



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: September 12, 2025

Re: SUP #526  
Justin and Jennifer Adams, applicant  
Parcel ID# 50468

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on October 6, 2025.*

Request

The applicant is requesting a special use permit for a powder coating operation in the I-G (Industrial General) district. The applicant has not presented a site plan for this use as no changes to the site are anticipated for this new use in the existing building.

Site Area and Description

The request involves a 0.42-acre parcel located at 4252 Burnwood Trail in Catawba Springs Township. The subject property is adjoined by property zoned I-G (Industrial General) and R-S (Residential Suburban). Land uses in this area are primarily industrial. This property is located within an area that is designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing, warehousing, and distribution uses.



## **Special Use Permit Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

## **PART I**

Applicant Name Justin & Jenifer Adams

Applicant Address 7232 Sherrills Ford Rd., Sherrills Ford, NC 28673

Applicant Phone Number 704-577-6213

Property Owner Name William J. Rhine

Property Owner Address 4278 Burnwood Trail, Denver, NC 28037

Property Owner Phone Number

## PART II

Property Location 4252 Burnwood Trail Denver, NC 28037

Property ID (10 digits) 3686-70-9311 Property size 0.428

Parcel # (5 digits) 50468 Deed Book(s) 1604 Page(s) 340

### PART III

## Existing Zoning District I-G

Briefly describe how the property is being used and any existing structures.

## BRICK, DES Service Shop

Brick and metal building with metal overhead doors and metal/glass entry doors

Briefly explain the proposed use and/or structure which would require a Special Use Permit.

Powder Coating Service (3328) for coating of metal products.

Brick & metal building with metal overhead doors and metal/glass entry doors.

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Jennifer Adams  
Applicant's Signature

The information provided is

8-17-25-

Date

Application # \_\_\_\_\_ Date 8/12/2025 \_\_\_\_\_

Applicant's Name Justin & Jenifer Adams \_\_\_\_\_

Applicant's Address 7232 Sherrills Ford Rd., Sherrills Ford, NC 28673 \_\_\_\_\_

Property Location 4252 Burnwood Trail Denver, NC 28037 Existing Zoning I-G \_\_\_\_\_

Proposed Special Use Powder Coating Service \_\_\_\_\_

### **PROPOSED FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES X (will not) NO \_\_\_\_\_

FACTUAL REASONS CITED: Yes, the proposed use will not endanger public health and safety and will follow all applicable health safety regulations mandated by Lincoln County. With respect to health and safety, the use will not differ from other existing uses in this industrial park.

2. The use meets all required conditions and specifications. YES X NO \_\_\_\_\_

FACTUAL REASONS CITED: Special Use Permit is required per Lincoln County Zoning Ordinance. The use (powder coating service) is proposed to be housed within an existing building located 1000ft + from Business 16 Denver, NC; in the existing Burnwood Trail Industrial Park. That building and lot are currently zoned I-G.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES X (will not) NO \_\_\_\_\_

FACTUAL REASONS CITED: Yes, the use will not injure surrounding property values. This service will bring new customers to the industrial park, who may take advantage of neighboring services. In addition this powder coating service has multiple customers located within this industrial park and the Denver, NC area.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES X NO \_\_\_\_\_

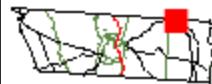
FACTUAL REASONS CITED: This powder coating service will be utilizing an existing building with no planned changes to that building. Therefore it should be in complete harmony with surrounding properties/uses and continued general conformity to applicable County requirements.



