



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.

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

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 Busines 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.

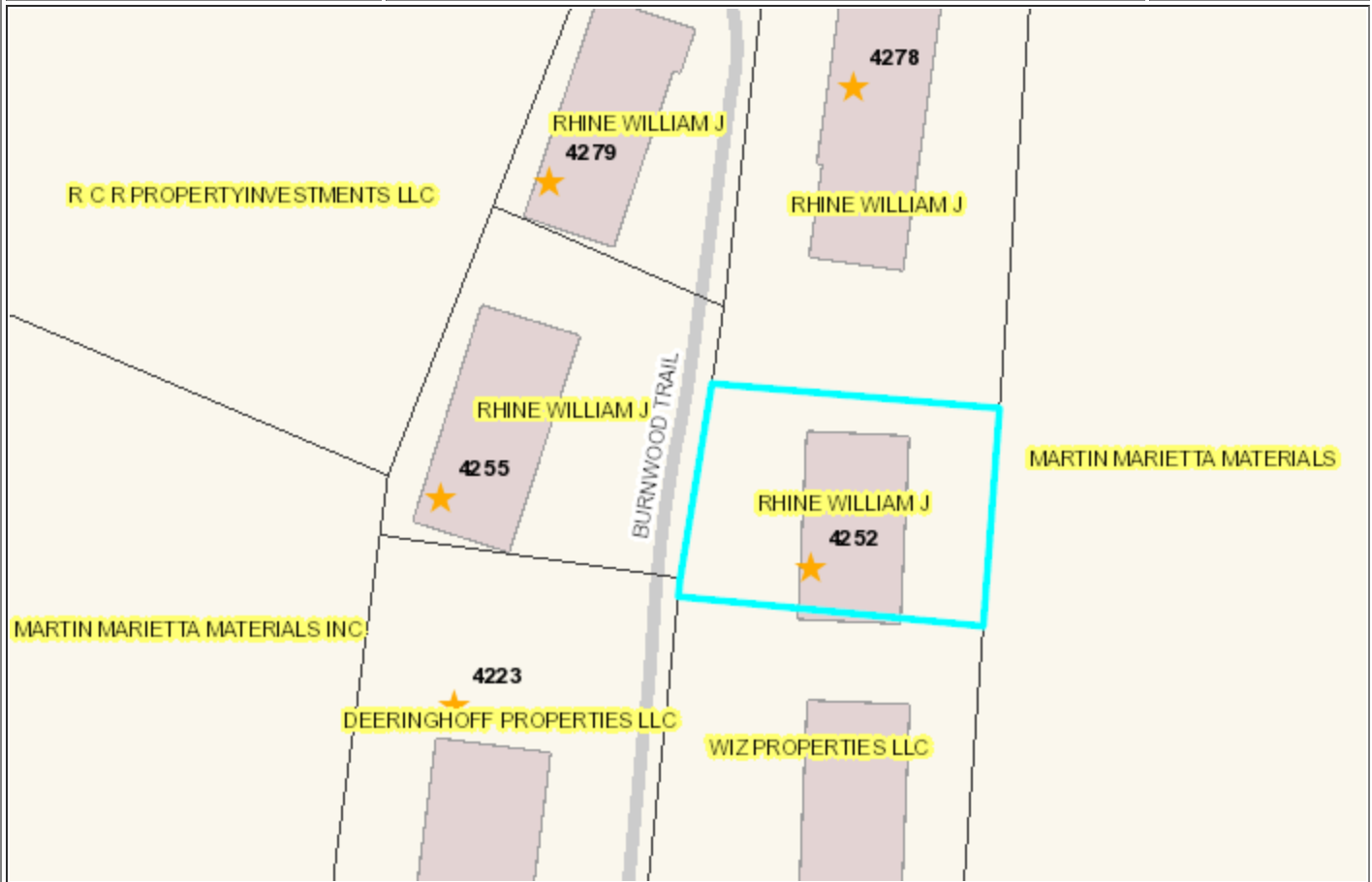


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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



Parcel ID	50468	Owner	RHINE WILLIAM J
Map	3686	Mailing	4278 BURNWOOD TRL
Account	0163546	Address	DENVER, NC 28037-6212
Deed	1604 340	Last Transaction Date	06/28/2004
Plat		Subdivision	
Land Value	\$59,706	Improvement Value	\$142,148
Previous Parcel		Lot	
		Total Value	\$201,854

-----All values for Tax Year 2025 -----

Description	OFF HWY 16	Deed Acres	0.427
Address	4252 BURNWOOD TR	Tax Acres	0.428
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	SERVICE SHOP	Value	\$130,853
Main Sq Feet	5000	Year Built	1989

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
I-G		0.43	DW28	0.43

Watershed	0.43	Sewer District	0.43
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Census County	Tract	Block	
109	071101	2000	0.41
109	071101	2001	0.01

