

City of Sugar Hill
Planning Staff Report
SUP 21-002

DATE: September 29, 2021
TO: Mayor and City Council
FROM: Planning Director *JA*
SUBJECT: Special Use Permit SUP 21-002
Microblading Artistry, LLC - 1400 Buford Hwy, Ste J1

RECOMMENDED ACTION

Approval of special use permit to operate a microblading studio with the following conditions:

1. Body art procedures shall be limited to cosmetic tattooing or microblading of the eyebrows and other features of the human face and head only.
2. All body art procedures shall be performed only within a body art parlor which is fully enclosed from all other areas within a body art studio by a minimum eight feet height opaque wall and an opaque door. No person under the age of 18 shall be allowed within a body art parlor except by permission of a parent or legal guardian with proper identification and accompanied by said parent or legal guardian.
3. A limited body art establishment shall be subject to the rules and requirements of all other pertinent current and future federal, state, and local ordinances for a body art establishment, unless superseded by these conditions.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION:

The Planning Commission held a scheduled public hearing on September 20, 2021. Applicant representative Jeff Pruitt spoke on behalf of this request. There were no other public comments. The public hearing was closed.

Vice Chairman Julie Adams motioned to recommend approval of the special-use permit to operate a microblading studio with conditions as recommended by staff. Commission Member Phil Olsen made second. Motion approved 5-0.

ISSUE The City of Sugar Hill has received an application dated August 6, 2021, from Microblading Artistry LLC c/o Jeff Pruitt Jr. for a special-use permit to operate a microblading studio. The subject property is currently zoned Heavy Manufacturing District (HM1) and Highway Service Business District (HSB).

DISCUSSION

- The proposed special use permit is to operate a microblading facility.
- The owner wishes to relocate from an existing lawfully permitted facility within the city limits where she is currently a lessee to the new location which she is the owner.
- Other uses with similar characteristics are allowed, and exist, within the complex. The potential for the proposed use to have any adverse impact is minimal. The use is consistent with services offered typically without additional zoning approvals or restrictions in a professional medical or paramedical setting related to skin or hair health *services*.
- Microblading is broadly considered a form of cosmetic tattoo but is differentiated by the specialized practice of the microblading artist.
- As such microblading in the limited capacity as proposed by the applicant can be interpreted as a second tier or different use altogether from 'cosmetic tattoo'.
- Planning staff has interpreted the specific requested use 'microblading of the eyebrows' to be more broadly classified as 'body art establishment, limited' and is recommending conditional approval of the requested special use permit and is proposing a separate amendment which would streamline zoning approval for this type of specialized paramedical cosmetic treatment.

BACKGROUND

Applicant/Owner:	Microblading Artistry LLC / Thien LLC
Existing Zoning:	Heavy Manufacturing District (HM-1) and Highway Service Business District (HSB).
Request:	Special use permit to operate a microblading facility.
Property Size:	± 112.78 acres – Entire Magnolia Complex
Location:	1400 Buford Highway, Suite J1 Tax Parcel R7-258-203
Public Notice:	Letters to adjoining owners via USPS regular mail on 9/1/21. Signs posted on property 9/1/21. Ad in legal section of Gwinnett Daily Post on 9/1/21 & 9/22/21.
Public Response:	None as of 9/16/21. Open records inquiry from neighboring property owner.

FINDINGS OF FACT

The subject property is part of an office service complex, with multiple buildings, housing multiple suites. The complex is zoned (Heavy Manufacturing District (HM-1) and Highway Service Business District (HSB)). Within the HM-1 zoning district other uses with similar characteristics are allowed as principal uses. There is an additional potential for other uses, which are not compatible, on adjacent properties.

The microblading facility is regulated by the Gwinnett County Board of Health to operate a microblading facility. No changes have been proposed to the building at the time of submittal.

ZONING ANALYSIS

1. *Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?*

Yes. As the request is for a special use permit, there is no rezoning request. The proposed SUP is consistent with the existing development.

2. *Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*

No. The special use permit will not impact adjacent development.

3. *Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?*

Yes.

4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

No. The proposed special use permit will not have any impact on the school system *or streets.*

