



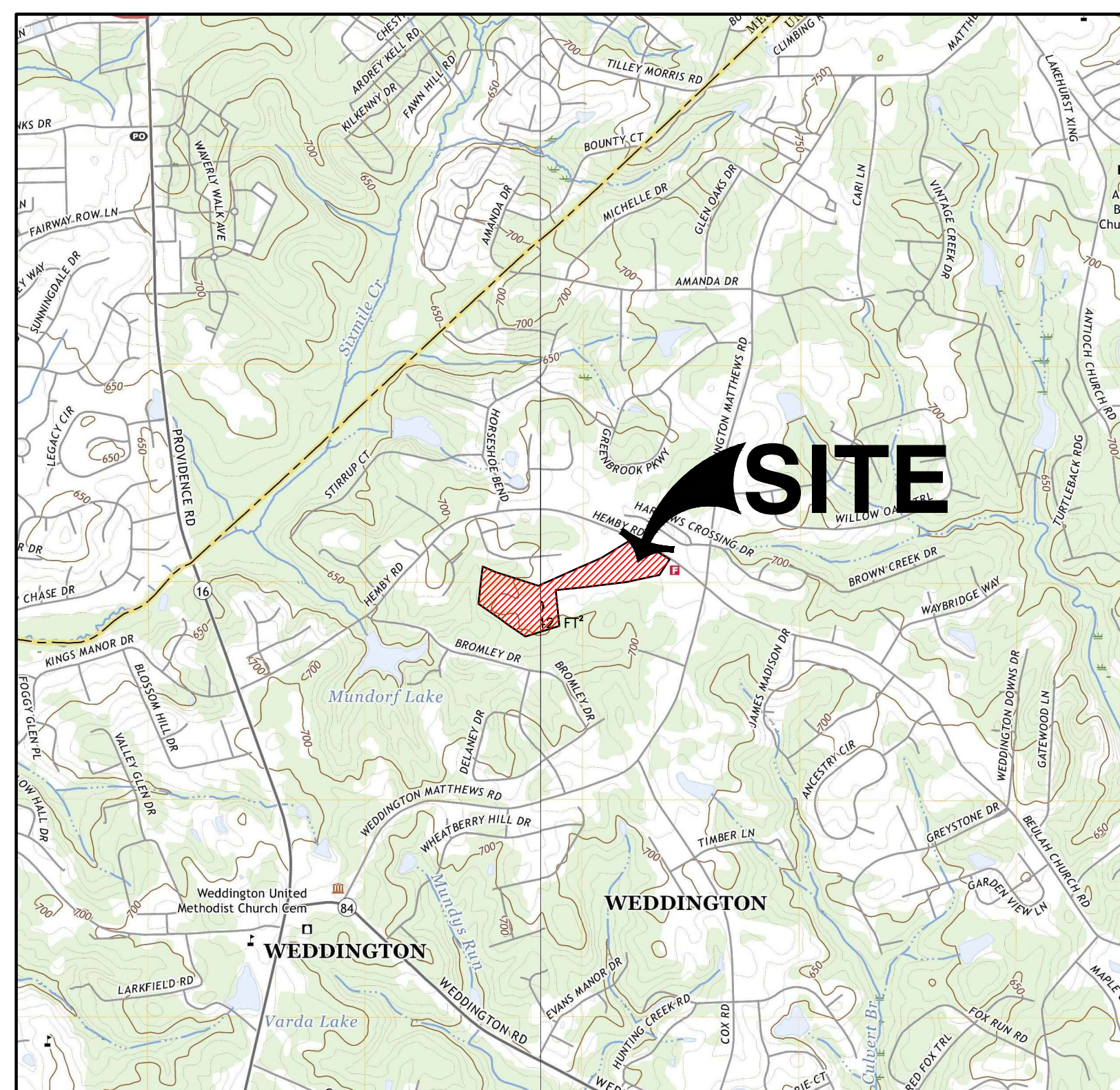
HEMBY ROAD SITE

CONDITIONAL ZONING PETITION

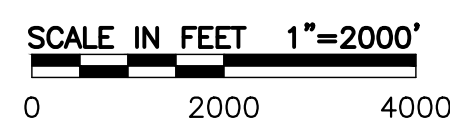
CLASSICA HOMES, LLC

WEDDINGTON, NORTH CAROLINA

JULY 29, 2024



USGS MAP
U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP
TROUTMAN QUADRANGLE, DATED: 2022



OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (980) 237-0373
FX: (980) 237-0372
CONTACT: MASON GREESON, P.E.
EMAIL: MGREESON@CECINC.COM

DEVELOPER

CLASSICA HOMES, LLC
2215 AYRSLEY TOWN BLVD
CHARLOTTE NC 28273
PH: (704) 297-9075
CONTACT: LARRY BURTON
EMAIL: LBURTON@CLASSICAHOMES.COM

LANDSCAPE ARCHITECT

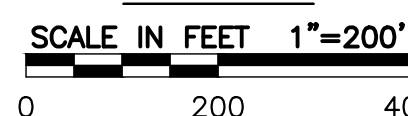
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (704) 293-5289
CONTACT: MARK KIME, PLA
EMAIL: MKIME@CECINC.COM

