



To: Board of County Commissioners
Planning Board

From: Joshua Grant

Date: April 10, 2025

Re: ZMA #750
Sain & Heavner Trucking Co. Inc., applicant
Parcel ID# 15338 and 12831

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 5th, 2025.

Request

The applicant is requesting the rezoning of 5.81-acres from R-S (Residential Suburban) to I-G (Industrial General). The proposed use is to remain the same as a grandfathered Freight Trucking operation. The rezoning is necessary due to the expansion of the operation.

Site Area and Description

The subject property is located at 1957 Cat Square Rd. in Howards Creek Township. The property is adjoined by property zoned R-T (Transitional Residential) and R-S (Residential Suburban) Land uses in this area include business, residential, and agricultural uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads.



Additional Information

Permitted uses in current district

Single Family Residential
(Trucking Operation) Grandfathered
Use*

Permitted uses in proposed district

Freight Trucking Operation
Warehousing
Commercial Storage
Distribution Center

Other Industrial Uses as permitted in I-G district per Article 2.4.5 of LC UDO.

This parcel is located within the WS-II Protected Area of the Indian Creek Watershed, which limits the density of developments with single-family homes to 1.0 unit per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 12% of the project area. However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #750**

Applicant **Saine & Heavner Trucking Co., Inc.**

Parcel ID# **15338 and 12831**

Location **1957 Cat Square Rd.**

Proposed amendment **Rezone 5.81 acres from R-S to I-G.**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The development pattern is characterized by large lots, abundant open space and a high degree of separation between buildings.

This proposed amendment is reasonable in that:

The existing freight trucking operation is a grandfathered nonconforming use that has The parcel that the operation has expanded onto on the adjacent parcel is in common ownership and will be recombined with the original parcel where the use originated. The operation provides employment in the community and has a national footprint in the transportation industry.



Zone 25-00085

Zoning Map Amendment Application

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

Part I

Applicant Name Sain & Hearn Trucking Co. Inc.

Applicant Address 1957 Cat Square Rd., Vale, NC 28168

Applicant Phone Number 704 276 1441

Property Owner's Name Karen M. Sain sain2008@charter.net

Property Owner's Address 6766 Saintown Rd., Vale, NC 28168

Property Owner's Phone Number 704-477-0779

Part II

Property Location 1957 Cat Square Rd., Vale, NC 28168

Property ID # (10 digits) 2685375925 2685384235 Property Size 3.718 / 2.088

Parcel # (5 digits) 15338 12831 Deed Book(s) 3381 Page(s) 198

Part III

Existing Zoning District R-S Proposed Zoning District I-G

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

Office, garage and parking for over the road
trucking company

Briefly explain the proposed use and/or structure which would require a rezoning.

Office, garage and parking for over the road
trucking company. (no change in use)

