



Land Use Petition: SLUP-25-0002

Planning Commission: September 18, 2025

Mayor and City Council, 1st Read: October 14, 2025

Mayor and City Council, 2nd Read: November 10, 2025

PROJECT LOCATION:	4800 Briarcliff Road, Suite # 2033
APPLICATION NUMBER	SLUP-25-0002
DISTRICT/LANDLOT(S):	Land District 18, Land Lot 209
ACREAGE:	± 17.25 acres
EXISTING ZONING	NL-1 (Northlake High-Intensity Commercial)
EXISTING LAND USE	Northlake Mall (commercial development)
FUTURE LAND USE MAP DESIGNATION:	Town Center
OVERLAY DISTRICT:	N/A
APPLICANT:	Salubrious Spa Massage & Body Sculpting, LLC/Battle Law
OWNER:	Northlake ATR Corinth Partners LLC
PROPOSED DEVELOPMENT:	Special Land Use Permit to allow for a new massage establishment in Northlake Mall.
STAFF RECOMMENDATION:	APPROVAL WITH CONDITIONS of SLUP-25-0002

PROJECT DATA

The applicant, Salubrious Spa Massage & Body Sculpting, is requesting a Special Land Use Permit (SLUP) to allow for a massage establishment to operate within Northlake Mall in Suite 2033 (Suite 23 on the mall map in Figure 1), which is 1,440 square feet in area. The business applied for zoning approval in August of 2024 and were told a SLUP would be required. While the applicant and their attorney have been working with staff to submit a complete SLUP application, the business has been operating without an Occupational Tax Certificate or SLUP since that time. The interior buildout of the existing space also occurred without a building permit. Massage establishments require a SLUP city wide, including in the NL-1 zoning district.

Northlake Mall is located between Briarcliff Road, Henderson Mill Road, and Northlake Parkway, and forms one of the western boundaries of the city limits. In fact, a portion of the mall (the Macy's building and parking lot) is located within unincorporated DeKalb County. Opened in 1971 on over 80 acres, Northlake Mall is currently underutilized and surrounded by a sea of parking. The former JC Penney's space and an old Sears Auto Center outparcel remain vacant. Emory Healthcare is now the largest tenant, with an adjacent Primrose School, several restaurants and a Macy's Department Store that is scheduled to close after the 2025 holiday shopping season. Over the last few years, the mall acreage has been subdivided. Several out parcels at Northlake Mall have been recently redeveloped with LensCrafters and a SLUP for a Jim'n Nicks BBQ with a drive-thru component. The development borders other parcels in the NL-1 zoning district within Tucker city limits, as well as commercial and residential parcels in unincorporated DeKalb County. Segment 6a of the City Trail Master Plan crosses the Northlake Mall property, as part of an effort to connect the Northlake Mall area to Downtown Tucker.

The submitted site plan (Figure 1, below) shows the location of Salubrious Spa on the second level of Northlake Mall (ground level from Briarcliff Road entrance). No significant modifications would be made to the parcel as a whole. The interior of the suite would include a reception counter, two rooms for individual massages, one room for couples' massages, one room with foot massage chairs, one restroom, and a staff break area.