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (704) 575-6436
CONTACT: PATRICK CORLESS
EMAIL: PCORLESS@CECINC.COM



SITE MAP

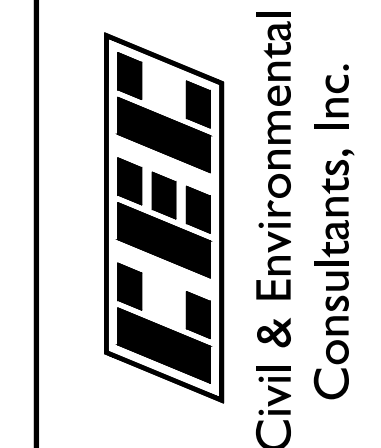


Sheet List Table	
Sheet Number	Sheet Title
CP-0.0	COVER SHEET
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CP-2.0	CONTEXT PLAN
CP-3.0	CONSERVATIONAL SITE PLAN
CP-4.0	CONSERVATION PLAN
CP-5.0	ENVIRONMENTAL PLAN
CP-7.0	SLOPE ANALYSIS
CP-8.0	SOIL MAP
CP-6.0	TREE SURVEY

REVISION RECORD

NO.	DATE	DESCRIPTION

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HEMBY ROAD SITE
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

COVER SHEET

DATE:	JULY, 2024	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO.:	343-066	APPROVED BY:	MEK

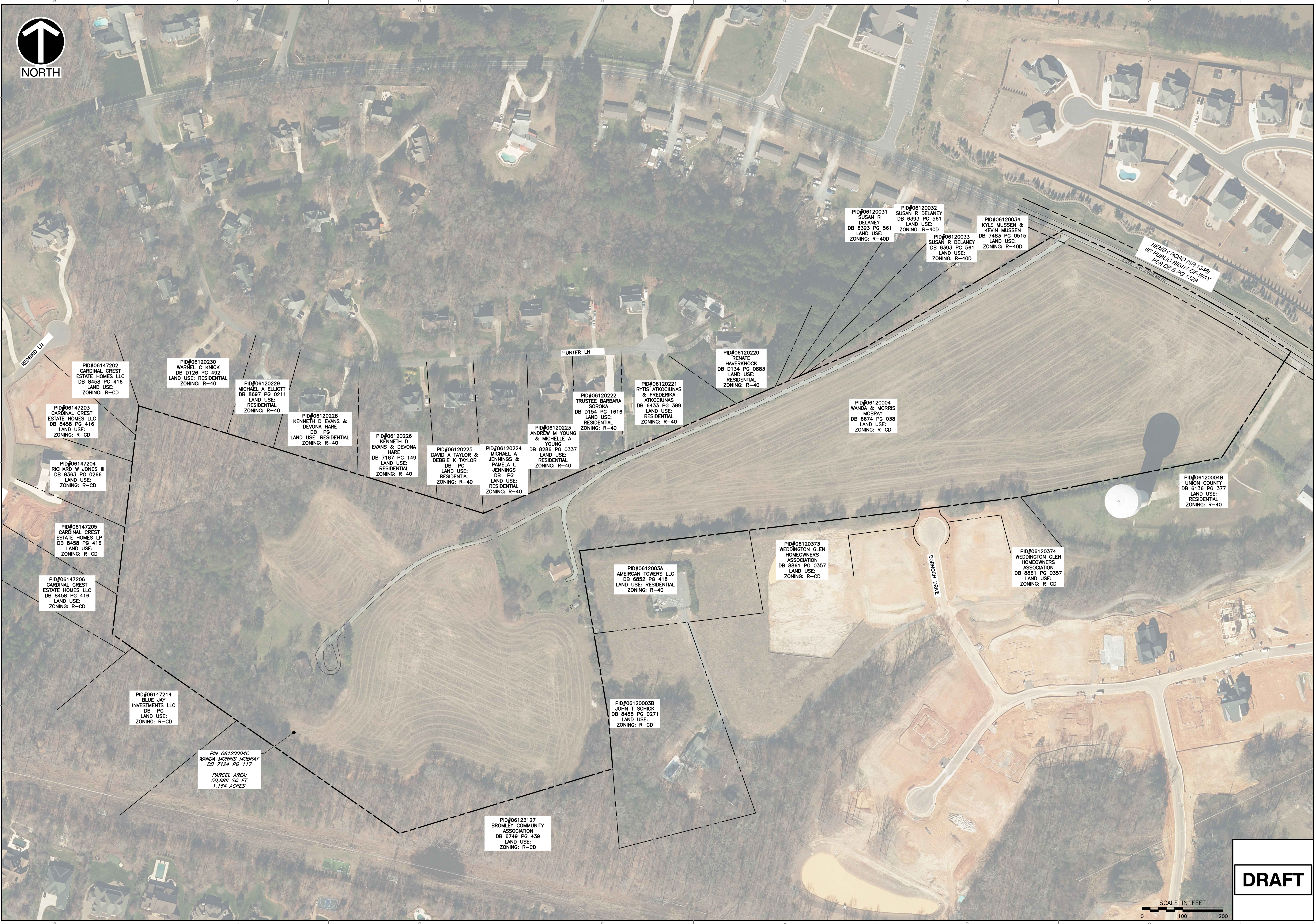
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DRAWING NO.:

CP-0.0




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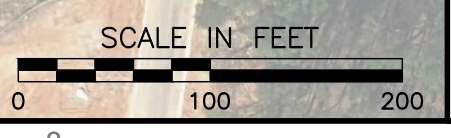


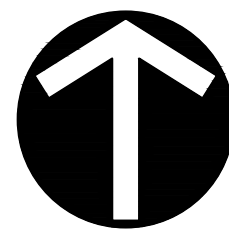
Civil & Environmental
Consultants, Inc.

