



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

# Land Use Petition Application

SLUP-21-0005

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: <u>Natalie Phoenix</u>		
Address: <u>4107 BROWNLEE DRIVE</u>		
City: <u>TUCKER</u>	State: <u>GA</u>	Zip: <u>30084</u>
Contact Name:		
Phone: <u>401-497-2413</u>	Email: <u>PHOENIXCREATRIX@gmail.com</u>	
OWNER INFORMATION		
Name: <u>Morning Dew Realty, LLC.</u>		
Address: <u>2799 Redding Road</u>		
City: <u>Brookhaven</u>	State: <u>GA</u>	Zip: <u>30319</u>
Contact Name: <u>Tom Moore</u>		
Phone: <u>770-595-8046</u>	Email: <u>morningdewrealty@gmail.com</u>	
PROPERTY INFORMATION		
Property Address: <u>2088 Idlewood Rd Suite 6 Tucker GA 30084</u>		
Present Zoning District(s): <input checked="" type="checkbox"/> - <input checked="" type="checkbox"/>	Requested Zoning District(s): <u>None</u>	
Present Land Use Category: <input checked="" type="checkbox"/> commercial	Requested Land Use Category: <u>None.</u>	
Land District: <u>18</u>	Land Lot(s): <u>186, 213</u>	Acreage: <u>1.19</u>
Proposed Development: <u>Existing</u> commercial building-suite to be used for massage establishment		
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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 Department

LAND USE PETITION APPLICATION - REVISED JULY 15, 2020

SLUP-21-0005

**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, Morning Dew Realty LLC, authorize, Natalie Phoenix  
(Property Owner) (Applicant)

to file for SLUP, at 2068 Ilwaco Rd. Suite 6  
(RZ, CA, SLUP, M, CV) (Address)

on this date 8, 24, 2021  
(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] 8/24/21  
Signature of Property Owner Date

Tom Moore Manager  
Type or Print Name and Title

[Signature] 8/24/21  
Signature of Notary Public Date



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**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) Morning Dew Realty LLC - Thomas Moore

Signature:  Date: 8/20/21

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**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:

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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) Natalie Phoenix

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Signature: Natalie Phoenix

Date: 08/26/2021

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To the City of Tucker,

It is with great excitement that I am requesting a special land use permit. Phoenix Wellness Center offers many health and wellness services including massage therapy which requires a SLUP. The community is just as excited and supportive! PWC currently has a location in Little Five Points in Atlanta. We've been there for three years and feel the need to expand. Being a Tucker resident made me want to initially have my first location in Tucker. At the time, finding the perfect location was challenging. I do not foresee any negative effects on the community due to the manner of my business and I do not foresee traffic to become an issue as my space would only see four clients per hour.

The Subject Property, 2088 Idlewood Road Suite 6, is the ideal property for our second location. It was previously a chiropractic office that also offered massage therapy. Meaning the suite's layout is perfect for my wellness center as no changes need to be made.

I reached out to the virtual community via a Tucker Facebook group and got dozens of positive comments and over 270 likes. This alone won't suffice in getting me a SLUP but it sure does feel incredible to have the support of my neighbors.

I have been a licensed massage therapist since 2014. I practice many modalities including but not limited to Swedish, Thai, deep tissue, reflexology, and prenatal. I believe that massage therapy is a necessity and not a luxury and that all bodies deserve healing. With that being said, I believe Phoenix Wellness Center will be a wonderful and necessary addition to Tucker.

The new Tucker location would be a compressed version, about half the size, of the Little Five Points location. For the time being, we will begin with massage therapy, facials, and waxing. We will only offer flotation therapy at the Little Five Points location. We have four treatment rooms that can be used for either massage therapy or skincare services. With four rooms, we'd see a max of 4 clients an hour and expect to have five clients a day per room. We'd have about 20 clients a day at full capacity. We'll keep the same hours of operation as the Little Five Points Location. Monday-Saturday 10-8 and Sunday 12-6 PM. Ideally, we'd have five licensed massage therapists on the team as well as three front desk receptionists that rotate shifts. I run a smooth, peaceful business and I'm excited to bring this experience to Tucker.

Be well,

Natalie Phoenix LMT  
Phoenix Wellness Center

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

The following criteria shall be considered by the community development 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 4:

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 proposed use. There is ample parking and the parking lot is exclusive to the use of the Subject Property. The suite I am leasing is located within an already established building.

