

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 24, 2022

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use and Parking Variance - 18159 Dixie Highway

PURPOSE

Mr. Halston Shanklin submitted an application for the use of two suites as a barbershop at 18159 Dixie Highway. The proposal is to divide an existing commercial/office space into two rental suites for individual beauty professionals.

The subject property was constructed as one unit of a multi-tenant commercial building. The parking lot behind the building was originally designed to accommodate the entire building. The previous owner subdivided the building, and at the time most of the parking lot was designated for the other two units of the building. Only a small area of the parking lot (approximately enough space for three vehicles) was designated for the subject property. The proposed use of the building is for salon spaces in addition to office use.

A barbershop is classified as a salon/spa in the zoning ordinance use lists. Salons are special uses in the B-1 (Central Business) zoning district. A special use permit is required for uses that have a unique character that must be individually evaluated for potential impact on adjacent properties and the perceived public need for the use at a specific location.

The total required parking spaces for the proposed use is 7 parking spaces, requirements are as follows:

- Office: $1/300 \text{ SF: } 400\text{SF}/300 = 1 \text{ space}$
- Salon Suites: 2 per chair plus one parking space per employee: $(2 \text{ chairs} \times 2) 4 + 2 \text{ employees} = 6 \text{ spaces}$

There are 3 parking spaces available in the parking lot, which does not meet the zoning requirements. A variation from the provisions of Section 11.1 of the Zoning Code is required.

PROCESS

Mr. Halston Shanklin recently purchased the property at 18159 Dixie Highway, a one-story condominium unit in a three-unit commercial building. He proposes to divide the space into additional units, including an office in the front and two suites for barbers to rent (one barber per suite).

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At its regular meeting, on April 28, 2022, the Homewood Planning & Zoning Commission reviewed the requests for a special use permit and parking variation. The Commission, with six members present, voted three ayes to three nays. Four affirmative votes are needed for a recommendation to approve the application.

In making its recommendations, the Planning & Zoning Commission reviewed the application and submittals, comments received at the public hearing, and the standards set forth in the zoning ordinance.

The Commissioners who voted against this application stated that they could not support the variance because the applicant had not secured a parking agreement with a neighboring property owner. Those in favor stated that the parking standards in the zoning code are based on a business model that is outdated and that public parking is available in the area.

Since the Planning & Zoning meeting, the applicant has contacted the three adjacent property owners. Two of the owners did not agree to share parking. However, the owner of 18201-18209 to the south of the property has agreed to lease four (4) parking spaces to the applicant as requested by the Planning and Zoning members.

OUTCOME

After consideration of public testimony, the following Findings of Fact (as proposed or amended) by the standards set forth in Section 2.16 may be entered into the record:

1. The subject property is located at 18159 Dixie Highway;
2. The property is owned by Halston Shanklin;
3. The property is an existing one-story unit of a three-unit commercial building.
4. The property owner proposes to divide the space into three units and lease two suites to barbers;
5. The subject property is located in the B-1 Central Business District;
6. Salons are permitted as a special use in the B-1 district;
7. The subject property has 3 on-site parking spaces;
8. With the proposed uses, the property requires 7 parking spaces;
9. The use is a change in parking use intensity from the previous use and requires a variation for 4 parking spaces; and
10. The applicant has leased four (4) parking spaces from an adjacent property owner.

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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 barbershop and variation from parking requirements by four (4) spaces at 18159 Dixie Highway; on application by Halston Shanklin in the B-1 Central Business zoning district, with the condition that the applicant provides a parking agreement with an adjacent property owner to use four (4) parking spaces.

ATTACHMENT(S)

- Ordinance granting special use permit and zoning variation
- Commercial parking lease agreement for 18201-18209 Dixie Highway