

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 27, 2024

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 Salon/Spa Establishment at 18154 Harwood Avenue

PURPOSE

The applicant, Destiny Wheatley of Des Beauty Galore, requests a special use permit to operate a salon/spa at 18154 Harwood Avenue, Suite 202. The business is located in the B-2 Downtown Transition zoning district. Salon/Spa Establishments are defined as a special use in the B-2 District to allow the Village to evaluate each requested special use 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

The business will operate in an existing office building. The new salon will be approximately 276 square feet in area. The salon is proposed to operate from 10:00 a.m. to 6:00 p.m. six (6) days a week. The business will operate on an appointment-only basis. The applicant has stated that they plan to serve one (1) customer at a time, with one (1) employee.

On August 8, 2024, the Planning and Zoning Commission considered the special use permit in a public hearing. All commission members present voted unanimously (6-0) to recommend approval of the special use permit.

OUTCOME

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

1. The subject property, 18154 Harwood, is within the B-2 Downtown Transition zoning district.
2. The use of the subject property is a professional office building with approximately 6,000 square feet of floor area.
3. The applicant, Destiny Wheatley, is the proposed tenant for Suite 202 at 18154 Harwood.

VILLAGE OF HOMEWOOD



4. The applicant has proposed a salon/spa establishment in a vacant tenant space at the subject site and has requested a Special Use Permit for the operation of the business.
5. A salon/spa establishment in the B-2 zoning district is subject to review by the Planning and Zoning Commission for adherence to the Standards for Special Use, as written in Section 44-07-11 of the Village Zoning Ordinance.
6. The proposed use will operate in an existing tenant space of approximately 276 square feet.
7. The proposed use will not harm the health, safety, or public welfare of the surrounding community.

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/spa establishment* in the B-2 Downtown Transition zoning district to Destiny Wheatley of Des Beauty Galore at 18154 Harwood Avenue, Suite 202.

ATTACHMENT(S)

Ordinance