



Community Development  
 4119 Adrian Street  
 Tucker, GA 30084  
 Phone: 678-597-9040  
 Email: permits@tuckerga.gov  
 Website: www.tuckerga.gov

# Land Use Petition Application

Type of Application:  Rezoning  Comprehensive Plan Amendment  Special Land Use Permit  Concurrent Variance

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Business Owner		
Name: Audrey DeWitt		
Address: 1505 Lilburn Stone Mountain Rd		
City: Stone Mountain	State: GA	Zip: 30087
Contact Name: Audrey DeWitt		
Phone: 850-791-8404	Email: massag.nava@gmail.com	
OWNER INFORMATION		
Name: RCB Hugh LLC		
Address: 1000 Peachtree Industrial Blvd. Suite 6-308		
City: Suwanee	State: Ga	Zip: 30024
Contact Name: Lise Tanner		
Phone: 770-945-1123	Email: Tannerrealestate@AOL.com	
PROPERTY INFORMATION		
Property Address: 605 Lilburn Stone Mountain Rd, Stone Mountain, Ga.		
Present Zoning District(s): OI	Requested Zoning District(s): OI	
Present Land Use Category: Neighborhood	Requested Land Use Category: Same	
Land District: 18	Land Lot(s): 135	Acreage: 1.00
Proposed Development: N/A no exterior expenses		
Concurrent Variance(s):		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units:	Dwelling Unit Size (Sq. Ft.):	Density:
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots:	Total Building Sq. Ft.:	Density:

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LAND USE PETITION APPLICATION

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 Department  
 SLUP-19-0002



To the City of Tucker:

It is the goal and passion of Nava Massage Therapy to provide exceptional services touching lives and families through natural holistic methods, giving life back to all in need of powerful healing provided through therapeutic massage. Nava Massage Therapy contributes nothing but upgrades to the massage industry in Tucker and Dekalb County through above-reproach services and practices. As a therapist, my background includes Emotion Therapy, Gut Health Therapy, Essential Oil Therapy, Prenatal Massage, Deep Tissue Therapy, Meditation Practices as well as so many more psychosomatic modalities of healing. In pursuing continuing education courses worldwide, I have worked and trained next to Chiropractors, Naturopath Doctors, Massage Therapists and Acupuncturists. Over the years, I have come to focus my practice on modalities targeting and supporting the recovery of the body as a whole. Nava Massage Therapy is attracting clients from the greater Atlanta metropolitan area to our region which can only mean good business opportunities for all of us. In light of what Nava Massage Therapy offers to our community, I feel confident that it is a valuable service to add.

Sincerely,

Audrey DeWitt, L.M.T.

Nava Massage Therapy

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 135, OF THE 18<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND (ONE HALF INCH REBAR) BEING THE POINT OF INTERSECTION OF HUGH HOWELL ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) WITH LILBURN-STONE MOUNTAIN ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND RUNNING ALONG SAID RIGHT-OF-WAY LINE OF HUGH HOWELL ROAD THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 51 DEGREES 58 MINUTES 10 SECONDS EAST A DISTANCE OF 15.92 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 37 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 20.00 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 58 DEGREES 45 MINUTES 15 SECONDS EAST A DISTANCE OF 29.23 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 06 DEGREES 46 MINUTES 12 SECONDS EAST A DISTANCE OF 288.04 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 21 DEGREES 11 MINUTES 56 SECONDS EAST A DISTANCE OF 69.40 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE PROPERTY LINE OF PROPERTY NOW OR FORMERLY BELONGING TO STONE MOUNTAIN MEMORIAL PARK THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 50 DEGREES 41 MINUTES 29 SECONDS WEST A DISTANCE OF 25.75 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 46 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 160.63 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 63 DEGREES 07 MINUTES 58 SECONDS WEST A DISTANCE OF 110.68 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 32 DEGREES 58 MINUTES 50 SECONDS WEST A DISTANCE OF 39.35 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) BEING LOCATED BACK ONTO SAID RIGHT-OF-WAY LINE OF LILBURN-STONE MOUNTAIN ROAD; THENCE RUNNING NORTHERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 38 DEGREES 44 MINUTES 43 SECONDS EAST A DISTANCE OF 273.77 FEET TO THE IRON PIN FOUND AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND IS SHOWN ON PLAT OF SURVEY PREPARED BY HAYES, JAMES & ASSOCIATES, CERTIFIED BY LEROY W. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 1795, DATED MAY 21, 2003, ENTITLED "ALTA/ACSM ASBUILT SURVEY FOR JOHN HARDY JONES, BRANCH BANKING & TRUST AND LAWYERS TITLE INSURANCE CORPORATION AND CONTAINS 1.061 ACRES (BEING 46,236 SQUARE FEET) INCLUDING ALL/ANY BASEMENTS.

