

# REZ-25-01-03-00204

## Case Type

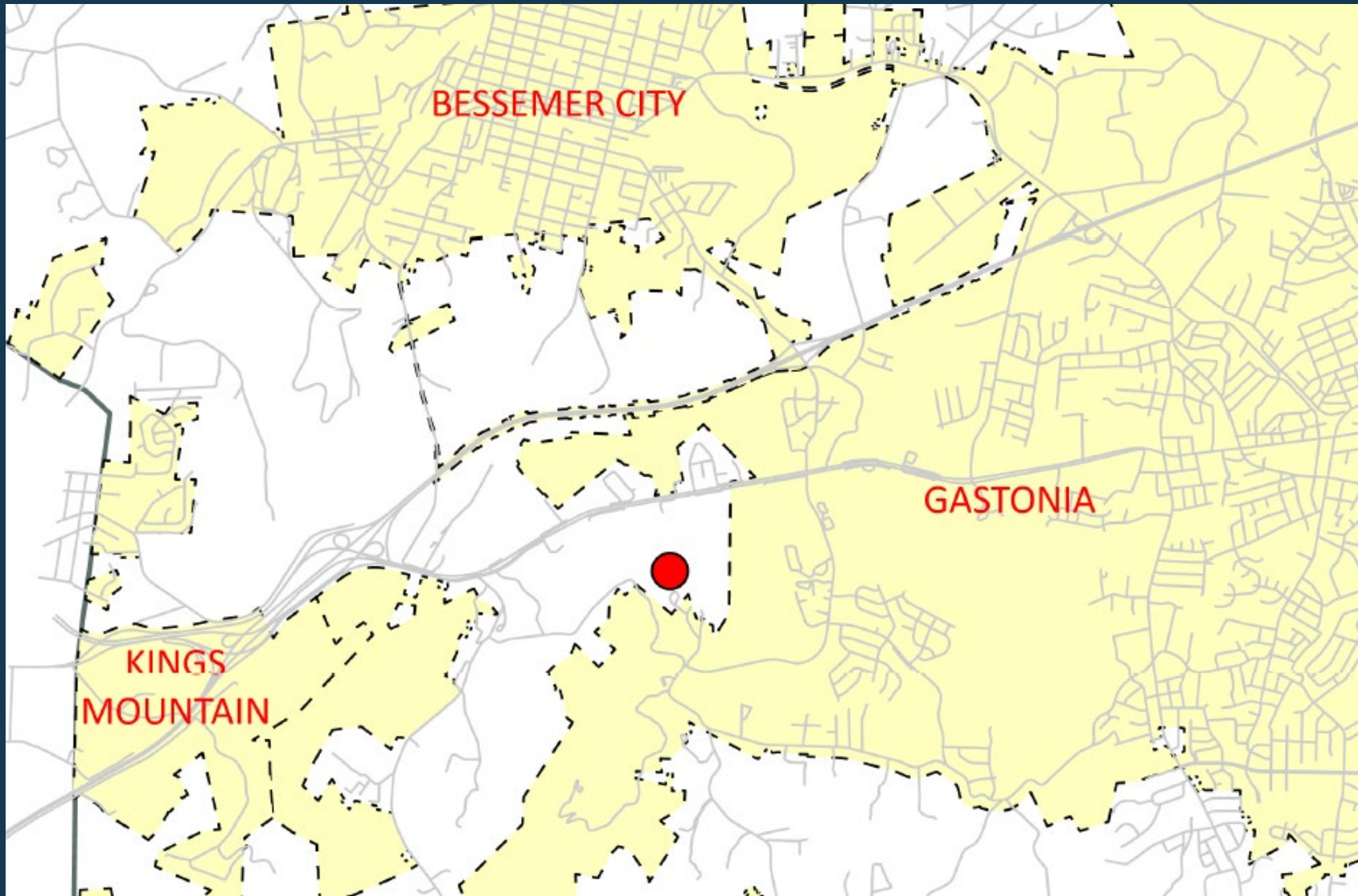
**Applicant:** Jay Oliver

**PID:** 154004

**Request:** Conditionally rezone from (C-1) to (CD/C-1) with (US)