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

The Subject Property I am leasing out of includes a church, two transportation businesses and a salon. The wellness center falls in the same zoning category. The proposed use would continue to complement the surrounding uses.

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

There are adequate public services, facilities, and utilities to support the proposed use.

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.

Idlewood Road and Lawrenceville Highway are all sufficient for traffic carrying capacity for the proposed use. The proposed use will not unduly increase traffic or create congestion in the area. The

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SLUP-21-0005

services we offer are appointment only and we will not have more than four clients per hour. There is a large parking lot, therefore client's will not have to use street parking elsewhere.

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.

Nearby routes will not be adversely affected by the existence of the wellness center due to the low number of clients we see per hour.

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 Subject Property allows for customers to safely enter and exit. I believe the traffic flow will be safe for customers, existing travelers, and pedestrians. There will be adequate access for fire and emergency first responders.

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.

Due to the nature of our work, we will not generate noise, smoke, odor, dust, or vibrations.

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 wellness center would be open Monday-Saturday 10 AM- 8PM and Sundays 12 PM-6 PM. The hours will not negatively impact adjacent land.

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 manner of operation of the proposed use will not have an adverse impact on the adjoining land uses.

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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.

Yes, the Subject Property is zoned as C1.

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

The comprehensive plan has the Subject Property located in a suburban area. The primary land uses are residential, schools, and places of worship. The building is an already established structure and no further work will be done. The wellness center would positively complement the suburban area that it is located within.

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 a private dumpster on the Subject Property for tenant use.

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

The proposed use does not necessitate a limit in length of time for special land use permit.

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.

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No changes are being made to the size, scale and massing of the Subject Property. No further work is to be done on the Subject Property.

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

No adverse impact on historic buildings, sites, districts, or archaeological resources are anticipated.

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

The space satisfies the requirements for a massage establishment in Section 46-1202.

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 produce no adverse shadow impact. No changes are being made to the existing building.

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

The proposed use is not expected to cause a disproportionate proliferation of similar uses in the subject character area. The closest establishment that offers massage therapy is Warrior Body and they're located 1.2 miles away.

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 will bring wellness and health services to the community. It is a perfect complement to the local community.

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EXHIBIT A

Legal Description

All that tract or parcel of land lying and being in Land Lots 186 and 213 of the 18th District, DeKalb County, Georgia, being more particularly described as follows:

Commencing at the intersection of the northerly right-of-way of Fellowship Road and the westerly right-of-way of Idlewood Road, thence running northerly 440.32' along the westerly right-of-way line of Idlewood Road (an 80 foot right-of-way) to the southerly line of property now or formerly owned by RKD Enterprises III, LLC per deed book 24150, page. 370, DeKalb County, Georgia records, thence running along said property line and right-of-way a distance of 200.38' to a right-of-way monument found; thence continuing northerly along said right-of-way a distance of 161.45' to the POINT OF BEGINNING; and from the POINT OF BEGINNING thus established running thence North 84 degrees 46 minutes 13 seconds West a distance of 355.16 feet to an iron pin found; running thence North 20 degrees 21 minutes 00 seconds West a distance of 149.61 feet to an iron pin found; running thence South 84 degrees 50 minutes 29 seconds East a distance of 409.44 feet to an iron pin placed on the westerly right-of-way line of Idlewood Road, said right-of-way being 40' from the centerline of the existing roadway; running thence South 00 degrees 52 minutes 28 seconds West along said right-of-way line a distance of 119.35 feet to an iron pin placed; running thence South 00 degrees 52 minutes 28 seconds West along said right-of-way line a distance of 16.50 feet to an iron pin found and the POINT OF BEGINNING, being improved property and containing 1.19 acres, more or less, as shown on that survey, dated June 18, 2014, prepared for Commonwealth Land Title Insurance Company, Morning Dew Realty, LLC and Fidelity Bank, prepared by Solar Land Surveying Company and certified to by John W. Stanzilis, Jr., Georgia Registered Surveyor No. 2109.

TOGETHER WITH EASEMENT FOR SUPPORT AS DESCRIBED IN DECLARATION OF EASEMENT from Health Resources Corporation to Land Concepts, a General Partnership, dated July 11, 1974, filed for record July 12, 1974, recorded in Deed Book 3208, Page 28, DeKalb County, Georgia Records.

ALSO TOGETHER WITH EASEMENT AS DESCRIBED IN DECLARATION OF EASEMENT from Health Resources Corporation to Land Concepts, a General Partnership, dated July 10, 1974, filed for record July 15, 1974, recorded in Deed Book 3209, Page 176, DeKalb County, Georgia Records.

