

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: May 9, 2023**

**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 in B-2 Downtown Transition District for “Beauty Junkie Studios” at 1918 Ridge Road

## **PURPOSE**

The applicant, Chanell Dillard, requests a special use permit to operate a salon “Beauty Junkie Studios” within a 900 square foot unit at 1918 Ridge Road in the B-2 Downtown Transition zoning district.

The Homewood Zoning Ordinance classifies salon and spa uses as a special use in the B-2 Downtown Transition District to allow the Planning and Zoning Commission 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**

On April 27, 2023, the Planning and Zoning Commission considered the request for a special use permit in a public hearing. Five commission members were present and voted unanimously to recommend approval of the special use permit. As part of the discussion, the Commissioners were concerned that the proposed 10:00 p.m. closing time would mean that customers were in the salon until late night hours. They recommended that the business hours be no later than 7:00 pm, and the applicant agreed to that time.

## **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:

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1. The subject property is a 900 square foot tenant space located at 1918 Ridge Road in the B-2 Downtown Transition District, where a salon is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.

### 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 in B-2 Downtown Transition District for “Beauty Junkie Studios” at 1918 Ridge Road.

### ATTACHMENT(S)

Ordinance