# VICINITY MAP



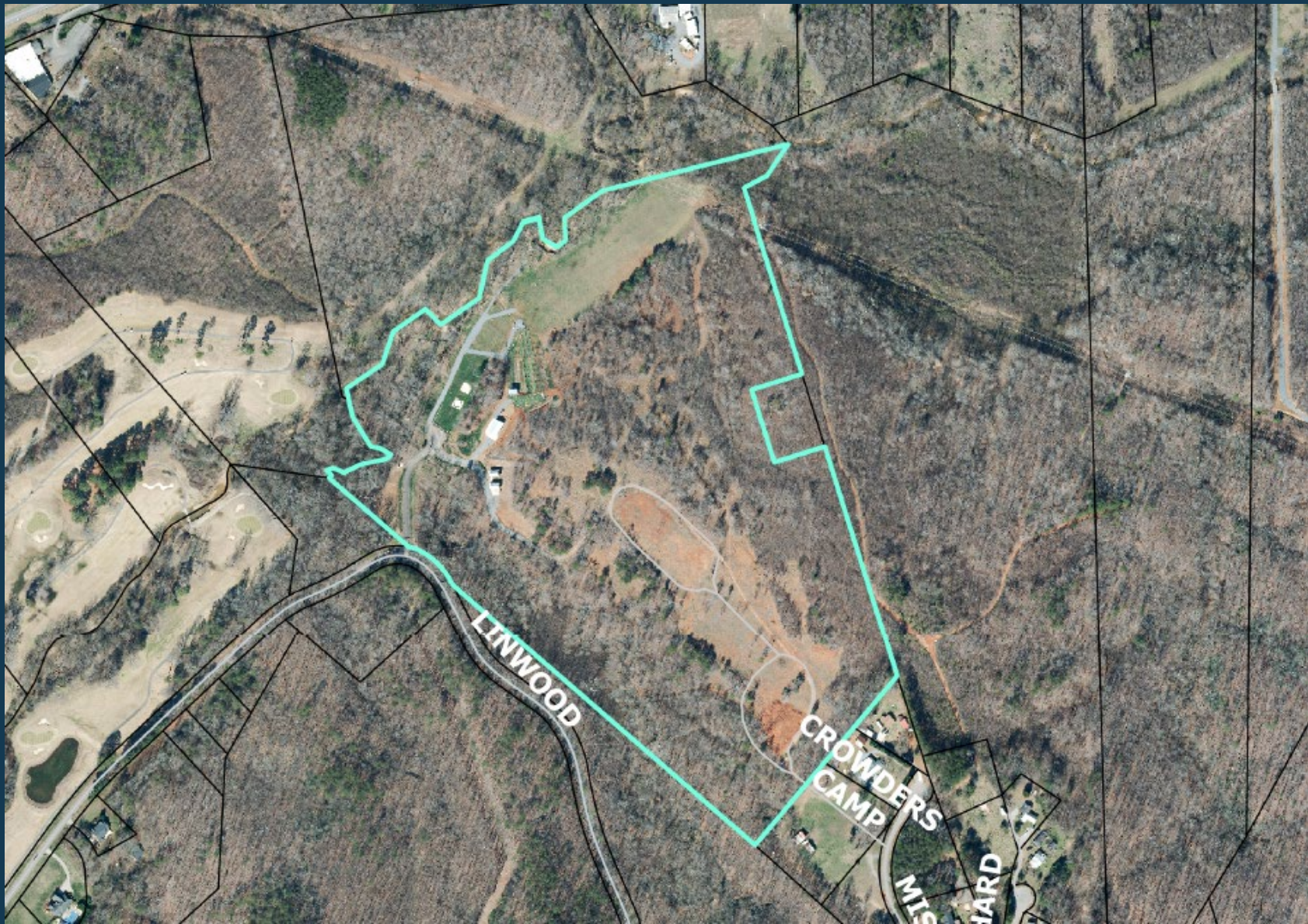
## LEGEND

- Roads
- ▭ Municipalities
- Subject Property

*The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.*

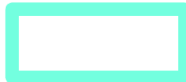