HEMBY ROAD SITE
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

AERIAL PLAN	
DATE: JULY, 2024	DRAWN BY: IGC
DWG SCALE: AS SHOWN	MLG
PROJECT NO: 343-066	MEK
APPROVED BY:	
CP-1.0	

DRAFT

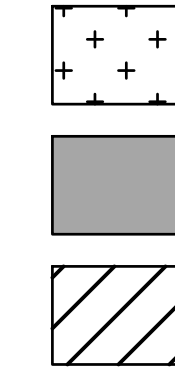




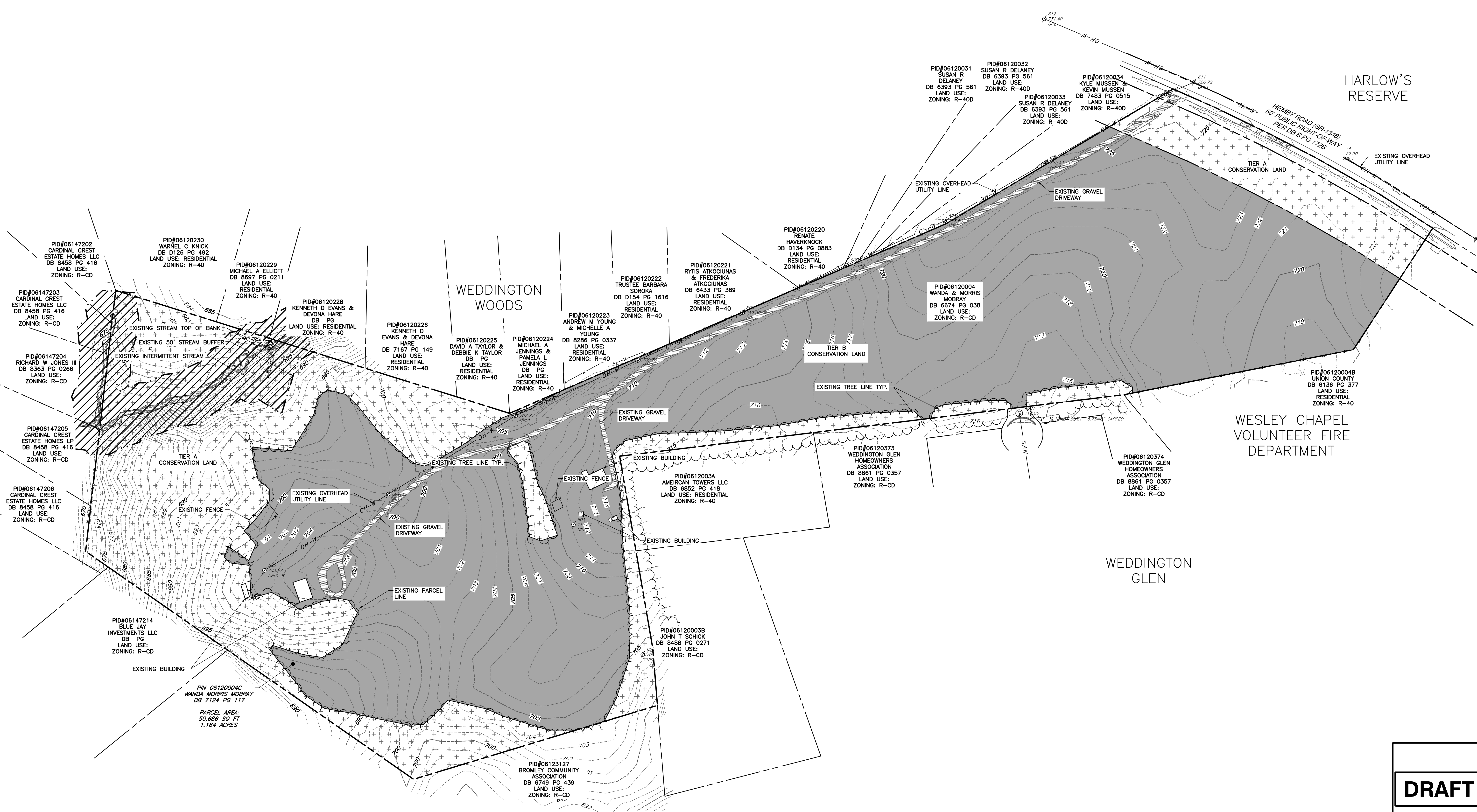
NORTH

ENVIRONMENTAL SUMMARY:

CONSERVATION LANDS:	
TOTAL SITE ACREAGE:	±36.122 AC
TOTAL CONSERVATION LANDS:	±34.69 AC
TIER A, HIGHEST PRIORITY (FORESTLANDS, STEEP SLOPES (25%), VIEWSHEDS FROM THROUGHFARES):	±23.54 AC
TIER B, MEDIUM PRIORITY: (FARMLANDS, MEADOWS, PASTURES, AND GRASSLANDS)	±11.15 AC
STREAM BUFFER:	±1.50 AC



1,000' OFFSET FROM PROPERTY LINE, TYP.



REVISION RECORD

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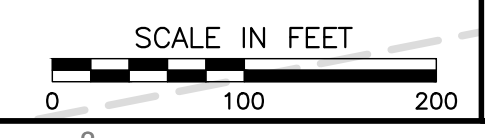
CEC
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HEMBY ROAD SITE
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

CONTEXT PLAN

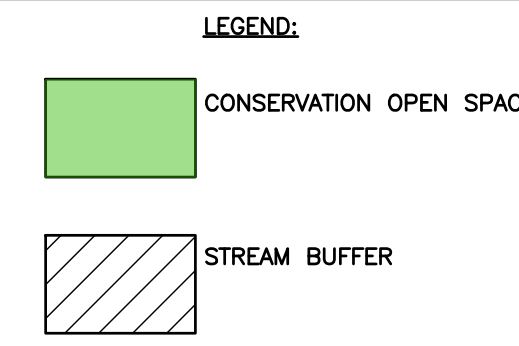
DATE:	JULY, 2024	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO.:	343-066	APPROVED BY:	MEK

DRAFT



DRAWING NO. CP-2.0

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DEVELOPMENT SUMMARY:

