



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE SUMMARY

August 22, 2016

CASE NUMBER: #CUP 16-06

REQUEST: Conditional Use Permit

PURPOSE: To Operate a Beauty Salon

LOCATION: Snellville Commons (Office Development)
1561 Janmar Road, Snellville, Georgia

PARCEL: District 5, Land Lot 56, Parcel 105

PRESENT ZONING: OP (Office Professional) District

FUTURE LAND USE PLAN: Office Professional

DEVELOPMENT/PROJECT: Lash Fantasy

PROPERTY OWNER/APPLICANT: Fine Project, LLC
Snellville, Georgia 30078

CONTACT: Stefanie Fine
678.773.8077 or Stefie@bellsouth.net

**MAYOR & COUNCIL
PUBLIC HEARING DATE/TIME:** August 22, 2016

STAFF RECOMMENDATION: Approval with Conditions



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

APPLICATION FOR CONDITIONAL USE PERMIT

CASE ANALYSIS

August 22, 2016

TO: **The Mayor and Council**

PUBLIC HEARING DATE: August 22, 2016

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **#CUP 16-06**

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Mrs. Stephanie Fine, Fine Project, LLC, requesting a Conditional Use Permit to operate a beauty salon located in the Snellville Commons office development, 1561 Janmar Road, Snellville, Georgia.

The subject 1.47± acre property is located adjacent to the heart of the Scenic Highway commercial corridor in the Snellville Commons office development. The subject property is surrounded by various commercial uses typical along Scenic Highway, with the majority of the adjacent properties being zoned BG (General Business) District or OP (Office Professional) District.

The property abuts similar office uses to the north, west, and south and the Lowes Home Improvement Center to the east.

REQUEST:

The applicant is requesting a Conditional Use Permit to operate a beauty salon called Lash Fantasy from a proposed 2,600± sq. ft. tenant space within an existing 11,888 sq. ft. building. Lash Fantasy intends to provide a variety of beauty salon services including eyelash extensions, touch-up and removal; teeth whitening; and custom spray tanning to area customers.

BACKGROUND:

The subject property was originally developed and constructed in 2004 for Dr. Joel Fine’s internal medicine practice. A similar use was located within this tenant space prior to the adoption of the text amendment requiring a conditional use permit for any beauty or barber shops operating within the OP (Office Professional) zoning district. However, that use vacated the space and is now located next door at 1569 Janmar Road.

STAFF ANALYSIS:

Beauty and barber shops are permitted within the OP (Office Professional) District provided the applicant for such as business is granted a Conditional Use Permit by the Mayor and Council after receiving recommendations from the Planning and Development Department and Planning Commission and after a public hearing.

According to the site plan, there are fifty-eight (58) off-street parking spaces which exceed the minimum number of required parking spaces per Sec. 11.3 of the Parking Regulations for the current, proposed and future uses, providing ample parking for both Dr. Fine’s medical practice and Lash Fantasy’s operators and clients. Per the applicant, Lash Fantasy will have 1-2 employee/operator(s), but only one operating each day, seeing 4-5 clients per day (each client visit is 1.5 to 2 hours).

The minimum off-street parking requirement calculations are provided in Table 1 below:

Table 1

Use	Tenant Space (Sq. Ft.)	No. of Operators	Minimum Required Parking Calculation
Medical Office	4,993	n/a	1 space per 300 sq. ft. (4,993/300 = 17 spaces)
Beauty Salon	2,600	2	2 spaces per Operator (2x2 = 4 spaces)
Unoccupied	4,295	n/a	For office use, 1 space per 300 sq. ft. (4,295/300 = 15 spaces)

In conclusion, the Department of Planning and Development recommends **Approval** of the request for a Conditional Use Permit for Lash Fantasy with the following **Conditions**:

1. Signs higher than 15 feet and larger than 225 square feet are prohibited; and
2. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

PLANNING COMMISSION REPORT:

The Planning Commission held a duly advertised public hearing on the subject application at the July 26, 2016 Regular Meeting of the City of Snellville Planning Commission. For the purposes of promoting health, safety, morals, convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, by a vote of 4-0 with one abstention, the Planning Commission recommended to **Approve** the request for a Conditional Use Permit to operate a beauty salon at the property located at 1561 Janmar Road, Snellville, Georgia with the following recommended **Conditions**:

1. Signs higher than 15 feet and larger than 225 square feet are prohibited; and
2. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.