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## Environmental Impact of Proposed Project

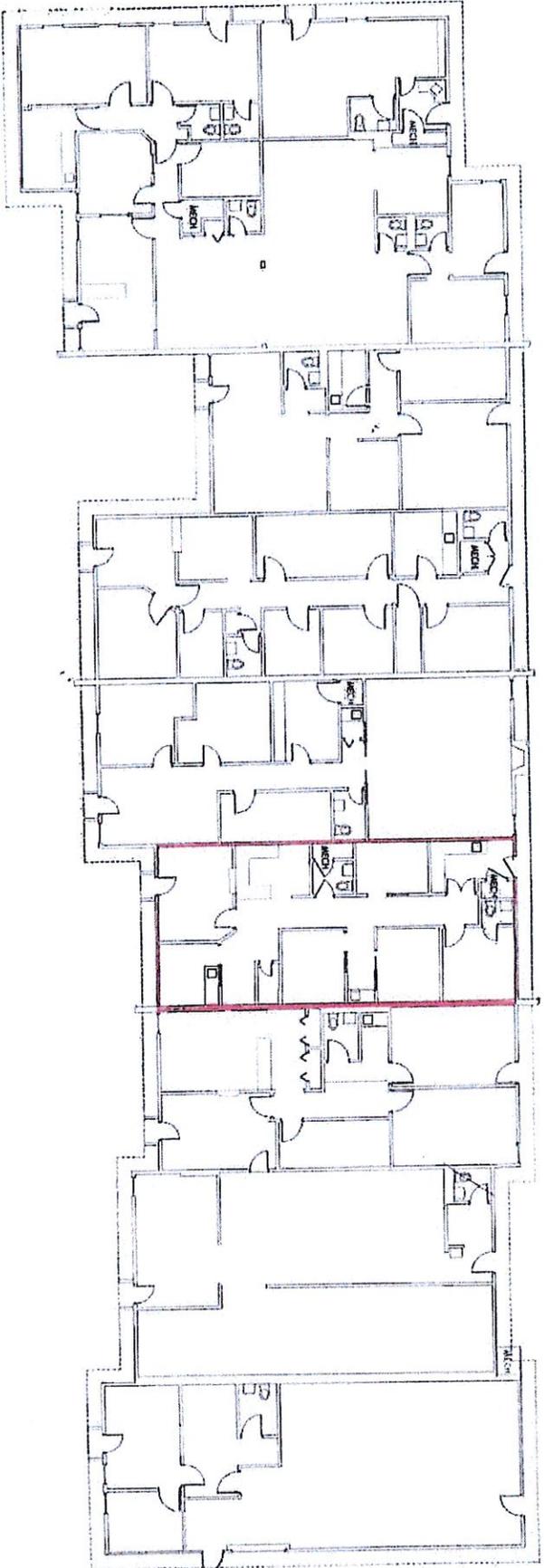
- a) Wetlands- There are no wetlands at this location according to the U.S Fish and Wildlife Service, National Wetlands Inventory.
  - b) Floodplain- The Subject Property is not located within a flood hazard area according to the FEMA flood map service center.
  - c) Streams/Stream Buffers- There are no streams/stream buffers located on the property according to the FEMA flood map service center.
  - d) Slopes exceeding 25 percent over a 10-foot rise in elevation- There are no slopes exceeding 25 percent over a 10-foot rise in elevation according to the National Map.
  - e) Vegetation- The proposed space is located within an already existing building and no changes will be made that would affect vegetation.
  - f) Wildlife species (including fish)- The proposed space is located within an already existing facility and no changes would be made that would impact the surrounding wildlife, including fish.
  - g) Archaeological/Historical Sites- No archaeological or historical site are located on the Subject Property.
- 3) Project implementation measures:
- A. Protection of environmentally sensitive areas: not applicable
  - B. Protection of water quality: not applicable
  - C. Minimization of negative impacts on existing infrastructure: not applicable
  - D. Minimization of archeological/ historically significant areas: not applicable
  - E. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communitie exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses: not applicable
  - F. Creation and preservation of green space and open space: not applicable
  - G. Protection of citizens from the negative impacts of noise and lighting: not applicable
  - H. Protection of parks and recreational green space: not applicable
  - I. Minimization of impacts to wildlife habitats: not applicable

