



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: May 8, 2024

PC 24-07 Major Site Plan – Redemption Pentecostal Church Expansion

Property Information: Location: Parcels #0431253006 (650 Harrison Street)
Zoning: TN-1
Proposed Building Addition Size: 1,409 square feet
Proposed Number of Parking Spaces: 19 spaces

Project Overview: The applicants Gary D. Lee and Tony D. Lee are requesting approval of a major site plan to construct an addition to their existing church located at 650 Harrison Street.

Comments: Site Plan: The proposed site plan includes the development of the building addition located at the front of the existing church facility. The proposed building addition will allow the church to expand their main auditorium by approximately 700 square feet while also providing ADA accessible bathroom facilities and a fellowship hall. Additionally, the existing parking lot is proposed to be restriped.

Landscape Plan: Additional landscaping is not proposed as part of this major site plan. The existing landscaping and buffering was approved as part of a minor site plan in 2023.

Parking: With the inclusion of the building addition, the total number of parking spaces required under the UDO is 23 spaces. A total of 19 spaces are proposed as the existing parking lot will be restriped and reconfigured to accommodate the building addition. Due to the irregular lot shape and configuration it would not be feasible for the applicant to meet the parking requirement under the UDO. For this reason, along with the availability of on-

street parking along Harrison Avenue, staff recommends that the Planning Commission consider waiving the parking requirement as authorized under Subsection 1107.11(g)(4).

Lighting: A lighting plan was not submitted as part of the application.

Building Design: The design of the addition differs from the existing block building by incorporating light gray vinyl siding along the left, right, and rear elevations and gray brick along the front elevation. The front elevation, which will contain the new entrance for the church, also includes a decorative arched entryway that is mirrored by a similarly styled window to the right of the entrance. Additional ornamentation is included in the form of projecting brick bump outs along the corners of the front elevation that wrap around to the left and right elevations. The roofing material on the addition will be shingle. While vinyl is not permitted as a siding material in the Downtown Districts, the majority of the vinyl is located on the right and rear elevations which are not visible from the right-of-way, and the majority of the left elevation which does face the right-of-way will consist of block. Staff believes that the applicant has largely met the intent of the design standards for the Downtown Districts and the design is consistent with the existing character of the area. As such, staff recommends that the Planning Commission consider waiving the materials requirements as authorized under Subsection 1107.11(d)(7).

Recommendation: Staff recommends that Planning Commission approve the Major Site Plan with the following conditions:

- 1) The applicant shall comply with the comments from the City of Franklin Fire Department.
