



Planning and Zoning
1975 Lakeside Parkway, Suite 350
Tucker, GA 30084
Phone: 678-597-9040
Website: www.tuckerga.gov

Land Use Petition Application

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

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: Jiuchikang, LLC by Xiu Xiang Zhang, Member		
Address: 4717 Tiger Blvd		
City: Duluth	State: GA	Zip: 30096
Contact Name: Yu-hsuan Chang, attorney for applicant		
Phone: (678)465-8559	Email: allen@candorlegal.net	
OWNER INFORMATION		
Name: Regency Centers, LP		
Address: One Independent Drive, Suite 114		
City: Jacksonville	State: Florida	Zip: 32202
Contact Name: Leslie Mintz		
Phone: (404)575-3296	Email: lesliemintz@regencycenters.com	
PROPERTY INFORMATION		
Property Address: 2110 Henderson Mill Rd, Suite 22A, Tucker GA 30084		
Present Zoning District(s): NL-1	Requested Zoning District(s): N/A	
Present Land Use Category: Regional Activity Center	Requested Land Use Category: N/A	
Land District: 18th	Land Lot(s): 209	Acreage: +/- 16.70 acres
Proposed Development: Existing		
Concurrent Variance(s): N/A		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: N/A	Dwelling Unit Size (Sq. Ft.):	Density:
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: Existing	Total Building Sq. Ft.: Existing	Density:

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LAND USE PETITION APPLICATION - REVISED OCTOBER 24, 2022

04/18/2023

PLANNING & ZONING
DEPARTMENT


SLUP-23-0001

APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

Xiu Xiang Zhang 2/13/2023
Signature of Applicant Date

Xiu Xiang Zhang, Member
Type or Print Name and Title

[Signature] 2/13/2023 
Signature of Notary Public Date Notary Seal

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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), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

I, Leslie Mintz, authorize, Jiuchikang LLC / Xiu Xiang Zhang
(Property Owner) (Applicant)

to file for SLUP, at 2110 Henderson Mill Rd, Tucker, GA 30084
(RZ, CA, SLUP, M, CV) (Address)

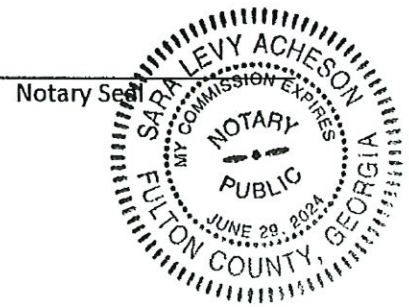
on this date February 13, 2023
(Month) (Day)

- 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.

Leslie Mintz 2/13/2023
Signature of Property Owner Date

Leslie Mintz
Type or Print Name and Title

Sarah Levy Acheson 2/13/23
Signature of Notary Public Date



DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4);

NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Xiu Xiang Zhang

Signature: Xiu Xiang Zhang

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Date: 2/13/2023

04/18/2023

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TRACT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 209 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE OF BEGINNING, commence at an iron pin set at the point of intersection of the western right-of-way of Henderson Mill Road (having a 80 foot right-of-way) with the northwestern right-of-way line of Lavista Road (having a 88 foot right-of-way) ; run thence in a generally northeasterly and northerly direction along said western right-of-way line of Henderson Mill Road the following courses and distances: north 30°22'44" east a distance of 28.08 feet to a point; and north 09°46'59" east a distance of 78.23 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING ; from the TRUE POINT OF BEGINNING as thus established, and leaving said western right-of-way line of Henderson Mill Road, run thence south 89°30'09" west a distance of 391.80 feet to a point ; thence south 00°59'44" east a distance of 148.61 feet to an iron pin set on the northern right-of-way of Evelyn Street (having a 30-foot right-of-way) ; run thence in a generally westerly direction along said northern right-of-way line of Evelyn Street south 89°23'17" west a distance of 120.00 feet to an iron pin found ; thence leaving said northern right-of-way line of Evelyn Street, run in a generally northerly direction north 00°59'42" west a distance of 148.84 feet to an iron pin set ; thence south 89°11'05" west a distance of 214.30 feet to an iron pin found (3/4" H2O); thence north 01°55'00" east a distance of 934.41 feet to an iron pin found (1" square) ; thence north 89°19'39" east a distance of 587.24 feet to an iron pin set on the western right-of-way line of Henderson Mill Road ; run thence in a generally southeasterly and southerly direction on said western right-of-way line of Henderson Mill Road the following courses and distance: south 14°41'46" east a distance of 320.11 feet to a point ; south 14°12'55" east a distance of 152.07 feet to a point ; south 12°32'39" east a distance of 69.18 feet to a point ; along the arc of a 544.46 foot radius curve an arc distance of 197.80 feet to a point (said arc being subtended by a chord lying to the southwest of said arc and having a bearing of south 02°08'12" east and being 196.71 feet in length) ; south 08°16'15" west a distance of 123.91 feet to point ; and south 09°48'43" west a distance of 90.84 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING.

