

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 3 and 7

Application of Jamila Brown to rezone property from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District, at 2570 McAfee Road.

PETITION NO: N2-2026-0708 Z-26-1248023

PROPOSED USE: C-1 (Local Commercial) zoning district.

LOCATION: 2570 McAfee Road, Decatur, Georgia 30032

PARCEL NO. : 15 170 05 017

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Jamila Brown to rezone property from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2026) Approval.

PLANNING COMMISSION: (July 7, 2026) Approval with Conditions.

PLANNING STAFF: Approval with Conditions_rev. 07.30.2026.

STAFF ANALYSIS: (08.13.2026 BOC) The Applicant is requesting to rezone the subject site from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District for a general office with accessory office storage space. The principal function of the business is administrative and operational uses, including scheduling, project management, client coordination, and day-to-day company operations. The storage is accessory to this primary office use and exists solely to support off-site production services. Adjacent parcels immediately to the north, east and west are zoned C-1, while the subject parcel is zoned R-75. Additionally, the subject property is within the Suburban (SUB) Character Area, whereas the surrounding commercially zoned properties are designated Commercial Redevelopment Corridor (CRC). While the proposed C-1 zoning is consistent with the adjacent commercial development pattern, the property's Future Land Use designation would remain SUB. Staff notes that these land use inconsistencies may be evaluated as part of the ongoing Comprehensive Plan update. However, C-1 is a permitted zoning district within the SUB Character Area. While the storage and staging area accounts for a larger portion of the square footage (approximately 4,300– 4,500 SF compared to 3,200 SF of office space), this is driven by the needs of the equipment rather than the intensity of storage use. The proposed site plan reflects the intent of the I-20 Overlay District by providing defined building placement and connectivity through inter-parcel access to the adjacent dialysis center. The proposed development generally demonstrates compliance with development standards of the Overlay, including open space requirements (20% minimum per Section 3.33.10), Office and clinic parking requirements (3 spaces per 1,000 square feet of gross floor area) per Section 3.33.9, and Development Standards E2 appear to be met based on the submitted layout. Deficiencies include: - Site Design, Circulation, and Access The proposed internal access drive is approximately 14 feet in width- a minimum 24-foot

width is required by Chapter 14 (Land Development). This may impact the site's buildable envelope considering the I-20 Overlay development standards, emergency access, two-way circulation, and overall site functionality. The Applicant may reduce and reconfigure landscape islands to accommodate required drive aisle widths and parking standards. - Pedestrian Connectivity and Streetscape The site plan displays a 10-foot sidewalk, a 5-foot landscape strip, and street trees along the public street frontage, consistent with Section 3.33.14 A. Sidewalks. Additionally, the site plan reflects standards of Section 3.33.13 Landscape strips requiring 5-foot landscape strips along all sides and rear property lines with a 10-foot landscape strip in front of the building. However, Staff notes this configuration can provide better pedestrian circulation by relocating the pedestrian path along the building edge from the northern building line to the southern building line. The southern building line provides a direct connection from the public sidewalk to building entrances, and internal parking areas. - Additional Considerations Pursuant to Chapter 27, Zoning, Article 3, Overlay District Regulations, Section 3.33.12, Architecture Regulations of the I-20 Corridor Overlay District, and Section 3.33.19, Sign Regulations, the applicant shall demonstrate compliance with all applicable architectural and signage standards prior to the issuance of any permits. Additionally, stormwater management and dumpster location have not been fully detailed on the submitted plan and will require further coordination during final design review to ensure compliance with applicable development regulations. The side setback is potentially 20 feet with the rooftop terrace (otherwise 10 feet). Depending on the redesign and revisions to the site plan and terrace, the 10-foot side setback may provide flexibility to move the building and pedestrian path along the western building line. The proposed development may provide an appropriate transition between the commercial corridor and the adjacent residential neighborhood, as it generally generates lower traffic volumes and fewer customer-related impacts than retail or service-oriented commercial uses. Site deficiencies can be brought into compliance with the intent and requirements of the I-20 Overlay District through revisions required during subsequent plan review and permitting. Therefore, upon compatibility with the I-20 Overlay and review of Section 7.3.5 (Rezone criteria), Staff recommends ***“Approval with the attached conditions”***.

