

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 13, 2025

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-36: Special Use Permit, Salon at 18110 Martin Avenue (Continued from October 23, 2025)

Current salons in the B-1 and B-2 districts (downtown Homewood) are listed below:

- Nail Savvy (18104 Martin) – *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Strictly Hair (18116 Martin) – **under consideration for rezoning**. As currently zoned, *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- ~~Posh Salon (2048 Ridge)~~ – **Closed, vacant** – no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Artistix Salon (2051 Ridge) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Jonathan Kane (18065 Harwood) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Just Between Trends (18150 Harwood)
- Chantez Studio (18154 Harwood)
- Mitzi Achille Salon (18112 ½ Martin) - **under consideration for rezoning**. As currently zoned, *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Samuel's Hairstyling (18120 Martin) - **under consideration for rezoning**. As currently zoned, *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- A-Z Day Spa (18118 Dixie) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance
- ~~Shear Eminence (2019 Ridge)~~ – **Closed, vacant** - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Body Contouring Emporium (2021 Ridge) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Hair by Jeneyah (1958 Hickory)
- Edward Douglas Salon (1940 Ridge)
- ~~Evan John Salon (1916 Ridge)~~ – **Closed** – now Arnold Group Insurance - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Be Beautiful Salon (18129 Dixie)

As of now, there are 16 salon locations identified. Three salons have closed within the past year, and three of these are located within the building currently under consideration for the zoning amendment. This leaves 13 active, known salons. This total does not include the two new salon proposals scheduled for consideration on Thursday. If approved, these additions would bring the total number of active salons to 15.

Many of the existing salons—such as Chantez Studio and Hair by Jeneyah—are operated as sole proprietorships or very small businesses. Several are legal nonconforming uses, meaning they could not be replaced with new salons if they were to close.

The Village's established position is to limit the concentration of salon spaces within the core retail area of downtown (B-1 District). This policy was the basis for the decision to no longer permit salons as a use within the B-1 zoning district.