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TOTAL GROSS RENTABLE AREA: 12,090 SF

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# 2088 SITE PLAN



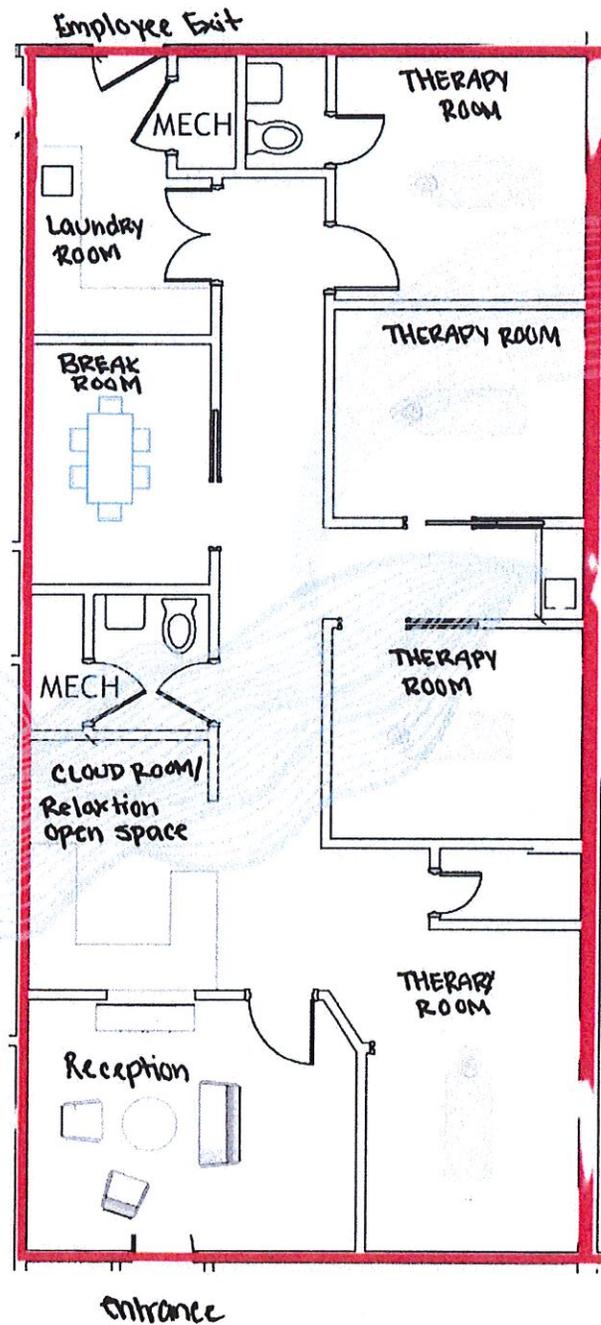
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# SUITE SIX FLOOR PLAN



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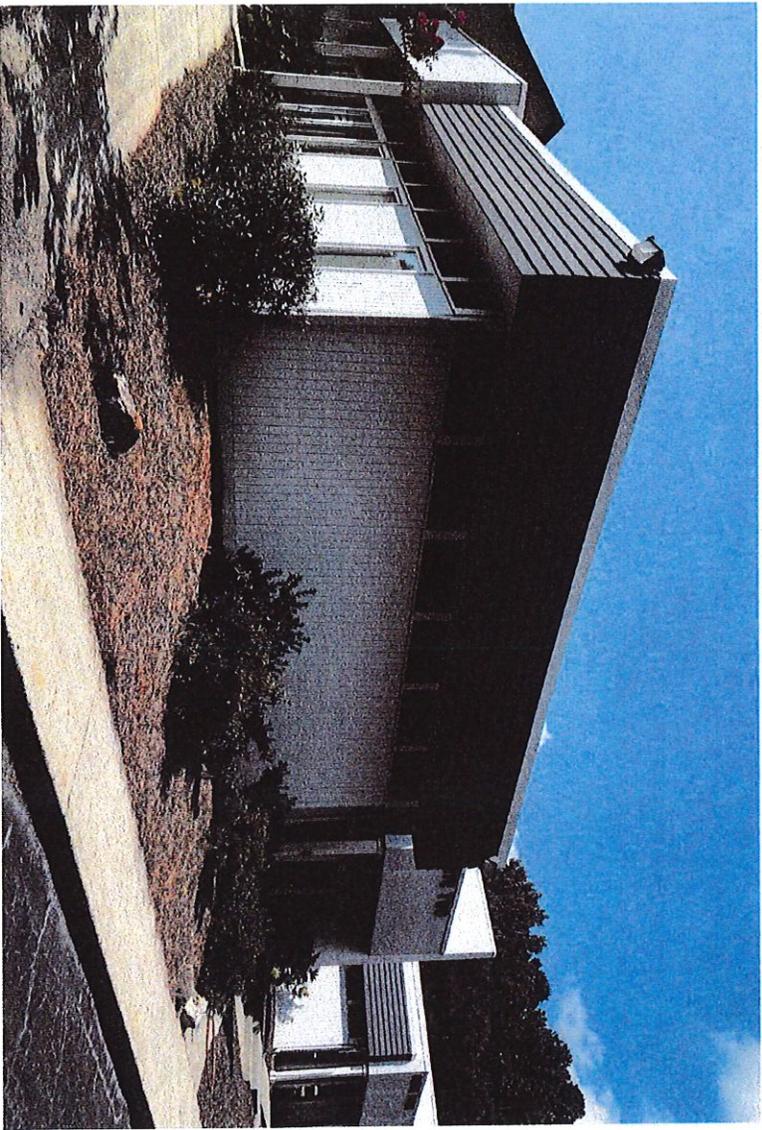