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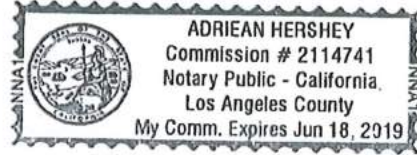
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Department

SLUP-19-0002



HANCOCK ACKNOWLEDGEMENT FOR GEORGIA INSTRUMENTS SIGNED IN CALIFORNIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



State of California }  
County of LOS ANGELES }

ADRIEAN HERSHEY, A NOTARY PUBLIC

Subscribed and acknowledged simultaneously before me ↑ on this 17 day of JANUARY,  
20 19, by ROBERT BARAL, proved to me on the basis  
of satisfactory evidence to be the person(s) who appeared before me.

Seal  
SEE ABOVE ↑

Signature: [Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above OPTIONAL  
\* Though the information below is not required by law, it may prove valuable to person relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer's name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

California Civil Code- Gov § 1189 4(c)

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**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

I, RCPB Hugh LLC, authorize, Audrey Dewitt  
(Property Owner) (Applicant)

to file for SLUP, at 1505 Lilbourn Stone Mountain Rd.  
(RZ, CA, SLUP, CV) (Address) Stone Mountain, Ga.

on this date January 17, 2019  
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

[Signature] 1/17/19  
Signature of Property Owner Date

ROBERT BARAC, MANAGER  
Type or Print Name and Title

@ 01-17-19 SEE ATTACHED  
Signature of Notary Public Date Notary Seal

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# Certificate of Insurance

## OCCURRENCE COVERAGE ABMP In-Dues Liability Program

**ABMP MAILING ADDRESS:**

Associated Bodywork & Massage Professionals  
25188 Genesee Trail Road  
Suite 200  
Golden, CO 80401

**MASTER POLICY HOLDER**

Allied Professionals Insurance RPG  
**AGENT/BROKER**  
Allied Professionals Insurance Services

**ISSUED BY:**

Allied Professionals Insurance Company, A  
Risk Retention Group, Inc.

**POLICY #: API-ABMP-18**

<b>LIABILITY LIMITS</b> (per member)	ANNUAL AGGREGATE .....	\$6,000,000
<b>COMMERCIAL GENERAL LIABILITY</b>	PER OCCURRENCE LIMIT .....	\$2,000,000
	PRODUCTS-COMP/OP .....	Included
	PROFESSIONAL LIABILITY .....	Included
	GENERAL LIABILITY .....	Included
	FIRE LIABILITY LIMIT .....	\$100,000

**To verify information, contact ABMP. Tel: 303-674-8478 Fax: 303-674-0859**

This Policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your State. State insurance insolvency guaranty funds are not available for your risk retention group. Coverage is afforded to person(s) named herein as Named Insureds according to the terms and conditions of the Policy to which this Certificate refers, subject to limitation by any applicable state licensing laws. No other rights or conditions, except as specifically stated herein, are granted or inferred.

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICY OF INSURANCE LISTED ABOVE HAS BEEN ISSUED TO THE INSURED NAMED BELOW. THE INSURED ACTIVE DATE LISTED BELOW APPLIES ONLY TO ELEMENTS OF COVERAGE CONTINUOUSLY IN PLACE SINCE THE INCEPTION OF THE NAMED INSURED'S POLICY. CHANGES TO COVERAGE ARE EFFECTIVE RETROACTIVELY ONLY TO THE DATE THE CHANGE WAS MADE. REPORT IN WRITING WITHIN 48 HOURS ANY & ALL CLAIMS, OR INCIDENTS THAT YOU BELIEVE MAY RESULT IN A CLAIM, EVEN IF GROUNDLESS.