The above described property contains 15.4063 acres and is shown on Tract "A" on, and described according to, that certain Boundary Survey with As-Built Improvements for Branch Properties, L.P. , Wachovia Bank of Georgia, N.A. , and Chicago Title Insurance Company, prepared by David A. Burre & Assoc. , Inc. , David A. Burre, Georgia Registered Land Surveyor No. 1965, dated November 28, 1995, which certain Survey is incorporated herein by this reference and hereby made a part of this description.

Exhibit A - Pages 1 of 3 Pages

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SLUP-23-0001

TRACT "B"

All that leasehold estate of Grantor in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 209 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set at the point of intersection of the western right-of-way of Henderson Mill Road (having a 80 foot right-of-way) with the northwestern right-of-way line of LaVista Road (having a 88 foot right-of-way) ; run thence in a generally southwesterly direction along said northwestern right-of-way line of LaVista Road the following courses and distances: south 51°35'08" west a distance of 44.96 feet to an iron pin set, said iron pin set being parallel to the centerline of LaVista Road ; south 70°46'27" west a distance of 28.33 feet to a point, said point being located on a variable-width right-of-way line along LaVista Road and Evelyn Street ; and south 89°16'02" west a distance of 97.16 feet to an iron pin set, said iron pin set being located on the variable-width right-of-way line of Evelyn Street ; run thence south 00°43'58" east a distance of 10.00 feet to an iron pin set on the northern right-of-way line of Evelyn Street (becoming a 30 foot right-of-way) ; thence continuing along said northern right-of-way line of Evelyn Street south 89°23'17" west a distance of 52.72 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING ; from the TRUE POINT OF BEGINNING ; as thus established, and continuing along said northern right-of-way of Evelyn Street, run south 89°23'17" west a distance of 150.00 feet to an iron pin set; thence leaving said northern right-of-way line of Evelyn Street and continuing in a generally northerly direction, run north 00°59'44" west a distance of 148.61 feet to a point ; thence north 89°30'09" east a distance of 150.00 feet to an iron pin set ; thence south 00°59'47" east a distance of 148.31 feet to an iron pin set on the northern right-of-way line of Evelyn Street, said iron pin being the TRUE POINT BEGINNING.

The above described property contains 0.5112 acres and is shown as Tract "B" on, and described according to, that certain Boundary Survey with As-Built Improvements for Branch Properties, L.P. , Wachovia Bank of Georgia, N.A. , and Chicago Title Insurance Company, prepared by David A. Burre & Assoc. , Inc. , David A. Burre, Georgia Registered Land Surveyor No. 1965, dated November 28, 1995, which certain Survey is incorporated herein by this reference and hereby made a part of the description.

Exhibit A- Page 2 of 3 Pages

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TRACT "C"

All that leasehold estate of Grantor in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 209 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGIN AT AN IRON PIN SET at the point of intersection of the western right-of-way of Henderson Mill Road (having a 80 foot right-of-way) with the northwestern right-of-way line of LaVista Road (having a 88 foot right-of-way) ; run thence in a generally southwesterly direction along said northwestern right-of-way line of LaVista Road the following courses and distance: south 51°35'08" west a distance of 44.96 feet to an iron pin set, said iron pin set being parallel to the centerline of LaVista Road ; south 70°46'27" west a distance of 28.33 feet to a point, said point being located on a variable-width right-of-way line along LaVista Road and Evelyn Street ; run thence south 89°16'02" west a distance of 97.16 feet to an iron pin set, said iron pin set being located on the variable-width right-of-way line of Evelyn Street ; run thence south 00°43'58" east a distance of 10.00 feet to an iron pin set on the northern right-of-way line of Evelyn Street (becoming a 30 foot right-of-way) ; run thence in a generally southwesterly direction along said northern right-of-way line of Evelyn Street south 89°23'17" west a distance of 52.72 feet to an iron pin set ; thence leaving said northern right-of-way line of Evelyn Street, run in a generally northerly direction north 00°59'47" west a distance of 148.31 feet to an iron pin set ; thence north 89°30'09" east a distance of 241.80 feet to an iron pin set on the western right-of-way line of Henderson Mill Road ; run thence in generally southerly direction along said western right-of-way line of Henderson Mill Road south 09°46'59" west a distance of 78.23 feet to a point ; thence south 30°22'44" west a distance of 28.08 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING.

