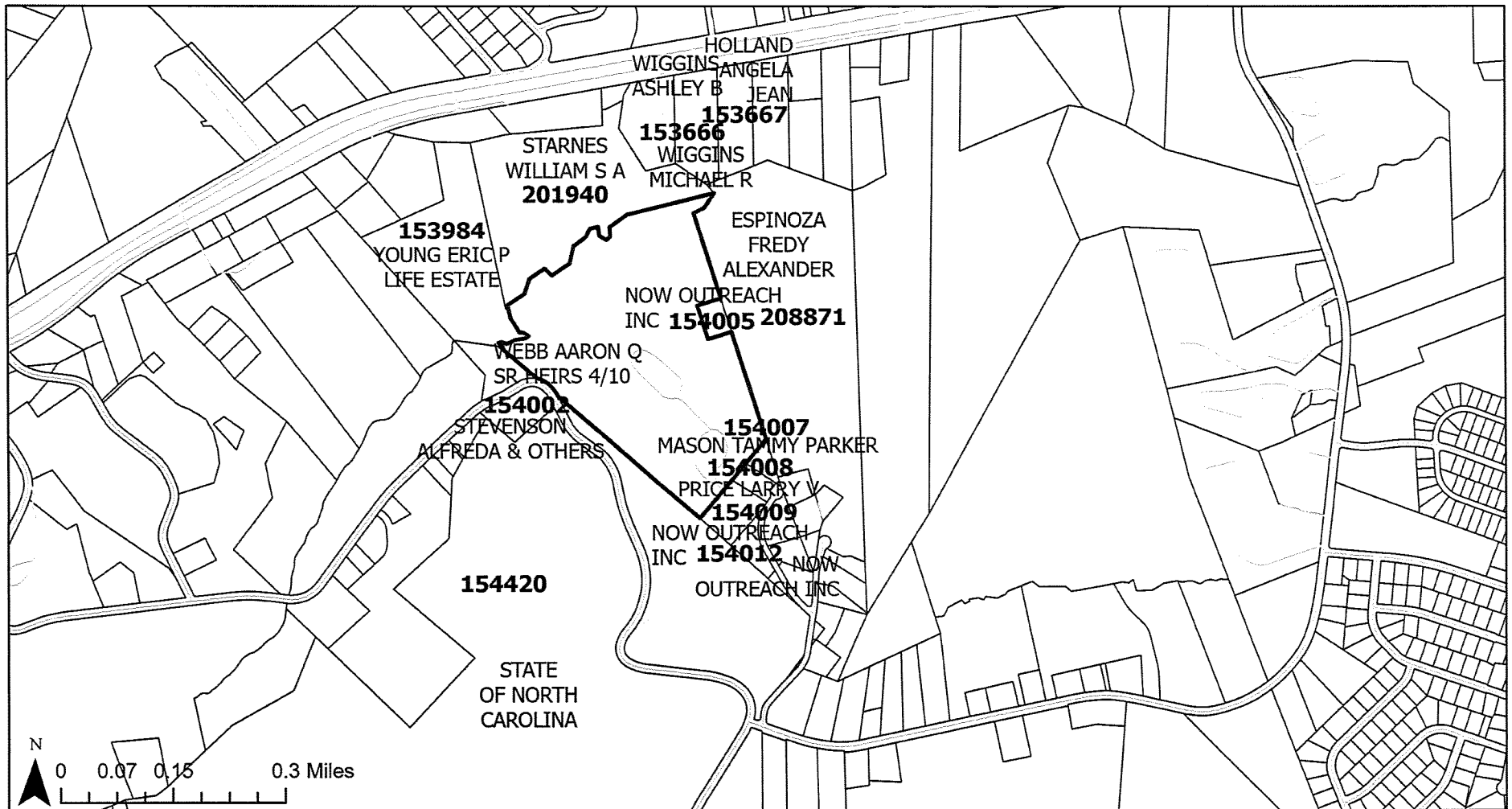
REZ-25-01-03-00204

Legend

Subject parcel(s)	Gaston County UDO
Roads	ZONE TYPE
Gaston County Overlays	C-1
TYPE	C-3
CH OVERLAY	I-1
US OVERLAY	I-2
	R-1
	MUNICIPALITIES

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SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-01-03-00204

Legend

- Roads
- ▭ Subject parcel(s)

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Approved by Jamie Kanburoglu
for Presentation Only
02/14/2025 4:01:32 PM

Floodplain Approved
01/16/2025
By: C. Sahar
Site has a Floodplain Permit for sewer
line in Floodplain FLD-23-12-19-00572

