

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:** January 10, 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/Spa Establishment in B-1 Central Business District for “bbHOLISTIC, LLC” at 18203 Dixie Highway

## PURPOSE

The applicant, Benita Best, is requesting a Special Use Permit to operate a Salon/Spa in the B-1 Central Business District for her business, “bbHOLISTIC, LLC”. The proposed business will occupy a 2,173 s.f. tenant space of the existing 19,540 s.f. multi-tenant building. The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-1 Central 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, formerly occupied by a dental office. Other uses on the property include a restaurant (Park’s Pastries), two professional offices, a child care center, and a vacant tenant space. The applicant requests a special use for a salon/spa establishment to operate a holistic wellness center. Her services will include a wide range of treatments and services, including massage, acupuncture, holistic skin care, non-toxic natural nail treatments, meditation, mind-body exercise such as yoga and tai chi, small group events, and educational workshops. The establishment will consist of six treatment rooms, an infrared sauna room, a meditation/relaxation room, a multi-purpose room capable of hosting a maximum of 12 people, a reception/waiting area, and a break room for treatment providers. All personal services will be by appointment scheduled directly with the provider. Use of the multi-purpose room for small group gatherings will be scheduled on off-peak hours so as not to conflict with other services.

The proposed business will have six treatment rooms. The zoning ordinance requires three parking spaces per chair or treatment room for a salon/spa establishment. Therefore, the requested special use permit will require 18 parking spaces. All tenants share the 62-space parking lot located on the property,

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as well as utilizing nearby on-street spaces and public parking lots to meet the collective parking demand.

On December 8, 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 6-1 to recommend approval of the special use permit for bbHOLISTIC, LLC at 18203 Dixie Highway.

### OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, 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 18203 Dixie Highway, in the B-1 Central Business District.
2. The applicant, Benita Best, is the business owner and the property owner, David Albrecht, has consented to the application.
3. A salon/spa is a special use in the B-1 Central Business District and the proposed holistic wellness business is classified as a salon/spa by the Definitions (Sec 44-04) of Homewood Zoning Ordinance.
4. The subject property is within the Downtown Overlay District, as identified in the 2005 Village of Homewood Downtown Master Plan.
5. The applicant requests a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District to operate a business providing massage therapy and other personal services.
6. The proposed establishment will be approximately 2,173 sf and include six treatment rooms.

### 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 B-1 Central Business District for "bbHOLISTIC, LLC" at 18203 Dixie Highway.

### ATTACHMENTS

Ordinance