



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 + Hearnier 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 Property Size 3.718 / 2.088
2685384235

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

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

3-4-2025
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 4/10/2025

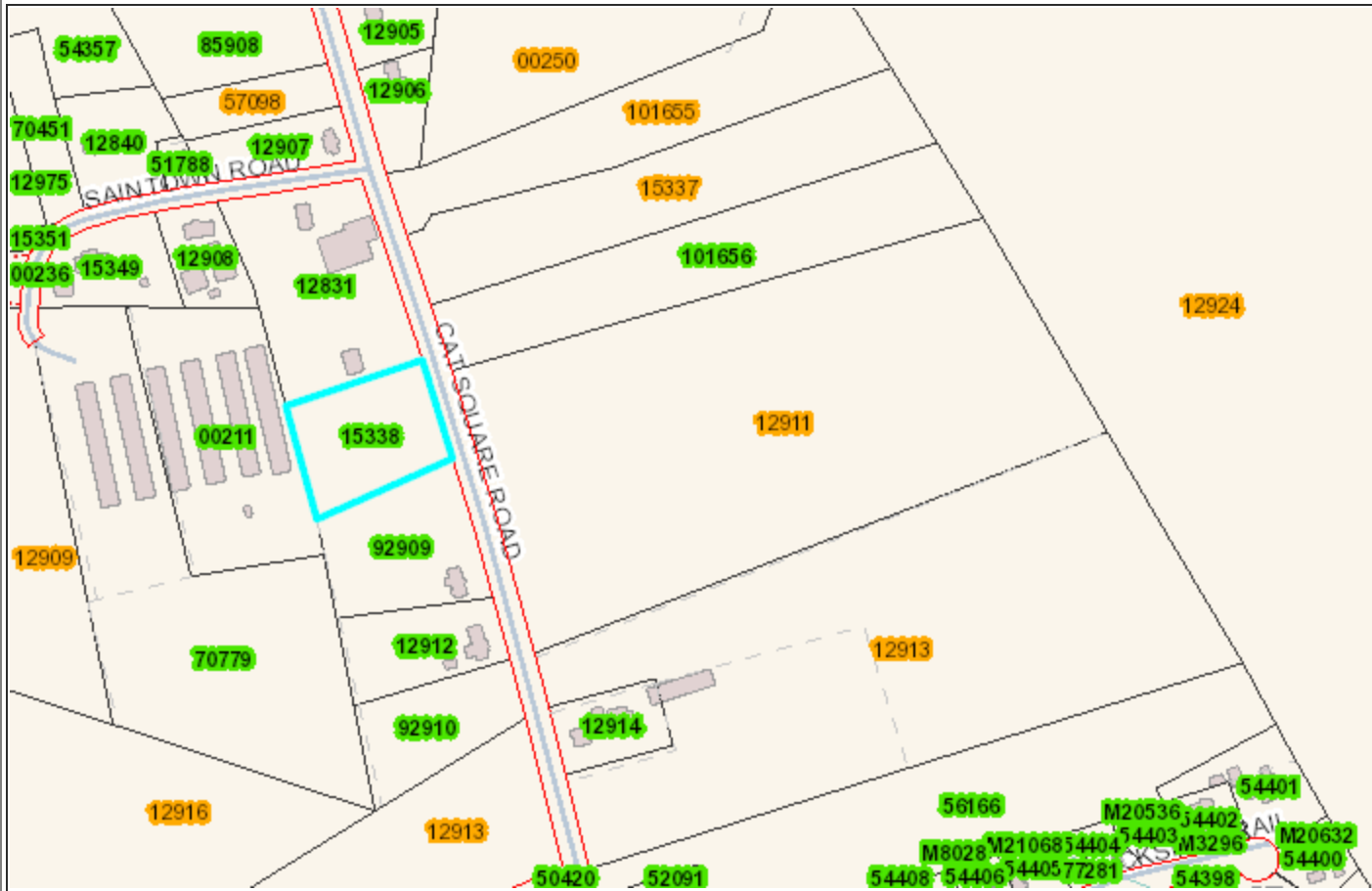
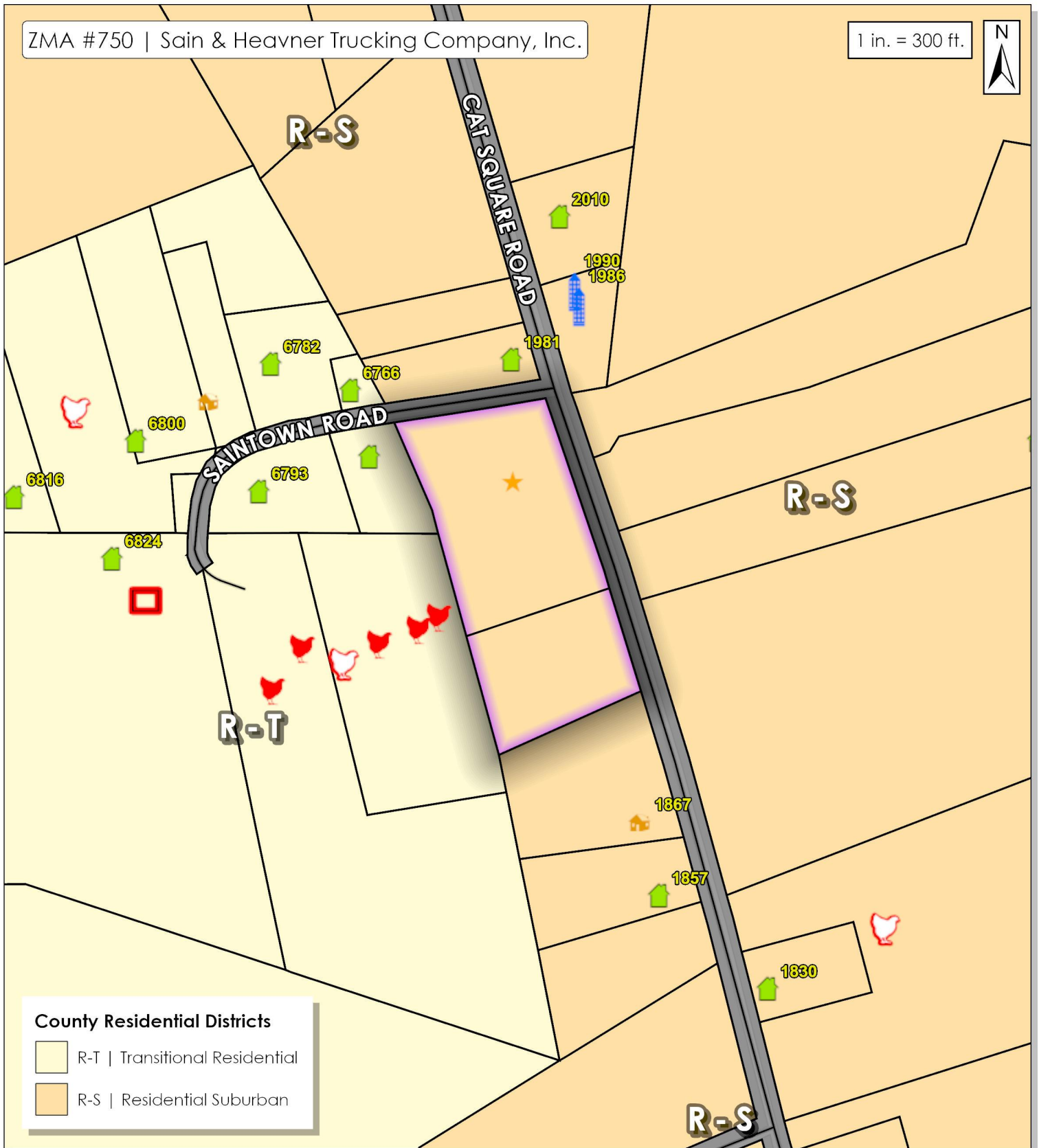