# ORTHOPHOTO MAP

## LEGEND

-  Subject Parcel
-  Property Parcels











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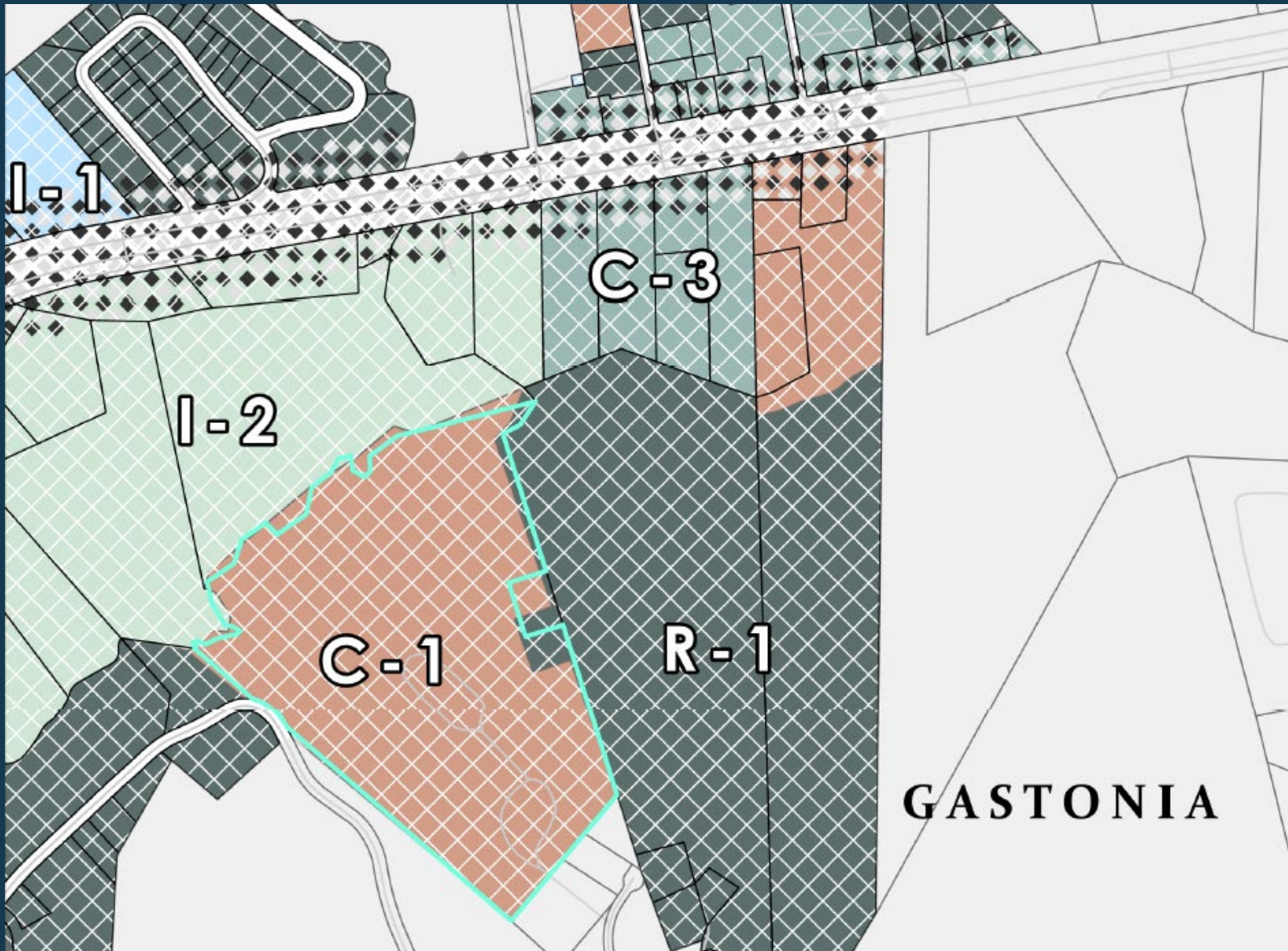