PLANNING COMMISSION VOTE: (July 7, 2026) Approval with Conditions 8-0-0. Motion was made by Commissioner Cooper, seconded by Commissioner Costello for approval with four (4) conditions, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2026) Approval 7-0-0.

Z-26-1248023 (2026-0708)
Recommended Conditions_July 2026
2570 McAfee Road, Decatur, GA 30030

1. The principal use of the property shall be a general office. Any storage area shall remain accessory and subordinate to principal office use.
2. Warehouse distribution, freight transfer, contractor's yard, and similar storage-oriented commercial uses shall be prohibited.
3. No outdoor storage, outdoor display, outdoor staging of equipment or materials, storage containers, trailers, or commercial vehicles associated with the business shall be permitted on the property, except during active loading and unloading operations.
4. All loading, unloading, and storage activities shall occur in the rear of the property

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248023	File ID #: 2026-0708
Address:	2570 McAfee Road, Decatur, GA 30032	Commission District: 3 Super District: 7
Parcel ID(s):	15 170 05 017	
Request:	Application of Jamila Brown to rezone property from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District.	
Property Owner(s):	Warren Chancellor	
Applicant/Agent:	Jamilia Brown	
Acreage:	0.609	
Existing Land Use:	Suburban	
Surrounding Properties:	North: C-1 (Local Commercial) South: R-75 (Residential Medium Lot- 75) East: C-1 West: C-1	
Comprehensive Plan:	Suburban	Consistent X Inconsistent

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The Applicant is requesting to rezone the subject site from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District for a general office with accessory office storage space. The principal function of the business is administrative and operational uses, including scheduling, project management, client coordination, and day-to-day company operations. The storage is accessory to this primary office use and exists solely to support off-site production services.

Adjacent parcels immediately to the north, east and west are zoned C-1, while the subject parcel is zoned R-75. Additionally, the subject property is within the Suburban (SUB) Character Area, whereas the surrounding commercially zoned properties are designated Commercial Redevelopment Corridor (CRC). While the proposed C-1 zoning is consistent with the adjacent commercial development pattern, the property's Future Land Use designation would remain SUB. Staff notes that these land use inconsistencies may be evaluated as part of the ongoing Comprehensive Plan update. However, C-1 is a permitted zoning district within the SUB Character Area.

While the storage and staging area accounts for a larger portion of the square footage (approximately 4,300–4,500 SF compared to 3,200 SF of office space), this is driven by the needs of the equipment rather than the intensity of storage use. The proposed site plan reflects the intent of the I-20 Overlay District by providing defined building placement and connectivity through inter-parcel access to the adjacent dialysis center.

The proposed development generally demonstrates compliance with development standards of the Overlay, including open space requirements (20% minimum per Section 3.33.10), *Office and clinic parking requirements* (3 spaces per 1,000 square feet of gross floor area) per Section 3.33.9, and *Development Standards E2* appear to be met based on the submitted layout. Deficiencies include:

- Site Design, Circulation, and Access

The proposed internal access drive is approximately 14 feet in width- a minimum 24-foot width is required by Chapter 14 (Land Development). This may impact the site's buildable envelope considering the I-20 Overlay development standards, emergency access, two-way circulation, and overall site functionality. The Applicant may reduce and reconfigure landscape islands to accommodate required drive aisle widths and parking standards.

- Pedestrian Connectivity and Streetscape

The site plan displays a 10-foot sidewalk, a 5-foot landscape strip, and street trees along the public street frontage, consistent with Section 3.33.14 *A. Sidewalks*. Additionally, the site plan reflects standards of Section 3.33.13 *Landscape strips* requiring 5-foot landscape strips along all sides and rear property lines with a 10-foot landscape strip in front of the building. However, Staff notes this configuration can provide better pedestrian circulation by relocating the pedestrian path along the building edge from the northern building line to the southern building line. The southern building line provides a direct connection from the public sidewalk to building entrances, and internal parking areas.