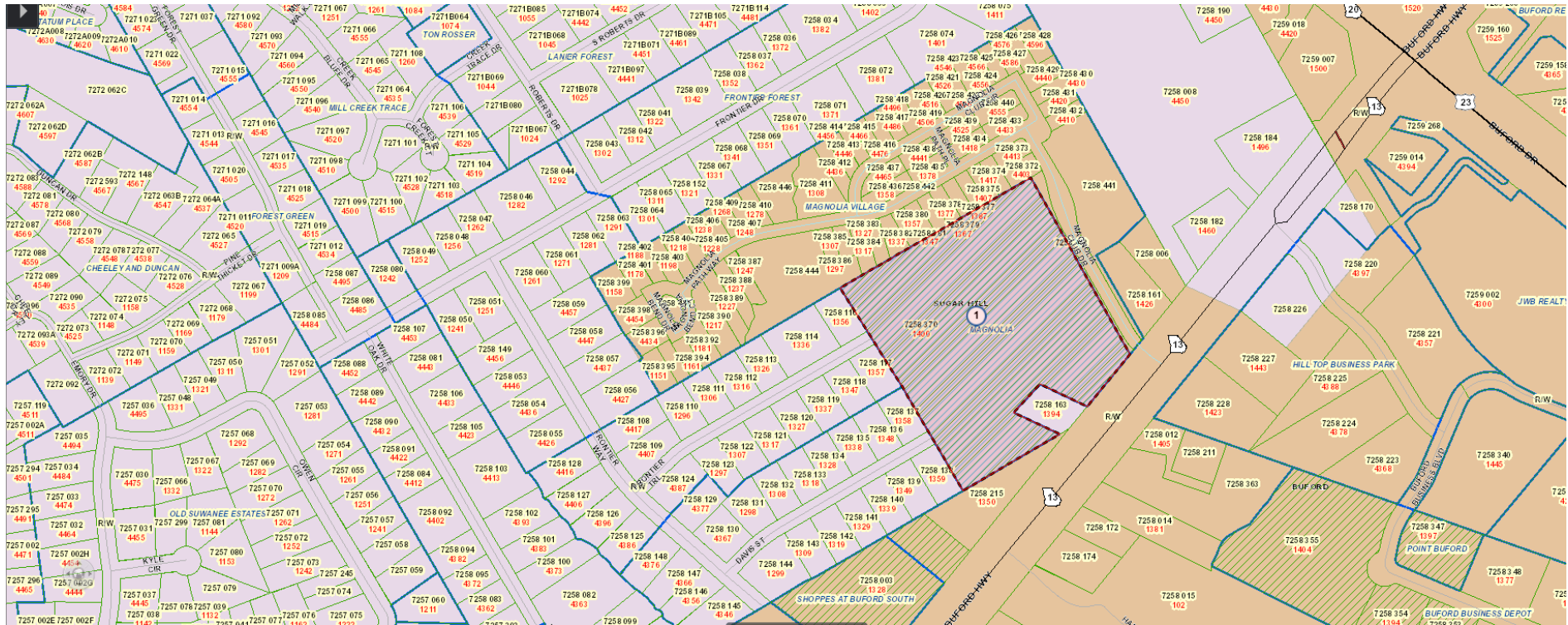
5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?*

Yes. The use is in conformance with the Sugar Hill Land Use Plan.

6. *Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*

No. The proposed use is consistent with other similar uses located within the complex.

SUP-21-002 – Subject Property



LETTER OF INTENT

Microblading Artistry LLC

This request is for a special use permit to operate a microblading facility. Applicant will focus on helping individuals achieve their desired look through microblading techniques. Microblading is a semipermanent eyebrow technique that creates the illusion of fuller, more evenly shaped brows by adding pigment into the epidermis (the top layer of skin) of an individual's natural eyebrows. Applicant will treat clients for beauty and those with medical conditions such as hair loss from alopecia and cancer treatments. Microblading can also treat individuals that have suffered burns or scars that resulted in the loss of eyebrow hairs. Microblading treatments are offered at dermatology offices, medical spas, and microblading studios and is considered cosmetic enhancements.

Applicant currently has a business license with the City of Sugar Hill for her microblading business at a different location. Also, Applicant has a current studio permit through Gwinnett County Board of Health to operate her microblading business. Applicant purchased the subject property on April 24, 2020 and would like to relocate her business to the property she owns. Her business is by appointment only and her hours of operation are 10 am to 4 pm. Her business is a pure cosmetic use. Additionally, there are several other properties in the immediate vicinity operating businesses for cosmetics and hair salons for similar uses, with no negative impact on nearby properties.

The City of Sugar Hill existing zoning map specifically designates property along the Buford Highway and nearby commercial corridors as being appropriate for commercial and retail uses. The property is surrounded by successful commercial and retail uses, all contributing to the economic base of the City.

The majority of cosmetic/salon facilities throughout the City of Sugar Hill are located in either commercial or retail areas and buildings. Additionally, there are several other cosmetic/salons located in the same office complex, Magnolia Office Park. Accordingly, the requested special use permit is entirely consistent with both the City's previous approvals for this type of special use permit and fits into the zoning trends for the area. Approval of this request will create a new business to serve as an asset to the City of Sugar Hill as a whole.

Again, this proposed use falls within the City's vision and enables the City to achieve the desired look and feel that it is striving to achieve. The Applicant and its representatives welcome the opportunity to meet with the City of Sugar Hill to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