The above described property contains 0.7067 acres and is shown as Tract "C" on, and described according to, that certain Boundary Survey with As-Built Improvements for Branch Properties, L.P. , Wachovia Bank of Georgia, N.A. , and Chicago Title Insurance Company, prepared by David A. Burre & Assoc. , Inc. , David A. Burre, Georgia Registered Land Surveyor No. 1965, dated November 28,1995, which certain survey is incorporated herein by this reference and hereby make a part of this description.

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JIUCHIKANG, LLC

March 13, 2023

Letter of Intent

Jiuchikang, LLC (d/b/a Royal Massage & Spa) intends to apply for a special land use permit from the City of Tucker for permission to operate a new massage establishment in the Briarcliff Village shopping center located at the intersection of Henderson Mill Road and Lavista Road in Tucker. Having owned and operated massage establishments in the metro-Atlanta area of Buckhead, the owners of Royal Massage & Spa wanted to expand their footprint to surrounding cities that they felt were underserved. With a focus on pain and stress relief at affordable prices, the owners recently expanded into Chamblee and would love to establish a presence in Tucker.

Royal Massage & Spa has located a great location within a large, almost fully-leased shopping center. The center has almost 200,000 square feet of total area and is currently around 97% occupancy. The convenient location in proximity to the highway is a big draw, and the owners were impressed with the foot traffic of the surrounding area. With a 5-mile radius population of over 100,000 residents, the same area sees upwards of 17,000 vehicles passing through daily. With a Publix anchor tenant and other complementary tenants such as Orange Theory Fitness and Weight Watchers, this location is a perfect spot for Royal Massage to provide excellent relaxation and pain relief massage therapy to local residents.

Royal Massage & Spa will be primarily owned and operated by Ms. Xiu Xiang Zhang, a licensed massage therapist with over 12 years of massage experience and 5 years of massage business management experience. The 2000 square feet space will have a spacious layout so that guests feel comfortable when they come in for a relaxing massage. The owners currently plan to have around 4 masseuses on staff during normal operation, to be able to serve multiple clients at once.

We hope the city welcomes us as a valued addition to the neighborhood, and we look forward to welcoming you in for an affordable session to relieve your aches, pains, and/or tension.

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SLUP Standard Analysis

• **Sec. 46-1594. - Special land use permit; criteria to be considered.**

The following criteria shall be considered by the planning and zoning department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article IV of this chapter:

(1) 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.

The site is adequate for the contemplated use. The site is one suite located within a large shopping center with ample parking and common areas. All of the retail tenants in the center share the use of the parking lot on a non-exclusive basis.

(2) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The proposed use is a retail massage establishment which is compatible with the use of adjacent properties since the shopping center the site is located in is filled with retail shops. The adjacent properties are zoned commercial and consist of multiple shopping centers and a shopping mall as well.

(3) Adequacy of public services, public facilities, and utilities to serve the proposed use.

The site has access to all required utilities (internet, water, electricity, telecommunications). There is adequate access to public services and facilities from the shopping center in which the site sits.

(4) 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.

The site of the proposed use is located in a shopping center with adequate adjacent streets to carry much more than the traffic needed for the proposed use. The proposed use will not cause congestion in the area.

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(5) 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.

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The character of the vehicles and the volume of traffic generated by the proposed use will not negatively impact the existing land uses along access routes to the site. The amount of traffic anticipated to be generated from the proposed use, per the ITE Trip generation analysis report, is not that many.

(6) 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.

The proposed site sits in a shopping center which has adequate ingress and egress routes. The site itself will have adequate ingress and egress routes, since it is located on ground level, connected to common area walkway, and has no obstructions near the one front door nor the one back door.

(7) 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.

The proposed use will not generate any noticeable noise, smoke, odor, dust, or vibration. There should be no adverse impact created from the proposed use.

(8) 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.

The hours of operation of the proposed use will be in line with other establishments within the same shopping center; Proposed hours are currently 7 days a week, 10:30 or 11am open to 9:30 or 10pm close.

(9) 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.

The proposed use will not create adverse impacts upon any adjoining land use as the use will be conducted in a lawful manner and the hours of operation will be in line with other retail use in the shopping center.

(10) 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 proposed use is consistent with the zoning district classification, as it is a commercial use. The area is zoned NL-1 (Northlake High-Intensity Commercial). An NL-1 district allows for the most intense mixed-use development in the City of Tucker. As such, the proposed use fits within the retail component of the mixed-use for the district. However, the special land use permit is required.

(11) Whether or not the proposed use is consistent with the policies of the comprehensive plan.

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The proposed use is consistent with the policies of the comprehensive plan. The comprehensive plan defines a regional activity center as an area that typically includes a higher-density mix of retail, office, housing, and services, and employment to serve a regional market area. Because it is readily accessible from the highway and is already more developed, future development here is considered both desirable and appropriate. The proposed use offers a retail service (muscle pain and/or stress relief through massage) for the local residents. The site of the proposed use is within a higher-density shopping center filled with various retail services for local residents. The use is also complementary to other tenants in the center (such as Orange Theory fitness gym).

