



# PLANNING COMMISSION STAFF REPORT

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To: Planning Commission Members  
From: Liz Fields, AICP, Planner  
Meeting Date: June 12, 2024

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## **PC 24-09 Major Site Plan – Slipcast Brewery – New 8,505 sq. ft. Building**

**Property Information:** Location: 33 E. Sixth Street (Corner of Sixth Street and Riley Boulevard)  
Zoning: MU-1 Mixed Use District  
Property Size: 0.891 Acres  
Proposed Building Size: 8,505 sq. ft.  
Proposed # of Parking Spaces: 32 spaces

**Project Overview:** Bunnell Hill Construction c/o Dan Thomas is requesting approval of a major site plan for the construction of a brewery to be located on the corner of E. Sixth Street and Riley Boulevard. The proposed use will include a new 8,505 sq. ft. brewery, 32 parking spaces, an outdoor sitting area, and two access drives from the existing alley along E. Sixth Street.

**Comments:** Site Plan: The proposed development includes the brewery building located along the corner of E. Sixth Street and Riley Boulevard with two separate parking facilities on either side of the building. The parking facility along E. Sixth street has its main frontage along the alley and is proposed to be the “customer” parking lot, with 24 regular and two accessible parking spaces. The parking lot is screened along E. Sixth Street by canopy trees and evergreen shrubs. The second parking facility is located to the north of the brewery, adjacent to Riley Boulevard. It is located in the side yard adjacent to the brewery building and is screened by a dense planting of evergreen shrubs and four canopy trees. This parking facility is proposed to be the employee parking lot and includes six parking spaces as well as the loading area for the brewery

and dumpster enclosure. Two access drives are proposed in the alley along E. Sixth Street to support each parking facility. Lastly, the development is proposed to contain a large fenced outdoor sitting area which is partially covered by a canopy on the brewery and contains both a paved concrete and gravel area.

Landscape Plan: The landscape plan proposes approximately 219 plantings which include canopy trees, deciduous shrubs, evergreen shrubs, and ornamental grasses and perennials. These plantings are located along the perimeter of the site, the foundation of the proposed building, the interior of the site, and interior parking lot. Based on the landscape plan, the applicant meets the landscaping requirements of the UDO and exceeds the interior parking area landscaping requirement by providing a 1,240 square foot landscaping area when an 877 square foot landscaping area is required.

Parking: While there is no parking requirement in the MU-1 Mixed Use District per Section 1107.11(g)(2), the applicant is proposing 32 parking spaces.

Building Elevation and Design: The proposed building is 24 feet and four inches in height and the exterior is proposed to be comprised of a mix of black brick veneer and gray stone with large sectional windows and contrasting precast lintels with an articulated foundation and roof. The front entrance to the building on E. Sixth Street includes an accentuated building entrance with double doors and black canopy. All facades of the building include the same materials and an appropriate amount of articulation with the east elevation facing Riley Boulevard proposed to contain a mural. The proposed elevations and design conform with the exterior façade design standards in Section 1115.08(h) and the design standards for new development in the Downtown Districts in Section 1107.11(d).

Floor Plan: The interior of the building will include the brewing operations, kitchen, bar, and seating areas.

Lighting: The applicant has submitted a lighting plan for the development which conforms to the requirements of the UDO.

Signs: The applicant has noted that all sign permits will be submitted to the City at a later time.

Conformance to the Downtown Franklin Master Plan: The subject property is located within the Mixed Use Planning Area. The vision for the Mixed Use Planning Area is “mixed-use anchor areas that include a diverse mix of uses at an intensity to catalyze development throughout Downtown Franklin”. The proposed brewery use supports this vision by providing a new destination within Franklin for dining and entertainment. The proposed use activates a vacant prominent corner within the Downtown area and will serve as a new attractive gateway that will encourage additional growth and redevelopment.

The proposed use is also generally consistent with the recommended strategies, design guidelines, and recommended uses for the Mixed Use Planning Area. The strategies and guidelines promote incorporating new

gateway elements and signage, developing vacant properties, encouraging uses that strengthen activity within Downtown, and promoting buildings that utilize high-quality materials and pedestrian-focused design. The strategies and guidelines do discourage parking lots that front on the street. The proposed development does have parking areas that are adjacent to E. Sixth Street and Riley Boulevard. These parking areas, though, are located to the side of the building and are secondary to the prominent building located at the corner intersection. This is a tight lot to develop, and staff is supportive of the brewery providing on-street parking where feasible on this property. Staff believes that the overall design and use of the subject property is consistent with the recommendations of the Downtown Master Plan.

**Recommendation:** Staff recommends approval of the Major Site Plan as proposed.

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