

09/22/25

PLANNING & ZONING
DEPARTMENT
SLUP-25-0004



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: ☐ Property Owner ☐ Owner's Agent ☒ Contract Purchaser

Name: Jianhui Yang

Address: 4505 Millerbrook Court

City: Duluth

State: GA

Zip: 30096

Contact Name: Wendy Yang

Phone: 770-906 7236

Email: essenziyini@gmail.com

OWNER INFORMATION

Name: Northlake Station LLC

Address: 255 E. Paces Ferry Rd Ste 300

City: Atlanta

State: GA

Zip: 30305

Contact Name: Drew Lewis

Phone: 770-955-2434

Email: Drew.Lewis@tscg.com

PROPERTY INFORMATION

Property Address: 3983 Lavista Rd suite 360 Tucker GA 30084

Present Zoning District(s): 18

Requested Zoning District(s):

Present Land Use Category: N/A

Requested Land Use Category:

Land District: 209

Land Lot(s):

Acreage: 33.92

Proposed Development: Yini Massage & Wellness Center

Concurrent Variance(s): None

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units:

Dwelling Unit Size (Sq. Ft.):

Density:

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots:

Total Building Sq. Ft.: 1760

Density:



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Land Use Petition Application Checklist

REQUIRED ITEMS (DIGITAL)	CHECK ☐
Public Participation Report	☐
Application, Signature Pages, Disclosure Form	☐
Survey and Written Legal Description	☐
Proposed Site Plan	☐
Building Elevations	☐
Letter of Intent	☐
Analysis of Standards/Criteria	☐
Environmental Site Analysis Form	☐
Trip Generation Letter (ITE Trip Generation Manual)	☐
THE FOLLOWING ITEMS MAY BE REQUIRED (DIGITAL)	CHECK ☐
Traffic Impact Study (See Sec. 46-1309)	☐
Development of Regional Impact Review Form	☐
Environmental Impact Report	☐
Noise Study Report	☐
PUD Documents (Sec. 46-1050)	☐
Meeting with GDOT if near I-285 Eastside Express Lane Project	☐
Other items required per the Zoning Ordinance	☐
APPLICATION TYPE	FEE
Residential Rezoning	\$500
Multifamily/Non-Residential Rezoning	\$750
Special Land Use Permit	\$400
Comprehensive Plan Amendment	\$1000
Modification	\$250
Variance (includes Concurrent Variance)	\$300
Public Notice Sign Fee	\$85 (per required sign)

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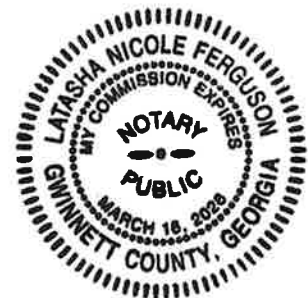
APPLICANT'S CERTIFICATION

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.

 8/26/2025
Signature of Applicant Date

Jianhui Yang 8/26/2025
Type or Print Name and Title

 8/26/2025
Signature of Notary Public Date Notary Seal



09/22/25

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, Northlake Station LLC, authorize, Jianhui Yang
(Property Owner) (Applicant)

to file for SLUP at 3983 Lavista Rd, Suite 360, Tucker GA 30084
(RZ, CA, SLUP, M, CV) (Address)

on this date August 29, 2025
(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 of Property Owner

8/29/2025

Date

William Barton

EVP for Northlake Station, LLC count lease holder

Type or Print Name and Title



Signature of Notary Public

8/29/25

Date

Exp. 3/10/28

Notary



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) Jianhui Yang

Signature: [Signature] Date: _____



Public Participation Plan Report Project Name:

Contact Name: Wendy Yang

Meeting Date: 8/22/2025

Meeting Location: 3983 Lavista RD Suite 360 Tucker Ga 30084

Meeting Start Time: 4pm

Meeting End Time: 6pm

Number of people in attendance: 0

Date of Filing of Land Use Petition Application:

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. I reached out to property owners within 500ft of the subject property. I was present at the meeting location from 4:00 pm to 6:00 pm for the entire scheduled time.