(12) 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.

No buffers are required for the proposed use.

(13) Whether or not there is adequate provision of refuse and service areas.

There is adequate provision of service and refuse areas within the shopping center as it serves many tenants and their customers. The site itself will contract with the appropriate providers so that there is adequate service.

(14) Whether the length of time for which the special land use permit is granted should be limited in duration.

The special land use permit should not be limited in duration as to this applicant.

(15) 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.

The proposed use does not alter the size, scale, or mass of the existing buildings in the shopping center, which are currently of appropriate size.

(16) Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

(17) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use will satisfy the supplemental standards for massage establishments set forth in City Ordinance Section 4.2.58.

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- *There will be no early warning device or system installed to warn of the arrival of authorities.*
- *Individual massage therapy rooms will not be locked and when there is a receptionist present the main entrance and exit doors will not be locked during hours of operation. The interior massage rooms will also not be locked during hours of operation.*
- *The state licenses for masseuses as well as the establishment's business license will be displayed on the wall at all times, in a clearly visible manner.*
- *The establishment plans to be open 7 days a week; from 10:30 or 11am and until 9:30 or 10pm (depending on what is acceptable for the shopping center). Even with the proposed range, the operating hours will not be in violation of this section's restrictions for massage establishments.*
- *The exterior windows of the site will not have curtains, blinds, tint, or other material that obscures the view into the entrance/reception area.*

(18) 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.

The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. The site is one story, and on the ground floor. The existing building height is not being altered.

(19) Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

The proposed use will not result in a disproportionate amount of the same or similar use in the area because each such use requires an approved special land use permit. Additionally, this type of retail business suffers if there is oversaturation of the service provided, so there is low likelihood that the use would result in a proliferation of similar uses.

(20) 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 proposed use would be consistent with the needs of the regional area as well as local community as it complements other retail use in the shopping center/surrounding area and fits under the comprehensive plan's definition for regional activity center. Massage therapy is a useful retail service that local residents can benefit from for relieving muscle aches and pain, as well as relieving tension or stress.

(Ord. No. 2016-06-07, att. (7.4.6), 7-11-2016; Ord. No. O2020-03-07, exh. A, 3-23-2020)

- **Sec. 46-1595. - Additional criteria for specified uses.** *Not applicable to this SLUP application.*

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Environmental Impact Analysis

1. Conformance with Comprehensive Plan: The proposed use is a massage establishment where the site is located in a large, filled to almost full occupancy, shopping center zoned as NL-1, the highest density mixed-use classification. The proposed use does not change the nature of the zoning nor impact the environment in any way different than existing tenants in the center do. The environmental impact is negligible as the proposed use does not include the use of chemicals or the large use of any utilities.

2. Environmental Impacts of the Proposed Project:

- Wetlands: The site nor the areas immediately adjacent to the site are not designated as wetlands.
- Floodplain: The site is not located in a flood zone nor are there any immediately adjacent to the site. The site is ground level and the elevation is flat.
- Streams/Stream Buffers: To applicant's knowledge, there are no streams or stream buffers in or next to the shopping center where the site is located.
- Slopes exceeding 25 percent over a 10 foot rise in elevation: The site is located on flat elevation and there is no slope exceeding 25 percent over a 10 foot rise in elevation.
- Vegetation: To the applicant's knowledge, the shopping center has minimal vegetation, as the surrounding areas are all developed except for what is customary amongst common areas of commercially zoned shopping centers. There are no endangered vegetation present on the site.
- Wildlife Species (including fish): To applicant's knowledge, there typically should be no wildlife on the property; there are no fish on the property as there is no body of water.
- Archeological/Historical Site: The site is not located on an archaeological or historical site.

3. Project Implementation measures:

- Protection of environmentally sensitive areas: not applicable
- Protection of water quality: not applicable
- Minimizations of negative impacts on existing infrastructure: not applicable
- Minimization of negative impacts on archaeological/historically significant areas: not applicable
- Minimization of negative impacts on environmentally stressed communities: not applicable
- Creation and preservation of green space and open space: not applicable
- Protection of citizens from the negative impacts of noise and lighting: not applicable
- Protection of parks and recreational green space: not applicable
- Minimization of negative impacts to wildlife habitats: not applicable

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Environmental Impact Analysis

1. Conformance with Comprehensive Plan: The proposed use is a massage establishment where the site is located in a large, filled to almost full occupancy, commercially zoned shopping center. The proposed use does not change the nature of the zoning nor impact the environment in any way different than existing tenants in the center do. The environmental impact is negligible as the proposed use does not include the use of chemicals or the large use of any utilities.