This Certificate, along with the Policy to which it refers, is valid evidence of coverage extended to the Certificate Holder listed below.

**ADDITIONAL INSURED:***(with inception date)*

RCB Hugh, LLC & Tanner Real Estate Jan 08, 2019  
Services, LLC

*Coverage is extended subject to all terms and conditions of the Policy.*

**CERTIFICATE HOLDER**

*(Active Registered Members are on file with the ABMP Membership Director.)*

Member/Named Insured:	Audrey DeWitt	
Membership I.D. #:	1165807	
Member/Policy Term Active:	Aug-10-2018	
Member/Policy Term Expires:	Aug-09-2019	
Total Member Cost:	\$ 199	(ABMP Membership, including Member Liability Coverage)

*Pink 89*

**Authorized Representative**

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice for non-payment or 90 days written notice for any other reason to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

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**STATE OF GEORGIA**  
**Office of the Secretary of State**  
**Georgia Board of Massage Therapy**  
**LICENSE NO. MT011687**

Audrey DeWitt  
 2418 Britt Street  
 Grayson GA 30017

**Massage Therapist**

**EXP DATE - 10/31/2020 Status: Active**  
**Issue Date: 07/07/2017**

Above is your wall certificate license. A pocket-sized license card is below.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – [www.sos.state.ga.us/plb](http://www.sos.state.ga.us/plb).

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing  
 237 Coliseum Drive  
 Macon GA 31217  
 Phone: (478) 207-2440  
 Toll Free: (844) 753-7825  
[www.sos.state.ga.us/plb](http://www.sos.state.ga.us/plb)

Audrey DeWitt  
 2418 Britt Street  
 Grayson GA 30017

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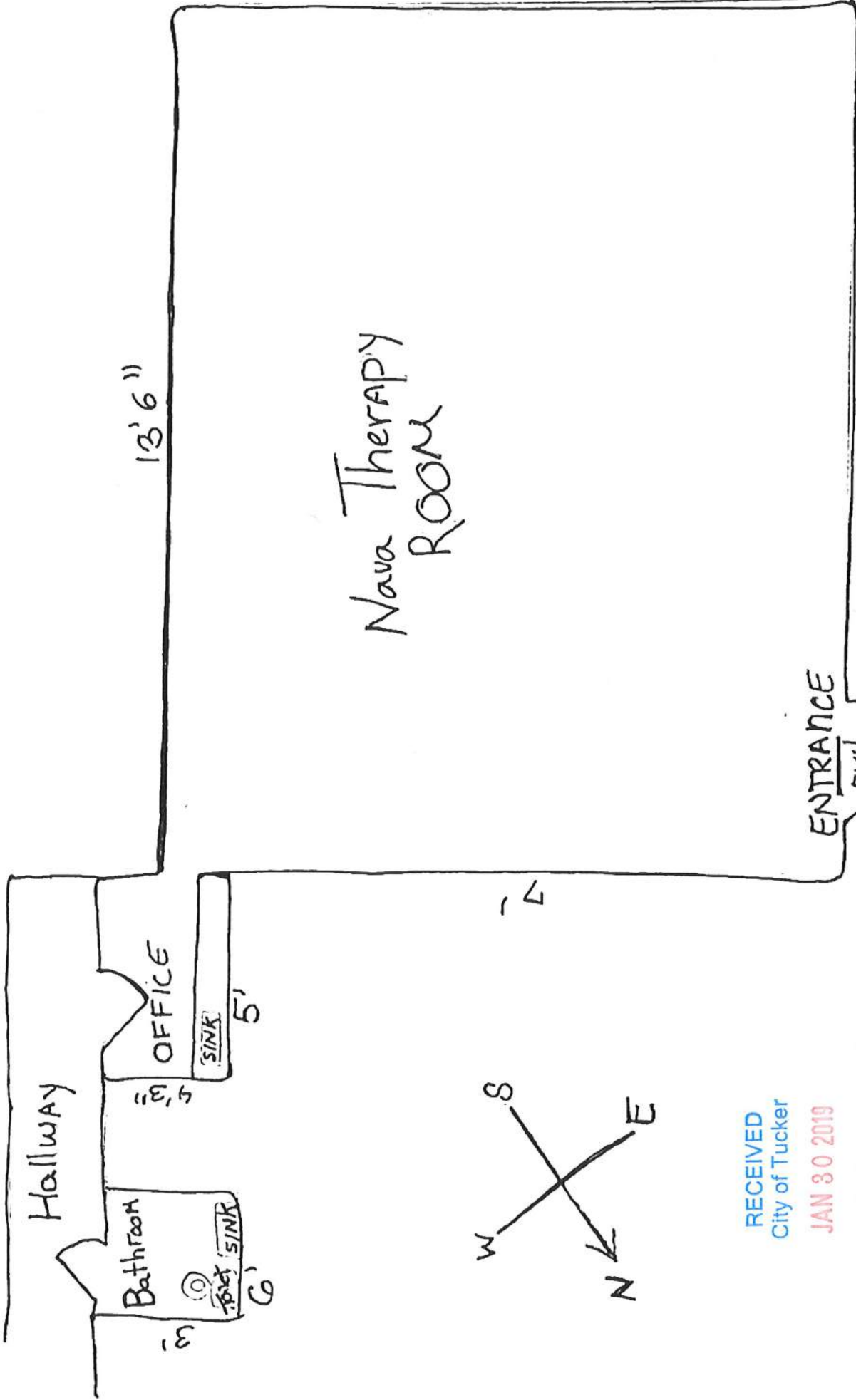