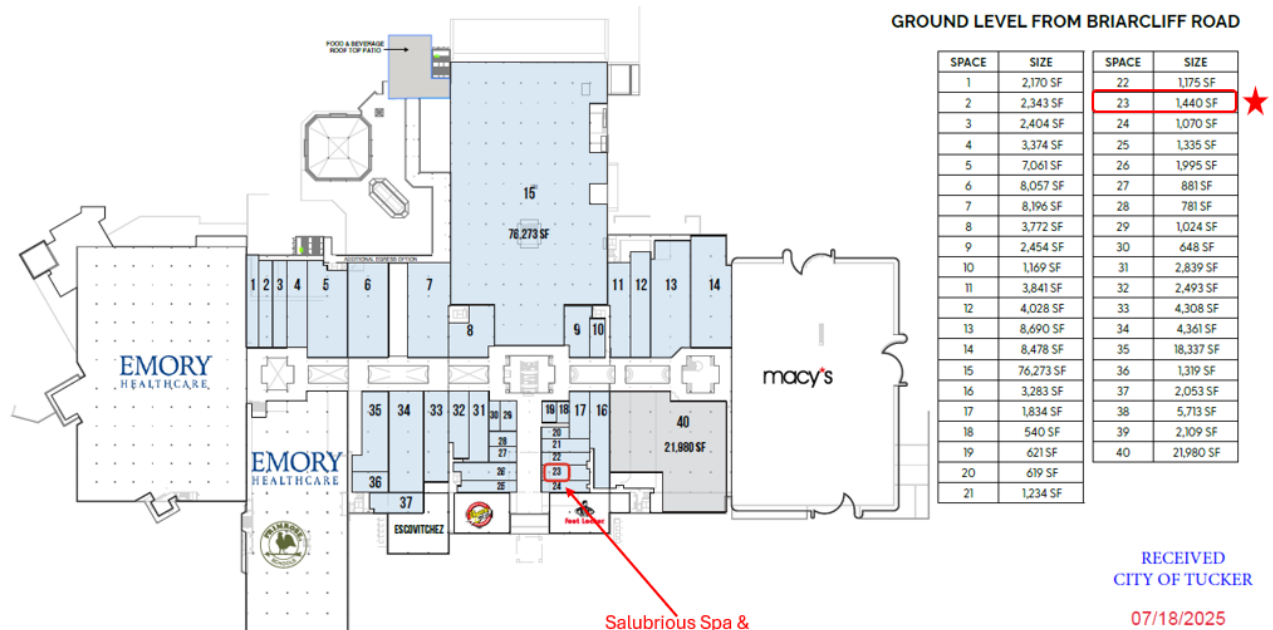


Figure 1. Map of upper level of Northlake Mall (ground level from Briarcliff Road)

CHARACTER AREA (Future Land Use)

The subject parcel is located within the Town Center character area on the Future Land Use Map. Primary Land Uses in the Town Center Character Area include townhomes, apartments, condominiums, retail and service commercial, office, entertainment and cultural facilities, and public/private recreational uses. Development strategies include encouraging a relatively high-density mix of retail, office, services, and employment to serve a regional market area; developing a diverse mix of higher-density housing types including affordable and workforce housing; designing streetscapes to be pedestrian-oriented; and making connections to nearby networks of greenspace or trails.

PUBLIC PARTICIPATION PLAN REPORT

The applicant hosted a public participation meeting on March 18, 2025. The meeting was held at the Food Court of Northlake Mall and lasted approximately forty-five minutes. Prior to the meeting, the applicant mailed a letter and the proposed floor plan to all property owners within 500 feet of the subject parcel. No one attended the meeting other than Attorney Michele Battle and paralegal Jordan Battle.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning	Existing Land Use
Adjacent: North (across Northlake Pkwy)	MZ, OI, R-100 <i>UNINCORPORATED DEKALB</i>	SkyZone, detached single-family homes, attached single-family homes
Adjacent: East (Northlake Mall property)	NL-1 (Northlake High-Intensity Commercial)	Vacant JC Penney's store, surface parking
Adjacent: East (Macy's at Northlake Mall)	C-1 <i>UNINCORPORATED DEKALB</i>	Macy's (scheduled to close end of 2025), surface parking
Adjacent: South (outparcels - Northlake Mall)	NL-1 (Northlake High-Intensity Commercial)	CDC, LensCrafters, and Jim's Nicks (under development)
Adjacent: South (across Briarcliff Road)	NL-1 (Northlake High-Intensity Commercial)	Briarcliff Village (Publix, TJ Maxx, Burlington)
Adjacent: West	NL-1 (Northlake High-Intensity Commercial)	Emory Healthcare at Northlake Mall Vacant Sears Auto Center outparcel

SLUP-25-0002

CRITERIA TO BE APPLIED

Criteria (standards and factors) for special land use decisions are provided in Section 46-1594 of the City of Tucker Zoning Ordinance. The applicant is required to address these criteria (see application); below are staff's findings which are independent of the applicant's responses to these criteria.

- 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.**

Northlake Mall is an existing shopping center that opened in 1971 on over 80 acres with over 5,000 parking spaces. Although subdivided over the years, there still remain ample parking spaces for the proposed use. No exterior site or building work is planned for the proposed massage establishment.

