

REZONING APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Applicant Name: Jamila Brown

Applicant Mailing Address: 570 Piedmont Ave Unit 54856 Atlanta, GA 30308

Applicant Phone Number: [REDACTED] Applicant Email: [REDACTED]

Owner Name: Warren Chancellor
(If more than one owner, attach list of owners.)

Owner Mailing Address: 229 3rd Ave SE, Atlanta, GA 30317

Owner Phone Number: [REDACTED] Owner Email: [REDACTED]

Subject Property Address: 2570 McAfee Road Decatur GA 30032

Parcel ID Number(s): 15 170 05 017

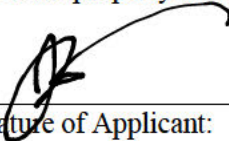
Acreage: 0.609 Commission District(s): 3 Super District: 7

Existing Zoning District(s): R-75 Proposed Zoning District(s): C-1

Existing Land Use Designation(s): CRC Proposed Land Use Designation(s): N/A (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: Agent: X


Signature of Applicant: _____

Section C — Letter of Application

1) Proposed zoning classification

Request to rezone from R-75 to C-1 (Local Commercial) with the I-20 Tier 2 Overlay applicable to the corridor.

2) Reason for the rezoning request

The current R-75 zoning is strictly residential and does not support the proposed office-based use. The request supports reinvestment along the corridor and aligns the site's use with surrounding commercial activity.

3) Existing and proposed use

Existing use: Underutilized parcel (plans show no existing building coverage).

Proposed use: General Office with accessory indoor equipment storage (business-oriented facility; not a warehouse/distribution use).

4) Detailed characteristics of the proposed use (operations + building facts)

- Total building area: ~7,750 SF
- Program mix: office (~3,200 SF) + equipment studio/staging (~4,300–4,500 SF accessory)
- Primary occupancy: IBC Group B (Business)
- Height: 2 stories / 35 feet (noted as compliant in the plan narrative)
- Employees: ~10 typical daily occupancy; occasional internal meetings up to ~20
- Hours: 8:00 AM – 5:00 PM with limited weekend access for internal prep/training
- Truck activity: single 16-ft box truck; ~3–5 deployments/month; staging indoors (not a freight/distribution operation)
- No on-site retail, no public events, no manufacturing, no outdoor storage

Section D — Impact Analysis

A. Conformity with Comprehensive Plan

The plan materials state the proposal is consistent with the County's adopted comprehensive plan direction for the corridor and references the Commercial Redevelopment Corridor (CRC) strategy for reinvestment and higher-quality, low-intensity commercial development.

B. Suitability relative to adjacent/nearby development

The proposed use is office-oriented and designed as a low-impact commercial operation with controlled access and limited traffic generation, which is suitable for a commercial corridor context.

C. Reasonable economic use as currently zoned

The plan set indicates the current R-75 zoning only permits single-family residential and does not support the proposed professional office program, limiting reasonable economic use for the intended redevelopment concept.

D. Adverse effect on adjacent/nearby usability

The operational profile is explicitly non-industrial: no public assembly, no outdoor storage, no retail, and limited truck activity, which reduces the likelihood of negative external impacts (noise/traffic/late-night activity).

E. Other conditions supporting approval/disapproval

Key supporting conditions documented in the plans:

- Corridor reinvestment objective and improved site/building quality
- Parking located primarily to the side/rear to support corridor design intent

F. Impacts to historic/archaeological resources

The plans provided do not identify historic structures or archaeological resources on-site. (This is typically confirmed by County review; nothing in the submitted sheets indicates an affected resource.)

G. Burdensome use of streets/transport/utilities/schools

The use is a small-office footprint (~10 employees typical) with limited meeting peaks and minimal truck frequency (~3–5/month), reducing the likelihood of burdensome impacts on transportation facilities and public services compared to higher-intensity commercial uses.

H. Environmental / natural resource impacts

Flood mapping note indicates the parcel is in FEMA Zone X (not a special flood hazard area).

The landscape sheets document tree preservation approach and canopy credit accounting (preserved trees noted), indicating attention to site ecology and buffering.

BUSINESS OPERATIONS OVERVIEW

Chancellor Collective

Proposed Use: General Office with Accessory Indoor Equipment Storage

1. Company Overview

Chancellor Collective is a business-to-business event production and creative services firm specializing in experiential event coordination, technical production management, and audio/visual systems integration for events executed exclusively at offsite venues.

The proposed facility will function as the company's administrative headquarters and creative planning office. All client-facing event production, performances, and public gatherings occur at third-party locations. No public events, ticketed gatherings, or retail sales will occur onsite.

Primary services include:

- Professional event production management
- Audio/visual technical direction and systems coordination
- Creative experiential design and fabrication coordination
- Vendor management and budget oversight

The principal use of the premises is office-based administrative and creative planning activity.

2. Core Business Functions

Event Production Services

- Venue evaluation and contract coordination
- Third-party vendor administration and payment processing
- Talent and speaker management
- Budget development and financial tracking
- Onsite event management (offsite locations only)
- Show direction and production oversight

Audio/Visual Services

- Technical design and configuration of A/V systems
- Testing and quality assurance of equipment prior to deployment
- Coordination of field technicians for offsite installations

Creative & Experiential Design

- Concept development
- Fabrication coordination
- Experiential activation planning
- Event décor and staging design

All production execution occurs at external venues; the proposed facility serves planning, coordination, and staging functions only.

3. Staffing and Operational Characteristics

Typical Daily Occupancy

Approximately 10 employees:

- 4 Audio/Visual Technicians
- 4 Producers / Project Managers
- 2 Managing Partners

Periodic Internal Meetings

Occasional internal staff meetings may host up to 20 total attendees. These are private business gatherings and not open to the public.

Hours of Operation

- Standard operating hours: 8:00 AM – 5:00 PM
- Limited weekend access may occur for internal training sessions or equipment staging prior to offsite deployment.

4. Facility Layout and Functional Areas

First Floor

Reception / Client Intake Area

Controlled-access entry for pre-scheduled client meetings.

Communal Kitchen / Break Area

Employee amenity space.

Conference / Podcast Studio

Enclosed meeting space equipped with integrated audio and video recording equipment for business podcast production and client interviews.

This space is not utilized for music recording, live entertainment, or public assembly.

Open Office / Co-Working Area

Workstations for producers and administrative staff.

Large Conference Room

Internal meetings and project coordination sessions.

Warehouse / Training Area (Accessory Use)

Indoor storage and staging area for audio/visual equipment stored in road cases on industrial shelving systems. Functions include:

- Equipment testing and calibration
- Pre-dispatch staging
- Safety training for technical staff

Client Meeting Lounge

Private meeting space for scheduled business discussions.

Second Floor

- Executive Office (CEO)
- Executive Office (CMO)
- Two Small Conference Rooms
- Open Collaboration Lounge

Rooftop Terrace

Private amenity space for employee use and occasional scheduled client meetings. No public events or ticketed functions are conducted in this area.

5. Equipment Storage and Handling

All equipment is stored indoors and deployed for offsite use only.

Equipment Types

- Audio systems (speakers, microphones)
- Video systems (cameras, monitors, video wall panels, computing hardware)
- Lighting equipment
- Rigging components (truss systems, lifts, mounting hardware)

Storage Methodology

- Equipment stored in protective road cases
- Stored on industrial shelving racks
- Staged indoors prior to transport
- No outdoor storage proposed

The storage component is accessory and subordinate to the primary office use.

6. Vehicle and Loading Activity

Vehicle

- One (1) 16-foot box truck equipped with lift gate

Frequency

- Approximately 3–5 deployments per month

Loading Procedure

1. Project manager generates equipment pull list
2. Equipment staged and inspected indoors
3. Equipment scanned into designated loading area
4. Coordinated loading of truck
5. Reverse intake and inspection upon return

Loading activity occurs indoors or immediately adjacent to the building and does not constitute ongoing distribution or warehousing operations.

7. Neighborhood & Corridor Context

The proposed use functions as a professional office-based commercial operation with accessory indoor storage. Operational characteristics include:

- No retail sales
- No manufacturing or fabrication activities
- No outdoor storage
- No public assembly events
- No audio recording, film production, live broadcasting, or commercial media production onsite
- Limited truck frequency (approximately 3–5 deployments per month)
- Single 16-foot box truck only
- Controlled-access facility (no walk-in public traffic)

The use is employment-generating, office-oriented, and low-impact in nature. It is consistent with commercial corridor objectives that encourage professional services and creative office environments while limiting heavy industrial intensity.

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

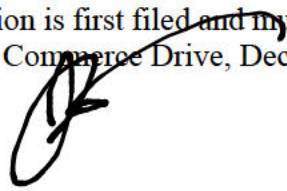
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: XX *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary

Signature of Applicant /Date

Check one: Owner _____ Agent XX

Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: February 17, 2026

TO WHOM IT MAY CONCERN:

I/WE: Warren Chancellor / Chancellor Collective, LLC.
Name of Owner(s)

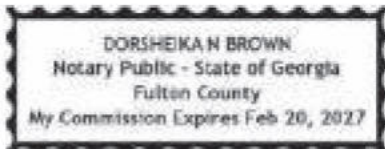
being owner(s) of the subject property described below or attached hereby delegate authority to:

Jamila Brown
Name of Agent or Representative

to file an application on my/our behalf.

Dorsheika N. Brown
Notary Public

/s/ Warren Chancellor
Owner



Return to:
O'Kalley & Sorohan, Attorneys at Law, LLC
1420 Peachtree Street NE, Suite 250
Atlanta, GA 30309
File No.: 11-277106-REG

Parcel No.: 15.170.05.017

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 20th day of June, 2025, between

735 Martin Street LLC

(hereinafter referred to as "Grantor") and

The Chancellor Collective LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 170, 15th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found on the Northernly side of McAfee Road three hundred twenty-two and four tenths (322.4) feet Westerly as measured along the Northernly side of McAfee Road from the corner formed by the intersection of the Northernly side of McAfee Road with the Southwesterly side of Candler Road; run thence Westerly along the Northernly side of McAfee Road one hundred twenty-nine and three tenths (129.3) feet to an iron pin found; run thence Northernly at an interior angle of 91 degrees 30 minutes with the last preceding course two hundred six (206) feet to an iron pin found; run thence Easterly one hundred twenty-nine and five tenths (129.5) feet to an iron pin found; run thence Southernly two hundred four (204) feet to the Northernly side of McAfee Road and the point of beginning, being improved property as more particularly shown on survey prepared by Georgia Land Surveying Co., Inc., dated February 14, 1979.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.


Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").


TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public
Commission expires: _____

735 Martin Street LLC
By: Gladstone Partners LLC
Its: Member

BY 
Charles R. Williams
Sole Member



Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **SURROUNDING ZONING MAP**

Date: **02/17/2026**

Job Number: **10172501**

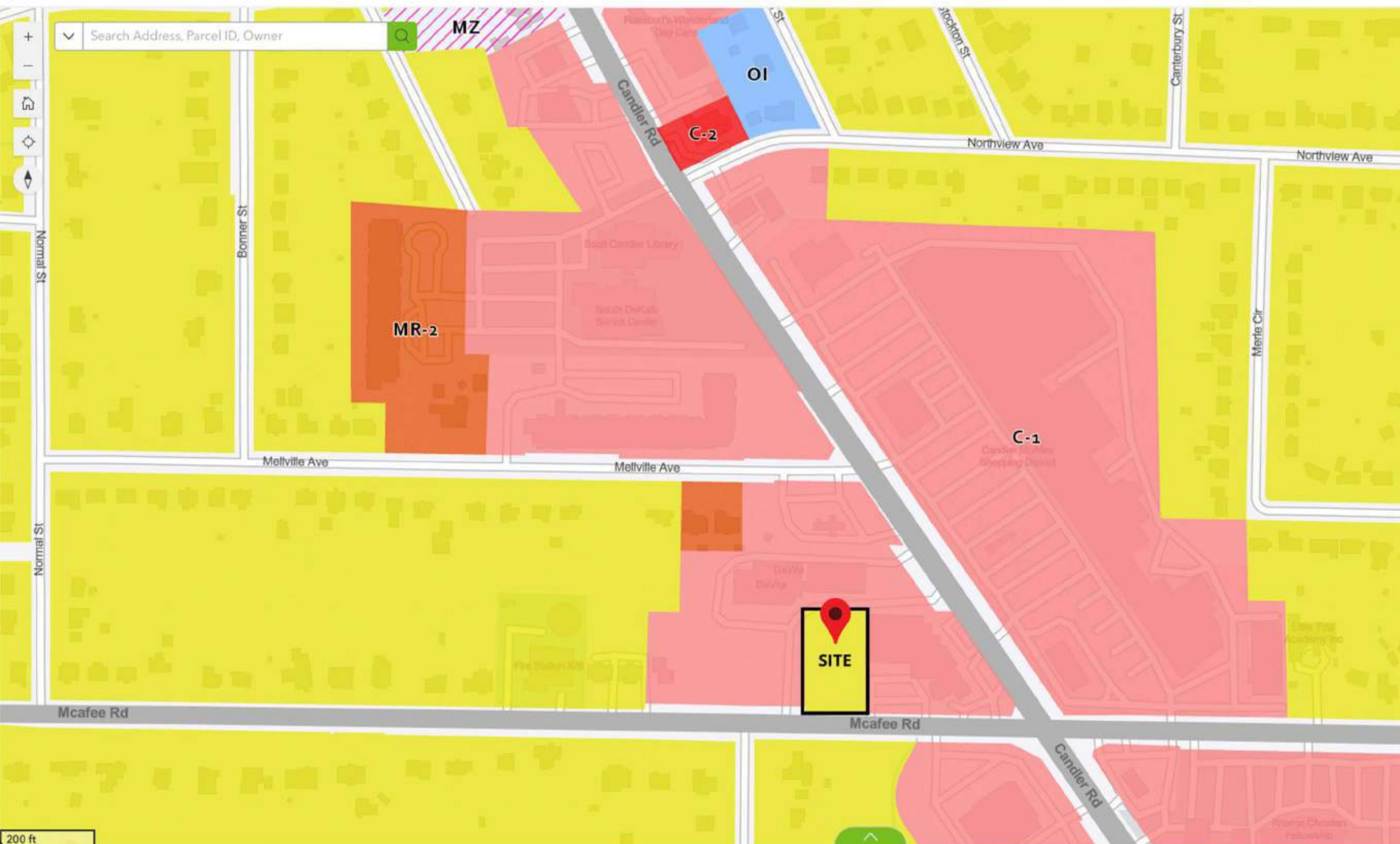
Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



A01



NS	M	MU-4	R-75
C-1	M-2	MU-5	R-60
C-2	MultiZone	RE	MHP
OIT	MU-1	RLG	RNC
OI	MU-2	R-100	RA
OD	MU-3	R-85	RDTE

1 SURROUNDING ZONING MAP

N.T.S.

