

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: **October 25, 2022**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

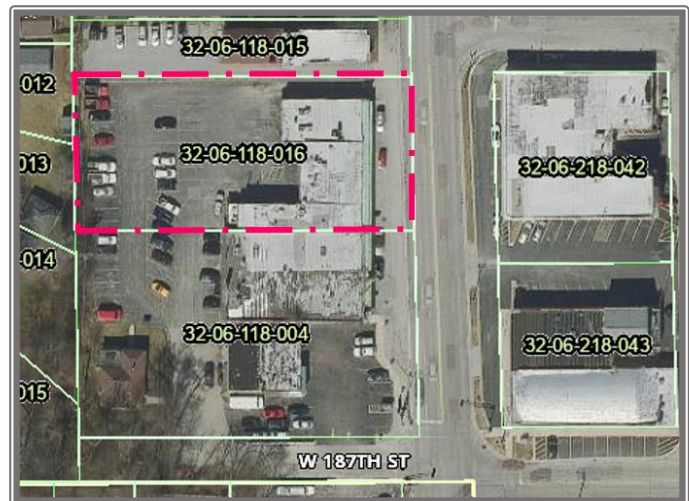
From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit for a Salon/Spa Establishment in B-2 Community Business District for “NuSole Wellness Spa, LLC” at 18664 Dixie Highway

PURPOSE

The applicant, Niya Thompson, is requesting a Special Use Permit to operate a Salon/Spa in the B-2 Community Business District for her business, “NuSole Wellness Spa, LLC”. The proposed business will occupy approximately 1,430 s.f. of the existing multi-tenant building on the west side of Dixie Highway in the Southgate commercial district.

The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-2 Community 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

The proposed space is currently vacant. Other uses on the property include professional services (insurance agency, driving school), indoor amusement (rage room), retail (custom t-shirts), and a vacant bakery. The applicant proposes to open a nail salon providing services associated with medical conditions. The application includes a narrative description of the proposed business, and the applicant provided a draft of her marketing brochure to provide more detail about how her services differ from common cosmetic services.

The zoning ordinance requires two parking spaces per chair plus one parking space per employee for a beauty salon. The salon will include three chairs, each for a different service treatment, and three employees. Therefore, nine parking spaces would be required (3 chairs x

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2) 6 + 3 employees = 9). Parking on the subject property is sufficient to accommodate the required parking, with the existing uses (including the currently vacant restaurant/bakery space).

The applicant plans to operate her business through appointments only and would serve as the primary technician on-staff.

On October 13, 2022 the Planning and Zoning Commission considered the request for a special use permit in a public hearing. All seven commission members were present and voted unanimously to recommend approval of the special use permit for NuSole Wellness Spa, LLC at 18664 Dixie Highway, subject to the condition that the business owner, Niya Thompson, receive all required certifications.

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 located at 18664 Dixie Highway, in the B-2 Community Business District.
2. The applicant, Niya Thompson, is the business owner and has authorization of the property owner, EMA Building Corporation, to request the special use permit to operate a salon/spa establishment.
3. A salon/spa is a special use in the B-2 Community Business District per Table 44-175.1 of the Homewood Zoning Ordinance.
4. The proposed establishment will be approximately 560 s.f. and include three treatment chairs; the required parking can be accommodated on the site.

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 Community Business District for "NuSole Wellness Spa, LLC" at 18664 Dixie Highway.

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ATTACHMENTS

Ordinance