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- Vegetation: To the applicant's knowledge, the shopping center has minimal vegetation, as the surrounding areas are all developed except for what is customary amongst common areas of commercially zoned shopping centers. There are no endangered vegetation present on the site.
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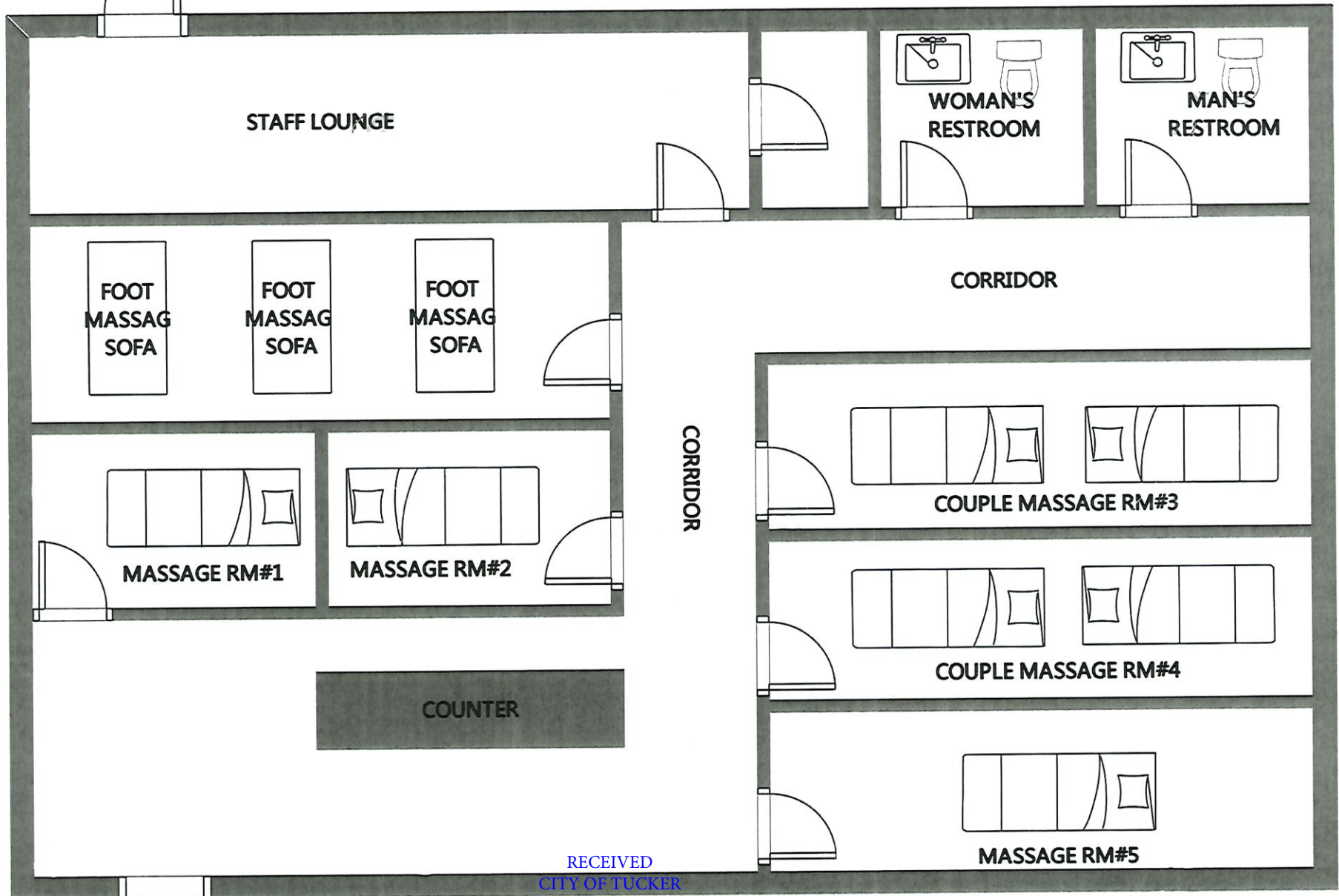
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Proposed Floor Plan - Suite 22A



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Public Participation Plan Report

Project Name: SLUP Application for Massage Establishment at 2110 Henderson Mill Rd

Contact Name: Yu-hsuan Chang, attorney for Jiuchikang, LLC (owner: Xiu Xiang Zhang)

Meeting Date: November 17, 2022

Meeting Location: 2110 Henderson Mill Road, Suite 22A (the establishment premises)

Meeting Start Time: 6pm

Meeting End Time: 7pm

Number of people in attendance: 4

Date of Filing of Land Use Petition Application: 3/13/2023

General Introduction:

Please include information about who you reached out to for the meeting, communication outreach methods (letters, facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (ppt, q&a, display boards, etc), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

We reached out to the community by mailing letters to each of the neighbors within 500' of the proposed site. We also submitted information about the meeting to the City of Tucker to post on their social media. We received a couple of email inquiries.