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**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 Georgia Board of Massage Therapy  
 LICENSE NO. MT010042



Natalie Phoenix  
 4107 Brownlee Dr  
 Tucker GA 30084

**Massage Therapist**

EXP DATE - 10/31/2022 Status: Active  
 Issue Date: 08/13/2014

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.  
 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: (844) 753-7825  
[www.sos.state.ga.us/plb](http://www.sos.state.ga.us/plb)

Natalie Phoenix  
 4107 Brownlee Dr  
 Tucker GA 30084

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**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 Georgia Board of Massage Therapy  
 License No. MT010042



Natalie Phoenix  
 4107 Brownlee Dr  
 Tucker GA 30084

**Massage Therapist**

EXP DATE - 10/31/2022 Status: Active  
 Issue Date: 08/13/2014

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF ORGANIZATION

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

### Unleashed Reiki & Massage Therapy LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **02/13/2017** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on 02/20/2017



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Brian P. Kemp  
Secretary of State

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 2/13/2017 11:57:29 AM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 17018513  
**BUSINESS NAME** Unleashed Reiki & Massage Therapy LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 02/13/2017

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 3981 Barr Circle, Tucker, GA, 30084, USA

**REGISTERED AGENT'S NAME AND ADDRESS**

**NAME** **ADDRESS**  
Natalie Phoenix 3981 Barr Circle, Dekalb, Tucker, GA, 30084, USA

**ORGANIZER(S)**

<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
Natalie Phoenix	ORGANIZER	3981 Barr Circle, Tucker, GA, 30084, USA

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** Natalie Phoenix  
**AUTHORIZER TITLE** Organizer

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Hello Neighbor!

My name is Natalie Phoenix. I created Phoenix Wellness Center in Atlanta 3 years ago and I'm looking to expand to Tucker. I've been a resident of Tucker for 7 years and have loved every minute of it. I love collaborating with the community on events and brainstorming ways to bring wellness to all. At our Little Five Points location we currently offer skincare, chiropractic, massage therapy, and flotation therapy. I want to bring that magikal experience to Tucker.

You are receiving this notice because you own property within 500 feet of 2088 Idlewood Road, Tucker, Georgia 30084 or you're a nearby neighbor. I am seeking a special land use permit in order to open up a second wellness center that will include professional massage therapy.

You're invited to attend this neighborhood meeting where you can meet me, learn more about my vision, and ask any questions that you may have.

Be well,  
Natalie Phoenix

**Goody bags and \$25 gift certificate  
to the first five guests!**

**NEIGHBORHOOD MEETING**

**LOCATION: 2088 IDLEWOOD ROAD #6**

**DATE: AUGUST 30TH 2021**

**TIME: 6 PM-7 PM**

**PHOENIX**

**Wellness Center**

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# Wellness for All

# Phoenix Wellness Center

## Who we are:

We're a collective of healers + magik makers that promote well-being and aid individuals in reaching their wellness goals. In supporting PWC you support a 100% female owned and operated small business. We pride ourselves in our work, everything we do is with intention, and our goal is to become part of your wellness team. At our Little Five Points location we offer many modalities of massage therapy, chiropractic, cupping, skincare, waxing, and flotation therapy also known as sensory deprivation.