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

From a land use standpoint, the proposed massage establishment is compatible with the land uses and development of adjacent properties.

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

Schools. None.

Stormwater management. Not applicable. No exterior work is planned for the massage establishment.

Water and sewer. Water and sewer approval is required from DeKalb County Watershed Management.

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.

Northlake Mall is bounded by Briarcliff Road, Henderson Mill Road, and Northlake Parkway, all of which have sufficient carrying capacity for the proposed use.

A trip generation report estimated the massage establishment would generate approximately 1 new daily trip during each peak morning hour, and 2 new daily trips during the afternoon peak hours.

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.

It is not expected that land uses along Henderson Mill Road NE or the surrounding Northlake Mall area would be adversely affected by the character of the vehicles or volume of traffic generated by the proposed massage establishment.

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.

There is adequate vehicular access for vehicles entering the mall property to visit Salubrious Spa, but there is insufficient pedestrian access and connectivity throughout the entirety of this parcel

and the overall mall site. While the business owner is not proposing any exterior site work, the owner of the mall property should add additional sidewalk and crosswalks on the 4800 Briarcliff Road parcel as part of the SLUP approval.

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 development will not generate excessive noise, nor will it emit smoke, odor, dust, or vibration. Therefore, no adverse impacts on adjoining land uses are anticipated.

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 massage establishment proposes being open seven days a week. They plan to open during Northlake Mall hours, which are 10 am 7 pm Monday through Saturday, and Sundays 12 pm to 6 pm. Staff recommends a condition requiring the massage establishment to close by 10:00pm.

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.

If operated in compliance with the supplemental regulations for massage establishments, the proposed use will not create adverse impacts by its manner of operations. Staff recommends a condition that the existing storefront windows remain and that no storefront windows are removed or covered to create therapy rooms.

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 NL-1 zoning district once a SLUP is obtained.

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

The subject properties are located in the Town Center character area on the Future Land Use Map. Primary land uses include townhomes, higher density multi-family, including apartments and condominiums, retail and service commercial, office, entertainment and cultural facilities, and public and private recreational uses. A massage establishment complies with the primary land use of "service commercial."

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.

The shopping mall is existing, and no exterior work is planned for the massage establishment.

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

The submitted site plan does not specifically call out the proposed dumpster locations, however, the applicant's letter of intent states adequate refuse and services areas are provided.

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

No limits on the length of time for the special land use permit are recommended, if granted.

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 business is located within the existing mall building. No new buildings are proposed for this use.

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

There are no known historic buildings, sites, districts, or archaeological resources on the subject property.

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

The applicant has stated in their application packet that the massage establishment will comply with the supplemental regulations for massage establishments in Sec. 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.

A negative shadow would not be created as no exterior work is proposed for this existing building.

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

In 2023, Royal Massage & Spa obtained a Special Land Use Permit to operate a massage establishment at 2110 Henderson Mill Road, Suite 22A in nearby Briarcliff Village shopping center. It is located approximately 420 yards (as the crow flies) from the southern entrance of Northlake Mall. Other massage establishments also operate nearby but are located outside of the boundary of the city of Tucker.

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 is compatible with the Town Center character area and the adjacent uses.

CONCLUSION

A massage establishment at 4800 Briarcliff Road, Suite 2033 (Suite 23 on the mall floorplan in this application) would be consistent with the primary land uses in the Town Center character area and appear to comply with the majority of the supplemental regulations in Sec. 46-1202.

Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of Land Use Petition **SLUP-25-0002**.

Staff Recommendation

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of Land Use Petition **SLUP-25-0002**.

1. The existing storefront shall be maintained, and no windows or doors shall be removed or covered to create therapy rooms.
2. The business shall close no later than 10:00 p.m.
3. All state and local licenses shall be clearly displayed in each treatment room.
4. A building permit shall be submitted to the Community Development Department within 60 days of SLUP approval.
5. Salubrious Spa Massage & Body Sculpting shall obtain an Occupational Tax Certificate within 60 days of SLUP approval. Taxes for 2024 and 2025 shall also be submitted within 60 days of SLUP approval.
6. The owners of the property shall install additional sidewalk and crosswalks on the 4800 Briarcliff Road property within 120 days of SLUP approval to ensure adequate pedestrian access and connectivity.