- Additional Considerations

Pursuant to Chapter 27, Zoning, Article 3, Overlay District Regulations, Section 3.33.12, Architecture Regulations of the I-20 Corridor Overlay District, and Section 3.33.19, Sign Regulations, the applicant shall demonstrate compliance with all applicable architectural and signage standards prior to the issuance of any permits. Additionally, stormwater management and dumpster location have not been fully detailed on the submitted plan and will require further coordination during final design review to ensure compliance with applicable development regulations. The side setback is potentially 20 feet with the rooftop terrace (otherwise 10 feet). Depending on the redesign and revisions to the site plan and terrace, the 10-foot side setback may provide flexibility to move the building and pedestrian path along the western building line.

The proposed development may provide an appropriate transition between the commercial corridor and the adjacent residential neighborhood, as it generally generates lower traffic volumes and fewer customer-related impacts than retail or service-oriented commercial uses. Site deficiencies can be brought into compliance with the intent and requirements of the I-20 Overlay District through revisions required during subsequent plan review and permitting. Therefore, upon compatibility with the I-20 Overlay and review of Section 7.3.5 (*Rezone criteria*), Staff recommends approval with the following conditions.

1. The principal use of the property shall be a general office. Any storage area shall remain accessory and subordinate to principal office use.
2. Warehouse distribution, freight transfer, contractor's yard, and similar storage-oriented commercial uses shall be prohibited.
3. No outdoor storage, outdoor display, outdoor staging of equipment or materials, storage containers, trailers, or commercial vehicles associated with the business shall be permitted on the property, except during active loading and unloading operations.
4. All loading, unloading, and storage activities shall occur in the rear of the property.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments July 2026****N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:**

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2. Z-26-1248023 (2026-0708) 2570 McAfee Road:

McAfee Road is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3. Z-26-1248094 (2026-0709) 3040 Briarcliff Road:

Briarcliff Road is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N4. SLUP-26-1248091 (2026-0710) 3319 Tarragon Drive:

Tarragon Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. SLUP-26-1248092 (2026-0711) 4293 Hambrick Way:

Hambrick Way is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6. SLUP-26-1248093 (2026-0712) 6706 Princeton Park Trail:

Princeton Park Trail is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



5/21/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

5/21/2026

N1-2026-0707

SLUP-26-1248084

5395 Covington Highway, Decatur, GA 30035

- SLUP. See General Comments

N2-2026-0708

Z-26-1248023

2570 McAfee Road, Decatur, GA 30032

- See general comments

N3-2026-0709

Z-26-1248094

3040 Briarcliff Road, Atlanta, Ga 30329

- See general comments.

5/21/2026

N4-2026-0710

SLUP-26-1248091

3319 Tarragon Drive, Decatur, GA 30034

- Child daycare facility. See general comments.

N5-2026-0711

SLUP-26-1248092

4293 Hambrick Way, Stone Mountain, GA 30083

- Personal care home. See general comments.

N6-2026-0712

SLUP-26-1248093

6706 Princeton Park Trail, Lithonia, GA 30058

- Child daycare. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

Case # and Parcel: Z-26-1248023; 15 170 05 017

Address: 2570 McAfee Road, Decatur, GA 30032

- **Transportation/Access/Row**

- **Stormwater Management**

New construction will require stormwater treatment before leaving the site

If it's small construction under 2500sf water quality will work

- **Flood Hazard Area/Wetlands**

No flood or wetland on the property

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: Z-26-1248023 (2026-0708) Parcel I.D. #: 15 170 05 017

Address: 2570 McAfee Road, Decatur, GA 30032

Drainage Basin: Dolittle Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There are no reports of flood, erosion and sedimentation for the subject property under existing zoning.

Required detention facility(s): Applicable

COMMENTS:

Signature: Akin Akinsola



**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Signature: Yola Lewis



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-26-1248023 (2026-0708) Parcel I.D. #s: 15 170 05 017

Address: 2570 McAfee Road, Decatur, GA 30032

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Plans and field reviewed. No problem that would interfere with Traffic Flow.

Signature: Jerry White

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

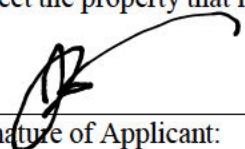
Acreage: 0.609 Commission District(s): 3 Super District: 7

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.