PARCELS:
 PIN: 06126004 ±34.962 ACRES (R-CD)
 PIN: 06126004C ± 1.16 ACRES (R-40)
 TOTAL: ±36.122 ACRES

EXISTING ZONING: R-CD & R-40
 PROPOSED ZONING: R-CD CONSERVATION
 PROPOSED USE: SINGLE-FAMILY

CONSERVATION SUBDIVISION STANDARDS:
 MINIMUM LOT SIZE: 12,000 SF
 MINIMUM LOT WIDTH: 80 FEET
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 15 FEET*
 CORNER SETBACK: 25 FEET
 REAR SETBACK: 30 FEET
 MAXIMUM HEIGHT: 35 FEET
 *A SEPARATION OF 30 FEET MUST BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

PROPOSED DEVELOPMENT:
 TOTAL: 27 LOTS
 PROPOSED DENSITY: 0.75 DUA

CONSERVATION OPEN SPACE REQUIRED: 18.06 ACRES (50.00%)
 CONSERVATION OPEN SPACE PROVIDED: 18.31 ACRES (50.67%)

CUL-DE-SAC ROAD A: 164.39 LF
 CUL-DE-SAC ROAD C: 406.08 LF

NO.	DATE	REVISION RECORD DESCRIPTION

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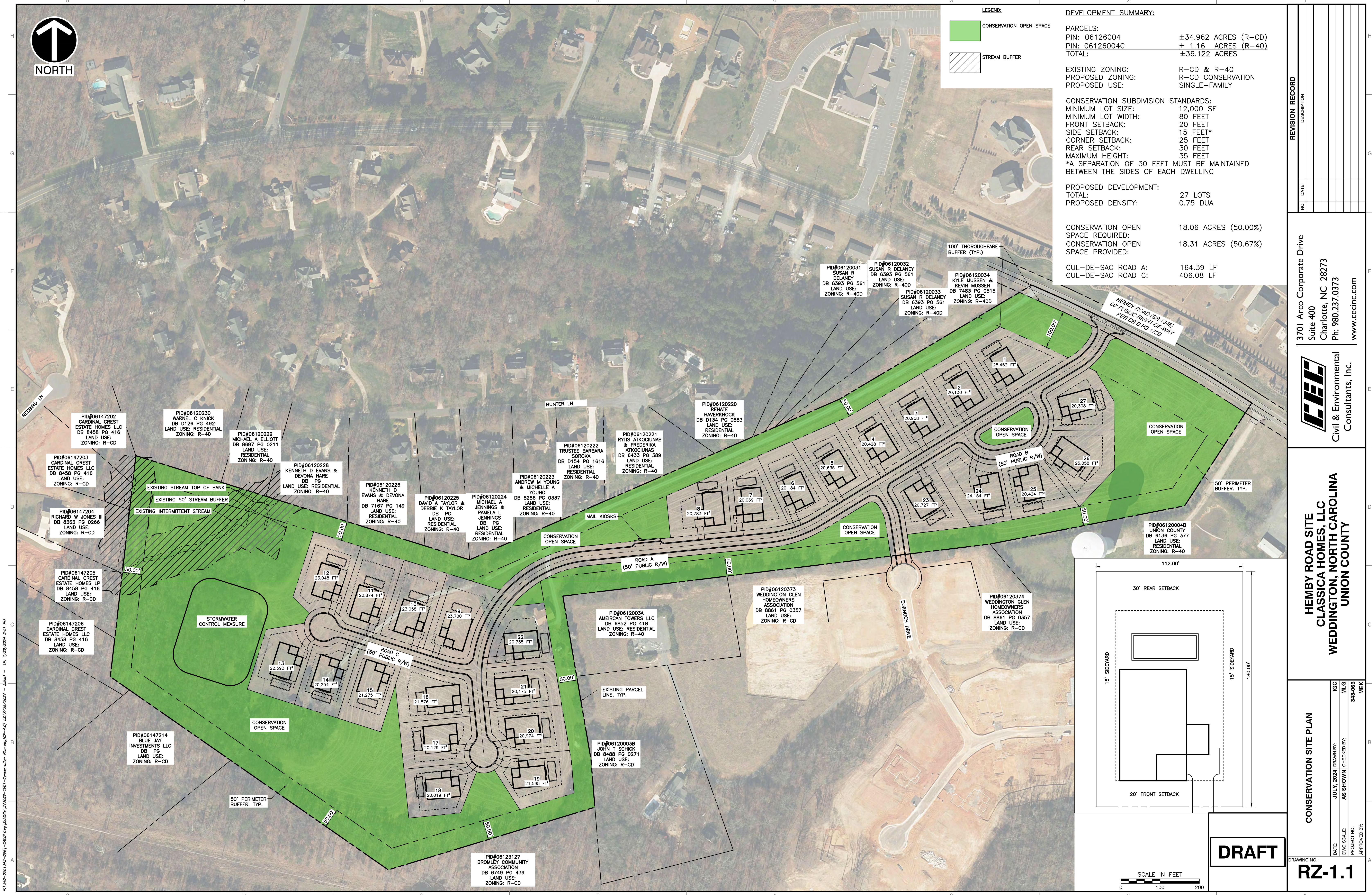
HEMBY ROAD SITE
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

CONSERVATION SITE PLAN

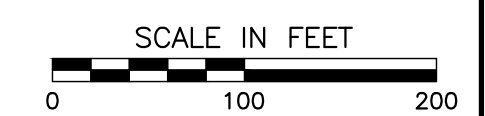
DATE: JULY, 2024 | DRAWN BY: IGC
 DWG SCALE: AS SHOWN | PROJECT NO: 343-066
 PROJECT NO: 343-066 | CHECKED BY: MLG
 APPROVED BY: MEK