Photo Not
Available

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
Plat		Subdivision	
Land Value	\$29,180	Improvement Value	\$0
Previous Parcel		Sale Price	\$0
-----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		Value	
Main Sq Feet		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-S		2.09	DV08 2.09
Watershed	2.09	Sewer District	2.09
Census County	109	Tract	070600
		Block	1026
			2.09
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710268400	2.09



County Residential Districts

-  R-T | Transitional Residential
-  R-S | Residential Suburban



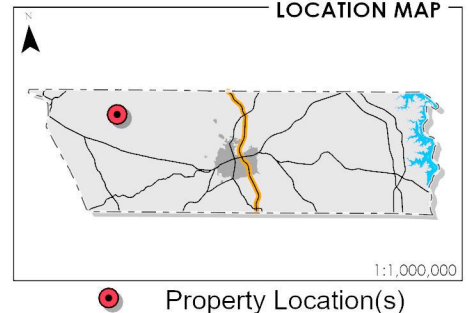
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 15338 & 12831

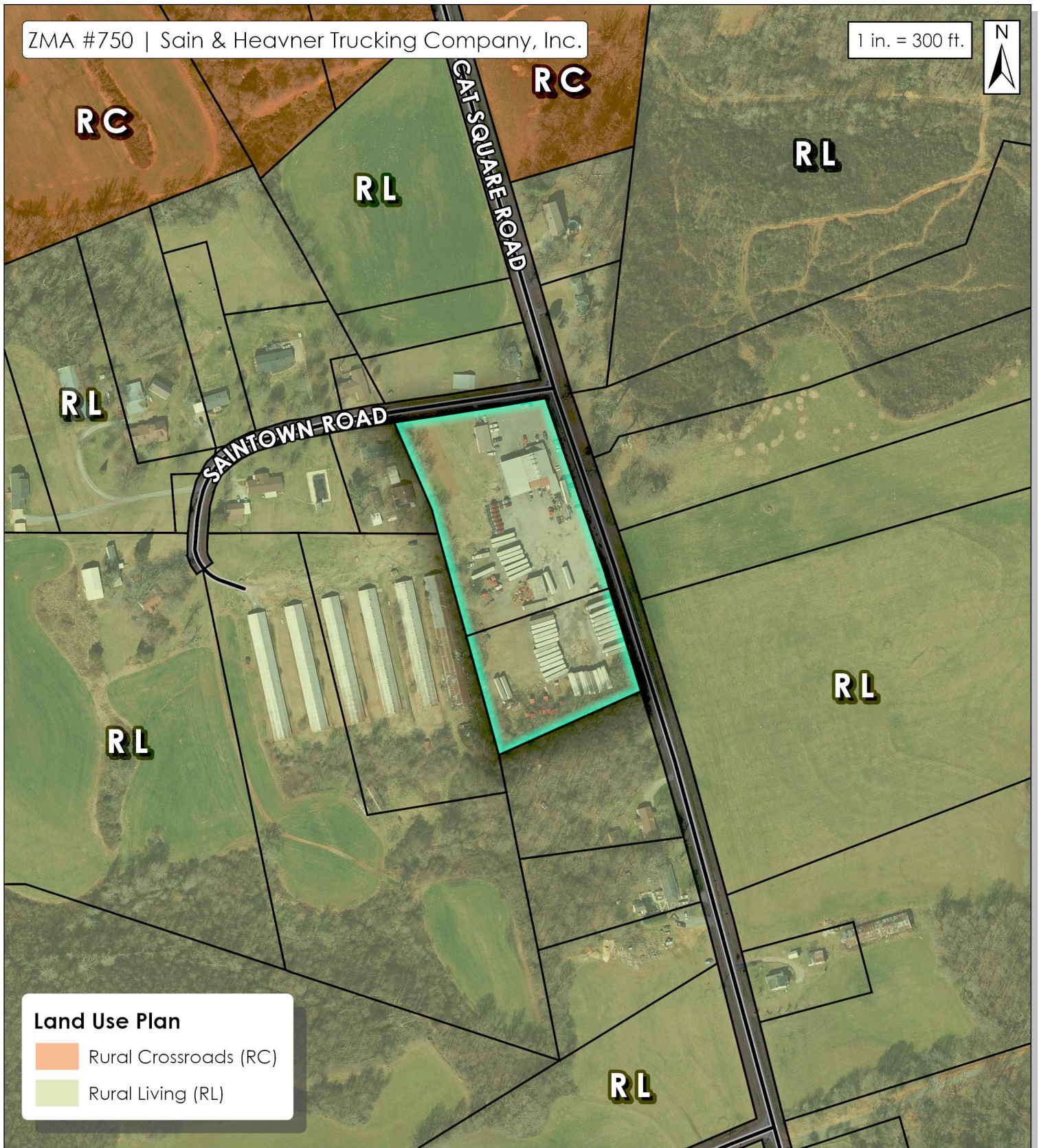
 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)



Land Use Plan

-  Rural Crossroads (RC)
-  Rural Living (RL)



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LOCATION MAP