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

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

Karen M. Sain
Applicant

3-14-2025
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 4/10/2025

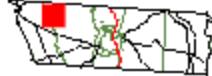
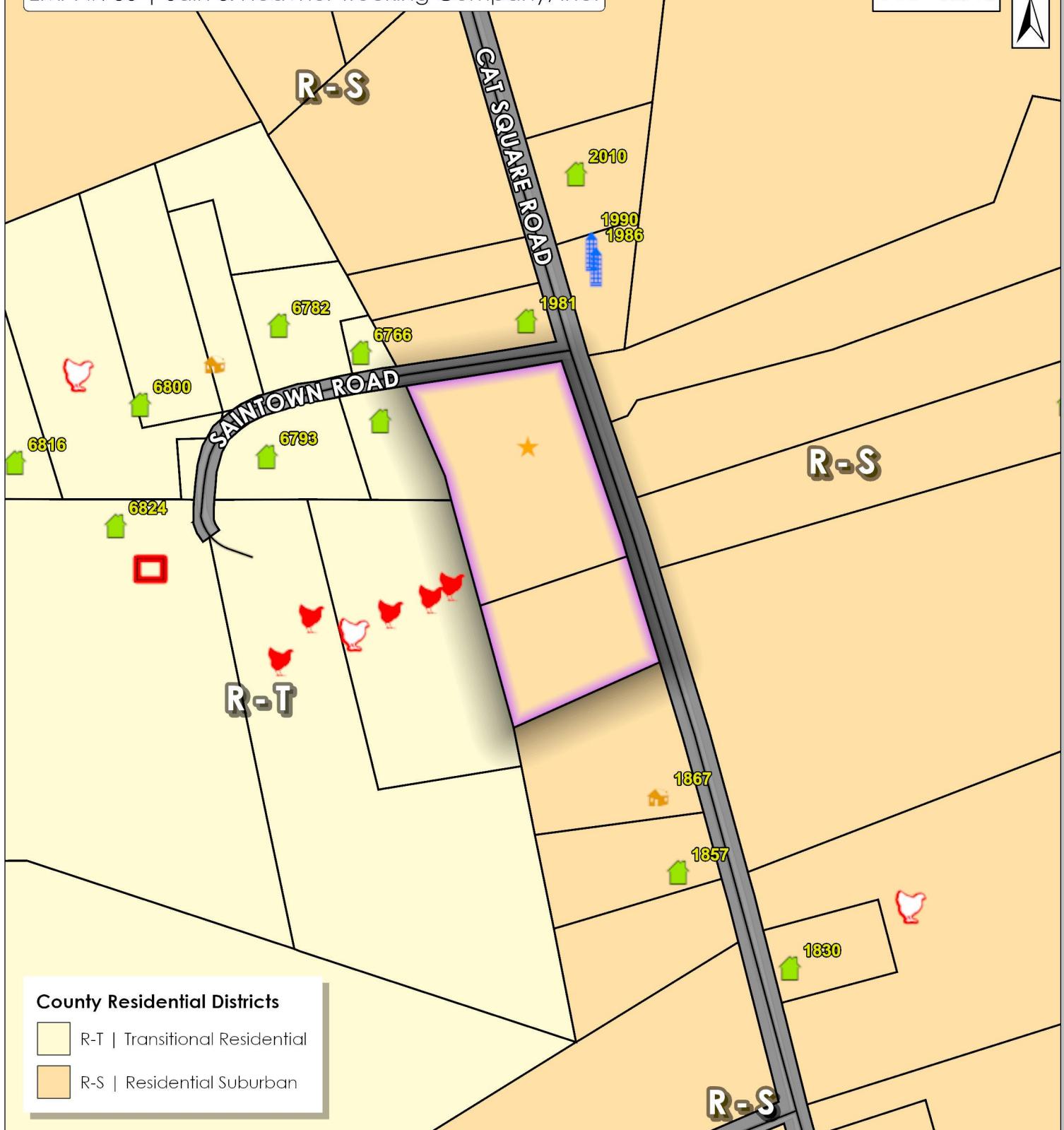


Photo Not Available

Parcel ID	15338	Owner	SAIN KAREN M				
Map	2685	Mailing	6766 SAINTOWN RD				
Account	02898	Address	VALE, NC 28168-5728				
Deed	3381 198	Last Transaction Date	01/24/2025	Sale Price \$0			
Plat		Subdivision		Lot			
Land Value	\$29,180	Improvement Value	\$0	Total Value \$29,180			
Previous Parcel							
-----All values for Tax Year 2025-----							
Description	WILL SAIN RD 1002			Deed Acres 2.37			
Address	CAT SQUARE RD			Tax Acres 2.088			
Township	HOWARDS CREEK			Tax/Fire District UNION			
Main Improvement							
Main Sq Feet							
Stories							
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres			
R-S		2.09	DV08	2.09			
Watershed							
Sewer District							
2.09							
Census County							
Tract							
109							
Block							
1026							
2.09							
Flood	Zone Description			Panel			
X	NO FLOOD HAZARD			3710268400			
				2.09			



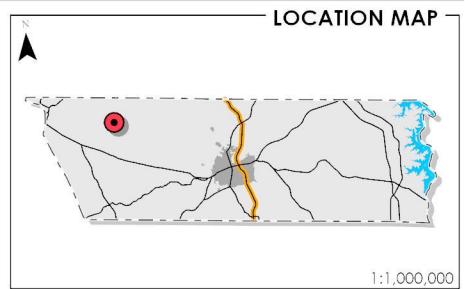
Parcel ID # 15338 & 12831

 - Property Location(s)