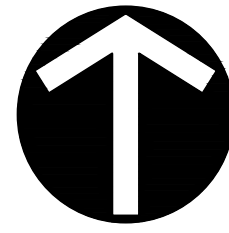
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DRAWING NO: **RZ-1.1**



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NORTH

ENVIRONMENTAL SUMMARY:

CONSERVATION LANDS:

TIER A, HIGHEST PRIORITY (FORESTLANDS, STEEP SLOPES (25%), VIEWSHEDS FROM THROUGHFARES): ±10.55 AC

TIER A TO REMAIN: ±8.41 AC

TIER A TO REMOVE: ±2.14 AC

TIER B, MEDIUM PRIORITY (FARMLANDS, MEADOWS, PASTURES, AND GRASSLANDS): ±24.83 AC

TIER B TO REMAIN: ±7.01 AC

TIER B TO REMOVE: ±17.82 AC

TOTAL EXISTING CONSERVATION AREAS TO REMAIN ±15.42 AC

TOTAL CONSERVATION OPEN SPACE ±18.32 AC

ADDED CONSERVATION OPEN SPACE ±2.9 AC

NOT MORE THAN 20 PERCENT (20%) OF THE MINIMUM REQUIRED AREA OF CONSERVATION LANDS SHALL BE COMPRISED OF WETLANDS, SUBMERGED LANDS, STEEP SLOPES, FLOODWAYS, OR LAND UNDER HIGH VOLTAGE ELECTRICAL TRANSMISSION LINES.

WETLAND BUFFER AND SLOPE GREATER THAN 25% ±1.71 AC 9.33%

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 WEDDINGTON, NORTH CAROLINA
 UNION COUNTY

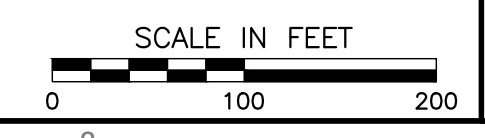
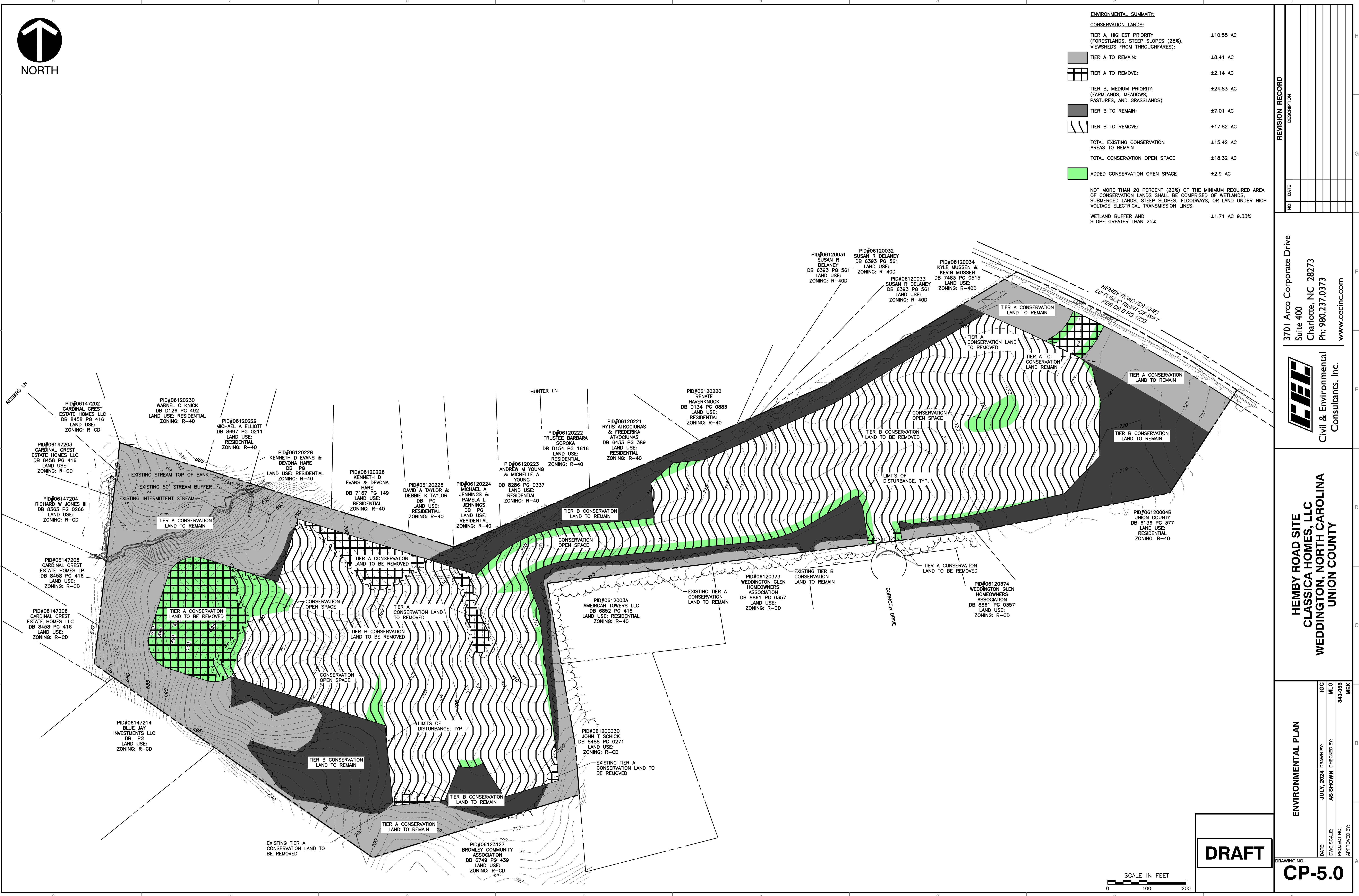
ENVIRONMENTAL PLAN

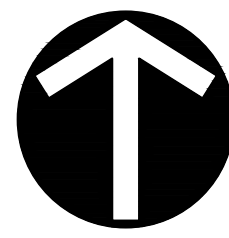
DRAFT

DATE: JULY, 2024 | DRAWN BY: IGC
 DIVS SCALE: AS SHOWN | CHECKED BY: MLG
 PROJECT NO: 343-066
 APPROVED BY: MEK

ENVIRONMENTAL PLAN
 CP-5.0

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NORTH

EXISTING TREE

REVISION RECORD

DESCRIPTION

NO. DATE

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Consultants, Inc.