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

1. List question/concern/comment/request for changes to the proposed plans

Applicant Response: No neighbors attended. I informed a few of my former clients by phone, and they chose to come voluntarily. Photographs of their attendance were taken as part of the record.

2. List question/concern/comment/request for changes to the proposed plans

Applicant Response: My former clients have personally benefited from my wellness treatments in the past, and they were willing to share their positive experiences if any neighbors had attended and had questions. Since no neighbors attended, no questions were asked, no minutes were taken, and the sign-in sheet is blank.

The following must be submitted at time of application submittal:

- o Copy of the letter that was mailed to neighbors
- o Copy of address list for mailing

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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.

Jianhui Yang
Signature of Applicant or Authorized Representative

07/24/2025

Date

Jianhui Yang
Type or Print Name of Applicant or Authorized Representative

07/24/2025

Date

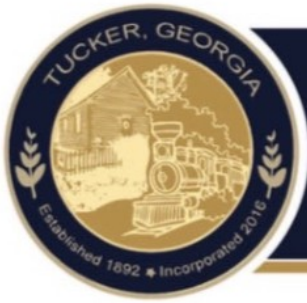
[Signature]
Signature of Notary

Date

7/24/25

Notary Seal





Land Use Petition Process for Rezoning, Special Land Use Permits, and Comprehensive Plan Amendments

1

Before filing, the applicant must host a neighborhood meeting per our Public Participation Plan requirements. The point of this meeting is for the potential applicant to discuss the proposal with neighbors and get feedback or requests for changes. More information can be found here: tuckerga.gov/ppp

2

The applicant files an application with the City of Tucker. Deadlines are listed in the Land Use Petition Application.

3

Staff completes a technical analysis of the application based on the City of Tucker Zoning Ordinance and Comprehensive Plan. This report includes a staff recommendation.

4

The City holds Public Meetings

- Planning Commission
 - Staff presentation of the staff report and staff recommendation
 - Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
 - The Planning Commission votes on a recommendation to forward to City Council
- Mayor & City Council – 1st Read
 - Staff presentation of the staff report and staff recommendation
 - Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
- Mayor & City Council – 2nd Read
 - Staff presentation of the staff report and staff recommendation
 - Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
 - City Council can take a vote for final action on the request

Decisions on applications are based on the criteria that is set forth in the zoning ordinance. The criteria is located here: tuckerga.gov/landusecriteria

Please note that some applications, such as those that meet the Development of Regional Impact (DRI) standards, will have additional steps between filing an application and the Public Hearing.

For information about current land use petitions, including application information and public meeting dates, please visit: tuckerga.gov/landusepetitions

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WENDY YANG
3983 LAVISTA RD, SUITE 360
TUCKER, GA 30084

Julie Martin
1976 Lakeside Parkway Suite 351
Tucker, Ga, 30084

August 01, 2025

Dear neighbors of 3983 Lavista Rd, Suite 360, Tucker, GA 30084.

Yini Massage & Wellness Center is applying for a Special Land Use Permit (SLUP) to operate a wellness center that provides massage therapy and holistic health services at the location of 3983 Lavista Rd, Suite 360, Tucker, GA 30084. This is required under current zoning regulations. We are hosting a required Public Participation (neighborhood) meeting with the community to discuss our proposal with you and receive feedback. This meeting is required before we can submit our application for a Special Land Use Permit to the City of Tucker. You are receiving this letter as you own property within 500 feet of our proposed site.

Meeting Date/Time: Friday August 22, 2025, at 4:00 PM-6:00 PM
Meeting Location: 3983 Lavista Rd, Suite 360, Tucker, GA 30084

If you are unable to attend or would like to reach out beforehand, we can be reached at the contact information provided below. A flyer outlining the land use petition process in the City of Tucker is also included. Questions relating to city matters can be addressed to info@tuckerga.gov.