**STATE OF GEORGIA**  
**Office of the Secretary of State**  
**Georgia Board of Massage Therapy**  
**License No. MT011687**

Audrey DeWitt  
 2418 Britt Street  
 Grayson GA 30017

**Massage Therapist**

**EXP DATE - 10/31/2020 Status: Active**  
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Nava Massage Therapy  
1505 Lilburn Stone Mountain Road  
Stone Mountain, GA 30087

February 1, 2019

Re: Nava Massage Therapy, Suite 100i  
Special Land Use Permit  
Community Council Meeting, February 13, 2019

Dear Neighbors,

Audrey DeWitt would like to officially join your community!

As a licensed massage therapist, I have submitted an application for a Special Land Use Permit to the City of Tucker to operate as Nava Massage Therapy in Suite 100i, which is currently zoned OI. As part of the process, I am inviting you to a community council meeting. The purpose of this meeting is to provide neighbors and interested parties an opportunity to meet with me and hear my passion for what I do as well as ask questions or voice concerns. The meeting will be held on February 13, 2019, at 7:00 at City Hall Annex, 4228 1st AVENUE, SUITE 2-4, TUCKER, GA 30084

Ahead of the meeting, please take a minute to review my website [www.Navamasages.com](http://www.Navamasages.com) or better yet, book a massage!

Sincerely,

Audrey DeWitt, LMT  
[massage.nava@gmail.com](mailto:massage.nava@gmail.com)  
850-791-8404

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## PRE-APPLICATION FORM

### REZONING, COMPREHENSIVE PLAN AMENDMENT, SPECIAL LAND USE PERMIT, AND CONCURRENT VARIANCE

#### Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Courtney Smith at [csmith@tuckerga.gov](mailto:csmith@tuckerga.gov) to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

#### SPECIAL LAND USE PERMIT PRE-APPLICATION FORM

##### Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Courtney Smith at [csmith@tuckerga.gov](mailto:csmith@tuckerga.gov) to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

##### Applicant:

Audrey DeWitt c/o NAVA Massage Therapy, LLC

**Site Address:** 1505 Lilburn Stone Mountain, Tucker, GA

**Parcel Size:** Small office complex on a 1.01 acre property

##### Proposal Description:

Applicant requests a proposal for a Massage Establishment in the OI (Office Institutional) zone district.

