

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:**

**April 25, 2023**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

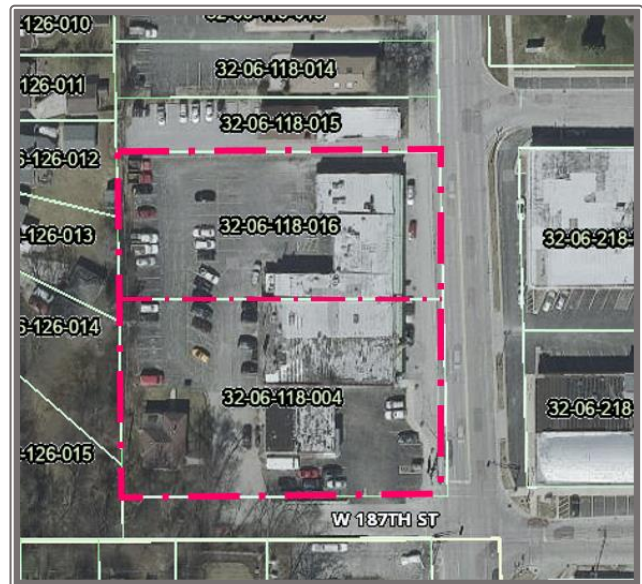
**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Special Use Permit for a Salon in B-3 General Business District for “The Natural You, LLC” at 18668 Dixie Highway

## PURPOSE

The applicant, De Shola Spencer, requests a special use permit to operate a salon establishment, “The Natural You, LLC” within a 540 square foot unit at 18668 Dixie Highway in a multi-tenant shopping center (18660 – 18668 Dixie Highway) in the B-3 General Business District.

The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-3 General Business District. The special use permit process allows for careful evaluation of each requested permit individually to consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location.



## PROCESS

On February 28, 2023 the applicant was granted a special use permit for a salon for a neighboring tenant space at 18664 Dixie Highway (Case 23-01; Ordinance M-2240). Following the completion of the entitlements process, the applicant learned that renovations to the space necessary to operate her business would be cost prohibitive and she decided to pursue this adjacent tenant space at 18668 Dixie Highway, better suited to the needed renovations.

The proposed space is recently vacated by ‘Breaking Point’. Other uses in the building include professional offices and personal services (insurance agency, driving school, staffing agency), a salon establishment, retail, and several vacancies. The applicant proposes to open a hair salon to serve clients on an individual basis, by appointment.

As the subject property is a tenant space in a multi-tenant shopping center, the zoning ordinance requires one parking space per 300 gross square feet (GSF). The multi-tenant shopping center building,

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which occupies two lots held in common ownership, totals approximately 12,500 GSF, thereby requiring 42 parking spaces. The off-street parking provided on the sites totals 54 spaces, ensuring adequate parking for the proposed business. (The motor vehicle services co-located on the southern parcel of the two held in common ownership, and its surrounding parking, is not included in the parking calculations.)

On April 13, 2023 the Planning and Zoning Commission considered the request for a special use permit in a public hearing. Five commission members were present and voted unanimously to recommend approval of the special use permit.

### OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant's representative, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is a 540 sf tenant space located at 18668 Dixie Highway in the B-3 General Business District, where a salon is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.

### FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a Salon in B-3 General Business District for "The Natural You, LLC" at 18668 Dixie Highway.

### ATTACHMENTS

Ordinance