Sincerely,
Wendy Yang
essenzayini@gmail.com

770.906.7236

ESSENCE HEALTHCARE CENTER LLC

NORTHLAKE STATION

3983-4073 LAVISTA ROAD, TUCKER, GA 30084



ALAN SHAW

alan.shaw@tscg.com
770.955.2434

DREW LEWIS

drew.lewis@tscg.com
770.955.2434



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FirstOwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
1955 MONTREAL RD LLC	220 W PKWY UNIT 1	POMPTON PLAINS	NJ	7444
2009 MONTREAL ROAD PROPERTIES	2009 MONTREAL RD	TUCKER	GA	30084
3983 4073 LAVISTA ROAD HOLDINGS LLC	900 19TH ST FLOOR 8TH	WASHINGTON	DC	20006
4053 NORTHLAKE BUILDING INC	2434 DULUTH HIGHWAY 120 # 110	DULUTH	GA	30097
4121 LAVISTA LLC	1176 LANFORD DR SW	LILBURN	GA	30047
ARCP RL PORTFOLIO I LLC	450 S ORANGE AVE STE 100	PHOENIX	AZ	85016
ATLANTA REAL ESTATE LLC	6500 W 51ST ST	CHICAGO	IL	60638
CHICK FIL A INC	5200 BUFFINGTON RD	ATLANTA	GA	30349
COREY JANELLE D	225 COREY CTR SE # 1	ATLANTA	GA	30312
COX BROADCASTING CORP	1400 LAKE HEARN DR NE	ATLANTA	GA	30319
COX BROADCASTING INC	5200 BUFFINGTON RD	ATLANTA	GA	30349
COX BROADCASTING INC	6205 PEACHTREE DUNWOODY RD	ATLANTA	GA	30328
COX BROADCASTING INC	P O BOX 260888	PLANO	TX	75026
DOSETAREH ISAAC	1268 ARBORVISTA DR NE	ATLANTA	GA	30329
EXTRA SPACE PROPERTIES 106 LLC	6980 S 2300 E BOX 71870	SALT LAKE CITY	UT	84171
EYE LAB INC	1925 ENTERPRISE PKWY	TWINSBURG	OH	44087
FIRST NATIONAL BANK OF ATLANTA	PO BOX 2609	CARLSBAD	CA	92018
GLOBAL IMPEX INC	3473 SATELLITE BLVD # 355N	DULUTH	GA	30096
ISAKSON E ANDREW	3350 RIVERWOOD PKWY SE # 1550	ATLANTA	GA	30339
JK LAVISTA LLC	2970 CLAIRMONT RD STE 945	ATLANTA	GA	30329
KATTISAN ENTERPRISES LLC	2015 MONTREAL RD # B	TUCKER	GA	30084
MARRIOTT CORPORATION	3947 LAVISTA RD	TUCKER	GA	30084
NORTHLAKE ATRCORINTH PARTNERS LLC	12700 PARK CENTRAL DR STE 110	DALLAS	TX	75251
NORTHLAKE SQUARE LLC	750 HAMMOND DR BLDG 10-25	ATLANTA	GA	30328
PAC GREEN PARK LLC	3284 NORTHSIDE PKWY STE 150	ATLANTA	GA	30327
PLAZA LIMITED PARTNERSHIP	PO BOX 790830	SAN ANTONIO	TX	78279
QA LOGISTICS LAVISTA LLC	12001 N CENTRAL EXPY	DALLAS	TX	75243
REGENCY CENTERS LP	1 INDEPENDENT DR STE 114	JACKSONVILLE	FL	32202
REGENCY RETAIL PARTNERSHIP	P O BOX 790830	SAN ANTONIO	TX	79279
ROCK TENN CONVERTING COMPANY	PO BOX 4098	NORCROSS	GA	30091
ROCK TENN CONVERTING COMPANY	3950 SHACKLEFORD RD	DULUTH	GA	30096
S N LEE INC	3935 LAVISTA RD	TUCKER	GA	30084
SIEMENS CORPORATION	P O BOX 80615	INDIANAPOLIS	IN	46280
SWR-LV LLC	4200 NORTHSIDE PKWY NW 10-101	ATLANTA	GA	30327
THAPA AND BROTHERS REALTY LLC	2797 PAYTON OAKS DR	ATLANTA	GA	30345
VERRAS ENTERPRISES LLC	2935 TALL PINES WAY	ATLANTA	GA	30345
WM G HENDERSON FAMILY CEMETERY	4145 LAVISTA RD	TUCKER	GA	30084



MASSAGE & WELLNESS CENTER

Permit Notice

We are currently applying for a Special Land Use Permit (SLUP) from the City of Tucker to legally operate our wellness center at this location.