Meeting was held on location at 6pm on a Thursday evening. Owners attended along with attorney. The meeting was Q&A format. One community attendee came and asked questions.

At the meeting, we prepared a table with sign-in sheet and flyers of the owner's other store, and some light refreshments as well as seating.

Summary of concerns and issues raised at the meeting: (please list and respond to each one individually; include as many items that were discussed).

Questions:

- What regulatory body is there?
 - The state massage therapist licensing board.
- What other locations do you have?
 - Buckhead; with another new one opening in Chamblee soon.
- How long has your other location been in operation?
 - More than 4 years.

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- What name is it? Will it have the same name?
 - Not the same name – this location will be called Royal Massage & Spa; Buckhead location is Health Land Massage.
- What sort of hours do you anticipate having?
 - Open 7 days a week; from 10:30 or 11am and until 9:30 or 10pm (depending on what is acceptable for the shopping center).
- Does the new Chamblee location have a name yet?
 - Yes. HQ Massage.
- What is the number of employees you anticipate having initially?
 - 2 W-2 employees; 4 1099 contractors.
- What regulations are there aside from the business license?
 - City ordinance; state regulatory body for massage therapists .
- How many years of experience does Ms. Zhang have?
 - 12 years of masseuse experience; 5 years of management experience for massage business .
- Why do you want to open a new location here?
 - Business has been good in their other location so owners want to expand; the location seems good for their concept; owners feel that the City of Tucker is underserved by massage establishments and their pricing can fit with the residents of the area.
- What other square footage is there?
 - Just the 2000 square foot space; no other space.

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JIUCHIKANG, LLC
4717 Tiger Blvd
Duluth, GA 30096
(678) 465-8559

Dear Neighbor,

We would like to inform interested property owners that a Special Land Use Permit (SLUP) application will be submitted to the City of Tucker regarding property located at 2110 Henderson Mill Road, Suite 22A, Atlanta, GA 30345, for approval for use as a massage establishment. The applicant is JIUCHIKANG, LLC d/b/a Forever Massage. The owners of Forever Massage have extensive operating experience of reputable massage establishments and currently have multiple locations under various trade names.

You are receiving this letter because you are located within 500 feet of the property address. We would love to meet you and hear any concerns you may have, or answer questions, in person. One of the owners will be present and available to meet.

As such, a public participation meeting will be held on **November 17, 2022 at 6:00 p.m. at 2110 Henderson Mill Road, Suite 22A, Atlanta, GA 30345**. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the applicant, ask questions and voice concerns regarding this upcoming application.

If you have any questions, comments or concerns, please contact me by phone at (678) 465-8559 or by email at allen@candorlegal.net.