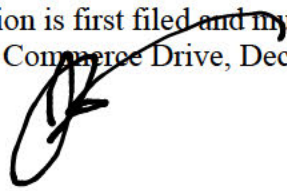
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

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

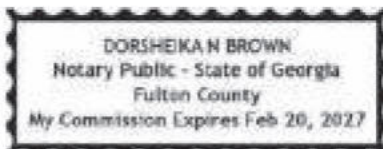
to file an application on my/our behalf.

Dorsheika N. Brown

Notary Public

/s/ Warren Chancellor

Owner



Return to:
O'Kelley & 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



A09



ZONING INFORMATION AND SITE DATA:

PROJECT ADDRESS: 2570 MCAFEE ROAD, DECATUR, GA
CURRENT ZONING: R-75 (RESIDENTIAL MEDIUM LOT)
PROPOSED ZONING: C-1 (LOCAL COMMERCIAL) WITH I-20 TIER 2 OVERLAY
LOT AREA: 26,526 SQUARE FEET (0.61 ACRES)

1. CURRENT ZONING (R-75)

- MINIMUM LOT AREA: 10,000 SQUARE FEET
- MINIMUM LOT WIDTH: 75 FEET
- MAXIMUM LOT COVERAGE: 35 PERCENT
- SETBACKS: 30 FEET FRONT, 7.5 FEET SIDE, 40 FEET REAR
- MINIMUM UNIT SIZE: 1,600 SQUARE FEET
- MAXIMUM HEIGHT: 35 FEET
- PERMITTED USES: SINGLE-FAMILY RESIDENTIAL ONLY

THE CURRENT R-75 ZONING IS STRICTLY RESIDENTIAL AND DOES NOT SUPPORT THE PROPOSED PROFESSIONAL OFFICE USE.

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

- MINIMUM LOT AREA: 20,000 SQUARE FEET (COMPLIES)
- MINIMUM LOT WIDTH: 100 FEET (COMPLIES)
- MAXIMUM LOT COVERAGE: COMPLIES WITH C-1 STANDARDS
- OPEN SPACE: COMPLIES WITH BASE ZONING AND OVERLAY LANDSCAPE REQUIREMENTS
- SETBACKS: GOVERNED BY BASE C-1 STANDARDS AND MODIFIED BY I-20 OVERLAY CORRIDOR DESIGN REQUIREMENTS
- MAXIMUM HEIGHT: 2 STORIES / 35 FEET (COMPLIES)

C-1 ZONING ALLOWS NEIGHBORHOOD-SERVING COMMERCIAL USES INCLUDING PROFESSIONAL OFFICE AND CREATIVE SERVICE BUSINESSES. **THE PROPOSED DEVELOPMENT WILL OPERATE AS A GENERAL OFFICE FACILITY WITH ACCESSORY INDOOR EQUIPMENT STORAGE** SUPPORTING OFFSITE BUSINESS-TO-BUSINESS EVENT PRODUCTION AND CREATIVE SERVICES.

NO RETAIL SALES, PUBLIC ASSEMBLY EVENTS, MANUFACTURING, AUDIO RECORDING, FILM PRODUCTION, OR MEDIA CONTENT PRODUCTION OCCUR ONSITE.

3. C-1 SITE DESIGN STANDARDS

- REQUIRED STREETScape AND LANDSCAPE ZONES CONSISTENT WITH C-1 AND I-20 OVERLAY REQUIREMENTS
- INTERIOR PARKING LANDSCAPING INCLUDING TREE CANOPY AND PLANTED STRIPS
- PERIMETER LANDSCAPE BUFFERS WITH SHADE AND EVERGREEN TREES
- PEDESTRIAN ACCESS AND SITE CIRCULATION IMPROVEMENTS
- PARKING PLACEMENT SENSITIVE TO CORRIDOR FRONTAGE CONDITIONS

THE PROPOSED SITE PLAN INCORPORATES LANDSCAPE BUFFERS, STREET TREES, AND PEDESTRIAN IMPROVEMENTS CONSISTENT WITH COMMERCIAL CORRIDOR DESIGN EXPECTATIONS.