Wendy Yang

Yini Massage & Wellnesss Center

Thank you tor taking the time to learn about our services and mission!

Neighbor Name & Signature:

Phone Number: _____

Date _____





Yini Massage & Wellness Center
3983 Lavista Rd, Suite 360, Tucker, GA 30084
(770) 906-7236 | essenzayini@gmail.com

About Us

At Yini Massage & Wellness Center, we are committed to helping you restore balance in body and mind through professional wellness therapies.

Whether you are dealing with fatigue, stress, chronic pain, or immune weakness, our services are designed to enhance your overall well-being.

Featured Therapies

- **Acupuncture / Gua Sha:** Relieves pain, reduces stress, improves sleep, promotes circulation, and restores balance.
- **Scraping (Gua Sha):** Relaxes muscles, promotes detoxification, stimulates meridians, and boosts immunity.
- **Hypnotherapy:** Eases mental stress, improves sleep, assists with emotional and behavioral challenges.
- **Aromatherapy:** Uses natural essential oils to relax the body and mind, boost immunity, and improve breathing.
- **Meridian Electrotherapy:** Stimulates meridians, activates Qi and blood, enhances metabolism, and relieves fatigue.
- **Scalp Therapy:** Improves sleep, enhances memory and vision, activates scalp function, promotes hair growth.
- **Beauty & Skincare:** Includes deep cleansing, hydration, whitening, anti-aging, and acne care.

Ideal For

- Individuals with long hours at a desk or sedentary lifestyle
- Those suffering from chronic pain, stiffness, or poor circulation
- Anyone seeking natural, safe ways to boost energy and wellness

Details of the services at Yini Massage & Wellness Center

Yini Massage & Wellness Center will provide a series of services based on the Traditional Chinese Medicine (TCM) theory. The principle of TCM treatment is based on the meridian system, which are energy channels connecting acupuncture points. All diseases can be prevented if the meridians are unblocked. To keep the meridians unblocked, the simplest and fastest way is to break through the conditioning of acupuncture points, where the meridian qi and blood gather, and create an interesting phenomenon of "treating headache with foot pain". The treatment will help people to improve health conditions and release stress both physically and mentally.

Our center will have the following services:

1. Acupuncture

- a. Acupuncture is an ancient Chinese medical method that uses fine needles to insert into specific acupuncture points to regulate the body's internal balance and treat diseases. There are many health benefits of acupuncture: 1. Relaxation of myofascia / 2. Anti-inflammatory and analgesic / 3. Treatment of nerve pain / 4. Stroke rehabilitation / 5. Weight loss / 6. Beauty / 7. Soothing the nerves and aiding sleep / 8. Relieving dizziness and vertigo / 9. Refreshing the mind.



b.

2. Gua Sha

- a. Gua Sha uses special scraping instruments and corresponding techniques to dip a certain medium and repeatedly scrape and rub the body surface, causing red millet-like or dark red spots to appear locally on the skin, thereby achieving the effect of promoting blood circulation and removing toxic. Because of its simplicity, convenience, low cost and effectiveness, it is widely used in clinical practice and is suitable for illness treatment and family health care.



b.

3. Cupping therapy

- a. Cupping therapy produces the effects of promoting qi and blood circulation, relaxing muscles and tendons, relieving swelling and pain, and removing wind and dampness in the body's self-adjustment. It plays a benign stimulation and promotes the body to restore normal functions. Cupping harmonizes yin and yang, which is achieved through acupoint combination and cupping techniques.



b.