Sincerely,

Yu-hsuan Chang

Yu-hsuan Chang, Esq.
Representative for Applicant JIUCHIKANG, LLC

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3936 Lavista Road Tucker, GA 300	MIDTOWN NATIONAL GROUP LP	415 S CEDROS	SOLANA BEACH
4786 Briarcliff Road Atlanta, GA 300	NM OFFICE OWNER LLC	4645 N CENTRA	DALLAS
2175 Zelda Drive Atlanta, GA 3034	SFR XII ATL OWNER 7 LP	9200 E HAMPTC	CAPITOL HEIGHTS
3159 Louden Drive Atlanta, GA 30	ANQUEZ RACHI ANQUEZ MARTI	3159 LOUDEN D	ATLANTA
2135 Zelda Drive Atlanta, GA 3034	NEWLOVE GEO NEWLOVE MER	2135 ZELDA DR	ATLANTA
3162 Evelyn Street Tucker, GA 30	SUN QI	3162 EVELYN S	TUCKER
3190 Evelyn Street Tucker, GA 30	DUCONGE DEBBIE	3190 EVELYN S	TUCKER
4855 Briarcliff Road Atlanta, GA 30	REGENCY RETAIL PARTNERSH	PO BOX 790830	SAN ANTONIO
2166 Zelda Drive Atlanta, GA 3034	EDWARDS KATI EDWARDS BRE	2166 ZELDA DR	ATLANTA
3959 Lavista Road Tucker, GA 30	SWR-LV LLC	4200 NORTHSID	ATLANTA
2199 Zelda Drive Atlanta, GA 3034	DETTMAN SEAN STRUMLAUF RA	2199 ZELDA DR	ATLANTA
2183 Zelda Drive Atlanta, GA 3034	LAW ZACHARY LAW ALISON	2183 ZELDA DR	ATLANTA
3150 Evelyn Street Tucker, GA 30	POIRIER GREGORY SMITH JR	3150 EVELYN S	TUCKER
3158 Evelyn Street Tucker, GA 30	LEE SEUNG JOO	3158 EVELYN S	TUCKER
3186 Evelyn Street Tucker, GA 30	CHENG JIMMY CHANG HSIANG	3186 EVELYN S	TUCKER
3194 Evelyn Street Tucker, GA 30	ZHOU GUOHUI HUANG TAOYIN	3194 EVELYN S	TUCKER
2106 Zelda Drive Atlanta, GA 3034	MILERO MICHAEL L JR	2106 ZELDA DR	ATLANTA
2124 Zelda Drive Atlanta, GA 3034	BRICENO ANDR BRICENO GERA	2124 ZELDA DR	ATLANTA
3900 Lavista Road Tucker, GA 30	CORDOBA PROPERTY GROUP I	3900 LAVISTA R	TUCKER
3925 Lavista Road Tucker, GA 30	REEVES AND FI CROSBY NICKE	5737 LOST GRC	LILBURN
3172 Randolph Road Atlanta, GA	DRURY PATRICIA WAGES	3172 RANDOLPI	ATLANTA
2159 Zelda Drive Atlanta, GA 3034	BOYD MELISSA N	2159 ZELDA DR	ATLANTA
2127 Zelda Drive Atlanta, GA 3034	KEEFER REBEC KEEFER RYAN	2127 ZELDA DR	ATLANTA
3146 Evelyn Street Tucker, GA 30	AMBARDEKAR I AMBARDEKAR	3146 EVELYN S	TUCKER
3198 Evelyn Street Tucker, GA 30	ZHI JUN WEN HUA	3198 EVELYN S	TUCKER
4805 Briarcliff Road Atlanta, GA 30	MALAKSHMI LLC	3338 PEACHTRI	ATLANTA
4030 Lavista Road Tucker, GA 30	SABIE PROPERTIES LLC	5925 PEACHTRI	NORCROSS
2176 Zelda Drive Atlanta, GA 3034	GELBLAT LAUR GELBLAT HARR	2176 ZELDA DR	ATLANTA
3171 Randolph Road Atlanta, GA	ANDERSON RO ANDERSON BAI	3171 RANDOLPI	ATLANTA
2138 Zelda Drive Atlanta, GA 3034	EDSON CAROL TAILLON MICHA	2138 ZELDA DR	ATLANTA
3157 McCully Drive Atlanta, GA 30	ALMARIO ANGELA	3157 MCCULLY	ATLANTA
3193 Evelyn Street Tucker, GA 30	JENKINS AYDA	3193 EVELYN S	TUCKER
3896 Lavista Road Tucker, GA 30	CORDOBA PROPERTY GROUP I	2100 RIVEREDG	ATLANTA
3937 Lavista Road Tucker, GA 30	ARCP RL PORTFOLIO I LLC	450 S ORANGE	PHOENIX
4800 Briarcliff Road Atlanta, GA 30	NORTHLAKE ATRCORINTH PAR	12700 PARK CE	DALLAS
2191 Zelda Drive Atlanta, GA 3034	HELD LOIS HELD KALMAN	2191 ZELDA DR	ATLANTA
3181 Louden Drive Atlanta, GA 30	SMALL GLENN W JR	3181 LOUDEN D	ATLANTA
2102 Henderson Mill Road Atlanta	PLAZA LIMITED GRIFFITH ROBE	PO BOX 790830	SAN ANTONIO
3154 Evelyn Street Tucker, GA 30	TRIVEDI NIKITA TRIVEDI JAY	3154 EVELYN S	TUCKER
3182 Evelyn Street Tucker, GA 30	PHAN VANESSA K	3182 EVELYN S	TUCKER
3151 Randolph Road Atlanta, GA	STUPP PAUL W STUPP EMMA G	3151 RANDOLPI	ATLANTA
2114 Zelda Drive Atlanta, GA 3034	HOCKENSMITH RONALD	2114 ZELDA DR	ATLANTA
3905 Lavista Road Tucker, GA 30	TRITON PROPERTIES INC	3905 LAVISTA R	TUCKER
4832 Briarcliff Road Atlanta, GA 30	NORTHLAKE ATRCORINTH PAR	4645 CENTRAL	DALLAS
3164 Randolph Road Atlanta, GA	MA YOULAN CHANG GEOFFI	3164 RANDOLPI	ATLANTA
2167 Zelda Drive Atlanta, GA 3034	ICKLAN KENNETH M	2167 ZELDA DR	ATLANTA