This is an approval from the last permit -
not approval for the conditional rezoning

JAY OLIVER'S CROWDERS SPRING CAMP

PROJECT LOCATION

CROWDERS SPING CAMP
4914 LINWOOD RD, KINGS MTN, GASTON COUNTY, 28086 N.C.
PARCEL # 154004 / PIN 3525233338

DEVELOPED BY
JAY OLIVER
CROWDER CAMPS, N.C.,
(704)
915-1096
Jay@crowderscamp.com

CIVIL DESIGN BY

EXCEL CIVIL & ENVIRONMENTAL ASSOCIATES, PLLC

625 HUNTSMAN COURT

GASTONIA, N.C. 28054

ENGINEER OF RECORD IS AARON C. LONG, P.E.

CONTACT: AARON C. LONG, P.E.

EMAIL: along@excelengr.com

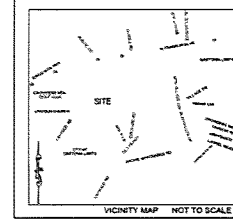
NC # 046987



Gaston County Building Inspections
Inspected by FIRE Code Enforcement
Ray Beck
02/15/2024

Sheets 9 & 10 only

Stamped by USG for Building Code Verif
William Dean and Ray Beck must also review this plan



PER GASTON COUNTY GIS
Primary Property Address: 4914 LINWOOD RD
KINGS MOUNTAIN, NC 28086
Tax Information: Parcel: #154004 PIN #3525233338
Township: CROWDERS MTN TOWNSHIP
Current Owners: NOW OUTREACH INC
Mailing Address: PO BOX 1, LOWELL, NC 28098
Deed Book: 5038 Deed Page 1591
Sales Amount: \$193,000
Deed Recording Date: 4/29/19
Plat Book Plat Page:
Neighborhood Number: 69024
Neighborhood Name: NORTH CROWDERS MOUNTAIN 6B
Structure Type: OUTBUILDING
Property Use: EXEMPT
Year Built: 2022 Vacant: IMPROVED
Square Footage Basement: NO Bedrooms /
Bathrooms Half-Bathrooms
Multiple Structures: NO
Acreage: 52.90
District Code: 290
Tax District: CHAPEL GROVE FD

SPECIAL NOTE:
THIS PROJECT FALLS UNDER GASTON
COUNTY N.C. CHAPTER 7.2 TABLE OF USES
CATEGORY DESCRIPTION.

RECREATIONAL GENERAL USE-FOCUSING ON
NATURAL AREAS CONSISTING OF
VEGETATION, PASSIVE OR ACTIVE OUTDOOR
RECREATION AREAS, OR COMMUNITY
GARDENS, AND HAVING FEW STRUCTURES.
GENERALLY COMMERCIAL USES, VARYING IN
SIZE, PROVIDING DAILY OR REGULARLY
SCHEDULED ENTERTAINMENT-ORIENTED
ACTIVITIES IN AN INDOOR SETTING OR
OUTDOOR SETTING OR WITHIN AN NUMBER
OF STRUCTURES.

SHEET INDEXING

C1	TITLE SHEET	(IF APPLICABLE)
C2A	NOTES & APPENDIX A	(IF APPLICABLE)
C2B	PHASING KEY SHEET	(IF APPLICABLE)
C3.A	ACTUAL SURVEY/INSERT	(IF APPLICABLE)
C3.B	EXISTING CONDITIONS/DEMO	(IF APPLICABLE)
C4	SITE PLAN	(IF APPLICABLE)
C4B	PHASE 1 & SAN. SEWER	(IF APPLICABLE)
C4C	PHASES 2, 3 & 4	(IF APPLICABLE)
C4D	PHASES 5, 6, 7, 8 & 9	(IF APPLICABLE)
C5A	PH 1 ESC - (REVISED)	(IF APPLICABLE)
C5B	PH 2 ESC - (REVISED)	(IF APPLICABLE)
C5C	PH 3 ESC - (REVISED)	(IF APPLICABLE)
C6	CUT SHEETS	(IF APPLICABLE)
C7	LANDSCAPING	(IF APPLICABLE)
C8	DIMENSIONS	(IF APPLICABLE)
C9	ADA COMPLIANCE	(IF APPLICABLE)
C10	UTILITIES & LIGHTING	(IF APPLICABLE)
C11A	PLAN PROFILES 0+00.00-0+02.50	(IF APPLICABLE)
C11B	PLAN PROFILES 0+02.50-10+05.41	(IF APPLICABLE)
C11C	PLAN PROFILES 0+05.41-17+01.06	(IF APPLICABLE)
C12	GRADING	(IF APPLICABLE)
C13	SEWER CROSS SECTIONS	(IF APPLICABLE)
C14	SEWER DETAILS	(IF APPLICABLE)
C15	WATER DETAILS	(IF APPLICABLE)
C16	MISTY LN REZONING PLAN	(IF APPLICABLE)
C17	FIRE SUPPRESSION	(IF APPLICABLE)