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **FUTURE LAND USE MAP**

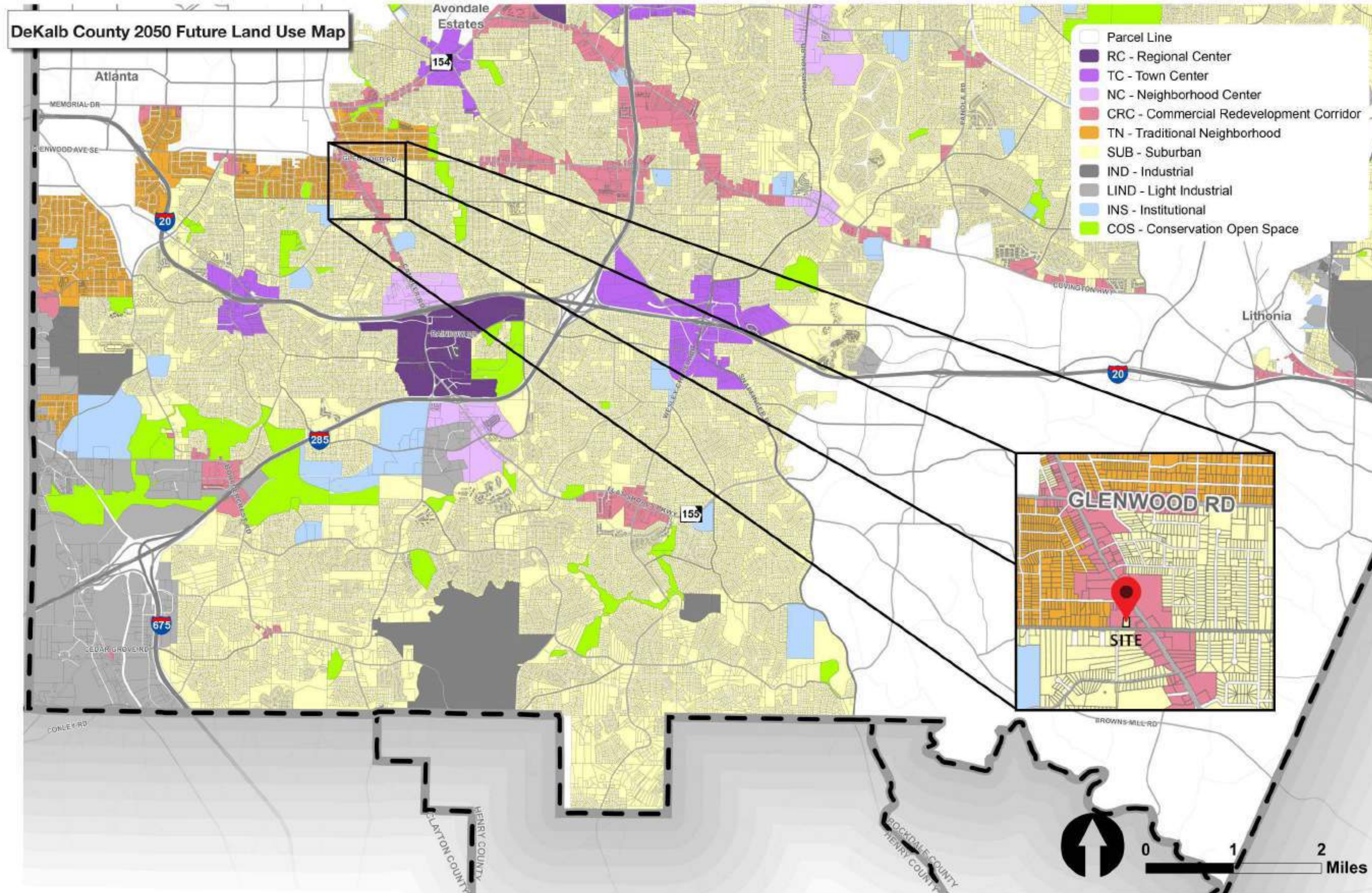
Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **Scale Bar@ARCH C**

Issue Date: _____

Sheet Number: _____



1 FUTURE LAND USE MAP

Scale Bar

The proposed redevelopment of the property at 2570 McAfee Rd introduces a **professional office development with accessory indoor equipment storage supporting business-to-business operations**.
Occupancy Type (IBC): Group B (Business).

The project is consistent with the County's adopted Comprehensive Plan and the Commercial Redevelopment Corridor (CRC) strategy along the Candler / McAfee corridor. The CRC designation encourages reinvestment into underutilized parcels, improvements in architectural and site design, enhanced pedestrian orientation, and higher-quality commercial development.

- By repositioning this site as a contemporary office-led development, the project:
- (1) activates an underutilized corridor parcel;
 - (2) introduces a **low-intensity commercial use** aligned with surrounding zoning;
 - (3) supports corridor reinvestment objectives; and
 - (4) improves overall building and site quality consistent with CRC goals for functional and aesthetic enhancement.

The proposed development maintains a **strong street presence with parking located primarily to the side and rear**, reinforcing corridor design intent and supporting the transition toward higher-quality commercial frontage along McAfee Road.

CANDLER ROAD CORRIDOR - ACTIVE COUNTY & PARTNER INITIATIVES

Over the past two decades, DeKalb County and its regional partners have consistently identified the Candler Road Corridor as a priority area for reinvestment, mobility enhancement, and small business growth. A series of coordinated initiatives — from early planning studies to major infrastructure and redevelopment projects — have laid the groundwork for continued revitalization along the corridor.

The proposed redevelopment at 2570 McAfee Road introduces a **professional office development with accessory indoor equipment storage supporting business-to-business operations.**
Occupancy Type (IBC): Group B (Business).

By repositioning an underutilized parcel with a contemporary, design-forward commercial building, the project supports the County's long-term vision of strengthening the economic and physical fabric of the broader Candler Road Commercial Redevelopment Corridor.

The project reflects a shift toward higher-quality corridor development by introducing a **low-intensity office use with strong architectural presence**, enhanced landscaping, and parking located primarily to the side and rear of the building, consistent with I-20 Overlay corridor design intent.



Miles Newton LLC
 dba Miles Newton + Architects (MN+A)
 (formerly 33 Nest)
 1055 Howell Mill Rd, 8th Floor
 Atlanta, GA 30318
 hello@milesnewton.com
 +1 (470) 269-2566
 www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **CANDLER ROAD CORRIDOR - ACTIVE COUNTY & PARTNER INITIATIVES**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

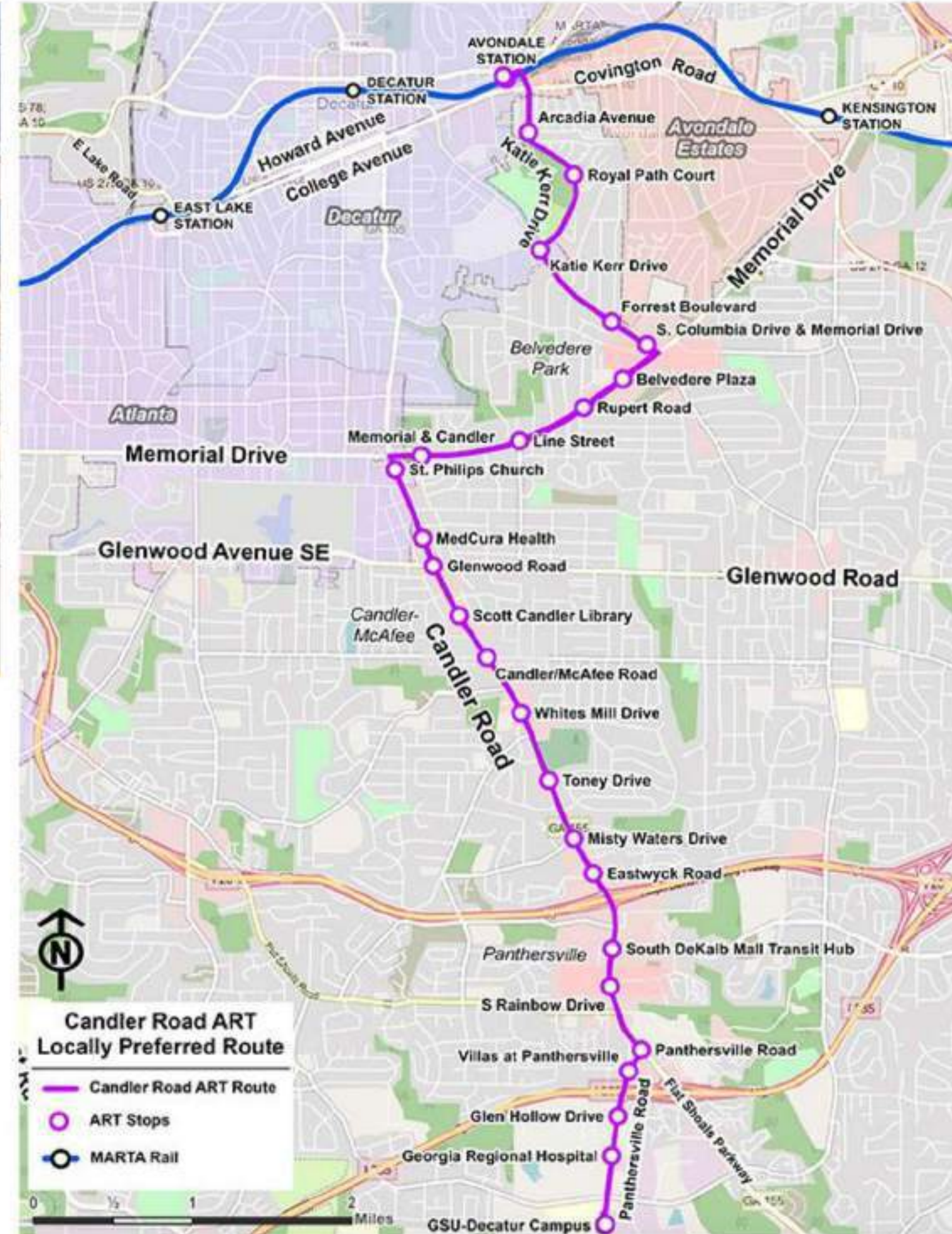
Sheet Number: _____



1 CANDLER CROSSING REDEVELOPMENT (DECIDE DEKALB)

Source: *Decide DeKalb Development Authority, "Candler Crossing Mixed-Use Redevelopment Awarded \$3.8 M in TAD Funding," Sept 2025.*

Summary: \$3.8 M TAD allocation (Sept 2025) for a grocery-anchored mixed-use redevelopment at **Candler Rd & Glenwood Ave**, marking a key step in the County's commercial corridor revitalization strategy.



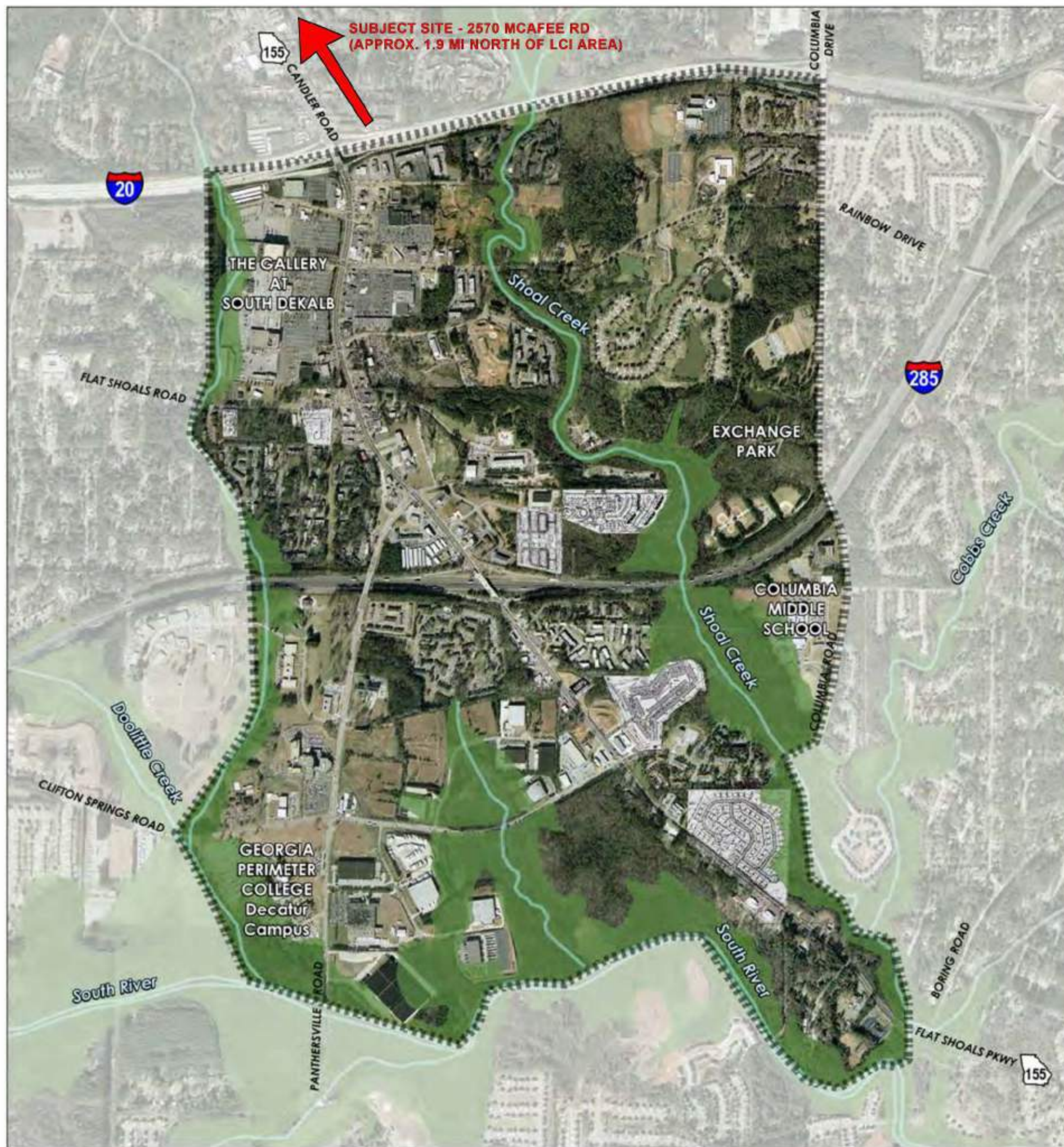
2 MARTA CANDLER ROAD ARTERIAL RAPID TRANSIT (ART)


Source: *MARTA Transit Master Plan – Arterial Rapid Transit (ART) Program, Candler Road Corridor, 2024.*

Summary: MARTA's Candler Rd ART corridor (now in ~30% design) is part of its Bus Network Redesign and Transit Master Plan, aiming to support equitable redevelopment and improve mobility from South DeKalb to Decatur Station. Construction expected ~2027.

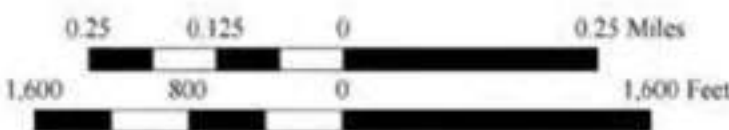



A04





LCI STUDY AREA BASEMAP
CANDLER ROAD / FLAT SHOALS PARKWAY
ACTIVITY CENTER LCI STUDY
November 2006





POND
Responsive People. Real Partners.
Pond & Company, Inc.
Architects
Engineers
Planners

The Candler Road / Flat Shoals Road Livable Centers Initiative (LCI), completed by the Atlanta Regional Commission and DeKalb County, established a framework for reinvestment and corridor enhancement along Candler Road between I-20 and Flat Shoals Parkway. While the subject property at 2570 McAfee Road lies approximately 1.9 miles north of the original LCI study area, it remains part of the broader Candler Road corridor that has been consistently targeted for revitalization and commercial reinvestment.

