



GLPC AGENDA ITEM # 5

NOVEMBER 29, 2021

Conditional Use Request by Panache Salon & Spa File #: CU-2021-07

Panache Salon & Spa, represented by Megan Keffer, is requesting a Conditional Use Permit (CUP) for a Personal Service Shop in a Residential Professional (R-P) zoning district. The subject property consists of 0.94 acres located at 2310 Bemiss Road, which is along the west side of the road about 600 feet north of Moody Drive. The property contains an existing former residence (1,912-sf) that has been converted and used as an accounting office for the past several years. The applicant is proposing to simply share this existing office space as a 1-room and 1-staff person beauty salon that sees clients on an appointment basis only. The applicant is only proposing very minor interior remodeling with no changes proposed for the building exterior or site.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The subject property was originally developed as a single-family residence, and like so many others along Bemiss Road, it was later converted over for office usage. The property has a large yard with several parking spaces along the existing driveway, which is adequate to serve the professional office. The applicant's proposed salon is very small in size (one small room) within the existing office building, and will be hardly noticeable. As long as these uses remain as co-habitants sharing the existing building, the site will continue to accommodate both uses adequately.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Personal Services Shop in the form of a hair salon and/or spa in R-P zoning, only utilizing and sharing the existing building with a non-medical office.
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Business License for the approved use has been requested by that date.