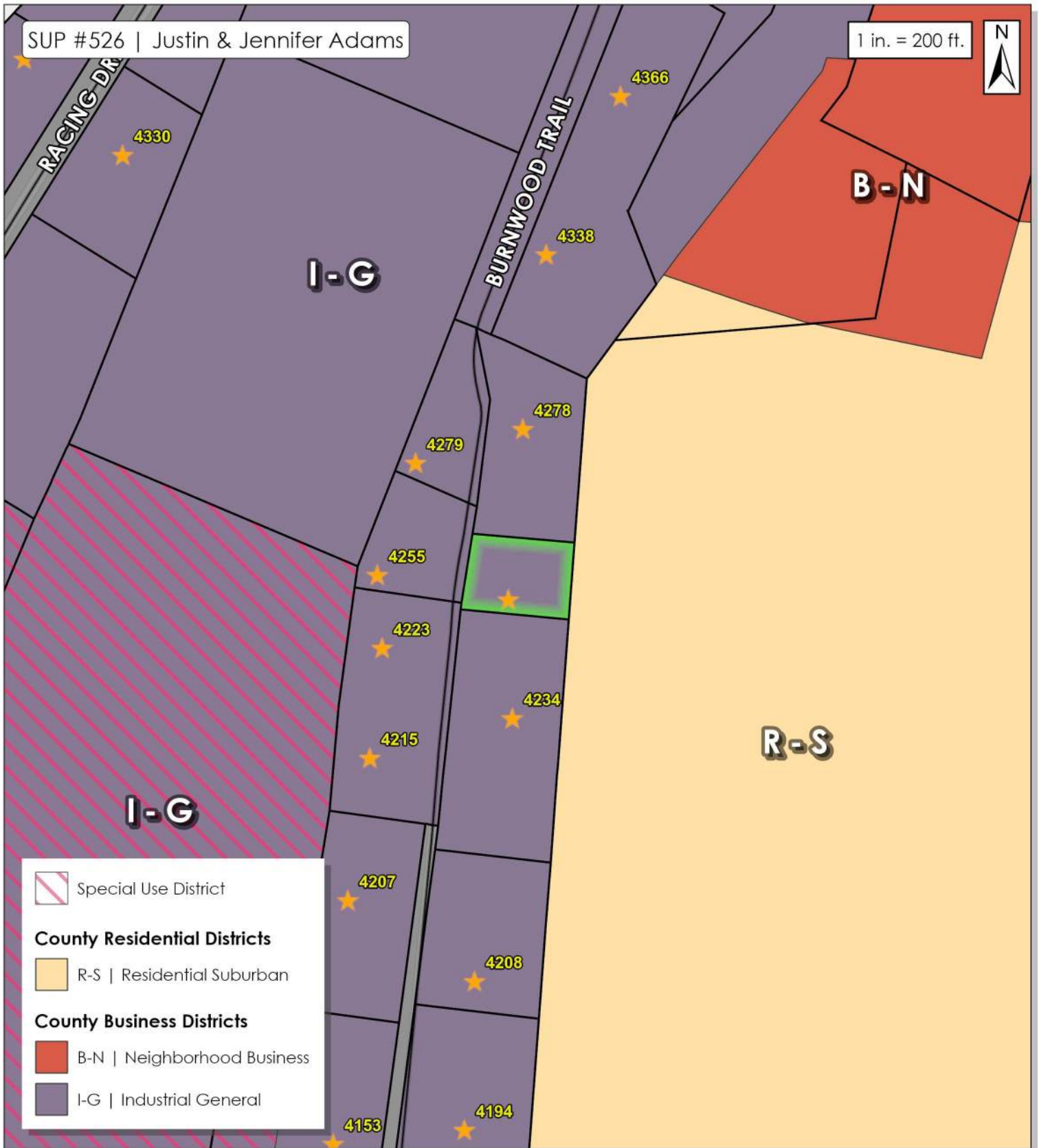
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368600	0.43



50468

SUP #526 | Justin & Jennifer Adams

1 in. = 200 ft.



 Special Use District

County Residential Districts

 R-S | Residential Suburban

County Business Districts

 B-N | Neighborhood Business

 I-G | Industrial General

Parcel ID # 50468

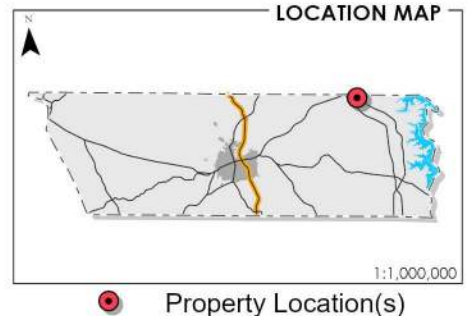
 - Property Location(s)


See Attached Application for Parcel Information



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

LOCATION MAP



 Property Location(s)

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1 in. = 200 ft.



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