The proposed redevelopment introduces a **professional office development with accessory indoor equipment storage supporting business-to-business operations.**
Occupancy Type (IBC): Group B (Business).

This positioning aligns with the broader Candler Road Commercial Redevelopment Corridor objectives by activating an underutilized parcel with a contemporary, low-intensity commercial use that reinforces corridor continuity and supports long-term reinvestment goals.

The LCI's recommendations for improved design quality, reinvestment of aging parcels, and strengthened commercial corridors have informed subsequent County policies, including the Comprehensive Plan's Commercial Redevelopment Corridor designation extending north toward McAfee Road.

The project reflects the corridor's evolution toward higher-quality, design-forward commercial development with enhanced architectural presence and site design consistency.

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)
1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318
hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.
Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **CANDLER ROAD CORRIDOR - ACTIVE COUNTY & PARTNER INITIATIVES**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



3 CANDLER ROAD / FLAT SHOALS LIVABLE CENTER INITIATIVE (LCI)

Source: Atlanta Regional Commission & DeKalb County, Candler Road / Flat Shoals Livable Centers Initiative Study Final Report, April 2007 (p.3).

Figure 1: Candler Road / Flat Shoals LCI Study Area (Atlanta Regional Commission & DeKalb County, 2007). Subject site located approx. 1.9 miles north of study boundary along Candler Road.

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **NEIGHBORHOOD ANALYSIS**

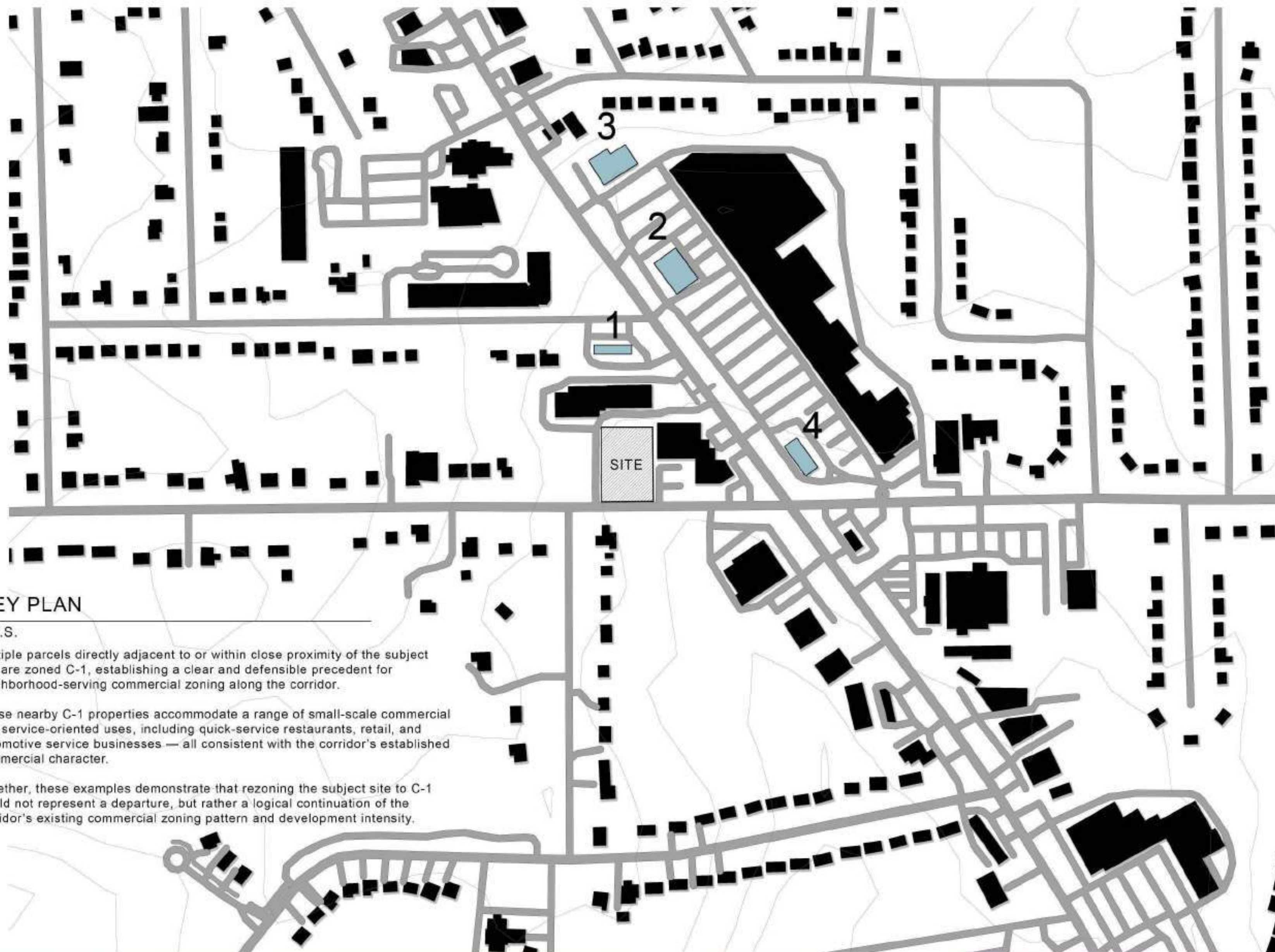
Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



1 KEY PLAN

N.T.S.

Multiple parcels directly adjacent to or within close proximity of the subject site are zoned C-1, establishing a clear and defensible precedent for neighborhood-serving commercial zoning along the corridor.

These nearby C-1 properties accommodate a range of small-scale commercial and service-oriented uses, including quick-service restaurants, retail, and automotive service businesses — all consistent with the corridor's established commercial character.

Together, these examples demonstrate that rezoning the subject site to C-1 would not represent a departure, but rather a logical continuation of the corridor's existing commercial zoning pattern and development intensity.



1

Amazing Wings
Zoned C-1, the Amazing Wings site demonstrates the corridor's accommodation of small-scale commercial uses on modest parcels, reinforcing flexible neighborhood-serving zoning.



2

Speed Queen Laundry
Zoned C-1, Speed Queen Laundry establishes a precedent for neighborhood-serving commercial activity along the corridor, supporting daily service-oriented uses.



3

AutoZone
Zoned C-1, the AutoZone site demonstrates how C-1 zoning supports larger-format commercial footprints and service-based retail uses along the corridor.



4

McDonald's
McDonald's illustrates corridor intensity and sustained commercial activity, reinforcing the established pattern of community-serving uses within C-1 zoning.

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date.	Description.

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **EXISTING LAND SURVEY**

Date: **02/17/2026**

Job Number: **10172501**

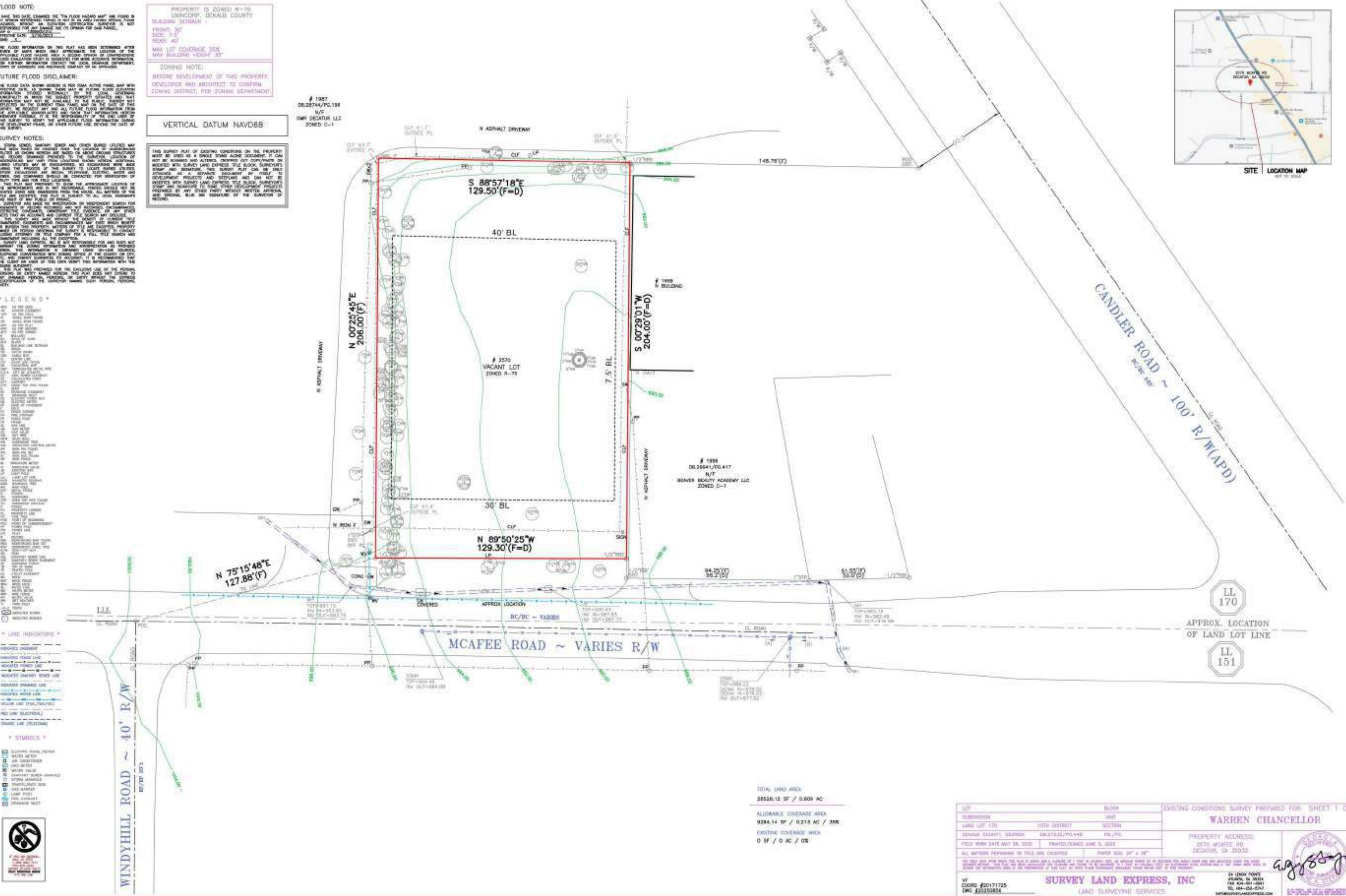
Scale + Size: **Scale Bar@ARCH C**

Issue Date: _____

Sheet Number: _____



A07



Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **GOOGLE EARTH SITE PLAN**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **Scale Bar@ARCH C**

Issue Date: _____

Sheet Number: _____



Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **SITE ANALYSIS & CONCEPT DRAWINGS**

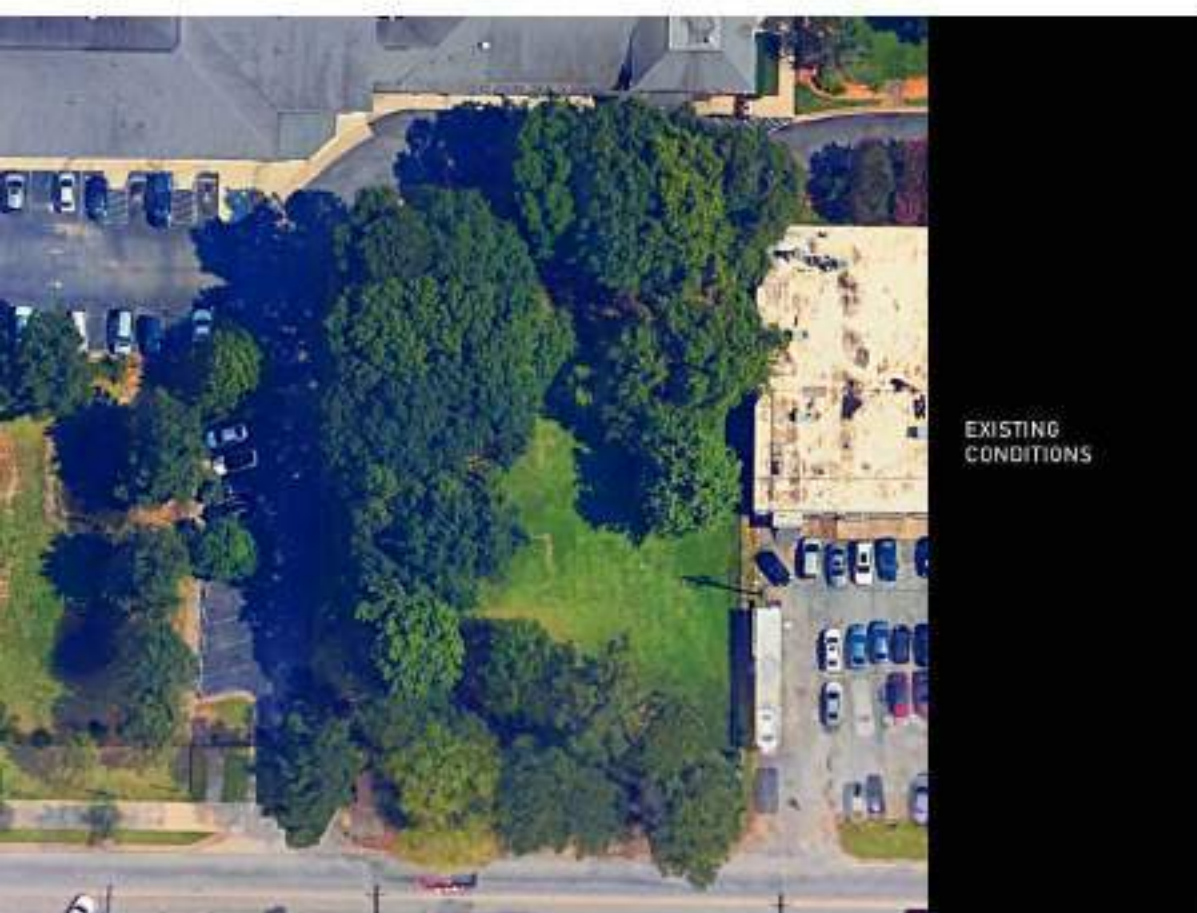
Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