4. Hypnotherapy

Hypnotherapy is a physical intervention technique in which hypnosis is used to create a state of focused attention and to increase the psychological suggestibility when dealing with physical or psychological disorders or other related problems. This method is also considered an alternative medicine technique.

5. Aromatherapy

Aromatherapy is a natural therapy that uses essential oils extracted from aromatic plants as a medium to be absorbed into the body through the respiratory tract or skin to relieve mental stress and improve physical health. Aromatherapy originated in ancient Egypt and has become popular in Europe in modern times. The plant materials and aromatic plant oils used in aromatherapy, including essential oils and other aromatic compounds, can be used to change people's emotions, cognition, psychology and physical health.

6. Meridian Circulation Electrotherapy

Meridian Circulation Electrotherapy is a therapy designed to improve hepatic circulation. Hepatic circulation involves the liver as well as multiple organs in the digestive, urinary, respiratory, and cardiovascular systems. According to Edgar Cayce's research, hepatic circulation is considered "deep circulation" or "internal circulation", which is closely linked to the central nervous system (CNS). This therapy stimulates the meridians, helping to relieve or improve hepatic circulation dysfunction, promote blood and lymphatic circulation, and enhance the body's detoxification function. This therapy is ideal for individuals who are looking to improve hepatic circulation and promote meridian flow, especially those experiencing fatigue, indigestion, or slow metabolism due to poor circulation.

7. Scalp Therapy

- a. Scalp therapy is a professional treatment that aims to improve the health and appearance of the scalp. The benefits of Scalp Therapy are:
 - i. Activates the Nervous System: Helps improve insomnia, excessive dreaming, and neurasthenia, enhancing sleep quality.
 - ii. Promotes Blood Circulation: Relieves oxygen deficiency in the head, improving vision and memory.
 - iii. Improves Scalp Condition: Boosts circulation, enhances skin tone, reduces pigmentation, and brightens the complexion.
 - iv. Relieves Nervous Tension: Relaxes the head, alleviates anxiety and depression, and stabilizes emotions.
 - v. Unblocks Meridians and Detoxifies: Facilitates toxin removal, helps prevent strokes and Alzheimer's disease, and supports brain health.



b.

8. Beauty Service Beauty Service Items include:

- a. Basic Skincare • Deep Cleansing Treatment • Hydrating and Moisturizing Treatment • Brightening and Skin Tone Enhancement Treatment
- b. Advanced Skincare • Spot and Pigmentation Removal Treatment • Anti-Aging and Firming Treatment • Pore Refinement Treatment
- c. Skin Management • Acne Skin Repair Treatment • Sensitive Skin Repair Treatment • Blackhead Removal Treatment

Yini Massage & Wellness Center

3983 Lavista Rd, Suite 360

Tucker, GA 30084

Phone: (770) 906-7236 | Email: essenzayini@gmail.com

September 9, 2025

To:

City of Tucker Planning & Zoning Department

1975 Lakeside Parkway, Suite 350

Tucker, GA 30084

Re: Letter of Intent for Special Land Use Permit

Applicant: Jianhui (Wendy) Yang

Property Address: 3983 Lavista Rd, Suite 360, Tucker, GA 30084

Introduction

I, Jianhui (Wendy) Yang, respectfully submit this Letter of Intent in support of my application for a Special Land Use Permit (SLUP). The proposed business, Yini Massage & Wellness Center, will be a licensed wellness facility offering non-medical services designed to promote relaxation, stress relief, and community health.

Proposed Use

Our center will provide the following professional, non-medical wellness services:

- Massage therapy
- Acupuncture
- Cupping therapy
- Hypnotherapy
- Aromatherapy
- Scalp therapy
- Beauty and skincare treatments

All services will be performed by licensed practitioners. No medical diagnosis, prescriptions, or medical procedures will occur on the premises.

