

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: August 13, 2024**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 24-16: Special Use Permit for Massage Therapy, ReLax Massage

## **PURPOSE**

The applicant, Fei Li of ReLax Massage, requests a special use permit to operate a massage therapy establishment in the Southgate Shopping Center at 18719 Dixie Highway. The business is located in the B-3 General Business zoning district. The Homewood Zoning Ordinance classifies massage therapy uses as a special use in the B-3 District which allows 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**

The subject property is a multi-tenant shopping center occupied by a range of office and personal service uses with 80 parking spaces on-site. The use will operate in a 1,200-square-foot tenant space within the shopping center previously occupied by a pet grooming business. The business will provide four rooms designed to accommodate various types of massage services, and additional supporting spaces including a bathroom, shower, and laundry. Other uses in the building include Cold Stone Creamery, Excuse Free Fitness, Edward Jones, Nail Salon and Kryo Spa.

As provided by the applicant, the business operations will be the following:

- Services provided are foot, full body, Swedish, and other professional massage services.
- Hours of operation will be Monday through Sunday 10:00 am – 9:00 pm
- The applicant will start as the sole practitioner and expects to hire one additional person in the future. The business will see up to 2-3 customers at any one time.

On July 11, 2024, the Planning and Zoning Commission considered the special use permit in a public hearing. Commission members present and voted unanimously (6-0) to recommend approval of the special use permit.

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## OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact into the record:

1. The subject property at 18719 Dixie Highway is zoned B-3 (General Business).
2. The applicant, Fei Li, is to be the business operator of the proposed use. Jason Diamond of Mega Properties, LLC is the property owner.
3. The applicant, Fei Li, has requested a Special Use Permit in the B-3 zoning district to operate a massage therapy facility, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The proposed use will occupy a tenant space with a total of 1,200 square feet of gross floor area, located within an existing building classified as a multi-tenant commercial center.
5. The existing property provides 84 marked parking spaces. The property exceeds the parking requirements per the Zoning Ordinance.
6. The commercial center meets Village of Homewood requirements for ingress/egress, exterior lighting, and utility access and is suitable for supporting the proposed use.

## 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 massage therapy use in the B-3 General Business zoning district for ReLax Massage at 18719 Dixie Highway.

## ATTACHMENT(S)

Ordinance