EXISTING CONDITIONS

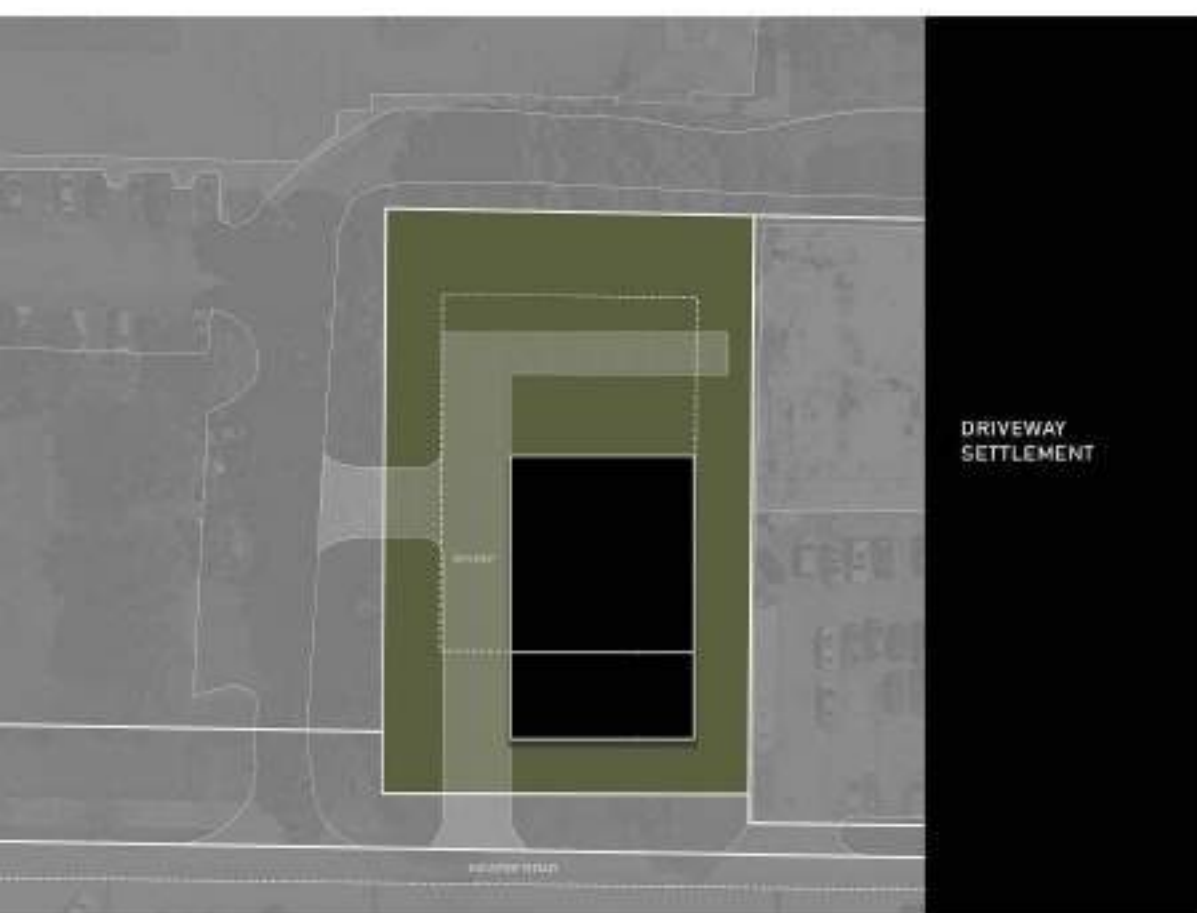


ZONING CONDITIONS

ZONING DISTRICT C-1
FRONT SETBACK: 3'
SIDE SETBACK: 3'
REAR SETBACK: 30'
MAX LOT COVERAGE: 80-85%
OFFSPACE: 10%
MAX BUILDING HEIGHT: 30'
TOTAL PARKING REQUIRED: 4 SPOTS / 1333 SQFT



BUILDING SETTLEMENT



DRIVEWAY SETTLEMENT



PARKING & PATHWAY SETTLEMENT



LANDSCAPE ISLAND & STRIP SETTLEMENT



TPOLOGY CONSIDERATIONS

USE THE TOPOGRAPHY AS A REFERENCE TO CHOOSE THE LEAST SLOPE AREAS FOR BUILDING SETTLEMENTS.
CONTOUR LINES ALLOW A DETERMINATION OF WHERE SITE GRADING WORK WILL BE THE MOST INTENSE, SUCH AS ON THE LEFT OF THE LOT.



SETTLEMENT CONSIDERATIONS

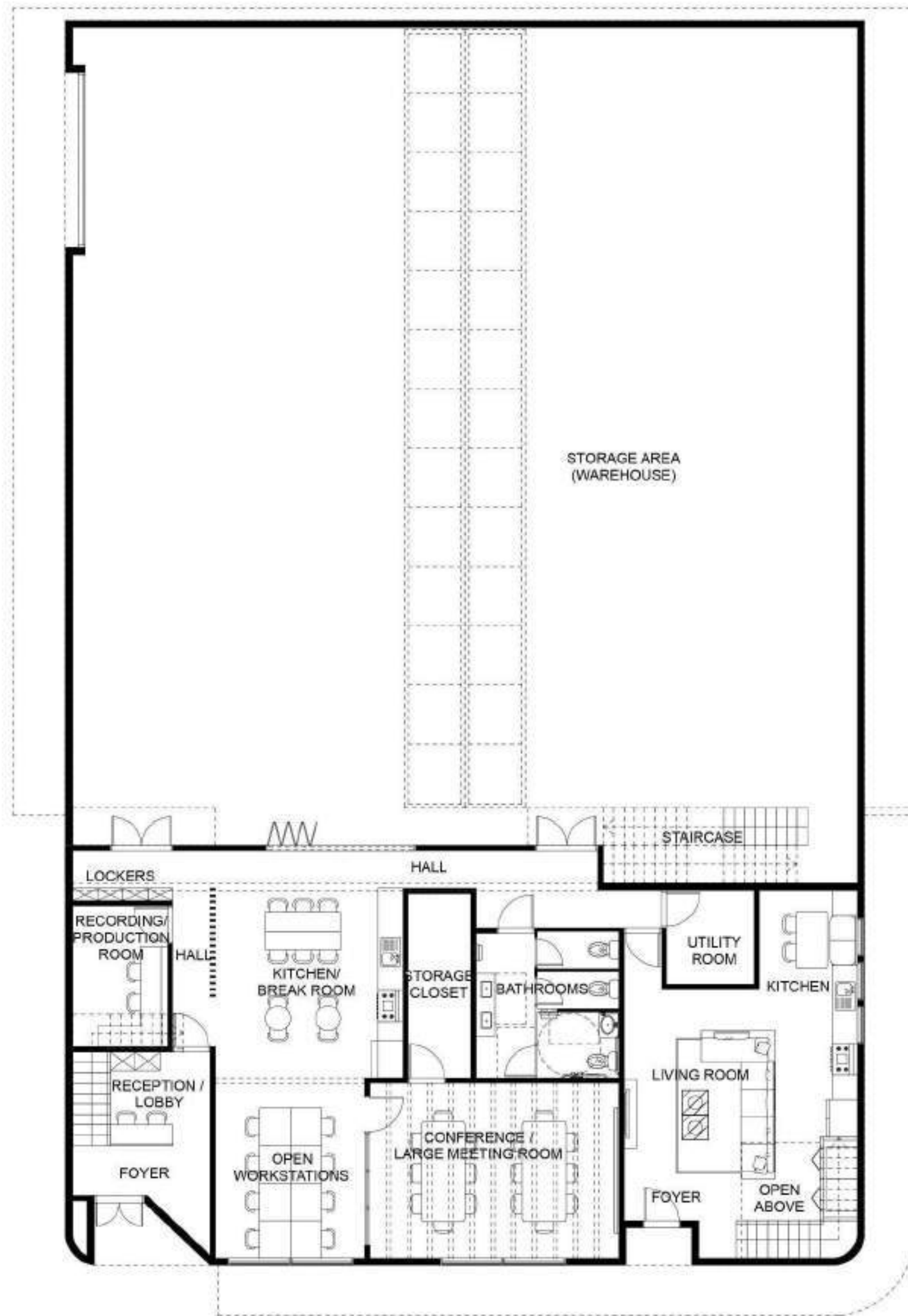
KEEPING THE BUILDING FOOTPRINT SMALLER TOWARD THE FRONT OF THE LOT TO ALLOW FOR A TRUCK SERVICE CURB ON THE SIDE.
DRIVEWAY AND HARDSCAPE ARRANGED TO ALLOW FOR A TRUCK TO PULL INTO THE SITE TOWARD THE FRONT AND UNLOAD.



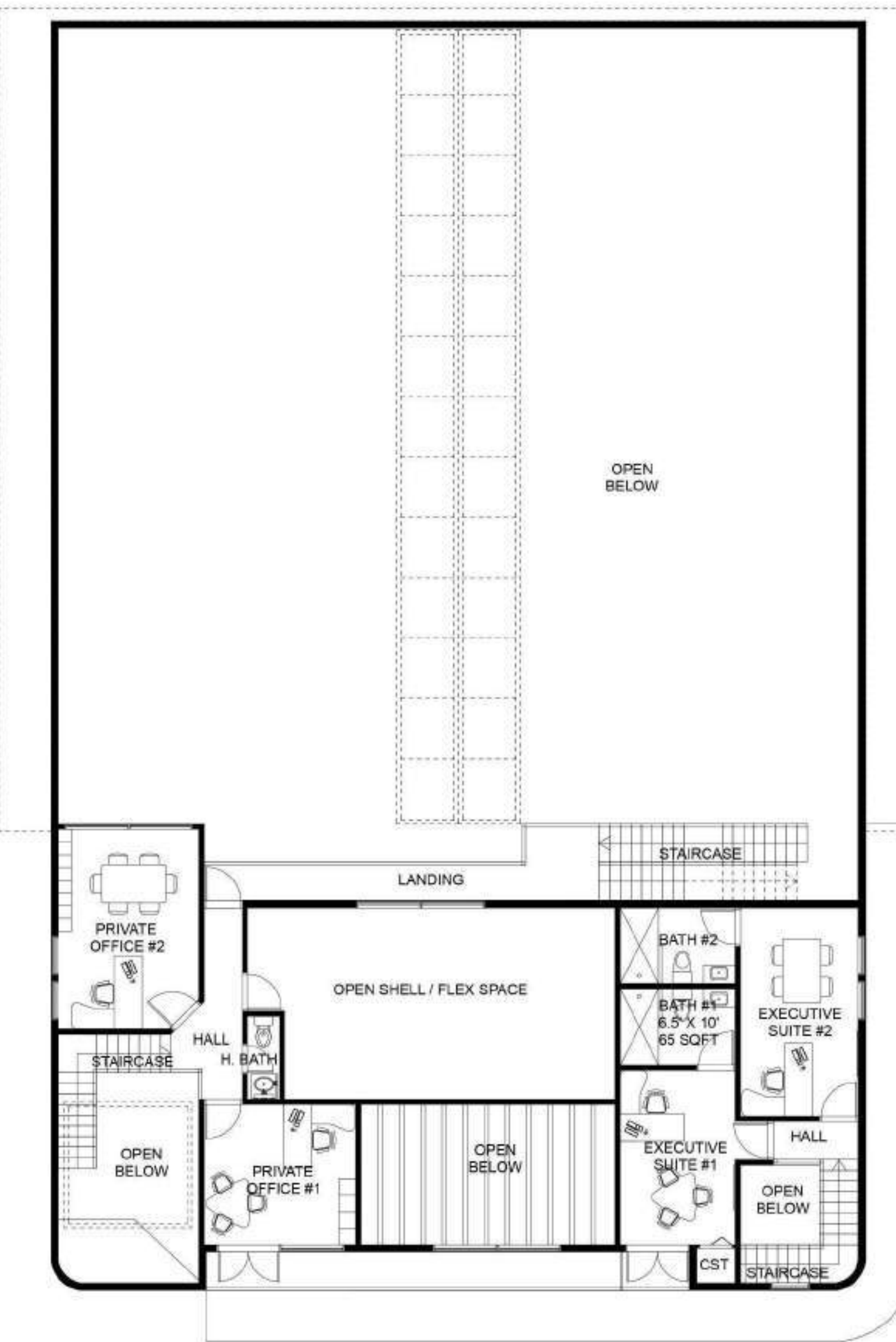
ENVIRONMENTAL CONSIDERATIONS

SUN PATH STUDY LEADS TO A CAREFUL LAYOUT OF MAIN PROGRAM AND GLAZING ELEMENTS IN ACCORDANCE WITH ENHANCED NATURAL LIGHT EXPOSURE.
OPENING SIZES, QUANTITY, AND LOCATION DERIVED BY OUR STUDY AND HEAVILY PLACED ALONG THE NORTH, EAST AND SOUTH FACADES.

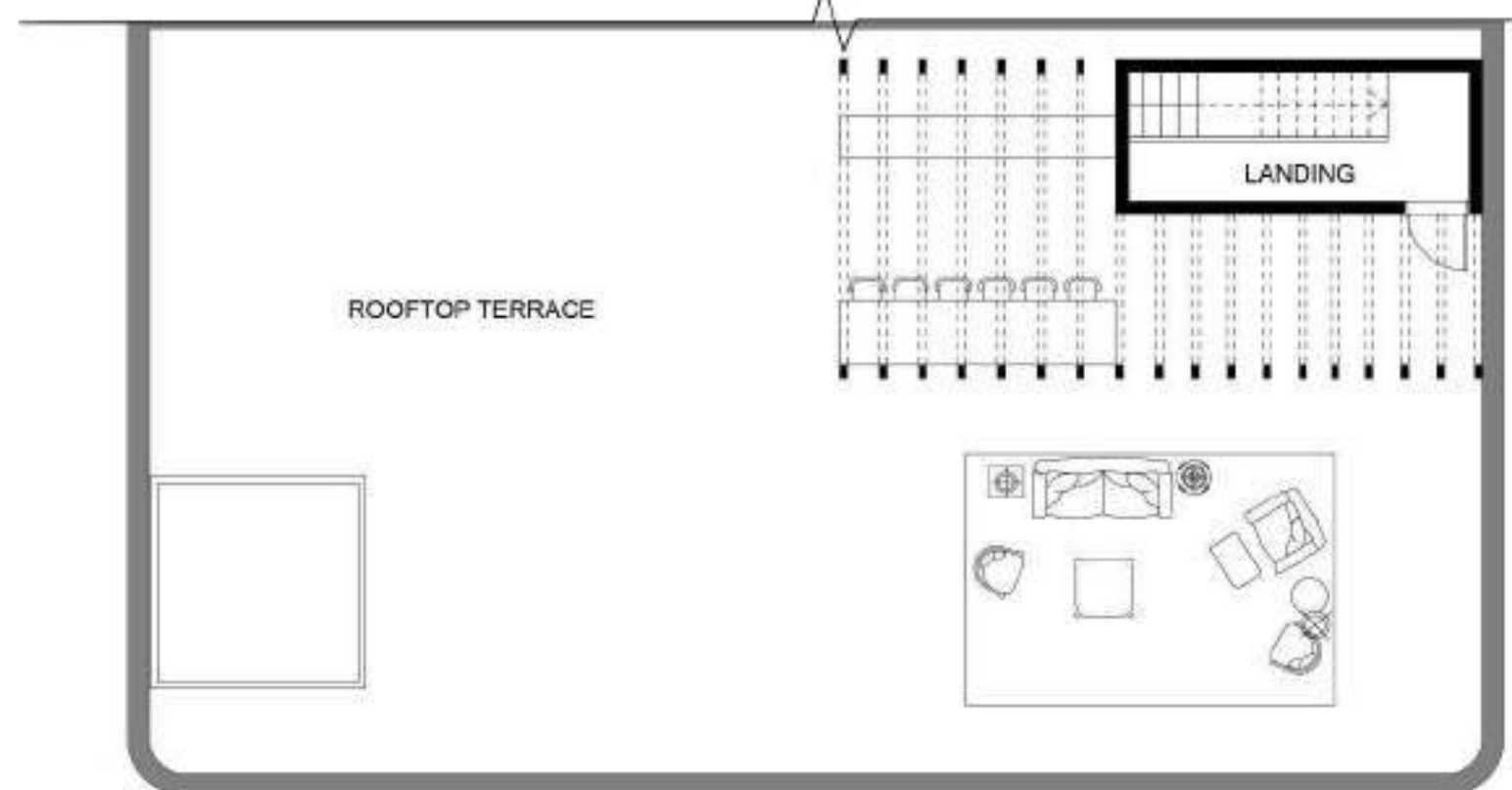
GROUND FLOOR



SECOND FLOOR

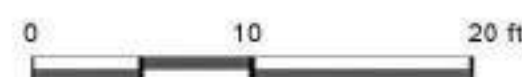


ROOF-TOP



1 PROPOSED FLOOR PLANS

Scale Bar



MN+A

MILES
NEWTON +
ARCHITECTS

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date.	Description.