Operations

- Operating Hours: 10:00 AM – 9:00 PM, seven days a week
- Employees: 4 licensed practitioners and staff
- Facility Size: 1,760 square feet
- Clientele: Adults seeking safe, professional, and holistic wellness services
- Parking: Adequate parking is available within the Northlake Station shopping center

Community Benefits

The proposed use will:

- Provide local residents with accessible, professional wellness services
- Support Tucker's economic growth and commercial diversity goals
- Create employment opportunities for licensed practitioners
- Enhance the vibrancy of Northlake Station by attracting customers and complementing existing businesses

Compliance

The applicant commits to:

1. Complying with all zoning regulations and SLUP conditions.
2. Maintaining a professional and safe facility.
3. Ensuring that all employees are properly licensed.
4. Cooperating fully with city staff during the permitting and inspection processes.

Conclusion

I respectfully request favorable consideration of this Special Land Use Permit application. The proposed use will enhance community wellness, generate economic activity, and remain fully consistent with the intent of the City of Tucker's zoning regulations.

Thank you for your time and consideration.

Sincerely,



Applicant: Jianhui (Wendy) Yang
Yini Massage & Wellness Center
Phone: (770) 906-7236
Email: essenzayini@gmail.com



ANALYSIS OF STANDARDS/CRITERIA

Project: 3983 Lavista Rd, Suite 360, Tucker, GA 30084

Applicant: Jianhui (Wendy) Yang

Business: Yini Massage & Wellness Center

The below are criteria from Section 46-1594 – Special land use permit; criteria to be considered:

1. Adequacy of the size of the site for the use contemplated and whether or not adequate provision is made for setbacks, yards, and open spaces.

Response: The suite is approximately 1,760 square feet within the Northlake Festival shopping center. The site provides adequate space for reception, treatment rooms, restrooms, and service areas. Existing parking within the shopping center is sufficient to serve employees and clients.

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

Response: The proposed wellness center is compatible with the surrounding commercial uses, including retail shops, restaurants, and service businesses. It will complement existing uses by providing non-medical health and relaxation services.

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

Response: All required utilities, and public services are available on site. The suite is a previously occupied retail space and has existing water, sewer, electricity, and waste disposal connections.

4. Adequacy of the public street on which the use is proposed to be located and whether or not the public street is adequate to safely accommodate the use.

Response: Lavista Road is a major corridor with sufficient traffic-carrying capacity. The proposed use will generate minimal new trips, primarily appointment-based, and will not create congestion in the area.

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

Response: The proposed use will have less impact compared to high-turnover retail or restaurant uses. Clients typically arrive individually by car, and traffic impact is minimal. Existing land uses along access routes will not be adversely affected.

6. Adequacy of ingress and egress to the subject property.

Response: Ingress and egress to the shopping center are adequate, with multiple access points from Lavista Road and Northlake Parkway. Pedestrian access is available via sidewalks. Emergency access is sufficient for fire and safety vehicles.

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.

Response: The proposed wellness center is a quiet, indoor facility and will not generate noise, smoke, odor, dust, or vibration. No adverse impacts will occur.

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

Response: The center will operate typical business hours, approximately 10 AM to 9 PM. These hours are consistent with surrounding retail and service uses and will not cause adverse impacts to adjoining land uses.

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

Response: The manner of operation is professional and service-oriented, with licensed practitioners providing non-medical wellness services. No adverse impacts are expected on adjoining land uses.

10. Whether or not the proposed use is otherwise consistent with the zoning district requirements.

Response: The proposed wellness center is consistent with the zoning district requirements. All services are non-medical and conducted indoors.

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

Response: The proposed use is consistent with the City of Tucker's comprehensive plan, which encourages a mix of retail, service, and employment uses. The wellness center provides services that support community health and enhance the mix of uses in the Town Center character area.

12. Whether or not the proposed use provides for all required buffer zones.

Response: As an internal suite in an existing shopping center, all buffer and transitional buffer zone requirements are already met by the property. No additional buffers are necessary.

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

Response: Adequate refuse collection and service areas are already provided in the shopping center. The wellness center will use the existing code-compliant refuse facilities.

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

Response: There is no reason to limit the duration of the permit. The proposed use is consistent with surrounding businesses and intended as permanent use.