HEMBY ROAD SITE
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

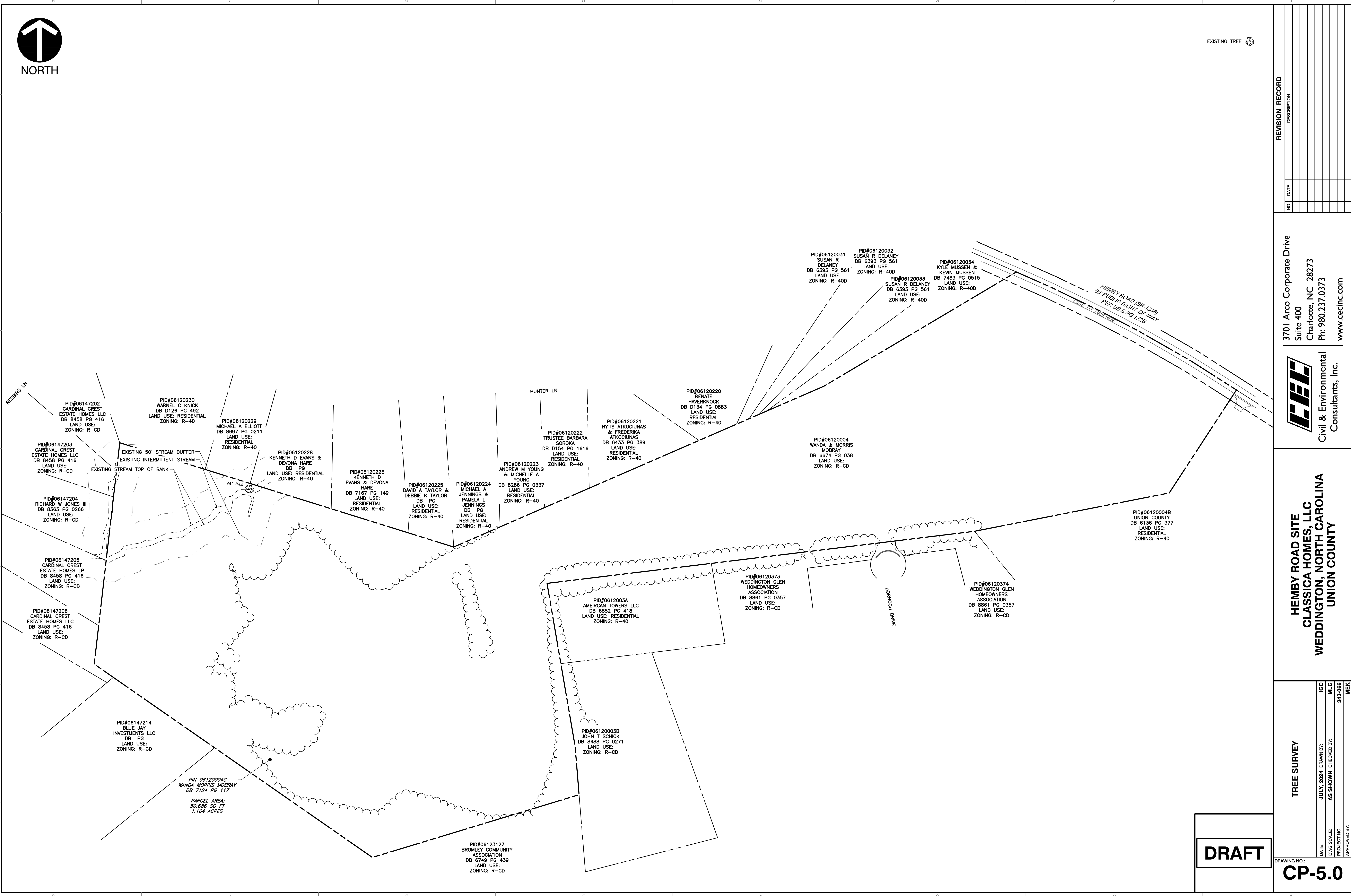
TREE SURVEY

DATE: JULY, 2024 | DRAWN BY: IGC
DWS SCALE: AS SHOWN | CHECKED BY: MLG
PROJECT NO: 343-066
APPROVED BY: MEK

DRAFT

DRAWING NO.:
CP-5.0

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PID#06147202
CARDINAL CREST
ESTATE HOMES LLC
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147203
CARDINAL CREST
ESTATE HOMES LLC
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147204
RICHARD W JONES III
DB 8363 PG 0266
LAND USE:
ZONING: R-CD

PID#06147205
CARDINAL CREST
ESTATE HOMES LP
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147206
CARDINAL CREST
ESTATE HOMES LLC
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147214
BLUE JAY
INVESTMENTS LLC
DB PG
LAND USE:
ZONING: R-CD

PID#06120230
WARNEL C KNICK
DB D126 PG 492
LAND USE: RESIDENTIAL
ZONING: R-40

PID#06120229
MICHAEL A ELLIOTT
DB 8697 PG 0211
LAND USE:
ZONING: R-40

PID#06120228
KENNETH D EVANS &
DEVONA HARE
DB PG
LAND USE: RESIDENTIAL
ZONING: R-40

PID#06120226
KENNETH D
EVANS & DEVONA
HARE
DB 7167 PG 149
LAND USE:
ZONING: R-40

PID#06120225
DAVID A TAYLOR &
DEBBIE K TAYLOR
DB PG
LAND USE:
ZONING: R-40

PID#06120224
MICHAEL A
JENNINGS &
PAMELA L
JENNINGS
DB PG
LAND USE:
ZONING: R-40

PID#06120223
ANDREW M YOUNG
& MICHELLE A
YOUNG
DB 8286 PG 0337
LAND USE:
ZONING: R-40

PID#06120222
TRUSTEE BARBARA
SOROKA
DB D154 PG 1616
LAND USE:
ZONING: R-40

PID#06120221
RITIS ATKOCUNAS
& FREDERIKA
ATKOCUNAS
DB 6433 PG 389
LAND USE:
ZONING: R-40

PID#06120220
RENAE
HAVERKNOCK
DB D134 PG 0883
LAND USE:
ZONING: R-40

PID#06120031
SUSAN R
DELANEY
DB 6393 PG 561
LAND USE:
ZONING: R-40D

PID#06120032
SUSAN R DELANEY
DB 6393 PG 561
LAND USE:
ZONING: R-40D

PID#06120033
SUSAN R DELANEY
DB 6393 PG 561
LAND USE:
ZONING: R-40D

PID#06120034
KYLE MUSSEN &
KEVIN MUSSEN
DB 7483 PG 0515
LAND USE:
ZONING: R-40D

PID#06120004
WANDA & MORRIS
MOBRAY
DB 6574 PG 038
LAND USE:
ZONING: R-CD

PID#06120004B
UNION COUNTY
DB 6136 PG 377
LAND USE:
ZONING: R-40

PID#06120373
WEDDINGTON GLEN
HOMEOWNERS
ASSOCIATION
DB 8861 PG 0357
LAND USE:
ZONING: R-CD

PID#06120374
WEDDINGTON GLEN
HOMEOWNERS
ASSOCIATION
DB 8861 PG 0357
LAND USE:
ZONING: R-CD

PID#0612003A
AMERICAN TOWERS LLC
DB 6852 PG 418
LAND USE: RESIDENTIAL
ZONING: R-40

PID#06120003B
JOHN T SCHICK
DB 8488 PG 0271
LAND USE:
ZONING: R-CD

PID#06123127
BROMLEY COMMUNITY
ASSOCIATION
DB 6749 PG 439
LAND USE:
ZONING: R-CD

PIN 06120004C
WANDA MORRIS MOBRAY
DB 7124 PG 117
PARCEL AREA:
50,686 SQ FT
1.164 ACRES

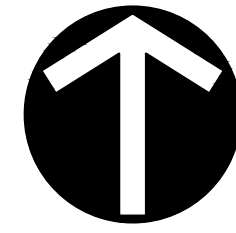
EXISTING 50' STREAM BUFFER
EXISTING INTERMITTENT STREAM
EXISTING STREAM TOP OF BANK

HEMBY ROAD (SR 1946)
60' PUBLIC RIGHT-OF-WAY
PER DB B PG 172B

DORNICH DRIVE

HUNTER LN

REDBIRD LN



NORTH

SLOPES TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (AC)
1	0.03%	5.00%	Light Green	29.48
2	5.00%	10.00%	Medium Green	7.55
3	10.00%	15.00%	Yellow	2.38
4	15.00%	20.00%	Orange	0.82
5	20.00%	100.00%	Red	1.07

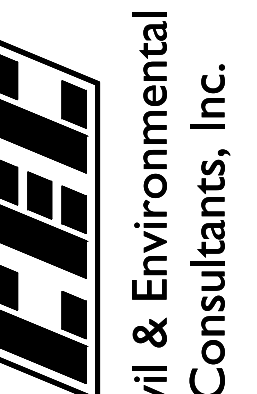
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Consultants, Inc.

HEMBY ROAD SITE
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

SLOPE ANALYSIS

DRAWING NO.

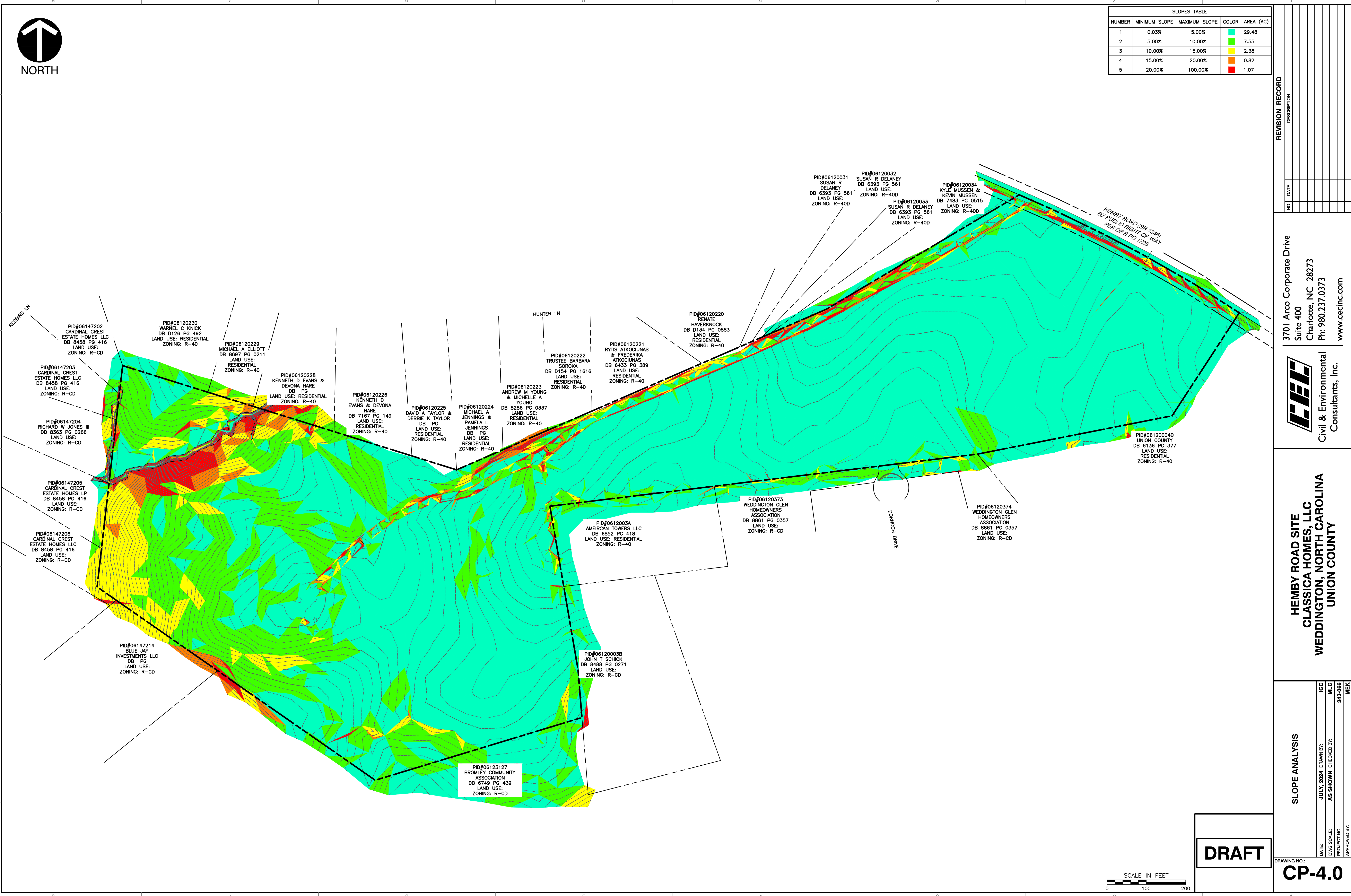
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DATE:	JULY, 2024	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO:	343-066	APPROVED BY:	MEK

DRAFT

SCALE IN FEET
0 100 200

\\fs01\001\A-L-0961-0002\Comp\Kathleen.LK066-CV1-300-Amp\Map\Analysis\CP-4.0 LS(7/29/2024 - 10) - 10.mxd - Lp: 7/29/2024 3:52 PM



PID#06147202
CARDINAL CREST
ESTATE HOMES LLC
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06120230
WARNEL C KNICK
DB D126 PG 492
LAND USE: RESIDENTIAL
ZONING: R-40

PID#06120229
MICHAEL A ELLIOTT
DB 8697 PG 0211
LAND USE:
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KENNETH D EVANS &
DEVONA HARE
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LAND USE: RESIDENTIAL
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KENNETH D
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DB 7167 PG 149
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ANDREW M YOUNG
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DB 8286 PG 0337
LAND USE:
ZONING: R-40

PID#06120222
TRUSTEE BARBARA
SOROKA
DB D154 PG 1616
LAND USE:
ZONING: R-40

PID#06120221
RYTIS ATKOCIUNAS
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DB 6433 PG 389
LAND USE:
ZONING: R-40

PID#06120220
RENATE
HAVERKNOCK
DB D134 PG 0683
LAND USE:
ZONING: R-40

PID#06120031
SUSAN R
DELANEY
DB 6393 PG 561
LAND USE:
ZONING: R-40D

PID#06120032
SUSAN R DELANEY
DB 6393 PG 561
LAND USE:
ZONING: R-40D

PID#06120033
SUSAN R DELANEY
DB 6393 PG 561
LAND USE:
ZONING: R-40D

PID#06120034
KYLE MUSSEN &
KEVIN MUSSEN
DB 7483 PG 0515
LAND USE:
ZONING: R-40D

HEMBY ROAD (SR-1346)
80' PUBLIC RIGHT-OF-WAY
PET. DB 6 PG 1,2,8

PID#06147206
CARDINAL CREST
ESTATE HOMES LLC
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147205
CARDINAL CREST
ESTATE HOMES LP
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147204
RICHARD W JONES III
DB 8363 PG 0266
LAND USE:
ZONING: R-CD

PID#06147203
CARDINAL CREST
ESTATE HOMES LLC
DB 8458 PG 416
LAND USE:
ZONING: R-CD

PID#06147214
BLUE JAY
INVESTMENTS LLC
DB PG
LAND USE:
ZONING: R-CD

PID#06120038
JOHN T SCHICK
DB 8488 PG 0271
LAND USE:
ZONING: R-CD

PID#06123127
BROMLEY COMMUNITY
ASSOCIATION
DB 6749 PG 439
LAND USE:
ZONING: R-CD

PID#0612003A
AMERICAN TOWERS LLC
DB 6852 PG 418
LAND USE: RESIDENTIAL
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PID#06120373
WEDDINGTON GLEN
HOMEOWNERS
ASSOCIATION
DB 8861 PG 0357
LAND USE:
ZONING: R-CD

PID#06120374
WEDDINGTON GLEN
HOMEOWNERS
ASSOCIATION
DB 8861 PG 0357
LAND USE:
ZONING: R-CD

PID#061200048
UNION COUNTY
DB 6136 PG 377
LAND USE:
ZONING: R-40