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **PROPOSED FLOOR PLANS**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **Scale Bar@ARCH C**

Issue Date: _____

Sheet Number: _____



A14

FLOOR PLAN OVERVIEW:

THE PROPOSED BUILDING IS ORGANIZED AS A TWO-STORY OFFICE VOLUME PAIRED WITH A GROUND-LEVEL EQUIPMENT STUDIO, WITH A LIMITED ROOFTOP TERRACE ABOVE THE OFFICE MASS. THE LAYOUT PRIORITIZES OPERATIONAL EFFICIENCY AND CONTROLLED OCCUPANCY, SUPPORTING A SMALL STAFF FOOTPRINT WITH OCCASIONAL CLIENT VISITS RATHER THAN HIGH PUBLIC ACTIVITY.

THE PROGRAM REFLECTS A GROUP B (BUSINESS) PRIMARY USE WITH ACCESSORY STORAGE AND STAGING FUNCTIONS THAT SUPPORT OFFSITE OPERATIONS.

GROUND FLOOR PROGRAM:

THE GROUND LEVEL COMBINES PRIMARY OFFICE FUNCTIONS WITH A LARGE EQUIPMENT STUDIO, DESIGNED TO SUPPORT OFFSITE OPERATIONS WHILE MAINTAINING A LOW-IMPACT COMMERCIAL PROFILE.

- EQUIPMENT STUDIO (ACCESSORY USE):**
- APPROX. 4,300-4,500 SF FLEXIBLE OPEN SPACE
 - EQUIPMENT STAGING AND ORGANIZED STORAGE
 - LIGHT TESTING AND PREPARATION OF GEAR
 - RACKING AND SHELVING SYSTEMS
 - DIRECT LOADING ACCESS FOR OPERATIONAL EFFICIENCY

THE EQUIPMENT STUDIO SUPPORTS OFFSITE BUSINESS DEPLOYMENTS AND DOES NOT FUNCTION AS A DISTRIBUTION WAREHOUSE, PUBLIC VENUE, OR INDUSTRIAL USE.

- OFFICE + SUPPORT (GROUP B)**
- RECEPTION AND CONTROLLED ENTRY
 - OPEN WORKSTATIONS AND MEETING AREAS
 - PRIVATE OFFICES
 - KITCHEN AND STAFF SUPPORT SPACES
 - RESTROOMS AND UTILITIES

THESE AREAS SUPPORT DAY-TO-DAY ADMINISTRATIVE AND PLANNING FUNCTIONS CONSISTENT WITH PROFESSIONAL OFFICE USE.

SECOND FLOOR PROGRAM:

THE UPPER LEVEL FUNCTIONS AS A SMALL-SCALE EXECUTIVE AND COLLABORATION ENVIRONMENT DIRECTLY CONNECTED TO THE OFFICE OPERATIONS BELOW.

- KEY SPACES INCLUDE:**
- EXECUTIVE SUITES
 - CONFERENCE / LARGE MEETING ROOM
 - ADDITIONAL PRIVATE OFFICES
 - BREAKOUT COLLABORATION AREAS

THE SECOND FLOOR REINFORCES THE BUILDING'S PRIMARY IDENTITY AS A PROFESSIONAL OFFICE ENVIRONMENT, MAINTAINING LOW DAILY OCCUPANCY LEVELS CONSISTENT WITH GROUP B USE.

ROOFTOP TERRACE (LIMITED AMENITY):

A SMALL ROOFTOP TERRACE IS LOCATED ABOVE THE OFFICE VOLUME AND IS DESIGNED AS A PRIVATE ACCESSORY AMENITY.

- FEATURES INCLUDE:**
- INFORMAL OUTDOOR SEATING
 - LIGHT LANDSCAPING AND GREEN ROOF ELEMENTS
 - PASSIVE STAFF USE ONLY

THE TERRACE IS NOT DESIGNED FOR PUBLIC ASSEMBLY OR EVENTS AND FUNCTIONS SOLELY AS A WELLNESS-ORIENTED ACCESSORY SPACE.

PROGRAM SUMMARY:

COMPONENT	APPROX. AREA	USE TYPE
EQUIPMENT STUDIO	~4,300-4,500 SF	ACCESSORY STAGING + STORAGE
OFFICE (2 LEVELS)	~3,200 SF	GROUP B BUSINESS
TOTAL BUILDING AREA	~7,750 SF	MIXED B WITH ACCESSORY STORAGE
ROOFTOP TERRACE	LIMITED	PRIVATE ACCESSORY AMENITY

OCCUPANCY + INTENSITY:

PRIMARY OCCUPANCY (IBC):
GROUP B (BUSINESS)

ACCESSORY USE:
LIMITED S-1 STORAGE ASSOCIATED WITH THE EQUIPMENT STUDIO

- OPERATIONAL PROFILE:**
- SMALL STAFF COUNT
 - APPOINTMENT-BASED CLIENT VISITS
 - NO PUBLIC RETAIL
 - NO ASSEMBLY OCCUPANCY
 - NO RECURRING ONSITE EVENTS

THIS OPERATIONAL PROFILE SUPPORTS THE REQUESTED PARKING VARIANCE AND ALIGNS WITH THE SITE'S INTENDED ROLE AS A LOW-INTENSITY COMMERCIAL OFFICE USE WITHIN THE CORRIDOR.

REZONING ALIGNMENT:

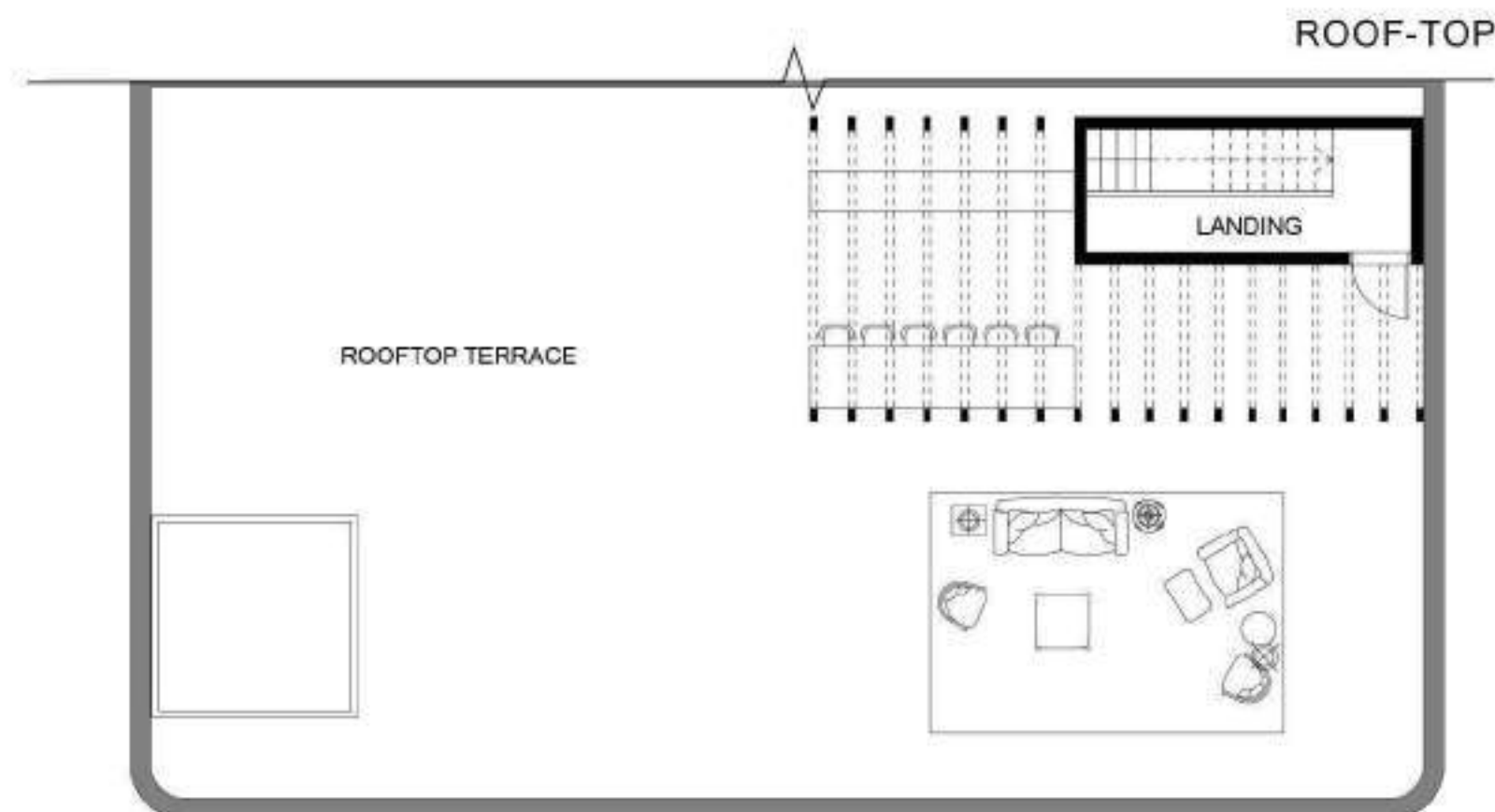
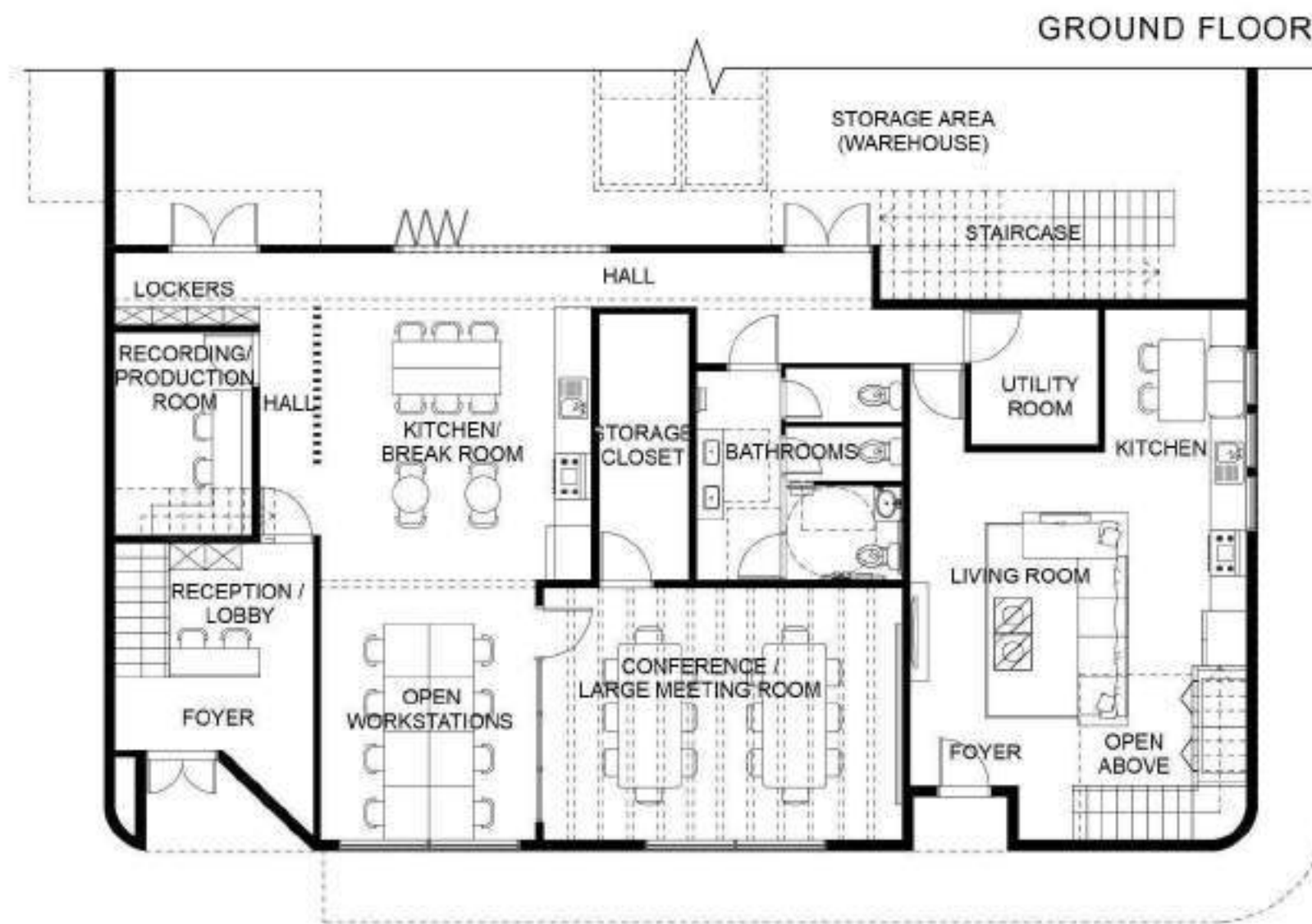
- THE FLOOR PLAN REFLECTS A COMPACT, LOW-IMPACT COMMERCIAL PROGRAM THAT ALIGNS WITH CORRIDOR REDEVELOPMENT GOALS BY:
- PRIORITIZING PROFESSIONAL OFFICE USE
 - MAINTAINING CONTROLLED OCCUPANCY LEVELS
 - MINIMIZING TRAFFIC GENERATION
 - SUPPORTING ADAPTIVE COMMERCIAL REINVESTMENT

THE EQUIPMENT STUDIO FUNCTIONS AS A SUPPORT COMPONENT TO THE OFFICE PROGRAM AND REINFORCES THE BUILDING'S OVERALL CLASSIFICATION AS A BUSINESS-ORIENTED FACILITY RATHER THAN AN INDUSTRIAL OR WAREHOUSE USE.



1 PROPOSED PARTIAL FLOOR PLANS

Scale Bar



MILES
NEWTON +
ARCHITECTS

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date.	Description.

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **FLOOR PLAN NARRATIVE**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **Scale Bar@ARCH C**

Issue Date: _____

Sheet Number:



A15

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **CONCEPTUAL ARCHITECTURAL IMPRESSION**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



1 CONCEPTUAL ARCHITECTURAL IMPRESSION - SOUTH STREET ELEVATION

N.T.S.

Conceptual illustration of the proposed McAfee Road redevelopment, highlighting an office-forward street presence with a secondary Equipment Studio volume behind. The architecture is expressed through simple, contemporary forms, layered materials, and landscape integration to create a pedestrian-oriented corridor frontage.

This image is an impression drawing provided for design intent only and is not intended as a final architectural representation. It is included to illustrate overall massing, frontage character, and architectural direction as part of the rezoning submission.