PARKING IS LOCATED PRIMARILY TO THE SIDE AND REAR OF THE BUILDING TO REDUCE VISUAL IMPACT ALONG THE STREET FRONTAGE AND SUPPORT OVERLAY CORRIDOR DESIGN INTENT.

A PARKING VARIANCE WILL BE REQUESTED BASED ON THE PROJECT'S LOW DAILY OCCUPANCY, OFFICE-BASED OPERATIONS, AND SITE DESIGN CONSTRAINTS CREATED BY THE I-20 OVERLAY, WHICH PRIORITIZES BUILDING PLACEMENT CLOSER TO THE STREET AND LIMITS FRONT-LOADED PARKING TYPICAL OF BASE C-1 DEVELOPMENT.

4. I-20 TIER 2 OVERLAY DISTRICT

THE I-20 TIER 2 OVERLAY ENCOURAGES CONTEXT-SENSITIVE COMMERCIAL DEVELOPMENT WITH ENHANCED ARCHITECTURAL DESIGN, LANDSCAPING, AND PEDESTRIAN-ORIENTED SITE PLANNING.

- KEY OVERLAY CONSIDERATIONS INCLUDE:
- ENHANCED FRONTAGE LANDSCAPE ZONES AND STREET TREES
 - BUILDINGS THAT FRAME THE STREET EDGE
 - PARKING LOCATED TO THE SIDE OR REAR WHERE FEASIBLE
 - HIGHER ARCHITECTURAL DESIGN EXPECTATIONS AND MATERIAL QUALITY
 - PEDESTRIAN REALM IMPROVEMENTS AND CORRIDOR SENSITIVITY
 - CONTROLLED ACCESS AND CURB CUT PLACEMENT

THE PROPOSED DEVELOPMENT PRIORITIZES ARCHITECTURAL QUALITY, LANDSCAPEBUFFERING, AND A STRONG STREET PRESENCE CONSISTENT WITH THE OVERLAY'S URBAN DESIGN INTENT.

THE SITE PLAN PROVIDES 17 PARKING SPACES (INCLUDING ONE ADA SPACE), LOCATED PRIMARILY TO THE SIDE AND REAR OF THE BUILDING TO REDUCE CORRIDOR VISUAL IMPACT.

A PARKING VARIANCE WILL BE REQUESTED BASED ON THE PROJECT'S LOW DAILY OCCUPANCY, OFFICE-BASED OPERATIONS, AND SITE DESIGN CONSTRAINTS CREATED BY THE I-20 OVERLAY, WHICH PRIORITIZES BUILDING PLACEMENT CLOSER TO THE STREET AND LIMITS FRONT-LOADED PARKING TYPICAL OF BASE C-1 DEVELOPMENT.

5. SURROUNDING ZONING CONTEXT

C-1 LOCAL COMMERCIAL ZONING SURROUNDS THE SITE ALONG MCAFEE ROAD AND CANDLER ROAD, ESTABLISHING A CLEAR COMMERCIAL PRECEDENT. MU-1 IS POLICY-ALIGNED BUT PRESENTS PRACTICAL CHALLENGES FOR THIS PARCEL. C-2 AND O-1 PRESENT DIMENSIONAL AND CONTEXTUAL LIMITATIONS. MR-2 IS INCOMPATIBLE WITH THE PROPOSED COMMERCIAL OFFICE USE.

THE I-20 OVERLAY APPLIES TO THE SITE AND SUPPORTS A TRANSITION TOWARD HIGHER-QUALITY CORRIDOR DEVELOPMENT WITH STRONGER ARCHITECTURAL AND LANDSCAPE EXPECTATIONS.

THE PROPOSED DEVELOPMENT REINFORCES THIS TRANSITION BY PRIORITIZING BUILDING PRESENCE ALONG THE STREET EDGE WITH PARKING LOCATED AWAY FROM PRIMARY FRONTAGE.

6. ZONING STRATEGY

REZONING FROM R-75 TO C-1 PROVIDES THE MOST DIRECT ALIGNMENT WITH SURROUNDING LAND USE PATTERNS AND CORRIDOR REDEVELOPMENT GOALS.