**Existing Zoning Designation and Case Number:** OI zoning designation; Associated case number—CZ-86104

**Proposed Zoning Designation:** OI CV: None discussed.

**Proposed SLUP Request:** To allow a Massage Establishment in the OI zoning designation.

**CV:** None discussed.

**Comprehensive Land Use Map Designation:** Neighborhood Center

**Overlay District:** N/A

**Staff:** Tim Lampkin, Rosie Walk **Date:** 12/12/2018

Applicant Signature / Date

 1/30/2019

**The Name of the Limited Liability Company:**

Nava Massage Therapy, LLC

**The Principal Place of Business:**

1505 Lilburn Stone Mountain Road  
Stone Mountain, GA 30087

**Registered Agent's Name and Address:**

Audrey DeWitt  
2418 Britt Street  
Grayson, GA 30017

**Organizer:**

Audrey DeWitt  
1505 Lilburn Stone Mountain Road  
Stone Mountain, GA 30087

**IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below:**

**Signed by:**

Audrey DeWitt, LMT

Date: 22 January 2019

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**STATEMENT OF INTENT**

and

Other Material Required by  
City of Tucker Zoning Ordinance  
for the  
Special Land Use Permit Application  
of  
**Nava Massage Therapy, LLC**

For Unit 100 i  
Located in building at

Address:

1505 Lilburn Stone Mountain Road, Stone Mountain, GA 30087

Submitted and completed by applicant:

Audrey DeWitt  
2418 Britt Street  
Grayson, GA 30017  
850-791-8404

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This application seeks a special land use permit for 1505 Lilburn Stone Mountain Road, Stone Mountain, GA 30087 with the intent to provide part-time services of integrated therapeutic massage and bodywork. This property is currently zoned as Office Institutional (OI). The location of this property is directly off Highway 78 at the Hugh Howell exit in Tucker's Overlay District. As a massage therapy establishment, Nava Massage Therapy submits this Statement of Intent as required by the City of Tucker Zoning Ordinance 7.4.6 per the Land Use Petition Checklist.

To the City of Tucker:

It is the goal and passion of Nava Massage Therapy to provide exceptional services touching lives and families through natural holistic methods, giving life back to all in need of powerful healing through therapeutic massage. Nava Massage Therapy contributes nothing but upgrades to the massage industry in Tucker and Dekalb County by providing above-reproach services and practices. As a therapist, my background includes Emotion Therapy, Gut Health Therapy, Essential Oil Therapy, Prenatal Massage, Deep Tissue Therapy, Meditation Practices as well as so many more psychosomatic modalities of healing. In pursuing continuing education courses worldwide, I have worked and trained next to Chiropractors, Naturopath Doctors, Massage Therapists and Acupuncturists. Over the years, I have come to focus my practice on modalities targeting and supporting the recovery of the body as a whole. With my specialities, I am one of three therapists in the state of Georgia who do the type of massage that I do. My work is attracting clients from the greater Atlanta metropolitan area to our region which can only mean good business opportunities for all of us. In light of what Nava Massage Therapy offers to our community, I feel confident that it is a valuable service to add to the city of Tucker.

Sincerely,

Audrey DeWitt, L.M.T.  
Nava Massage Therapy



In regards to the considerations of Ordinance 7.4.6, A-T:

**A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

Nava Massage Therapy uses two to three parking spaces of the adequate off-street parking available in front of the building. There are more than 20 parking spaces, (see attached site map.)

**B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

There are no adjacent buildings; the adjacent businesses all offer compatible professional services: dentistry and psychological counseling

**C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The building main area offers two public restrooms available to the occupants and their clients as needed.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

Nava Massage Therapy will not unduly increase traffic as clients arrive one at a time.

**E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

Nava Massage Therapy will not adversely affect traffic because clients arrive sporadically throughout the day, according to their appointments.

**F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

Unit 100i provides both an external and internal door to the therapy room allowing for convenient external client entrance/exit and convenient internal entrance/exit for the therapist.

**G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

Nava Massage Therapy involves no noise, smoke, odor, dust or vibration of any type.

**H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

Nava Massage Therapy complies with best practice usage for offering massages during regular business hours only and therefore does not adversely impact adjoining businesses.

**I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

Nava Massage Therapy compliments the adjoining businesses by providing another professional service.

**J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The zoning district classification is OI, which is why Nava Massage Therapy is seeking a special land use permit.

**K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.**

Nava Massage Therapy is consistent with the designation of Neighborhood Centers by providing a massage therapy service to meet the day-to-day needs of the local residents with walkable connections between the current businesses in the building.

**L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

Buffer zones do not apply to the space occupied by Nava Massage Therapy.