# REZONING MAP

## LEGEND

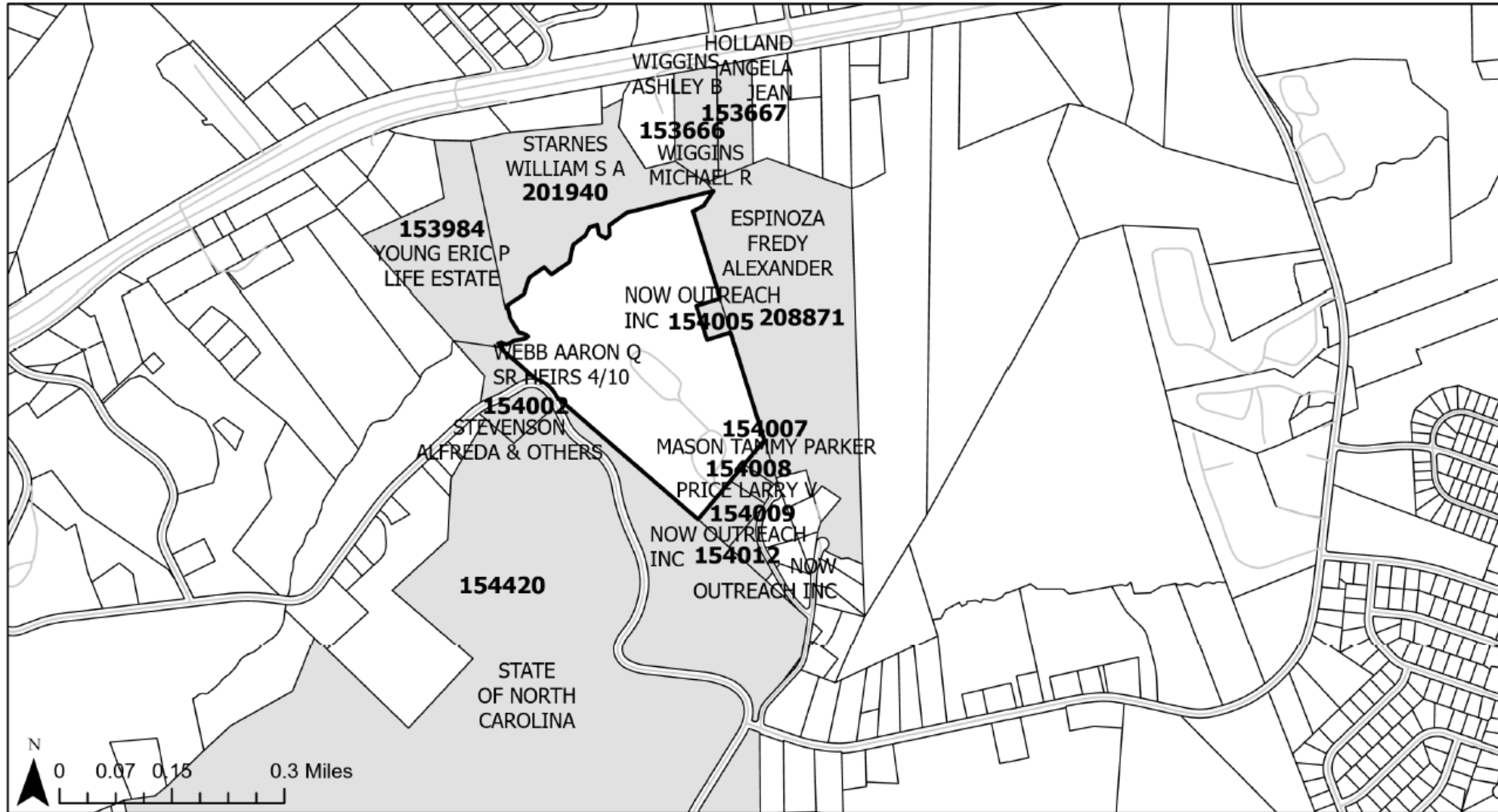
 Subject parcel(s)	Gaston County UDO
 Roads	ZONE TYPE
Gaston County Overlays	 C-1
TYPE	 C-3
 CH OVERLAY	 I-1
 US OVERLAY	 I-2
	 R-1
	 MUNICIPALITIES