The Vision for Tucker:

## Location

2088 Idlewood Road Suite 6  
Tucker, GA 30084

## Hours

Monday - Saturday 10 AM- 8 PM  
Sunday 12 PM - 6 PM

## Services

To begin, we'll offer massage therapy, cupping, facials, & waxing.

## We'll most definitely have a cloud room!

(A cozy room to unwind and return to your body, drink tea, and take a minute after your services.)

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## Meet the Creatrix



Many call me Natalie Phoenix, a couple of kiddos call me mom, my team members call me a fierce leader, and my clients call me a magikal massage therapist. In all that I do, I try to do it with love and kindness. I'm excited to bring additional wellness and healing to Tucker, my community.

*Get in touch!*

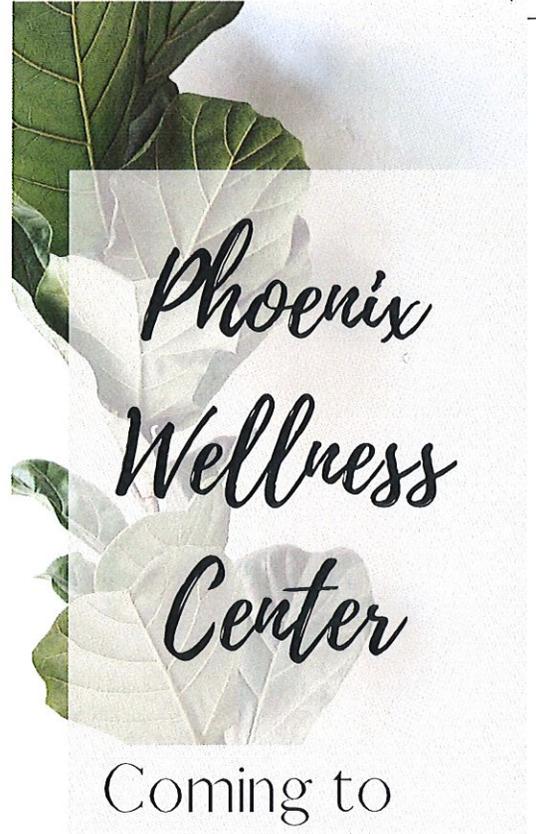


@phoenixwellnessatl

483 Moreland Ave NE  
Atlanta, GA 30307  
[www.phoenixwellnessatl.com](http://www.phoenixwellnessatl.com)  
[phoenixcreatix@gmail.com](mailto:phoenixcreatix@gmail.com)

Thank you for coming out to our  
Neighborhood Meeting!

[www.phoenixwellnessatl.com](http://www.phoenixwellnessatl.com)



Coming to  
Tucker

[www.phoenixwellnessatl.com](http://www.phoenixwellnessatl.com)

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## Public Participation Plan Report

### Phoenix Wellness Center seeks SLUP

Natalie Phoenix

Meeting Date: 08/30/2021

Meeting Location: 2088 Idlewood Road Suite Six Tucker GA 30084

Meeting Start Time: 5:45 PM

Meeting End Time: 6:30 PM

Number of people in attendance: Five

Date of filing of Land Use Petition Application: 09/13/2021

General information: A notice was sent out by mail to neighbors regarding the neighborhood meeting that was to take place. I also posted in Tucker Town Talk on Facebook and had over 270 likes and dozens of positive interactions with the community. The meeting was scheduled to give the community an opportunity to meet with me and ask any questions that they may have had regarding my SLUP request as a massage therapist. Meeting was done in a q&a fashion. A general discussion was had on the history of Phoenix Wellness Center, the services we offer, and our plans for the Tucker location.

Summary of concerns and issues raised at the meeting:

1. What is the impact on the land? **There's no impact as no construction is being done on the Subject Property.**
2. What is the impact to the property and property value? **There's no impact as the Subject Property is an already existing building.**
3. What services do you offer? **We offer massage therapy, organic skincare and waxing.**
4. Will you have designated parking spots for the business? **We don't have designated spots specifically for our business, but we have the right to eight parking spots in the entire lot.**
5. How many treatment rooms do you have? **Four.**
6. Who are your clients? **We see infants to seniors but our main target audience are people aged 25-70.**

5:45 Upon arrival to set up, I greeted Gail and Joe Jarrard. They showed up early and were looking forward to some goodie bags. My husband Keith and I set up a booth that had an assortment of products that we sell including books and candles. I also had printed brochures available. (attached)

5:56 I invited Gail and Joe back to the tent and introduced myself. At this time, Gail asked if there would be an impact to the land as she lives nearby.