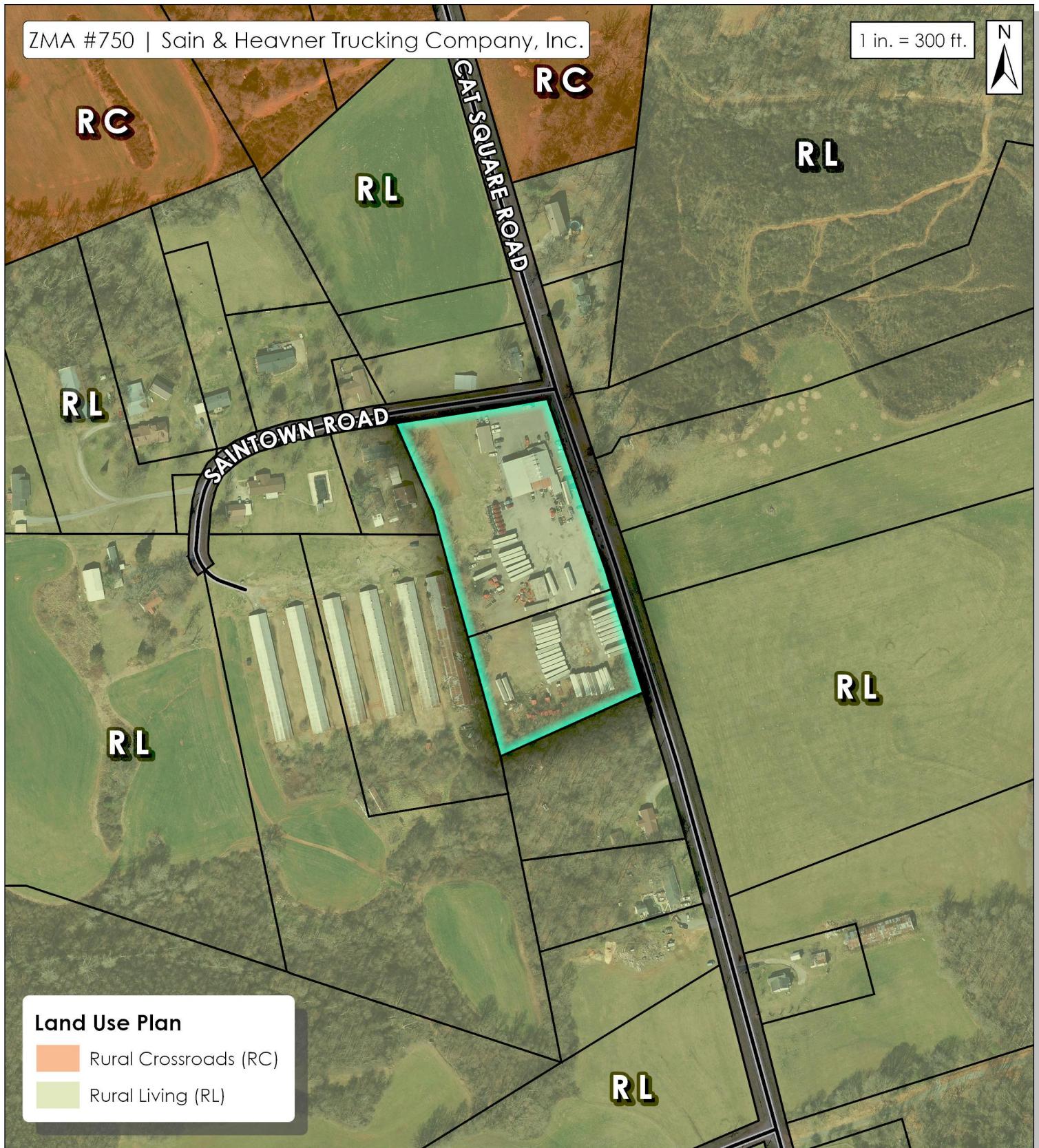


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

See Attached Application for Parcel Information



 Property Location(s)

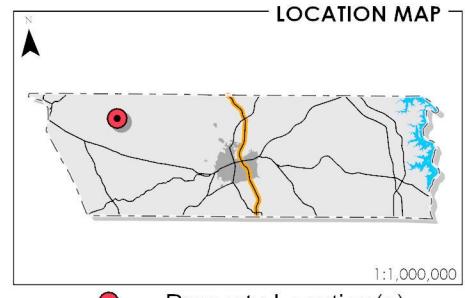


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