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

Response: The project is located in an existing retail suite with no changes to the building's size, scale, or mass. It is consistent with adjacent and nearby buildings.

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

Response: No historic buildings, sites, districts, or archaeological resources are located on or adjacent to the property. No impacts will occur.

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

Response: The proposed wellness center satisfies all supplemental regulations for this type of use. Services are non-medical, conducted indoors, and performed by licensed practitioners.

18. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building.

Response: The project does not involve new construction or building height changes. Therefore, no shadow impact will be created.

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

Response: The wellness center will not result in a disproportionate proliferation of similar uses. The area primarily contains retail and restaurants; very few wellness centers exist nearby.

20. Whether the proposed use would be consistent with the needs of the neighborhood and community.

Response: The proposed wellness center meets the needs of the community by offering relaxation, health, and wellness services. It is compatible with the neighborhood and consistent with the overall objectives of the comprehensive plan.



Criterion #17 – Supplemental Regulations (Sec. 46-1202)

Applicant: Jianhui (Wendy) Yang
Business Name: Yini Massage & Wellness Center
Address: 3983 Lavista Rd, Suite 360, Tucker, GA 30084

Massage and wellness centers are subject to supplemental regulations under Section 46-1202. The proposed business will comply with all applicable requirements, including but not limited to:

- All practitioners hold valid state licenses (massage therapy and hypnotherapy).
- The business will not provide medical treatment, diagnosis, or prescriptions.
- No overnight accommodations or residential use will occur.
- The operation will not adversely affect the peace, safety, or welfare of the community.
- Signage, parking, and building code compliance will be maintained in accordance with city regulations.

09/22/25



Yini Massage & Wellness Center

Environmental Site Analysis

Property Address: 3983 Lavista Rd, Suite 360, Tucker, GA 30084

Applicant: Jianhui (Wendy) Yang

Site Characteristics

- Total Center Acreage: ~33.92 acres (Northlake Station Shopping Center)
- Suite Size: 1,760 square feet (indoor commercial tenant space)
- Current Zoning District: NL-1 (Neighborhood Commercial)
- Land Use: Existing commercial shopping center

Environmental Conditions

1. Topography & Soil: The property is part of an existing paved commercial center. No grading, excavation, or alteration of natural topography is proposed.
2. Vegetation & Wildlife: The site is fully developed; no forested areas, wetlands, or natural habitats will be disturbed.
3. Water Resources & Drainage: No streams or wetlands are present. Existing stormwater infrastructure will continue to serve the site.
4. Air Quality & Noise: The facility is indoor-only. No emissions, machinery, or outdoor operations.
5. Hazardous Substances: No hazardous materials will be stored or used. Services are strictly non-medical wellness-based.

Conclusion: The proposed use will not negatively affect soil, water, air, or wildlife. The site is already developed as a commercial shopping center with adequate infrastructure.

3150 Holcomb Bridge Road,
Suite 302
Norcross, GA, 30071
(906) 370-8867
(404) 430-3982



September 18th, 2025

Trip Generation Letter

To: City of Tucker Planning and Zoning Division

Project: 3983 Lavista Rd, Suite 360, Tucker, GA 30084

Business: Yini Massage & Wellness Center

Dear Reviewer,

Alpha Engineering LLC has prepared this Trip Generation Letter to document the anticipated traffic generated by the proposed tenant improvement at **3983 Lavista Rd, Suite 360**.

Project Description

- Use: Hair Salon / Spa
- Size: 1,760 SF (1.76 KSF)
- ITE Land Use Code: 918 – Hair Salon
- Location: Existing multi-tenant commercial center on Lavista Rd
- Access: No new curb cuts; existing site circulation remains unchanged

Trip Generation Methodology

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Average trip rates for LUC 918 – Hair Salon were applied to the proposed square footage.