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5:58 Gail wanted to know what kind of natural services we offer. I explained that we offer different massage modalities like Swedish, deep tissue, reflexology, prenatal, and sports massage. We also offer organic skincare and waxing.

6:07 Gail and Joe's son arrived. (Name illegible) He asked me to describe the services we offer.

6:08 Logan arrived. They're a writer for the Tucker Observer, a branch of Decaturish. At this time Nelssy arrived, also a Tucker resident. I had all the Jarrads, Nelssy, and Logan in front of me and I took the time to described the business and our services. "We are a collective of talented practitioners that want to offer wellness for all. In our Little Five Points location, we offer massage therapy, chiropractic, skincare, waxing, and flotation therapy."

6:11 I was asked a series of questions by Logan.

- Do you live in Tucker? **"Yes! For seven years. I moved from Rhode Island to Georgia eight years ago."**
- How long does a float session last? **"A typical float session lasts about an hour. A 45 minute float makes your body feel as though it received 4-5 hours of rest."**
- How long have you been in business? **"Three years this November."**
- What made you want to open in Little Five Points? **"I actually worked in the same space that now is Phoenix Wellness Center. It was called Sweetgrass Spa. The owner was ready to retire and I was looking for a location for my first business so we worked it out."**
- Who are your clientele? **"We see all people in all walks of life from infants to seniors but our main clientele fall in the range of 25-65 years old."**
- Is it someplace you can stay for a couple of hours? **"Yes! If multiple sessions are booked, clients can typically stay for about 3 hours. Some clients like to float, get massaged, and finish off with a facial."**
- Did you go to school for massage or business? **"I went to massage therapy school when I moved to Georgia and have been practicing since 2014. I was mostly self taught and used Google for everything. I did my research and took a few classes on business management and how to write a business plan to get things started."**
- What are the hours going to be? **"Everything can be found in the brochure for reference. We'll be open Monday- Saturday 10-8 and Sundays from 12-6"**

6:30 At this time the Jarrads and Nelssy left and Logan and I spoke further. We discussed my Covid precautions. I explained that we have been very strict from the beginning of the pandemic. I lost 2 uncles to Covid and I didn't want my business to be the cause of another death. I closed my doors for four months. During that time I purchased PPE, made all of the soap dispensers and sinks automatic, switched from hand towels to paper towels and hired a composting business to compost our new waste. We changed our service times and we currently only offer one hour sessions and have 30 minutes in between sessions to clean our treatment rooms. At the beginning of the pandemic we required the staff to wear face masks

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and shields, everyone's temperature was taken and we used a pulse oximeter to check our client's oxygen levels. We now only require a temperature check and clients and patients must be vaccinated to be serviced. This is a temporary measure that I have instated as I monitor the new Delta variant.

6:35 Logan left.

7:00 No one else arrived and we packed our things up and left.

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- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

Natalie Phoenix 09/1/2021  
 Signature of Applicant or Authorized Representative Date

Natalie Phoenix 09/01/2021  
 Type or Print Name of Applicant or Authorized Representative Date