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **CONCEPTUAL 3D VIEWS**

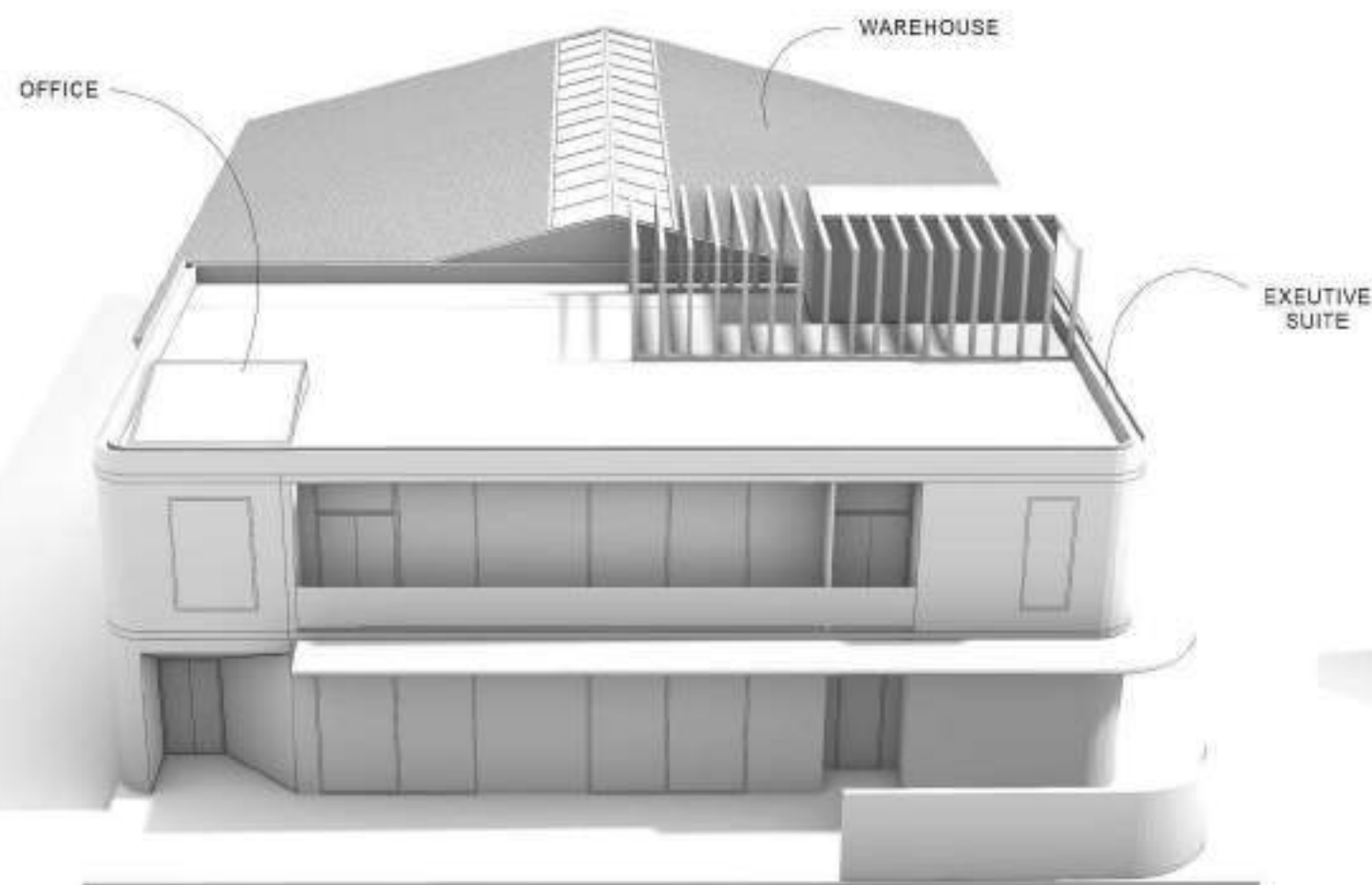
Date: **02/17/2026**

Job Number: **10172501**

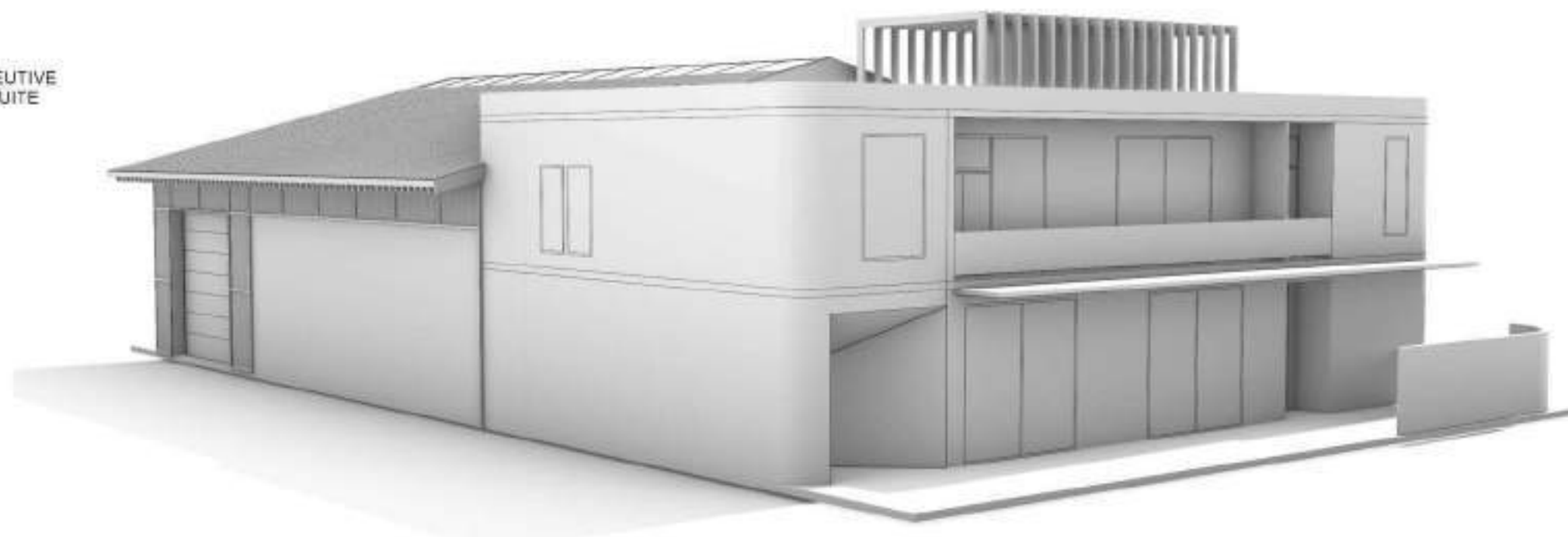
Scale + Size: **NTS.@ARCH C**

Issue Date: _____

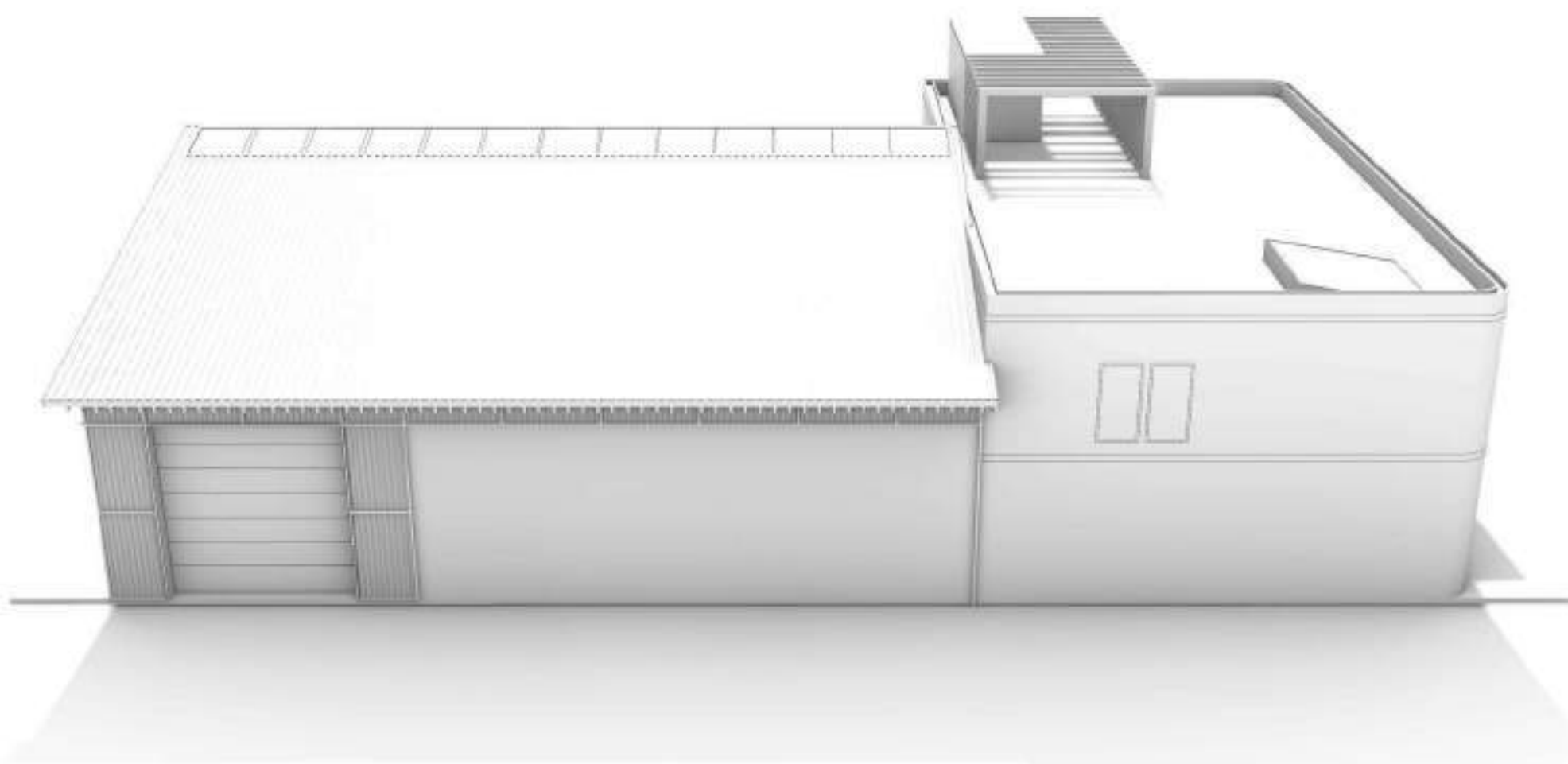
Sheet Number: _____



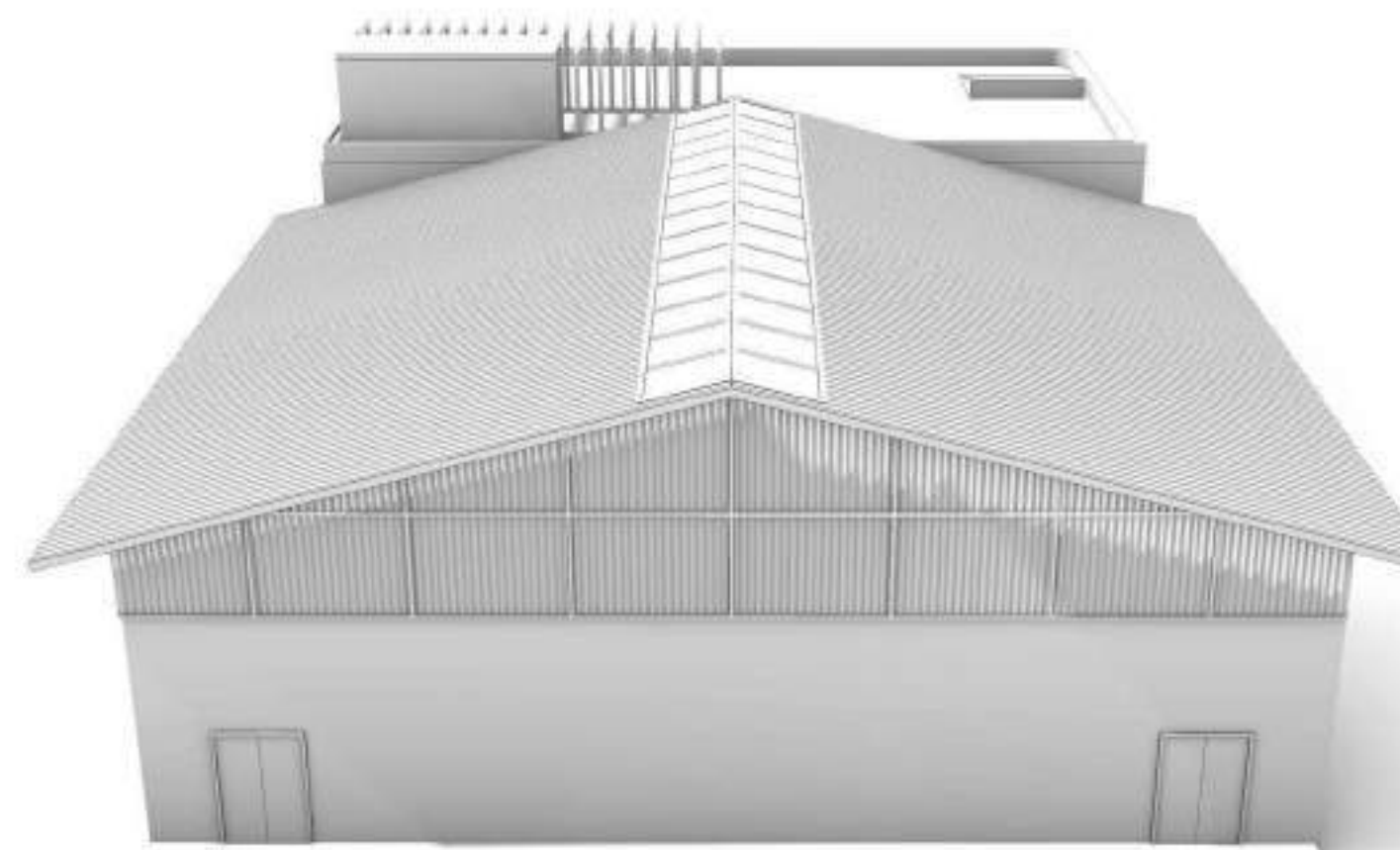
1 SOUTH (FRONT) VIEW
ABSTRACT RENDER



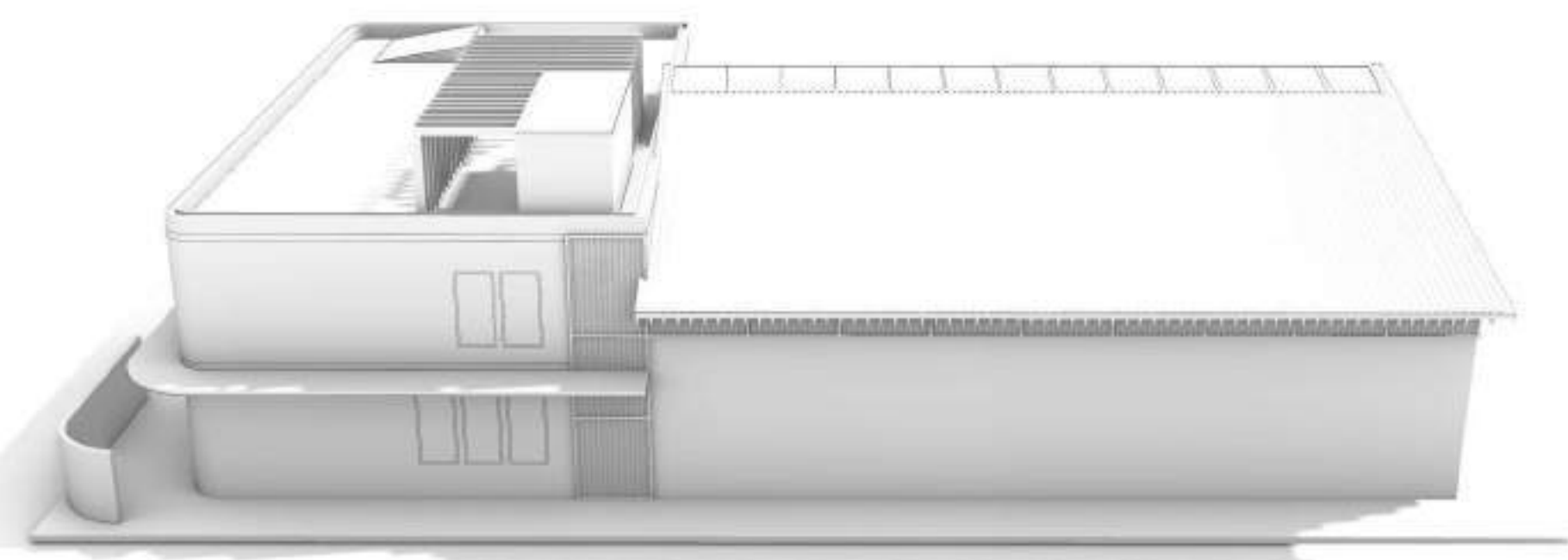
2 SOUTH WEST VIEW
ABSTRACT RENDER



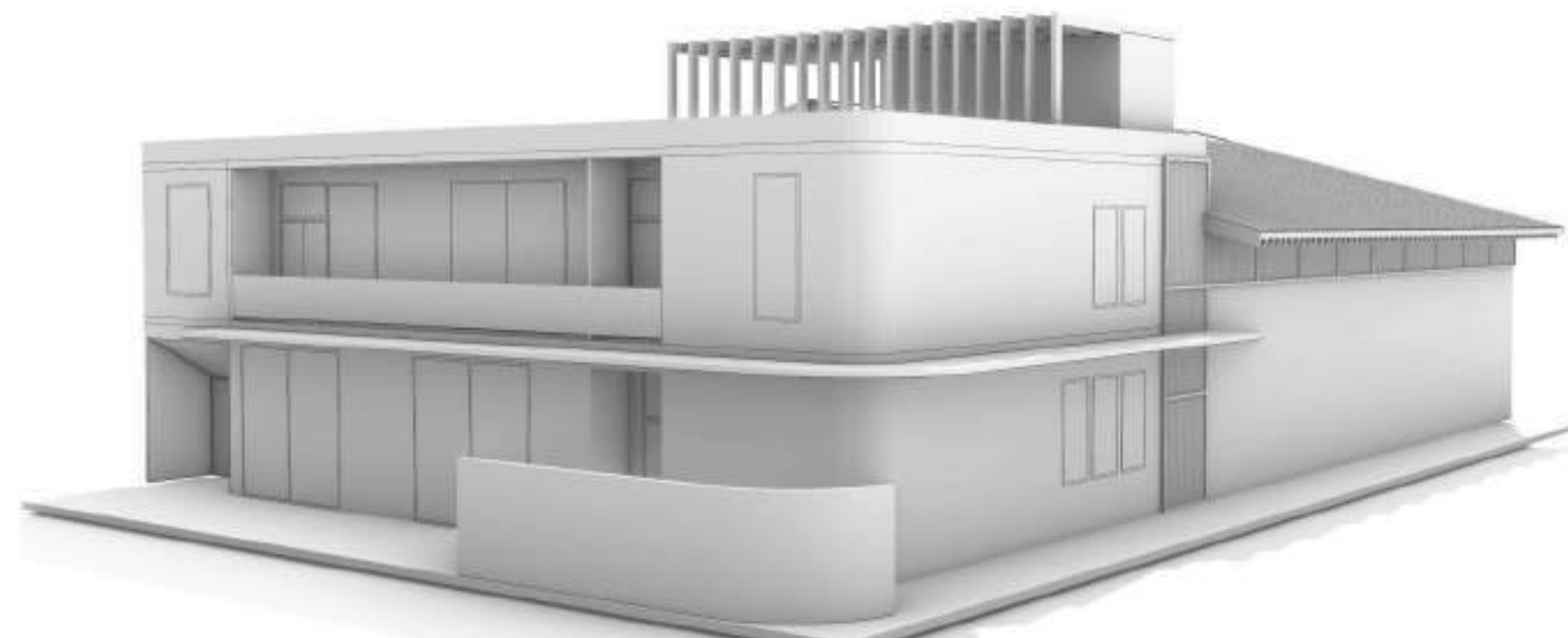
3 WEST VIEW
ABSTRACT RENDER



4 NORTH (REAR) VIEW
ABSTRACT RENDER



5 EAST VIEW
ABSTRACT RENDER



6 SOUTH EAST VIEW
ABSTRACT RENDER

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **ABSTRACT SITE MODELS**