Trip Rates (per 1,000 SF):

- Weekday Daily: 36.13 trips/KSF
- AM Peak Hour: 0.71 trips/KSF (51% In / 49% Out)
- PM Peak Hour: 3.45 trips/KSF (48% In / 52% Out)

Trip Generation Results

Period	Rate (per 1,000 SF)	Size (KSF)	Total Trips	In/Out
Weekday Daily	36.13	1.76	64	-/-
Weekday AM Peak Hr	0.71	1.76	1	1/1
Weekday PM Peak Hr	3.45	1.76	6	3/3

Conclusion

The proposed 1,760 SF hair salon (Suite 360) is projected to generate approximately 64 daily trips, including 1 trip during the AM peak hour and 6 trips during the PM peak hour. These volumes are minimal compared to adjacent roadway capacities and are not expected to result in adverse traffic impacts.

Sincerely,

Kaili Yue, P.E.
Principal Engineer
Alpha Engineering LLC



09/22/25

SITE PLAN CHECKLIST

All items must be included on the Site Plan; separate Site Plans may be necessary to address all items.

1. Key and/or legend and site location map with North arrow
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
3. Acreage of subject property
4. Location of land lot lines and identification of land lots
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
6. Proposed streets on the subject site
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director
11. Location of proposed buildings (except single family residential lots) with total square footage
12. Layout and minimum lot size of proposed single family residential lots
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines
15. Required and/or proposed setbacks
16. 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed
18. Required and proposed parking spaces; Loading and unloading facilities
19. Lakes, streams, and waters on the state and associated buffers
20. Proposed stormwater management facilities
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
22. Availability of water system and sanitary sewer system
23. Tree lines, woodlands, and open fields on subject site
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet
25. Wetlands shown on the County's GIS maps or survey
26. Mail kiosk location



Northlake Festival
Tucker, Georgia

101/105	UNIFORM CITY	5,811
102	SAS SHOES	2,235
104	HEARTLAND DENTAL	1,540
106	UPHOLSTERY	720
108/112	ATLANTA PREGNANCY	2,740
113	STARBUCKS	1,557
115	UNICE MADDO'S PIZZA JOINT	2,461
117	A+ LOANS	1,200
120	ELITE ACADEMY MARTIAL ARTS	1,920
121	CARVELICE CREAM	1,440
124	MATT FRESH HEALTHY DRINK	1,100
125	EYES RITE	939
127	IVY INTERNATIONAL	720
128	AVAILABLE	2,490
131	HAIR LIMITED	1,200
132	GEORGIA NAT'L GUARD	1,440
133	HENRY'S JEWELERS	600
136	GOODWILL	24,278
137	STRICTLY CUTZ	820
139	J&A ALTERATIONS	658
164	MAKE ME OVER SALON	960
168/172	NAIL PRO & TAN	1,680
176	ARMED FORCES	1,960
180	AVAILABLE	1,140
181	DR. YVONNE BECKFORD DDS	1,920
183	TROPICAL DELIGHT	960
187	UP IN SMOKE	1,200
188	A-1 SEWING	960
188/193	JC BEAUTY SUPPLY	2,880
192/196	ORTHODONTIC CENTERS	2,322
196	AVAILABLE	842
197	MAHOGANY HAIR	1,186
310	JASON'S DELI	5,800
311/319	HANCOCK FABRICS	9,567
323-355	COCO CABANA	11,816
369	THE SCHOOL BOX	6,000
363	JENNY CRAIG	1,760
367	H&R BLOCK	1,760
369	MANDARIN PALACE	2,680
371	WARREN G'S HAIR SALON	2,000
373	METRO BROKERS	13,493
383	MEREDITH OFFICE	1,056
3993	AVAILABLE	30,000
4003	BAREFEET SHOES	7,480
4013	AVAILABLE	26,000
4023	PETSMART	25,855
4023G	MONKEY JOE'S	14,684
4033	AVAILABLE	43,000
4043	MOVIE TAVERN	26,900
3963	RESURGENCE BANK	GL
3967	CHICK-FIL-A	8,066
4053	ATRIUM OFFICE BUILDING	GL
4041	MARRIOTT COURTYARD	GL

A PROPERTY OF
METRO BROKERS, INC.

3983 Lavista RD SUite360 Tucker GA30084

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