Jessica L Holmes 9-1-2021  
 Signature of Notary Date



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2031 Fellowship Road Tucker, GA 30084	DEKALB LOTS LLC	541 10TH ST STE 249	ATLANTA	GA	30318
2103 Idlewood Road Tucker, GA 30084	PINEDA JOSE MARIO AGUNADA	5981 KAY DR	NORCROSS	GA	30093
2060 Idlewood Road Tucker, GA 30084	2060 IDLEWOOD ROAD LLC	PO BOX 92129	SOUTHLAKE	TX	76092
2095 Fellowship Road Tucker, GA 30084	CAINES DEREK J	2095 FELLOWSHIP RD	TUCKER	GA	30084
4216 Theresa Court Tucker, GA 30084	MORGAN ALMA RUTH	4216 THERESA CT	TUCKER	GA	30084
2100 Fellowship Road Tucker, GA 30084	NICHOLS LENORE E	2100 FELLOWSHIP RD	TUCKER	GA	30084
2071 Fellowship Road Tucker, GA 30084	COX DEREK L	5659 NOBLETT RD	STONE MOUNT, GA	30087	30087
2111 Fellowship Road Tucker, GA 30084	BIELAWSKI AMY D	2119 FELLOWSHIP RD	TUCKER	GA	30084
2157 Idlewood Road Tucker, GA 30084	FOUREL INVESTMENT GROUP LLC	4167 DERDEN CT	LILBURN	GA	30047
2061 Fellowship Road Tucker, GA 30084	LAVELLE BRIAN	2061 FELLOWSHIP RD	TUCKER	GA	30084
4223 Theresa Court Tucker, GA 30084	KONTOES SPYROS MICHAEL	4223 THERESA CT	TUCKER	GA	30084
2084 Fellowship Road Tucker, GA 30084	BUGG JULIE BLETTTEL	2084 FELLOWSHIP RD	TUCKER	GA	30084
2101 Fellowship Road Tucker, GA 30084	ARGUETA SONIA B	2101 FELLOWSHIP RD	TUCKER	GA	30084
2143 Idlewood Road Tucker, GA 30084	DOSETAREH RYAN	1288 ARBORVISTA DR	ATLANTA	GA	30329
2052 Idlewood Road Tucker, GA 30084	TICE GARY A	2332 CRESTCLIFF DR	TUCKER	GA	30084
2083 Fellowship Road Tucker, GA 30084	MULLIN JOHN R	2083 FELLOWSHIP RD	TUCKER	GA	30084
2115 Idlewood Road Tucker, GA 30084	CLARAIN PLACE CHILD CARE AND	4426 HUGH HOWELL RD B-366	TUCKER	GA	30084
4228 Theresa Court Tucker, GA 30084	HALLMAN WALLIS J	4228 THERESA CT	TUCKER	GA	30084
2066 Fellowship Road Tucker, GA 30084	DEB DIPAK KANTTI	2449 HALCYON WAY	LAWRENCEVILL GA	30044	30044
2046 Idlewood Road Tucker, GA 30084	GAMLOWSKI BRENDA	2046 IDLEWOOD RD J8	TUCKER	GA	30084
2160 Idlewood Road Tucker, GA 30084	DEKALB BOARD OF EDUCATION	1701 MOUNTAIN INDUSTRIAL BLVD	STONE MOUNT, GA	30083	30083
2081 Fellowship Road Tucker, GA 30084	TEAL ELIZABETH M	2081 FELLOWSHIP RD	TUCKER	GA	30084
2020 Fellowship Road Tucker, GA 30084	VELIS CLAUDIO E	2020 FELLOWSHIP RD	TUCKER	GA	30084
2088 Idlewood Road Tucker, GA 30084	MORNING DEW REALTY LLC	2799 REDDING RD	ATLANTA	GA	30319
2013 Fellowship Road Tucker, GA 30084	JARRARD JOSEPH P	2410 LAUDERDALE DR NE	ATLANTA	GA	30345
2151 Idlewood Road Tucker, GA 30084	ARFAATH AND ARZINA STAR LLC	2151 IDLEWOOD RD	TUCKER	GA	30084
2119 Fellowship Road Tucker, GA 30084	BIELAWSKI AMY D	2119 FELLOWSHIP RD	TUCKER	GA	30084
2079 Fellowship Road Tucker, GA 30084	COFER LOYD LAMAR	PO BOX 417	LILBURN	GA	30048
2035 Idlewood Road Tucker, GA 30084	STANFORD OAKS SPE 2018 LLC	3300 BUCKEYE RD STE 777	ATLANTA	GA	30341
2051 Fellowship Road Tucker, GA 30084	QASSIMI HAMI D	2051 FELLOWSHIP RD	TUCKER	GA	30084
4231 Theresa Court Tucker, GA 30084	SMITH JOANN H	4231 THERESA CT	TUCKER	GA	30084
2017 Fellowship Road Tucker, GA 30084	JARRARD NADINE GAIL DAVIS	2410 LAUDERDALE DR NE	ATLANTA	GA	30345
2070 Fellowship Road Tucker, GA 30084	2070 FELLOWSHIP RD 2072 TUCKER, GA 30084	2070 FELLOWSHIP RD # 2072	TUCKER	GA	30084
2105 Fellowship Road Tucker, GA 30084	ABNEY RANDY H	2105 FELLOWSHIP RD	TUCKER	GA	30084

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Phoenix Wellness  
Neighborhood Meeting Sign-in

call

Gail Garrard 770-939-3691

Joe Garrard -

Nelsy Martinez

Jon Garrard

Logan Ritchie

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