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# SUBJECT & ADJACENT PARCELS



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# PROPERTY OWNERS INFORMATION

PARCEL ID	WHOLE ADDRESS	CITY	STATE	ZIP	CURRENT NAME 1	CURRENT NAME 2	MAILING ADDREESS	ADDRESS 2	CITY	STATE	ZIP
154009	413 CROWDERS CAMP WAY	KINGS MOUNTAIN	NC	28086	NOW OUTREACH INC		PO BOX 1		LOWELL	NC	28098
153666	4227 KINGS MOUNTAIN HWY	KINGS MOUNTAIN	NC	28086	WIGGINS MICHAEL R	WIGGINS ASHLEY B	4227 KINGS MOUNTAIN HWY		BESSEMER CITY	NC	28016
208871	308 OLD PEACH ORCHARD RD	GASTONIA	NC	28052	ESPINOZA FREDY ALEXANDER		3519 ROSEHAVEN DRIVE		CHARLOTTE	NC	28205
154004	4914 LINWOOD RD	KINGS MOUNTAIN	NC	28086	NOW OUTREACH INC		PO BOX 1		LOWELL	NC	28098
154008	407 MISTY LN	GASTONIA	NC	28052	PRICE LARRY V	PRICE MARY E	407 MISTY LN		GASTONIA	NC	28052
153667	NO ASSIGNED ADDRESS				HOLLAND ANGELA JEAN		4207 KINGS MOUNTAIN HWY		BESSEMER CITY	NC	28016
201940	NO ASSIGNED ADDRESS				STARNES WILLIAM S A		945 NORTHWOOD DR		CHARLOTTE	NC	28216
154002	4901 LINWOOD RD	KINGS MOUNTAIN	NC	28086	STEVENSON ALFREDA & OTHERS	WEBB AARON Q SR HEIRS 4/10	3000 BRONX PARK E APT 11M		BRONX	NY	10467
154007	401 MISTY LN	GASTONIA	NC	28052	MASON TAMMY PARKER		401 MISTY LN		GASTONIA	NC	28052
154005	NO ASSIGNED ADDRESS				NOW OUTREACH INC		PO BOX 1		LOWELL	NC	28098
154420	1431 SPARROW SPRINGS RD	KINGS MOUNTAIN	NC	28086	STATE OF NORTH CAROLINA		C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699
153984	NO ASSIGNED ADDRESS				YOUNG ERIC P LIFE ESTATE		255 LINCOLN ACADEMY ROAD		KINGS MOUNTAIN	NC	28086

# Utilities & Streets



- **Private Well**
- **City Septic**



- **Private and municipal**

# Overview

- **TRC Comments**
- **Area 5: Scenic Gaston / Southwest Gaston**
- **Future Land Use: Rural**





# Overview

- Public Information Meetings
- Site Plan





Approved by Jamie Kanburoglu  
for Presentation Only  
02/14/2025 4:00:58 PM

Reviewed By Jamie Kanburoglu  
Gaston County Planning and Zoning Director  
jamie.kanburoglu@gaston.gov | 704.582.5510  
01/16/2025 12:47:44 PM

Conditional Rezoning Notes:  
Current Zoning District: (C-1)  
Proposed Zoning: CD/C-1  
Conditional District Allowed uses in the District:  
Summer Camp and Retreat Center  
Sporting Facility  
Amusement Park  
Camping and Recreational Vehicle Park  
Church  
Golf Course  
Fairways  
Laser Tag Facility  
Small House Community  
Special Events Facility

Proposed Conditions Approval:  
We wish to be approved for up to 15 additional park cabin model units, walking trails, and Outdoor gathering spaces.  
As well as being able to replace or upgrade park cabin model as needed. Additional Development of new summer camp and retreat facilities would be able to be built as long as they are within a 25 foot buffer of adjacent properties and meet all building codes.  
All park model cabins will be unpinned and longue removed