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

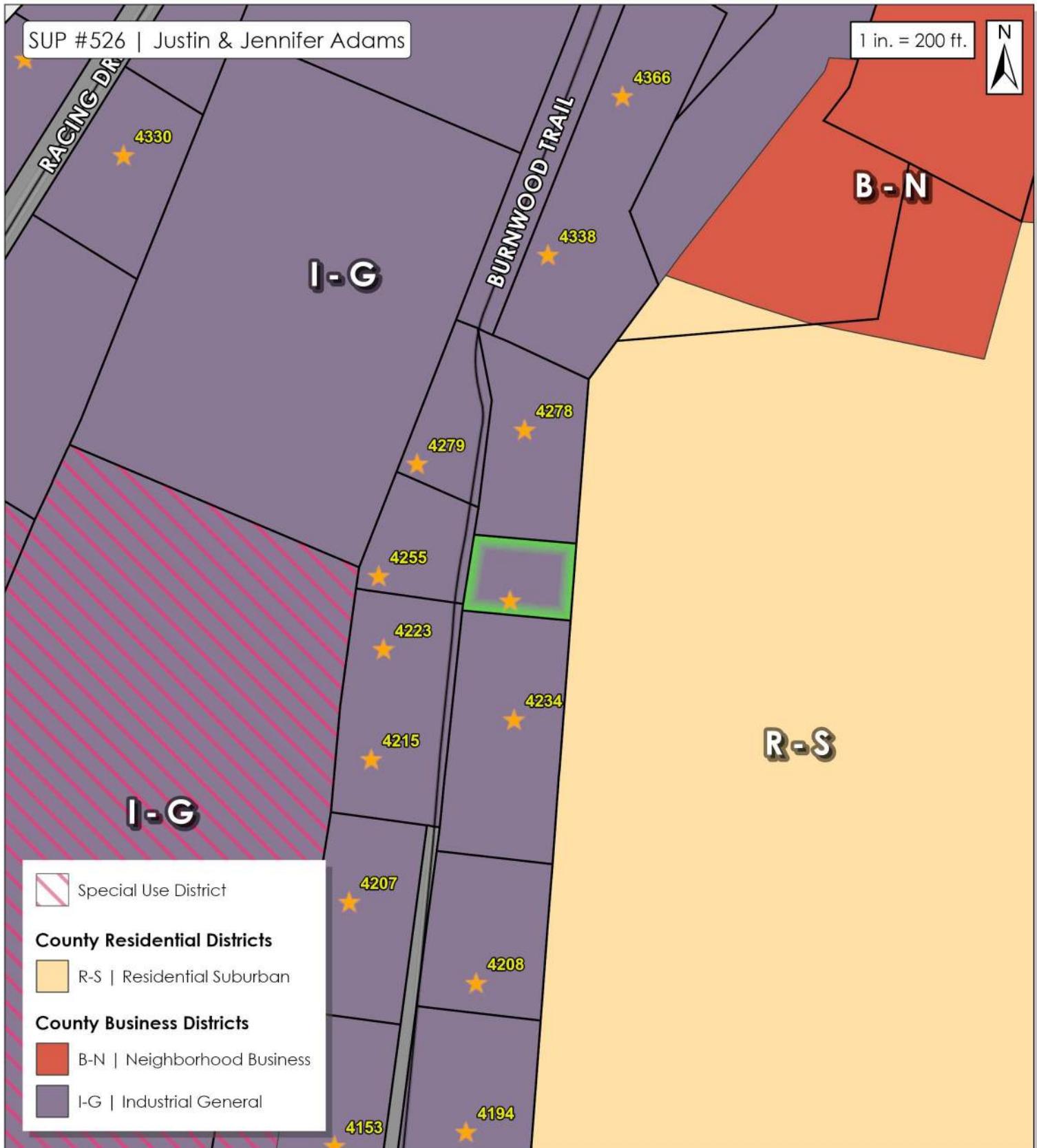
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Date: 9/15/2025 Scale: 1 Inch = 100 Feet



 50468	<b>Parcel ID</b>	50468	<b>Owner</b>	RHINE WILLIAM J
	<b>Map</b>	3686	<b>Mailing</b>	4278 BURNWOOD TRL
	<b>Account</b>	0163546	<b>Address</b>	DENVER, NC 28037-6212
	<b>Deed</b>	1604 340	<b>Last Transaction Date</b>	06/28/2004
	<b>Plat</b>		<b>Subdivision</b>	
	<b>Land Value</b>	\$59,706	<b>Improvement Value</b>	\$142,148
	<b>Total Value</b>	\$201,854		
	<b>Previous Parcel</b>			
	-----All values for Tax Year 2025 -----			
	<b>Description</b>	OFF HWY 16	<b>Deed Acres</b>	0.427
	<b>Address</b>	4252 BURNWOOD TR	<b>Tax Acres</b>	0.428
	<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
	<b>Main Improvement</b>	SERVICE SHOP	<b>Value</b>	\$130,853
	<b>Main Sq Feet</b>	5000	<b>Year Built</b>	1989
	<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> <b>Calc Acres</b>
	I-G		0.43	DW28 0.43
	<b>Watershed</b>		<b>Sewer District</b>	
	0.43		0.43	
	<b>Census County</b>		<b>Tract</b>	<b>Block</b>
	109		071101	2000 0.41
	109		071101	2001 0.01
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	3710368600	0.43



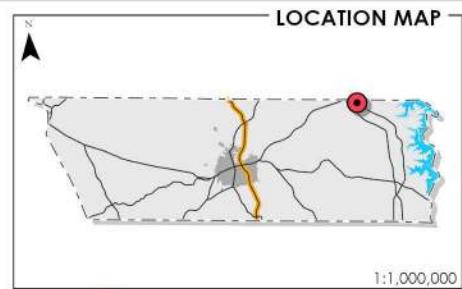
Parcel ID # 50468

- Property Location(s)

See Attached Application for Parcel Information



Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092



Property Location(s)

SUP #526 | Justin & Jennifer Adams

1 in. = 200 ft.



### Land Use Plan

Industrial Center (IC)



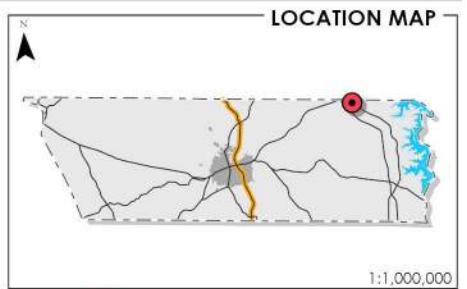
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LOCATION MAP



Property Location(s)