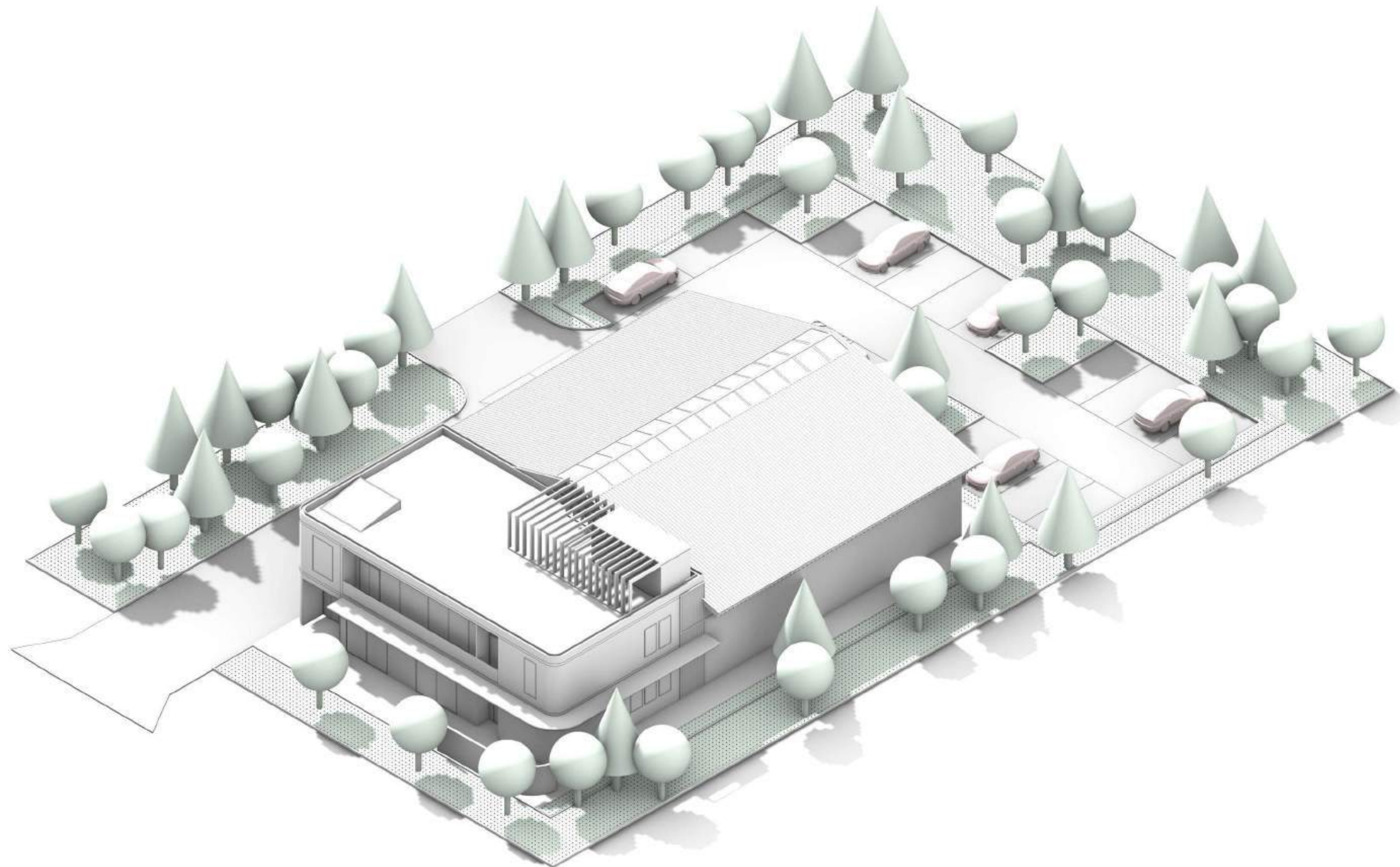
Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



1 SITE AXONOMETRIC VIEW
ANGLED FROM THE SOUTH-EAST

Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description
-----	------	-------------

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **ABSTRACT SITE MODELS**

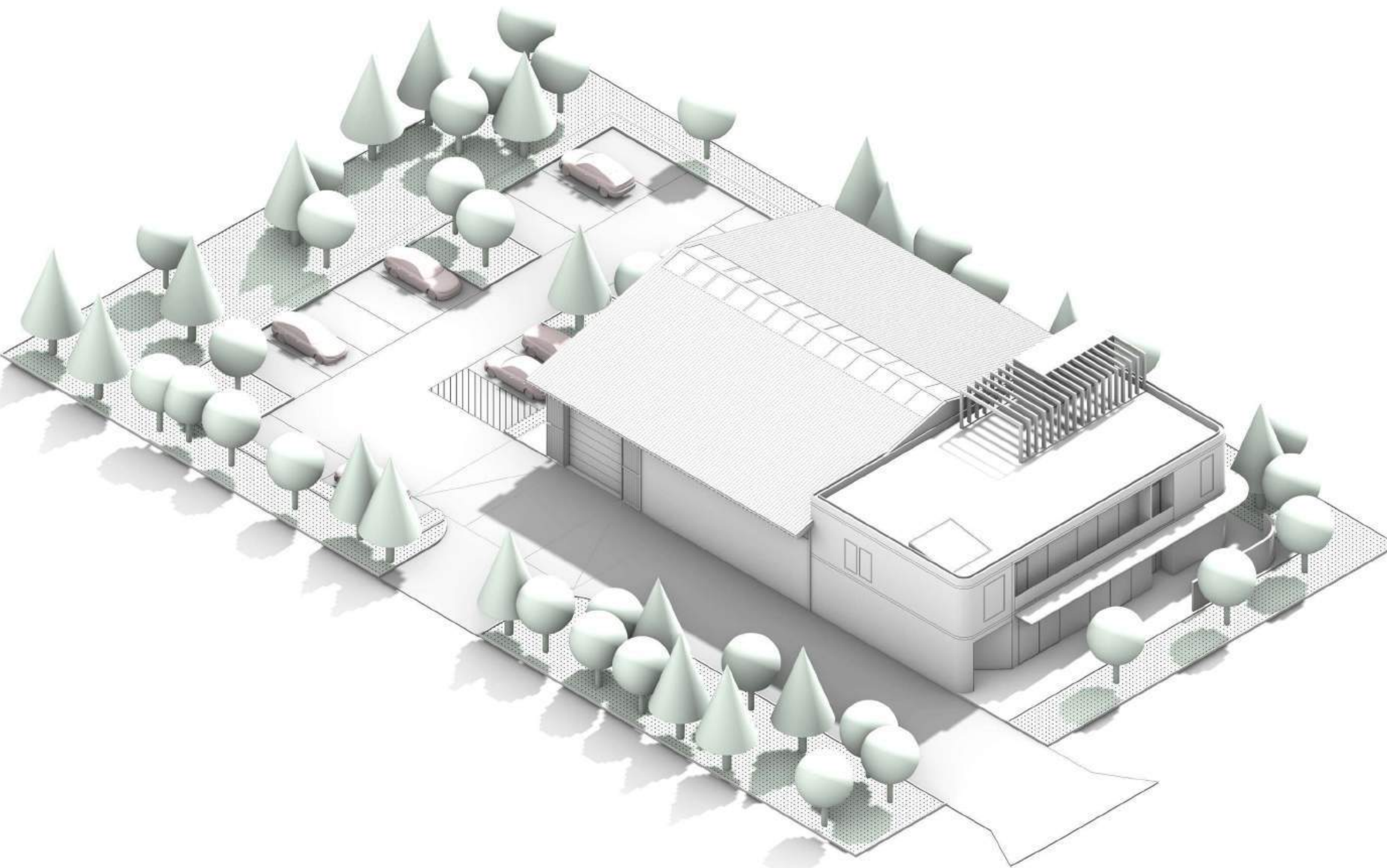
Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **ABSTRACT SITE MODELS**

Date: **02/17/2026**

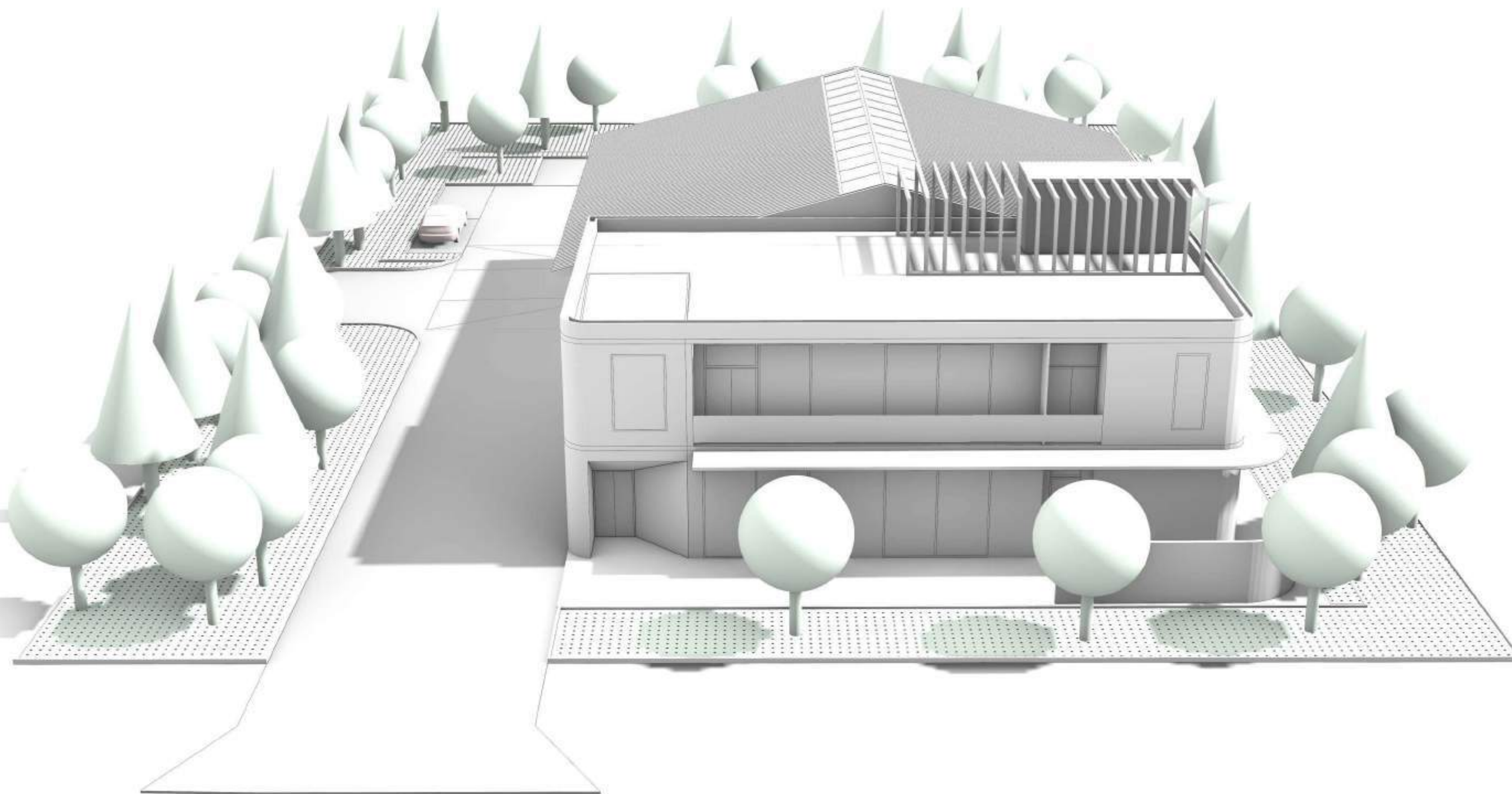
Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____

A20



APPENDIX – ZONING, OVERLAY, AND REFERENCE DOCUMENTATION

THIS APPENDIX SUMMARIZES ZONING STANDARDS, OVERLAY REQUIREMENTS, AND SUPPORTING REFERENCE MATERIALS USED IN PREPARING THE REZONING SUBMISSION.