eecea
Excel Civil & Environmental Associates
Quality • Reliability • Integrity • Sustainability
425 HUNTSMAN COURT
GASTONIA, NC 28054
NC LICENSE NO. P-0129
PHONE: (704) 853-0800
FAX: (704) 853-3949
WEB: www.excelengr.com

Owner / Developer: JAY OLIVER
CROWDER CAMPS, N.C.
(704) 915-1096
Civil Design by: ECEA
625 Huntsman Court
Gastonia, NC 28054
Ph: 704.853.0800
Fax: 704.853.3949
Along@excelengr.com

PROJECT #: 2023017

DRAWN BY: SJU

CHECKED BY: ACL

DATE: 5.1.2023

SCALE: NOT TO SCALE

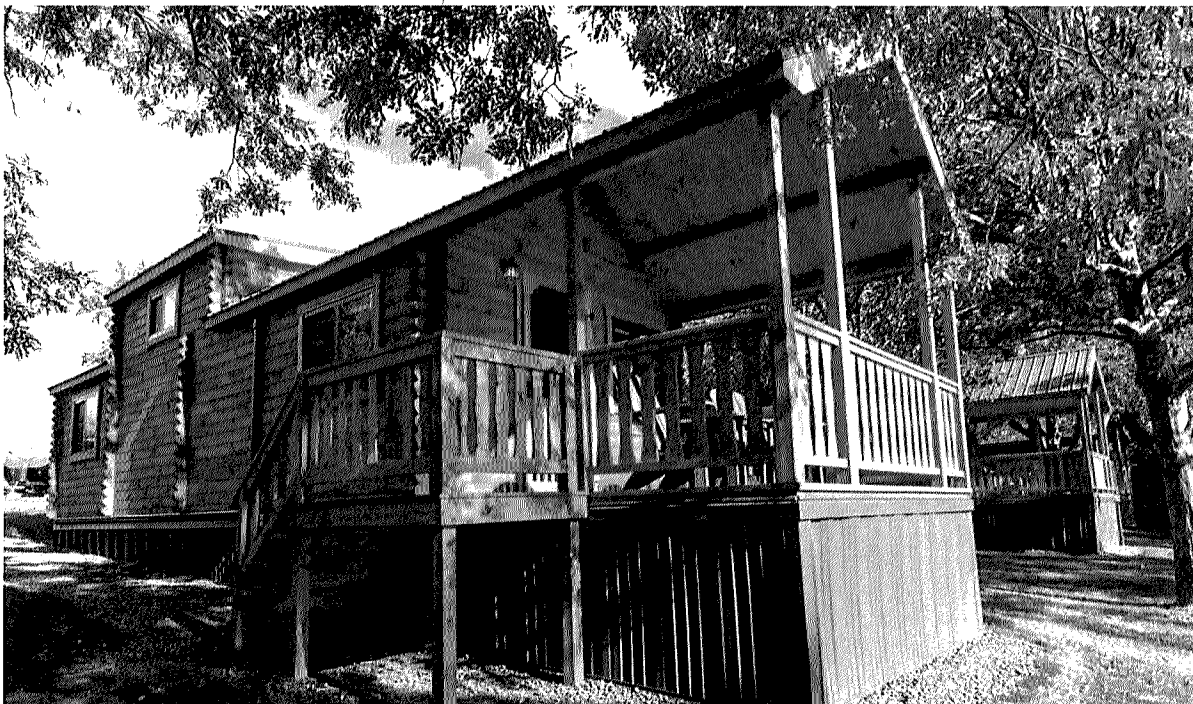
CROWDERS
SPRING CAMP

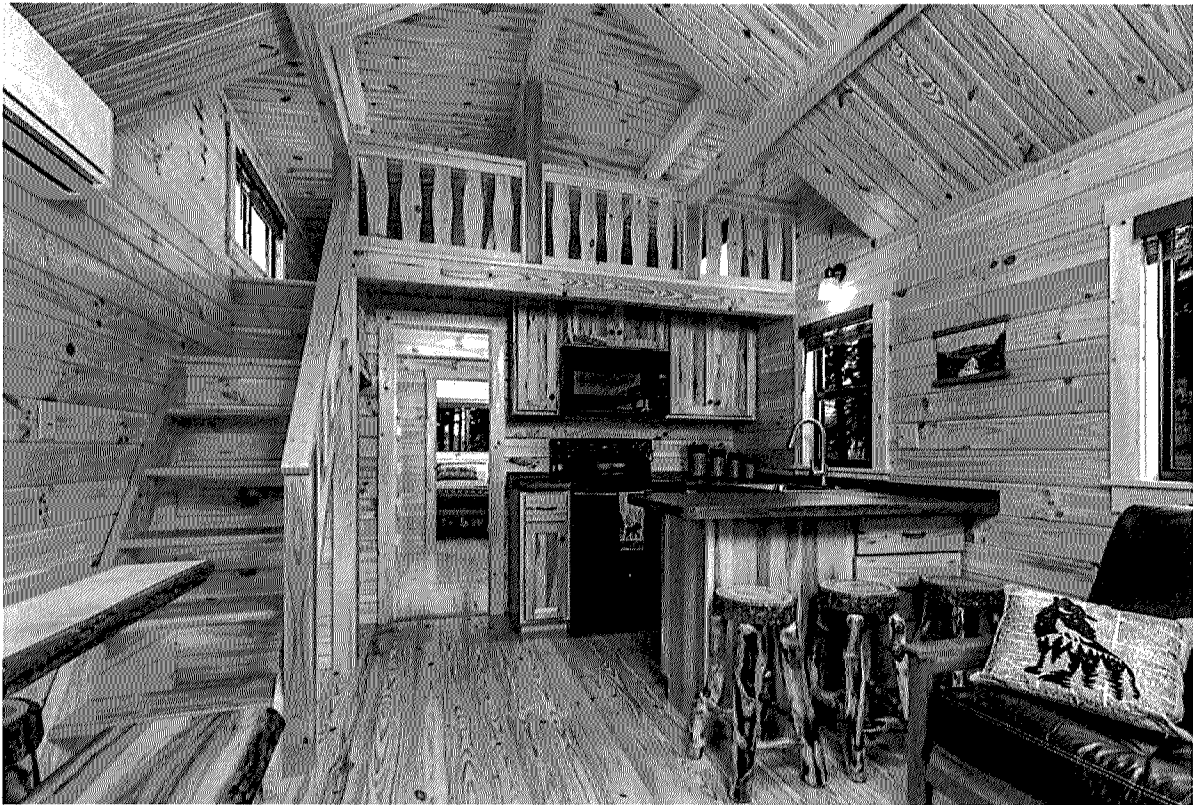


SHEET 1 OF 15

COVER

Sierra Park Model Cabin (Certified Compliance with Park Model RV Standards - ANSI A119.5)





One Roomer Park Model Cabin (Certified Compliance with Park Model RV Standards - ANSI A119.5)





Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Jamie M. Kanburoglu MPA, AICP, CZO, Director of Planning and Zoning
Gaston County Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: March 19th, 2025
Subject: Crowders Spring Camp – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning request located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site 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 site is located at 4914 Linwood Rd, Gastonia, NC, 28052. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. 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.
4. The CTP shows recommended pedestrian bicycle improvements along Linwood Rd. These improvements are unfunded at this time. The existing right-of-way along Linwood Rd is 60 ft.
5. The CTP shows recommended multiuse facilities along Crowders Creek. These improvements are unfunded at this time.
6. 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.

GASTON-CLEVELAND-LINCOLN



Metropolitan Planning Organization

Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

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



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 25-170

Commissioner Hovis - Building & Development Services - Zoning Map Change: Conditional District REZ-25-01-03-00204, Jay Oliver (Applicant); Property Parcel: 154004, Located at 4914 Linwood Rd. in Kings Mountain, NC, Rezone from the (C-1) Light Commercial Zoning District with the (US) Urban Standards Overlay to the (CD/C-1) Conditional Zoning District with the (US) Urban Standards Overlay

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Jay Oliver (Applicant); Property Parcel: 154004, Located at 4914 Linwood Rd. in Kings Mountain, NC, Rezone from the (C-1) Light Commercial Zoning District with the (US) Urban Standards Overlay to the (CD/C-1) Conditional Zoning District with the (US) Urban Standards Overlay. A public hearing was advertised and held on April 22, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on March 31, 2025, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, Site Plan, and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-097	04/22/2025	BH	SS	A	A	A	AB	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS