

227 West Trade Street • Suite 1940
 Charlotte • North Carolina • 28202
 704/332/1615 Fax 704/332/0117

SITE DATA

LOT SIZE:	2.83 ACRES
CURRENT USE:	FRATERNAL LODGE
PROPOSED USE:	FRATERNAL LODGE
CURRENT ZONE:	R-3
PROPOSED ZONE:	INSTITUTIONAL
EXISTING S.F.:	2820 GROSS S.F.
PROPOSED ADDITIONAL S.F.:	8000 GROSS S.F.
TOTAL S.F. WITH ADDITION:	8920 GROSS S.F.
REQUIRED PARKING (1/250 S.F.):	36 SPACES
PARKING PROVIDED:	36 SPACES
REQUIRED HANDICAPPED SPACES:	2 SPACES
H.C. SPACES PROVIDED:	2 SPACES

PROJECT DESCRIPTION

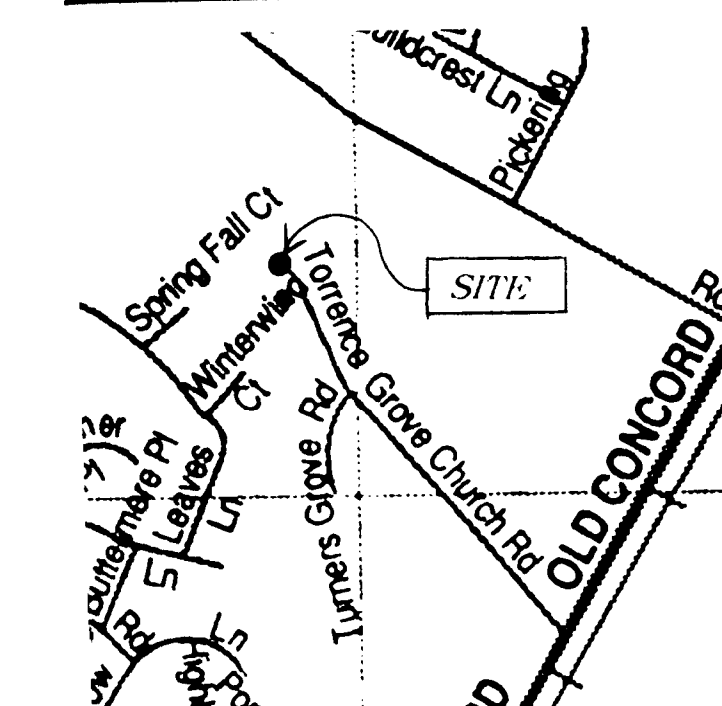
This site and the existing historic structure have housed Silverset Lodge 327 for over 40 years. The Lodge continues to provide community leadership and support through its various activities, recreation and through their food bank. The Lodge and the adjacent AME Zion Church have shared their facilities with each other and have many dual members. The Lodge membership, comprised of men, women and children, has grown to over 450 members. Considering all of this, the Lodge has a need to expand their facilities and, as an established member of the community, would like to remain in the current location. The proposed plan adds meeting facilities, for both men and women, and would allow recreation and banquet functions to be held in the Lodge. This facility could serve the same purpose for the AME Zion Church. The plan also calls for the existing Local Historic Landmark Structure to be renovated and celebrated for its history as one of the original Rosenwald Schools. The Lodge feels that their openness with the community, their willingness to share what they have and their desire to preserve the history there, all make for a special community member.

In their quest for larger facilities, it has been determined that three things must happen before expansion could happen. The first is a Zone Change from Residential (R-3) to Institutional, as a fraternal lodge is not an acceptable use in R-3. The second is a Variance, which will be required in the new zone because the property does not have the required street frontage necessary in the proposed Institutional Zone. The final consideration is that a Certificate of Appropriateness must be obtained from the Historic Landmarks Commission. Since the existing structure is a Local Historic Landmark, all changes or alterations must be approved by Dan Morrill and the HLC. They have seen the proposed site plan and have given it a preliminary approval. Through this plan a request is made that the expansion be allowed as proposed.

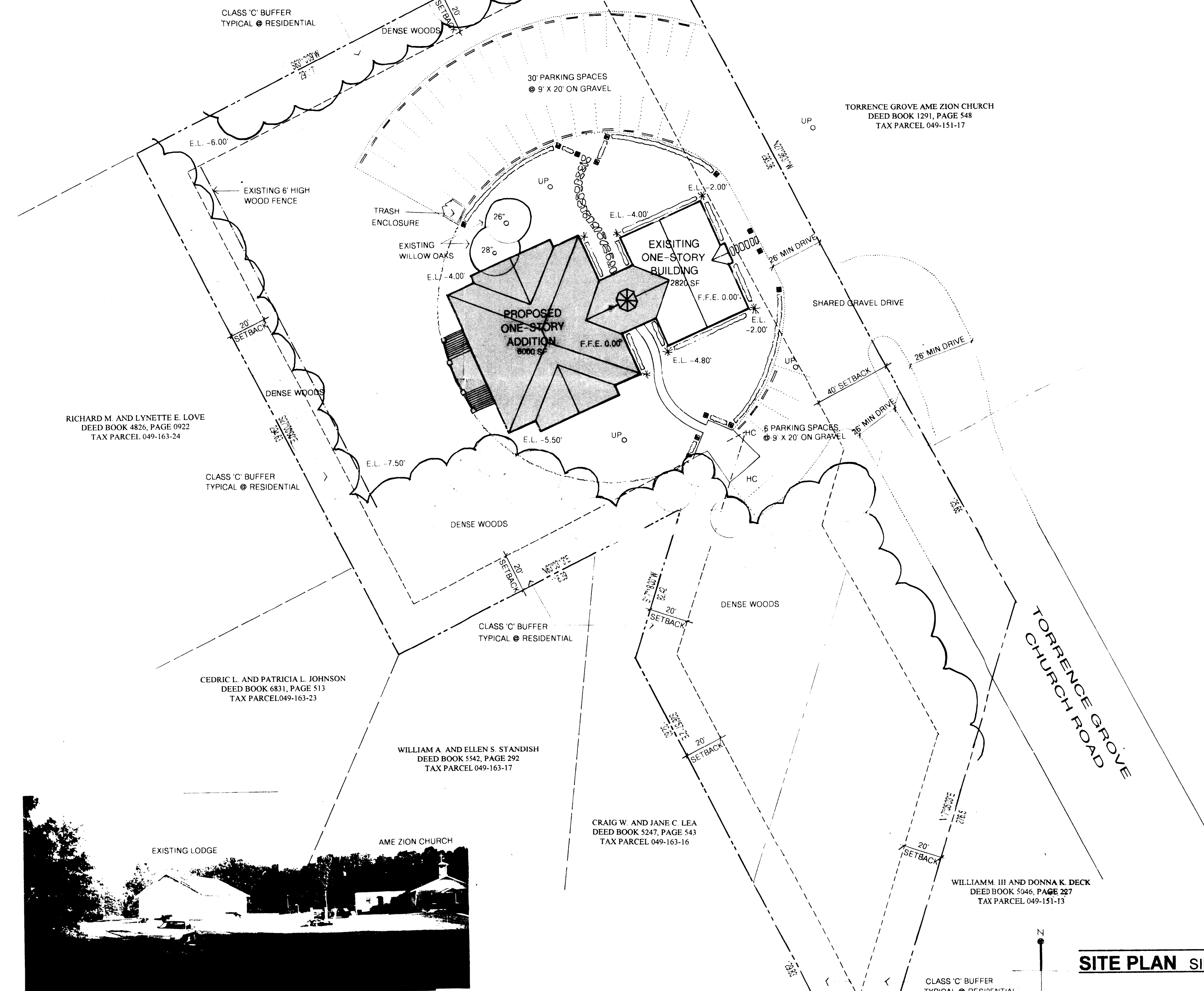
GENERAL NOTES

1. The proposed plan will comply with all requirements of the Charlotte-Mecklenburg Zoning Ordinance including parking, screening, and buffer.
2. The proposed plan will comply with Charlotte-Mecklenburg Landscape Requirements including buffer and screening requirements of sections 12.302 and 12.303 of the Charlotte-Mecklenburg Zoning Ordinance.
3. The new structure will be of Type V Construction (Unprotected), will be constructed of Brick and Concrete Masonry Units and will serve to compliment the existing historic structure.
4. Existing trees in the buffer will be preserved in that no grading, stormwater retention facility, parking or maneuvering will take place in the buffer.
5. A recorded Access Agreement along with a variance for lot width will be provided before issuance of building permits.
6. Exterior lighting will not exceed 10 feet in height and will be shielded or oriented to prevent impact on neighboring residential property.
7. The curb, gutter, storm drainage, and sidewalks will meet all requirements prior to issuance of building permits.
8. The plan will comply with requirements of the Charlotte Department of Transportation (CDOT) including: Fence and wall certificates, Encroachment Agreements for all non-standard items and driveway permit.

VICINITY MAP N.T.S.



VIEW OF EXISTING LODGE



RICHARD M. AND LYNETTE E. LOVE
 DEED BOOK 4826, PAGE 0922
 TAX PARCEL 049-163-24

CLASS 'C' BUFFER
 TYPICAL @ RESIDENTIAL

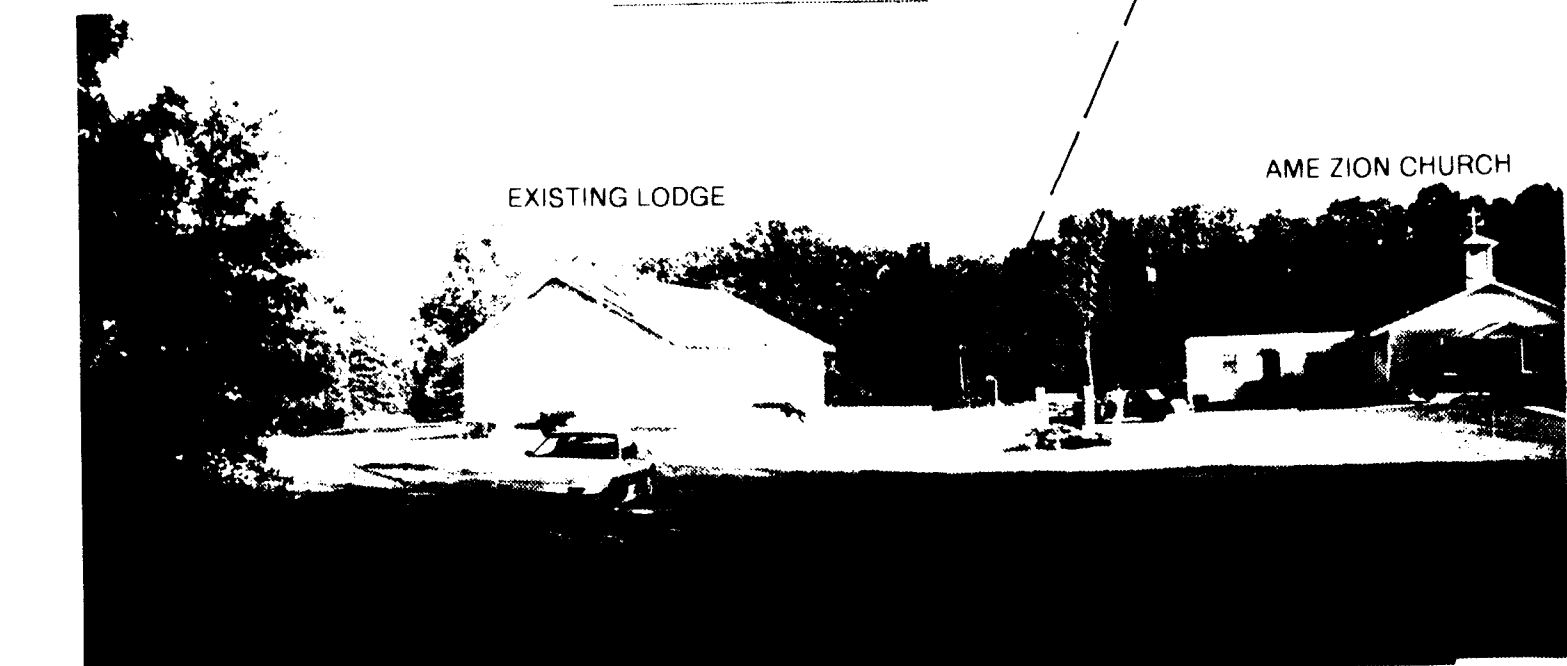
CEDRIC L. AND PATRICIA L. JOHNSON
 DEED BOOK 6831, PAGE 513
 TAX PARCEL 049-163-23

WILLIAM A. AND ELLEN S. STANDISH
 DEED BOOK 5542, PAGE 292
 TAX PARCEL 049-163-17

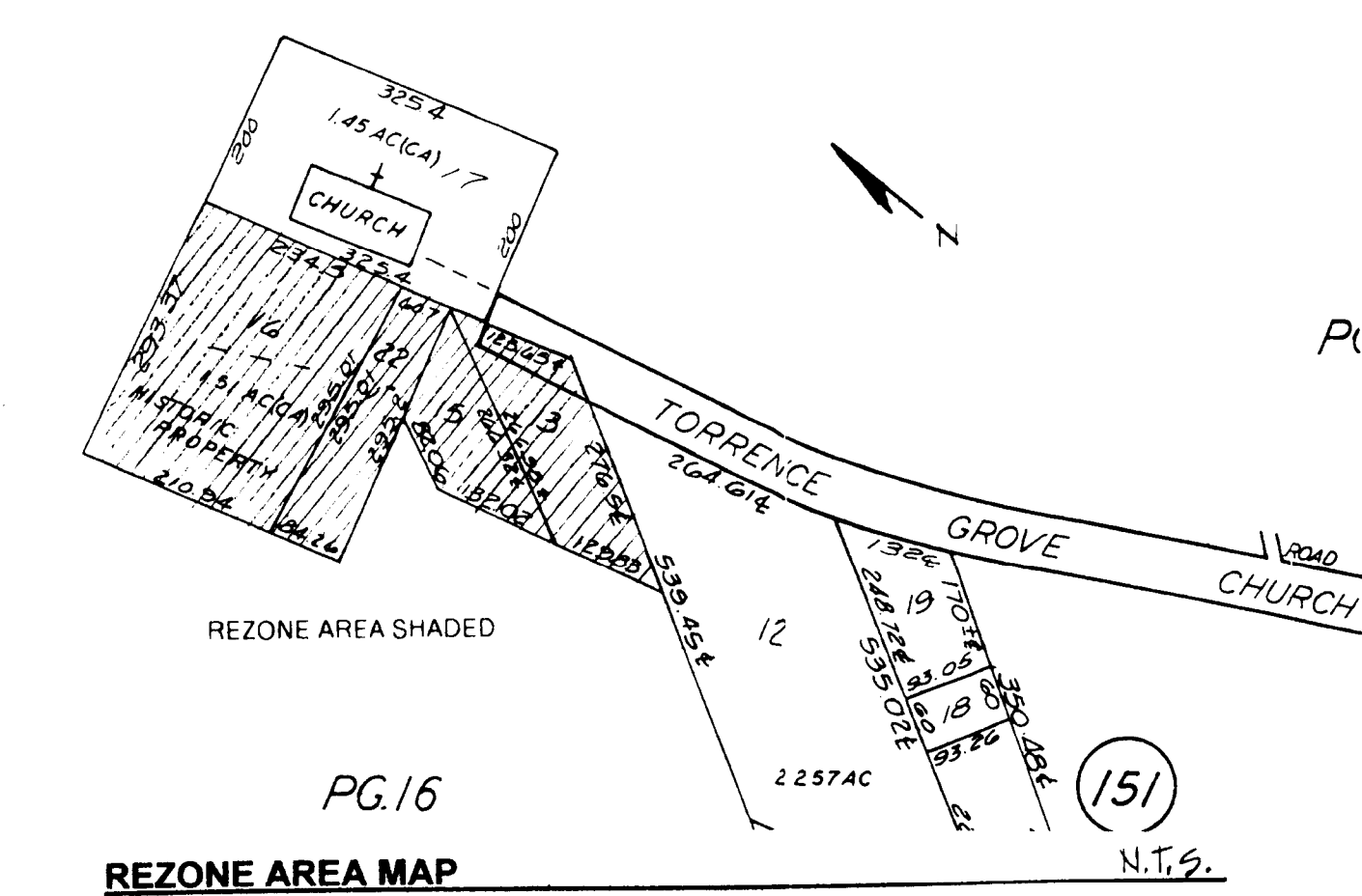
CRAIG W. AND JANE C. LEA
 DEED BOOK 5247, PAGE 543
 TAX PARCEL 049-163-16

WILLIAM M. III AND DONNA K. DECK
 DEED BOOK 5046, PAGE 227
 TAX PARCEL 049-151-13

CLASS 'C' BUFFER
 TYPICAL @ RESIDENTIAL



VIEW FROM TORRENCE GROVE CHURCH ROAD



PG.16
REZONE AREA MAP

SITE PLAN SILVERSET LODGE 327 SCALE: 1" = 30'

**SILVERSET
 LODGE 327**

TORRENCE GROVE CHURCH
 ROAD, CHARLOTTE, NC

ODA 810

SEPTEMBER 8, 1995

AS FOR PUBLIC HEARING
 27 DECEMBER 1995

APPROVED BY CITY COUNCIL
 DATE March 18, 1996
 96-3

SITE PLAN