**M. Whether or not there is adequate provision of refuse and service areas.**

Nava Massage Therapy generates little to no refuse.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

Nava Massage Therapy is seeking the special land use permit for the duration of the lease agreement with the option to continue leasing in this location.

**O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

Nava Massage Therapy occupies one office in the building (100i) and requires no changes to the existing building.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are no historic buildings, sites, districts or archaeological resources on this property.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

In regards to the considerations of Ordinance 4.2.58 Special Land Use - Massage Establishment:

The following A-E demonstrates the way in which Nava Massage Therapy adheres to the regulations set forth in section 4.2.58.

**A. The presence of any device used as an early warning system to alert the employees of a massage establishment to the presence of law enforcement officers or city authorities on the premises is prohibited in any massage establishment.**

There are no devices used as an early warning system to alert the therapists to the presence of law enforcement officers or city authorities on the premises.

**B. If a receptionist is present, the public entrance door of the massage establishment and the doors of all massage rooms or cubicles must remain unlocked during any time the establishment is occupied. In the absence of a receptionist, the public entrance may be locked as long as fire safety requirements are met (panic bar, no deadbolt, etc). Individual massage therapy rooms shall not be locked.**

There is no receptionist and no public door. The exterior treatment room door indicates when the room is occupied through the use of an "Occupied" sign, (see enclosed picture), and is locked when in use, but the interior door to the room remains unlocked.

**C. All massage establishments must display the following documents at all times in a clearly visible place:**

- 1. State Licenses**
- 2. Local Business License**

Nava Massage Therapy displays its State License and insurance and will proudly post Local Business License on the wall when granted.

**D. Massage businesses may open no earlier than 6:00 a.m. and close no later than 11:00 p.m. Any massage must be completed by 10:00 p.m.**

Nava Massage Therapy operates well within the proposed operating hours: Saturday and Sunday, 10:00am to 5:00pm; Monday - Friday, 10:00am to 8:00pm

**E. The exterior windows of the lobby/reception/entrance area may not be covered by curtains, closed blinds, tints or any other material that obstructs the view into the premises. No signs may cover more than 30% of any windowpane.**

The exterior window of the Nava Massage Therapy room has a blind for client privacy. There is no reception area associated with this business.

**R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

No new construction is necessary for Nava Massage Therapy to occupy Unit 100i.

**S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area;**

There are no other massage services in the building or in the area near the building.

**T. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The location of Nava Massage Therapy is ideal for professionals commuting to/from work along Stone Mountain Freeway with easy access to the location via Hugh Howell Road. Per client reviews, clients in the area find the location to be a convenient asset.

## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

**1. CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

The building stands alone on the property. The interior was recently remodeled into separate units. Nava Massage Therapy occupies Unit 100i on the main level.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

Nava Massage Therapy conforms to the Comprehensive Land Use Plan by contributing to the Neighborhood Center with walkable connections between the other services offered in the building.

**2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on the environmental site features may be obtained from the indicated source(s).

- a. **Wetlands:** There are no wetlands on this property. N/A
- b. **Floodplain:** There is no floodplain on this property. N/A
- c. **Streams/steam buffer:** There are no streams on this property. N/A
- d. **Slopes exceeding 25 percent over a 10 foot rise in elevation:** N/A
- e. **Vegetation Species:** Vegetation is cleared from property except a few bushes and trees.
- f. **Wildlife Species:** Unknown what lives in the bushes.
- g. **Archeological/Historical Sites:** N/A

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**3. PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. **Protection of environmentally sensitive areas, i.e. floodplain, slopes exceeding 25 percent, river corridors. N/A**
- b. **Protection of water quality. N/A**
- c. **Minimization of negative impacts on existing infrastructure. Nava Massage Therapy occupies one small unit in the building. N/A**
- d. **Minimization on archeological/historically significant area. N/A**
- e. **Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) N/A**
- f. **Creation and preservation of green space and open space.**  
A few trees and bushes grow along the edges of the property.
- g. **Protection of citizens from the negative impacts of noise and lighting. There is no noise issue or lighting issue on this property. N/A**
- h. **Protection of parks and recreational green space. N/A**
- i. **Minimization of impacts to wildlife habitats.**  
The birds and bugs seem happy in this environment.



