

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 14, 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 two salon suites in addition to office use.

According to the applicant, the business model is private suites with one barber per room and one customer at a time. Customers would use a booking app to notify the barber that they have arrived, and the customer would then be notified where to park. Options for parking would include either the space in the rear of the building, or in the public lot.

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 seven 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 three 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.

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According to Section 5.A.5 of the Zoning Code, publicly owned parking within 300 feet of the subject property may be included as part of the required parking for up to 25 percent of the spaces in the Downtown Overlay district. Twenty-five percent of the seven required spaces is two spaces; therefore, with the inclusion of the public parking spaces, the parking would be deficient by two spaces.

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).

At its regular meeting on April 28, 2022, the Homewood Planning & Zoning Commission reviewed the requests for a special use permit and parking variation. On a motion to recommend approving the special use and parking variance, the Commission, with six members present and one member absent, voted 3-3. 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 and the standards set forth in the zoning ordinance. No comments were received at the public hearing.

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 neighboring property owners. 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. The availability of on-street parking near the proposed use was not discussed by the Commission.

Since the Planning & Zoning meeting, the applicant has contacted the three adjacent property owners. Two of the owners did not agree to share their private parking. The owner of 18201-18209 to the south of the property offered to lease parking spaces to the applicant for a monthly fee. The applicant requests the variance from the code for the two required spaces instead of paying the lease.

Staff recommends approval of the special use and zoning variation for two parking spaces. This business is unique and new. The proposed business is a barber suite, which is different from the “salon” use that the zoning code parking standards intend to address. Homewood’s downtown business district was designed and has existed with limited private parking for the majority of businesses, and the Village provides free public parking lots throughout downtown. The subject property is located in an area with low intensity uses such as the AT&T building and

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St. Paul's Community Church across Dixie Highway with a lot of parking available. Mr. Shanklin has stated that the barbers would direct customers to use the public parking lot at Hickory & Dixie Highway as well as on-street parking directly in front of their building. Monthly payment of a lease would burden the small business owners. The Village wishes to support small businesses and for them to be successful.

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 three on-site parking spaces;
8. With the proposed uses, the property requires seven parking spaces;
9. The use is a change in parking use intensity from the previous use and requires four additional parking spaces;
10. Two of the required spaces may be provided by publicly owned parking; and
11. The use requires a variation for two parking spaces.

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 barbershop suites and variation from parking requirements by two (2) spaces at 18159 Dixie Highway; on application by Halston Shanklin in the B-1 Central Business zoning district.

ATTACHMENT(S)

Ordinance granting special use permit and zoning variation