DETAILED OPERATIONAL CONTEXT IS PROVIDED IN THE ATTACHED BUSINESS OPERATIONS OVERVIEW (APPENDIX ATTACHMENT).

A. ZONING AND DIMENSIONAL STANDARDS

A.1 CURRENT ZONING – R-75 (RESIDENTIAL MEDIUM LOT)

THE PROPERTY IS CURRENTLY ZONED R-75, WHICH IS INTENDED FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THIS CLASSIFICATION RESTRICTS THE SITE TO LOW-DENSITY RESIDENTIAL USE AND DOES NOT SUPPORT THE PROPOSED COMMERCIAL OFFICE AND EQUIPMENT-SUPPORT FUNCTIONS.

THE EXISTING ZONING LIMITS THE SITE'S ABILITY TO CONTRIBUTE TO CORRIDOR REDEVELOPMENT AND IS NOT ALIGNED WITH SURROUNDING COMMERCIAL PATTERNS ALONG MCAFEE ROAD.

A.2 PROPOSED ZONING – C-1 (LOCAL COMMERCIAL DISTRICT)

THE REQUESTED C-1 DESIGNATION IS INTENDED TO ACCOMMODATE NEIGHBORHOOD-SERVING COMMERCIAL USES, INCLUDING PROFESSIONAL OFFICE AND SMALL-SCALE SERVICE-ORIENTED BUSINESSES.

THE PROPOSED DEVELOPMENT ALIGNS WITH C-1 INTENT BY INTRODUCING:

- A PROFESSIONAL OFFICE ENVIRONMENT (PRIMARY USE)
- AN EQUIPMENT STUDIO SUPPORTING OFFSITE OPERATIONS (ACCESSORY USE)
- LOW DAILY OCCUPANCY AND LIMITED PUBLIC TRAFFIC

THIS CONFIGURATION SUPPORTS COMMERCIAL REINVESTMENT WHILE MAINTAINING COMPATIBILITY WITH ADJACENT PROPERTIES.

A.3 ALTERNATIVE CONSIDERATIONS

OTHER ZONING CATEGORIES WERE EVALUATED BUT DETERMINED TO BE LESS APPROPRIATE DUE TO INTENSITY, DIMENSIONAL CONSTRAINTS, OR INCOMPATIBILITY WITH SURROUNDING LAND-USE PATTERNS.

C-1 PROVIDES THE MOST DIRECT ALIGNMENT WITH THE SITE'S SCALE, CORRIDOR CONTEXT, AND OPERATIONAL PROFILE.

B. I-20 CORRIDOR COMPATIBLE USE OVERLAY (TIER 2)

THE SUBJECT PROPERTY FALLS WITHIN THE I-20 CORRIDOR COMPATIBLE USE OVERLAY, WHICH ENCOURAGES REDEVELOPMENT THAT STRENGTHENS CORRIDOR IDENTITY THROUGH:

- ENHANCED STREETScape CHARACTER
- PEDESTRIAN-ORIENTED DEVELOPMENT
- REDUCED VISUAL DOMINANCE OF SURFACE PARKING
- HIGHER-QUALITY ARCHITECTURAL EXPRESSION

THE PROPOSED DEVELOPMENT RESPONDS TO THESE GOALS BY:

- POSITIONING THE BUILDING CLOSER TO THE STREET
- LOCATING PARKING TOWARD THE REAR OF THE SITE
- ENHANCING PEDESTRIAN CONNECTIONS FROM STREET AND PARKING AREAS
- INTRODUCING A CONTEMPORARY ARCHITECTURAL FRONTAGE

THE SITE PLAN AND ARCHITECTURAL DIRECTION ARE INTENTIONALLY STRUCTURED TO SUPPORT THE OVERLAY'S URBAN DESIGN PRIORITIES.

C. PARKING AND ACCESS SUMMARY

THE OVERLAY DISTRICT TYPICALLY REQUIRES HIGHER PARKING RATIOS; HOWEVER, THE PROJECT PROPOSES A REDUCED PARKING COUNT SUPPORTED BY ITS OPERATIONAL PROFILE.

KEY CONSIDERATIONS INCLUDE:

- PRIMARY USE CLASSIFIED AS **GROUP B (BUSINESS)**
- LOW DAILY OCCUPANCY AND APPOINTMENT-BASED ACTIVITY
- REAR-LOADED PARKING CONFIGURATION
- MINIMAL PUBLIC-FACING TRAFFIC GENERATION

A PARKING VARIANCE IS REQUESTED TO BALANCE OVERLAY URBAN DESIGN GOALS WITH SITE CONSTRAINTS AND THE PROJECT'S LOW-INTENSITY USE.

D. BUILDING PROGRAM SUMMARY

THE PROPOSED BUILDING INCLUDES A COMPACT, MIXED-USE COMMERCIAL LAYOUT CONSISTING OF:

- TWO-STORY OFFICE VOLUME (PRIMARY USE)
- GROUND-LEVEL EQUIPMENT STUDIO (ACCESSORY SUPPORT FUNCTION)
- LIMITED ROOFTOP TERRACE AMENITY

TOTAL BUILDING AREA IS APPROXIMATELY 7,700–7,800 SQUARE FEET.

THE BUILDING PROGRAM IS DESIGNED TO SUPPORT ADMINISTRATIVE, PLANNING, AND EQUIPMENT STAGING FUNCTIONS ASSOCIATED WITH OFFSITE BUSINESS OPERATIONS.

ADDITIONAL OPERATIONAL DETAILS ARE PROVIDED IN THE ATTACHED BUSINESS OPERATION OVERVIEW.

E. LANDSCAPE AND PEDESTRIAN CHARACTER

THE LANDSCAPE AND PEDESTRIAN STRATEGY FOCUSES ON REINFORCING A SOFTER CORRIDOR EDGE AND IMPROVING WALKABILITY THROUGH:

- STREET-FACING LANDSCAPE BUFFER ALONG MCAFEE ROAD
- PEDESTRIAN CONNECTION FROM SIDEWALK TO FRONT ENTRANCE
- REAR PEDESTRIAN PATHS CONNECTING PARKING TO THE BUILDING
- INTEGRATED LANDSCAPE AREAS THAT SOFTEN PARKING EDGES

THIS APPROACH ALIGNS WITH OVERLAY GOALS FOR IMPROVED PEDESTRIAN CHARACTER AND REDUCED FRONT-YARD PARKING DOMINANCE.

F. DOCUMENT SOURCES AND REFERENCES

ZONING STANDARDS, OVERLAY GUIDANCE, AND DIMENSIONAL REFERENCES WERE DERIVED FROM PUBLICLY AVAILABLE DEKALB COUNTY ZONING ORDINANCES, OVERLAY DOCUMENTATION, AND PLANNING RESOURCES.

MAPPING, AERIAL IMAGERY, AND CONTEXTUAL REFERENCES WERE PREPARED USING PUBLICLY AVAILABLE GEOGRAPHIC DATA SOURCES AND INTERNAL SITE ANALYSIS.

G. NOTES AND CLARIFICATIONS

THIS APPENDIX IS PROVIDED TO SUPPORT THE REZONING SUBMISSION AND SUMMARIZE APPLICABLE PLANNING FRAMEWORKS.

ALL DIAGRAMS, NARRATIVES, AND CONCEPTUAL ILLUSTRATIONS ARE INTENDED TO COMMUNICATE PLANNING INTENT AND DEVELOPMENT DIRECTION. FINAL DESIGN, ENGINEERING, AND CONSTRUCTION DOCUMENTATION WILL BE DEVELOPED DURING SUBSEQUENT PERMITTING PHASES.

THIS REZONING PACKAGE INCLUDES CONCEPTUAL ARCHITECTURAL IMAGERY INTENDED TO ILLUSTRATE MASSING, FRONTAGE CHARACTER, AND GENERAL DESIGN DIRECTION. THESE ILLUSTRATIONS ARE NOT CONSTRUCTION DOCUMENTS.

OPERATIONAL DETAILS REFERENCED WITHIN THIS APPENDIX ARE SUPPORTED BY THE ATTACHED **BUSINESS OPERATIONS OVERVIEW**, INCLUDED AS A SUPPLEMENTAL DOCUMENT TO PROVIDE ADDITIONAL CLARITY REGARDING USE, OCCUPANCY PATTERNS, AND OPERATIONAL CHARACTERISTICS.



Miles Newton LLC
dba Miles Newton + Architects (MN+A)
(formerly 33 Nest)

1055 Howell Mill Rd, 8th Floor
Atlanta, GA 30318

hello@milesnewton.com
+1 (470) 269-2566
www.milesnewton.com

Notes

These drawings are prepared by Miles Newton + Architects (formerly 33 Nest) for rezoning and planning purposes only and are intended to illustrate conceptual site planning, architectural intent, and zoning relationships.

Drawings are diagrammatic and subject to refinement during subsequent design, permitting, and engineering phases. Final dimensions, site geometry, and technical requirements will be verified through detailed civil engineering, architectural documentation, and agency review.

Submission of these drawings to public agencies does not grant permission for construction. All work remains subject to applicable zoning approvals, permits, and regulatory compliance.

Miles Newton + Architects retains authorship and copyright of these materials unless otherwise agreed in writing.

Revisions

No.	Date	Description

Status: **REZONING SET**

Jurisdiction: **DEKALB COUNTY, GA**

Case Type: **REZONING + OVERLAY REVIEW**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: **2570 MCAFEE RD**

Proposed Use: **GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE**

Sheet Title: **APPENDIX**

Date: **02/17/2026**

Job Number: **10172501**

Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



Meeting assets for Community Meeting Notice Regarding Proposed Rezoning at 2570 McAfee Road are ready!

From Zoom <no-reply@zoom.us>

Date Tue 3/31/2026 7:14 PM

To Jamila Mindingall, MSCM MODL [REDACTED]



Meeting assets for Community Meeting Notice Regarding Proposed Rezoning at 2570 McAfee Road are ready!

[View meeting recap](#)

Recording



Duration: 00:55:12

Shareable link: https://us06web.zoom.us/rec/share/_eWfxis06YQ7IlgMh4zG8K0CqOjX4BRXWUtXJUYNV_r_JTW3QOR9rSnZNqyC2Zjy.DEsmSULWZz0WiB1R

Passcode: vQBD*gB6

[View in Zoom](#)

Thank you for choosing Zoom,

The Zoom Team



[Zoom.com](https://zoom.com)



Jason Dean /APD Con. has joined your meeting - Community Meeting Notice Regarding Proposed Rezoning at 2570 McAfee Road

From Zoom <no-reply@zoom.us>
Date Tue 3/31/2026 5:59 PM
To Jamila Mindingall, MSCM MODL <[REDACTED]>



Hi Jamila Mindingall, Mediator,
Jason Dean /APD Con. has joined your meeting:

Topic	Community Meeting Notice Regarding Proposed Rezoning at 2570 McAfee Road
Meeting ID	846 0400 9288
Time	Mar 31, 2026 06:00 PM Eastern Time (US and Canada)

[Start Meeting](#)

Thank you for choosing Zoom,

The Zoom Team



[Zoom.com](https://zoom.us)

55 Almaden Blvd
San Jose, CA 95113

[+1.888.799.9666](tel:+18887999666)

© 2026 Zoom Communications, Inc.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing.)

Applicant(s) Name: Warren Chancellor Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 3 & 7

Property Address: 2570 McAfee Road, Decatur 30032

Tax Parcel ID: 15 170 05 017 Acreage: 0.63

Existing Use: Vacant Land Proposed Use: Office & warehouse facility.

Supplemental Regs: N/A Overlay District: I-20, Tier 2

Rezoning: Yes No Existing Zoning: R-75 Proposed Zoning: C-1

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone for offices and radio and tele-broadcasting studio.

Land Use Plan Amendment: Yes No Existing Land Use: SUB

Proposed Land Use: _____ Consistent Inconsistent _____

Special Land Use Permit: Yes No Article Number(s) 27- N/A

Special Land Use Request(s): N/A

Major Modification: Yes No Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X _____ Calendar Dates: CC: X _____

PC: X _____ BOC: X _____

Letter of Intent: X _____ Impact Analysis: X _____ Owner Authorization(s): X _____ Campaign Disclosure: X _____

Public Notice, Signs: X _____ Tree Survey, Conservation (if applicable): Contact our Arb _____

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- * Density
- * Density Bonuses
- * Mix of Uses
- * Open Space
- * Enhanced Open Space
- * Pedestrian Plan
- * Lot Size
- * Setbacks: front, sides, side corner, rear
- * Frontage
- * Street Width
- * Landscape Strips
- * Parking - Auto
- * Parking – Bicycle
- * Screening
- * Perimeter Landscapes
- * Bldg Materials: Roof, Fenestration, Façade Design
- * Sidewalks
- * Fencing/Walls
- * Building Height
- * Building Separation
- * Building Orientation
- * Streetscapes
- * Garages

Possible Variances: Variances may be sought. Applicant shared a conceptual site plan which may require variances to meet site and zoning requirements pertaining to C-1 and I-20 Overlay District.

Comments: Applicant will need to submit a business operations summary as part of the application to confirm use is permitted in the I-20 Zoning Overlay (Section 3.33.5). Television and broadcasting (defined in Section 9.1.3) appear to be permitted in the I-20 overlay (3.33.5) Warehouse and manufacturing are considered Industrial uses. Given the size of the subject site, the Applicant is encouraged to explore the opportunity of inter-parcel connectivity, which may provide flexibility flexibility with and egress - especially pertaining to fire access and possibly a shared parking agreement. Applicant should review site development standards of the I-20 overlay, Tier 2 beginning at Section 3.33.19 including streetscaping, shared parking, interparcel access, signage, sidewalks, landscaping, architectural regs, and open space requirements. Applicant was suggested to request a Land Development Permit Roundtable in order to receive feedback on site constraints (drive aisles widths.)

Planner: Andrea Folgherait, Sr. Planner

Date: December 17, 2025