# REZONING WILL AFFECT THE ENTIRE PARTIAL

**Floodplain Approved**  
By: C. Saffit  
01/16/2025

Site has a Floodplain Permit for sewer line in floodplain FLD-23-12-19-00572

X  
TREE SAVE

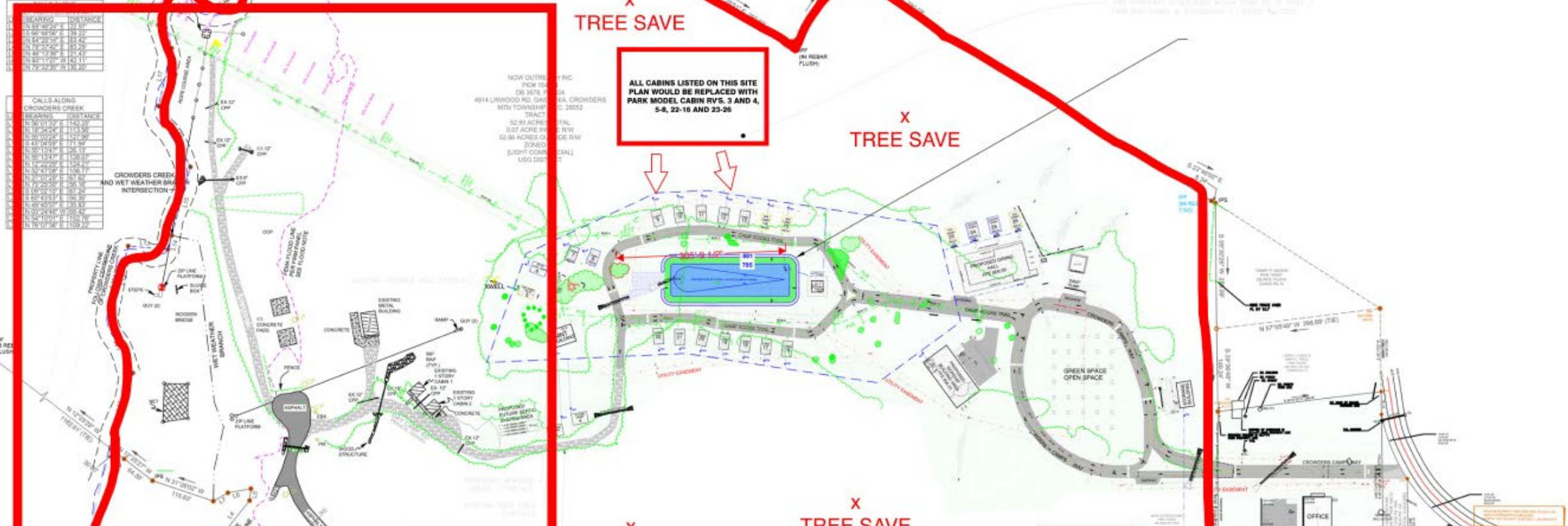
ALL CABINS LISTED ON THIS SITE  
PLAN WOULD BE REPLACED WITH  
PARK MODEL CABIN RVS. 3 AND 4,  
5-8, 22-16 AND 23-26

X  
TREE SAVE

X  
TREE SAVE

BEARING	DISTANCE
N 33° 45' 00" E	132.00'
N 33° 45' 00" E	132.00'
N 33° 45' 00" E	132.00'
N 33° 45' 00" E	132.00'
N 33° 45' 00" E	132.00'
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N 33° 45' 00" E	132.00'

CALLS ALONG CROWDERS CREEK	
BEARING	DISTANCE
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# UDO Section

Section 8.4.29	Definition
Conference/Retreat/Event Center	<p>A. The facility may only be used by organized groups for educational or recreational purposes.</p> <p>B. All activities of the facility, including the parking lot, must meet the zoning district setbacks.</p> <p>C. In the residential districts, a minimum screening buffer of Type B is required.</p>

# Overview

- **Conditions of Approval**
- **Staff Recommendation**





- **Receive**
  - a) Staff presentation and recommendation
  - b) Applicant Presentation
- **Provide a recommendation to the Board of Commissioners**
  - a) Approve
  - b) Approve with modifications
  - c) Deny