For the foregoing reasons, Nava Massage Therapy respectfully requests that the Special Land Use Permit Application be approved. Nava Massage Therapy invites and welcomes comments from the City of Tucker that will aid in the approval of this application.

January 22, 2019

Audrey DeWitt



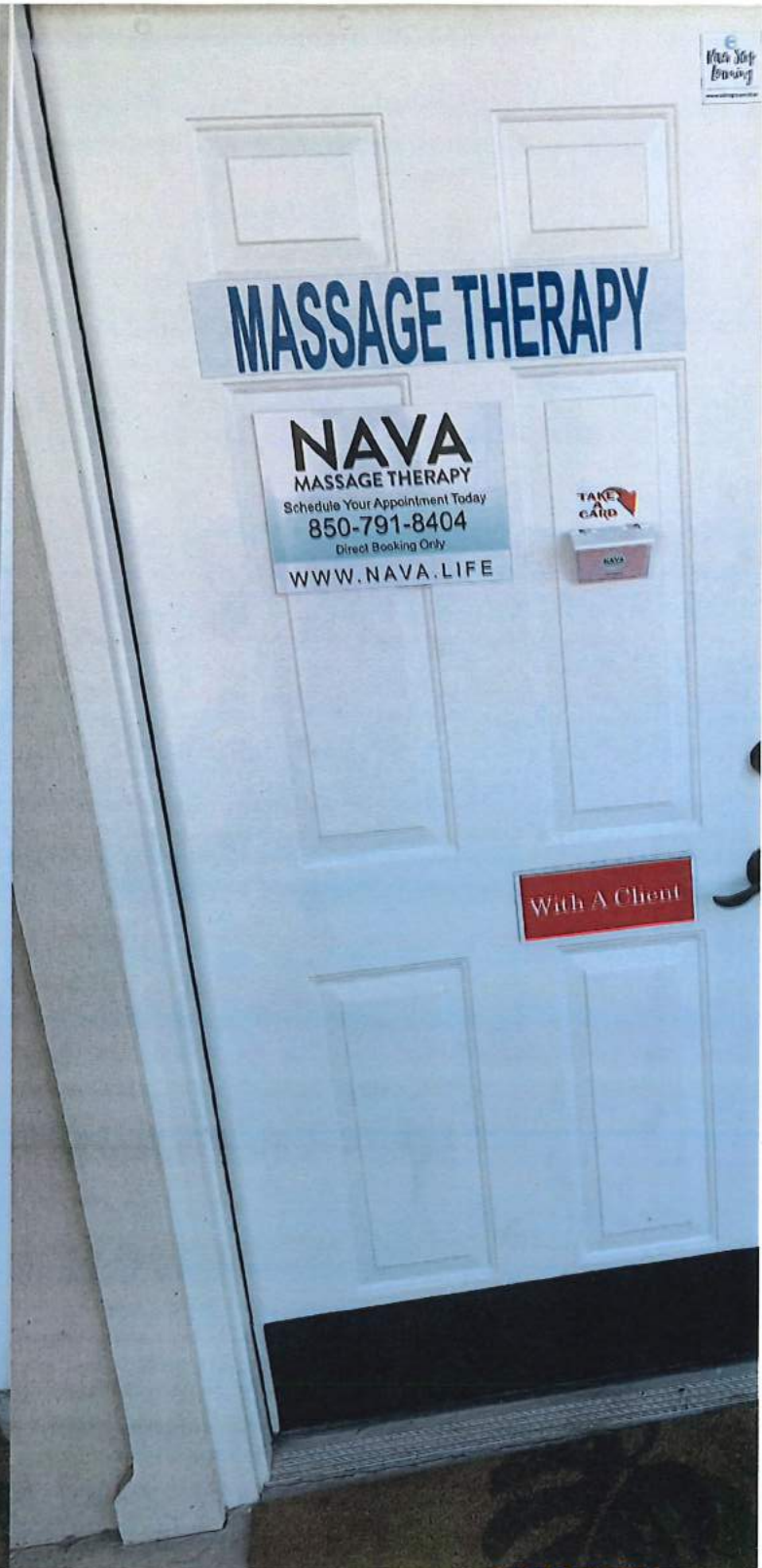
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