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3202 Evelyn Street Tucker, GA 301	TOMBLIN EDWA	TOMBLIN JOYCI	3202 EVELYN S TUCKER
4875 Briarcliff Road Atlanta, GA 301	REGENCY RETAIL PARTNERSH	PO BOX 790830	SAN ANTONIO
2184 Zelda Drive Atlanta, GA 30324	VOGT ROBIN L	SZCZUPAK ELIZ	2184 ZELDA DR ATLANTA
3159 Randolph Road Atlanta, GA 311	FOWLER DAVID	FOWLER RACHI	3159 RANDOLPI ATLANTA
2150 Zelda Drive Atlanta, GA 30324	ABRAHAM KATHERINE		2150 ZELDA DR ATLANTA
3149 McCully Drive Atlanta, GA 301	EDWARDS PEY	EDWARDS GRA	3149 MCCULLY ATLANTA
3928 Lavista Road Tucker, GA 301	REEVES AND FI	FLOWERS STEV	5737 LOST GRO LILBURN
3924 Lavista Road Tucker, GA 301	CPI TUCKER I LLC		195 NORTH ST TETERBORO
4880 Briarcliff Road Atlanta, GA 301	MACYS EAST INC		7 W 7TH ST CINCINNATI
2201 Henderson Mill Road Atlanta	NM OFFICE OWNER LLC		4645 N CENTRA DALLAS
4816 Briarcliff Road Atlanta, GA 301	4816 BRIARCLIFF PAD 1 LLC		4645 N 4645 N. (DALLAS
3169 Louden Drive Atlanta, GA 301	BELISLE CLAIRI	HERNDON JEFF	3169 LOUDEN D ATLANTA
2109 Zelda Drive Atlanta, GA 30324	PHILIP M FAMIL	MATHEW P FAM	2109 ZELDA DR ATLANTA
3180 Louden Drive Atlanta, GA 301	ISRAEL ROBERT	SOLOMON	12190 DANCLIFI ALPHARETTA
2078 Henderson Mill Road Atlanta	REGENCY RET/ PIZZA HUT INC	P O BOX 790830	SAN ANTONIO
	3983 4073 LAVISTA ROAD HOLD	900 19TH ST FL	WASHINGTON
3916 Lavista Road Tucker, GA 301	ZAR GROUP LLC		3916 LAVISTA R TUCKER
3888 Lavista Road Tucker, GA 301	GPH TUCKER BRIARWOOD LLC	PO BOX 160488	ALTAMONTE SF
3972 Lavista Road Tucker, GA 301	DUVALL VERNON CLEO		PO BOX 790830 SAN ANTONIO
2080 Henderson Mill Road Atlanta	REGENCY RETAIL PARTNERSH	PO BOX 790830	SAN ANTONIO
2101 Zelda Drive Atlanta, GA 30324	BELLIS NICOLE	BELLIS DANIEL	2101 ZELDA DR ATLANTA
2151 Zelda Drive Atlanta, GA 30324	DELJOO PAZHMAN		1616 HUBER ST ATLANTA
2143 Zelda Drive Atlanta, GA 30324	UPTON LIVING TRUST		2143 ZELDA DR ATLANTA
3166 Evelyn Street Tucker, GA 301	LEE PAMELA K	LEE JOSHUA	3166 EVELYN S TUCKER
3170 Evelyn Street Tucker, GA 301	THE SALVATION ARMY		1424 NE EXPRE ATLANTA
2167 McCully Court Atlanta, GA 301	STIFFLER THOM	STIFFLER KATH	2167 MCCULLY ATLANTA
3892 Lavista Road Tucker, GA 301	K AND K GROUP LLC		175 HIGH BLUFI DULUTH
3935 Lavista Road Tucker, GA 301	S N LEE INC		3935 LAVISTA R TUCKER
3220 Evelyn Street Atlanta, GA 301	DUVALL VERNON CLEO		PO BOX 790830 SAN ANTONIO
4795 Briarcliff Road Atlanta, GA 301	LOCAL SANDY GA LLC		777 BRICKELL A MIAMI
3174 Evelyn Street Tucker, GA 301	KHOURY CHARI	KHOURY EVA	3174 EVELYN S TUCKER
3178 Evelyn Street Tucker, GA 301	JOHN GEORGE		3178 EVELYN S TUCKER
3951 Lavista Road Tucker, GA 301	COX BROADCA	NORTHLAKE FE	3951 LAVISTA R TUCKER
2175 McCully Court Atlanta, GA 301	KATSOUHAS KRISOULA		2175 MCCULLY ATLANTA
2244 Henderson Mill Road Atlanta	TRIANGLE PARTNERS LLC		5415 REDFIELD DUNWOODY

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