

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

Floodplain Approved
By: C. Saint
01/16/2025
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
Reviewed by PBE Code Compliance
Ray Beck
06/06/2024

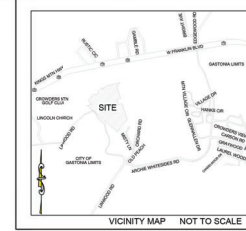
Permit #BLDC-23-08-25-01642

It is the contractor's responsibility to meet the
meet the N.C.B.C. & all other technical codes

These plans are signed and sealed
by the designer - any changes must
be approved by the designer.

Sheets 9 & 10 only

stamped by JSG for Building Code only
William Dean and Ray Beck must also review this plan



PER GASTON CONUTY 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: 68024
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	(REVISID) (IF APPLICABLE)
C5B	PH 2 ESC	(REVISID) (IF APPLICABLE)
C5C	PH 3 ESC	(REVISID) (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 1+00.41+92.59	(IF APPLICABLE)
C11B	PLAN PROFILES 1+92.59+16+65.41	(IF APPLICABLE)
C11C	PLAN PROFILES 1+65.41+17+61.86	(IF APPLICABLE)
C12	GRADING	(IF APPLICABLE)
C13	SEWER CROSS SECTIONS	(IF APPLICABLE)
C14	SEWER DETAILS	(IF APPLICABLE)
C15	WATEF DETAILS	(IF APPLICABLE)
C16	MISTY .N REZONING PLAN	(IF APPLICABLE)
C17	FIRE SUPPRESSION	(IF APPLICABLE)

F:\JOBS\2017\Box\2020\17 Construction Drawings\SKETCH\OLIVER-CAMP.DWG
Date of Revisions

ecea
Excel Civil & Environmental Associates
Quality • Reliability • Integrity • Sustainability
625 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

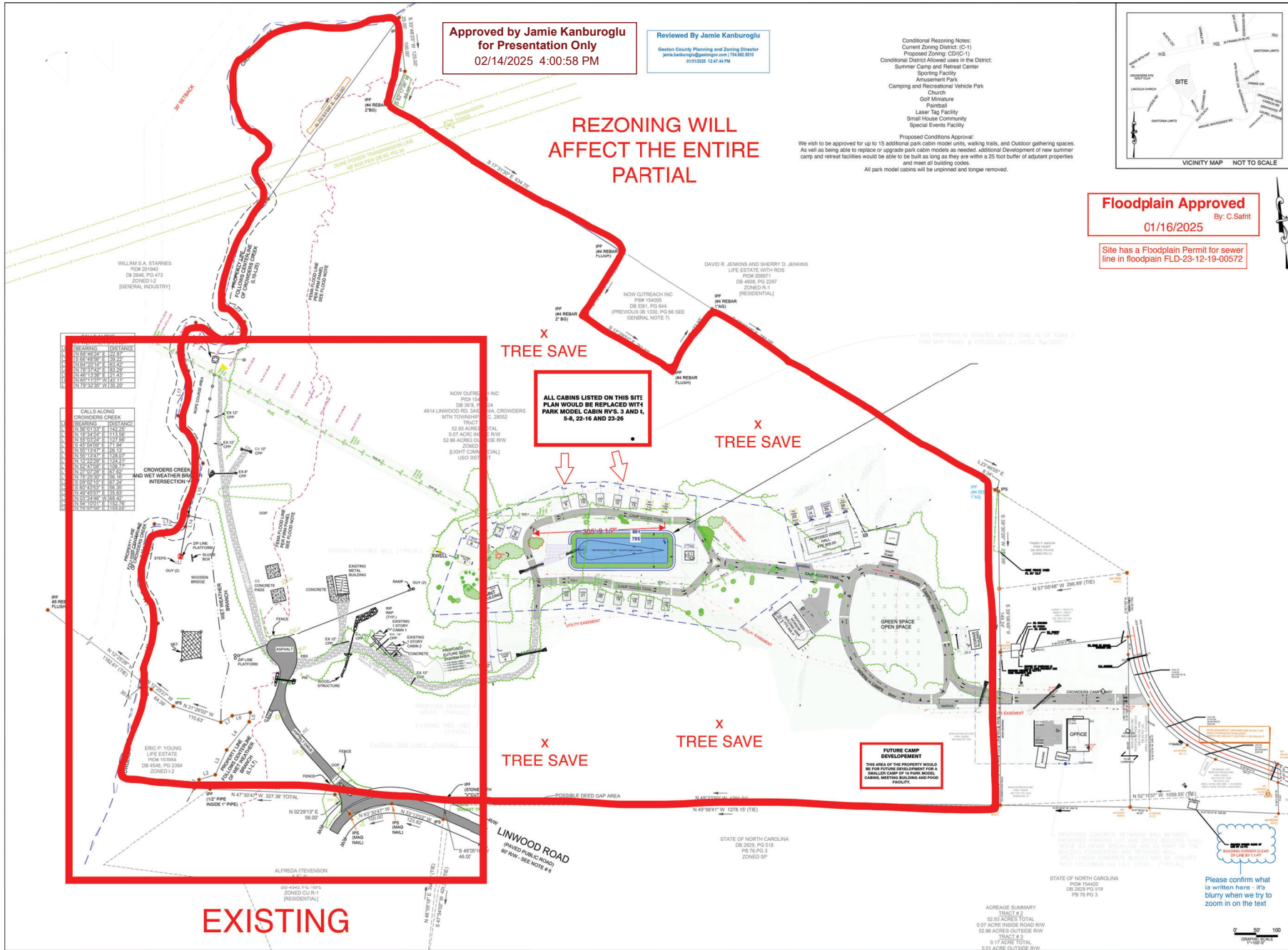
PROJECT #: 2023017
DRAWN BY: B.J.P.
CHECKED BY: ACL
DATE: 5.1.2023
SCALE: NOT TO SCALE

**CROWDERS
SPRING CAMP**

COVER

SHEET 1 OF 15

05.15.2024



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@gastongov.com | 704.862.8578
9/10/2025 14:54:19

Conditional Rezoning Notes:
Current Zoning District: (C-1)
Proposed Zoning: COC-1
Conditional District Allowed uses in the District:
Summer Camp and Retreat Center
Sporting Facility
Amusement Park
Camping and Recreational Vehicle Park
Church
Golf Miniature
Paintball
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 models 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 unpurged and longer removed.

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01/16/2025
By: C. Saffit

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PROJECT #: 2023017
DRAWN BY: B.J.P.
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SCALE: AS SHOWN ON BARSCALE

CROWDERS SPRING CAMP

NORTH CAROLINA
EXCEL ENVIRONMENTAL ASSOCIATES
P.L.L.C.
NO. P-0129
05.15.2024

NORTH CAROLINA
PROFESSIONAL
SEAL
048687
05.15.2024

DATE OF REVISIONS
4/16/2024

CITY OF GASTONIA (ENGINEERING REVIEW)

SHEET 17
FIRE SUPPRESSION

F:\JOBS\2018\Box\2020\17 Construction Drawings\SKETCH\OLIVER CAMP DWG