THE PROJECT INTRODUCES A LOW-INTENSITY PROFESSIONAL OFFICE USE WITH ACCESSORY INDOOR EQUIPMENT STORAGE SUPPORTING OFFSITE OPERATIONS. THE DEVELOPMENT IS DESIGNED TO MEET COMMERCIAL CORRIDOR DESIGN EXPECTATIONS WHILE MAINTAINING A LOW-IMPACT OPERATIONAL PROFILE.

THE SITE PLAN PRIORITIZES BUILDING PLACEMENT AND LANDSCAPE FRONTAGE CONSISTENT WITH THE I-20 OVERLAY'S URBAN DESIGN INTENT, WITH PARKING LOCATED PRIMARILY TO THE SIDE AND REAR OF THE BUILDING.

A PARKING VARIANCE WILL BE REQUESTED BASED ON THE PROJECT'S LOW DAILY OCCUPANCY, OFFICE-BASED OPERATIONS, AND SITE DESIGN CONSTRAINTS CREATED BY THE I-20 OVERLAY, WHICH PRIORITIZES BUILDING PLACEMENT CLOSER TO THE STREET AND LIMITS FRONT-LOADED PARKING TYPICAL OF BASE C-1 DEVELOPMENT.

7. PROGRAM SUMMARY

- ACCESSORY INDOOR EQUIPMENT STORAGE / STAGING: APPROX. 4,500 SQUARE FEET
- GENERAL OFFICE / ADMINISTRATION AND PLANNING AREAS: APPROX. 2,083 SQUARE FEET
- EXECUTIVE OFFICES / MEETING AREAS: APPROX. 1,151 SQUARE FEET

LOADING OCCURS AT A DESIGNATED SERVICE AREA FOR PERIODIC EQUIPMENT DEPLOYMENTS TO OFFSITE VENUES.

THE PROPOSED SITE PLAN PROVIDES 17 PARKING SPACES (INCLUDING ONE ADA SPACE), POSITIONED PRIMARILY TO THE SIDE AND REAR OF THE BUILDING TO MAINTAIN A STRONG STREET EDGE PRESENCE.

A PARKING VARIANCE WILL BE REQUESTED BASED ON THE PROJECT'S LOW DAILY OCCUPANCY, OFFICE-BASED OPERATIONS, AND SITE DESIGN CONSTRAINTS CREATED BY THE I-20 OVERLAY, WHICH PRIORITIZES BUILDING PLACEMENT CLOSER TO THE STREET AND LIMITS FRONT-LOADED PARKING TYPICAL OF BASE C-1 DEVELOPMENT.

8. REZONING JUSTIFICATION:

INTRODUCTION

THIS APPLICATION SEEKS REZONING OF THE SUBJECT PROPERTY FROM R-75 TO C-1 (LOCAL COMMERCIAL). THE SITE IS SURROUNDED BY EXISTING COMMERCIAL ZONING ALONG THE MCAFEE ROAD AND CANDLER ROAD CORRIDOR AND FUNCTIONS AS A LOGICAL EXTENSION OF THE AREA'S ESTABLISHED COMMERCIAL PATTERN.

THE PROPOSED PROJECT INTRODUCES A LOW-INTENSITY PROFESSIONAL OFFICE USE WITH ACCESSORY INDOOR EQUIPMENT STORAGE SUPPORTING OFFSITE BUSINESS-TO-BUSINESS OPERATIONS.

THE DEVELOPMENT IS ENTIRELY COMMERCIAL IN NATURE AND CONSISTENT WITH THE INTENT OF THE C-1 DISTRICT AND THE I-20 TIER 2 OVERLAY.

THIS ADAPTIVE REUSE WILL TRANSFORM AN UNDERUTILIZED PARCEL INTO A CONTEMPORARY COMMERCIAL PROPERTY THAT SUPPORTS LOCAL ECONOMIC ACTIVITY AND ALIGNMENT WITH CORRIDOR REDEVELOPMENT OBJECTIVES.

CONSISTENCY WITH SURROUNDING LAND USE

- SOUTH AND EAST: LARGE C-1 ZONED PROPERTIES INCLUDING RETAIL AND COMMERCIAL CENTERS
- WEST: MULTIFAMILY AND NEIGHBORHOOD-SERVING COMMERCIAL USES
- NORTH: RESIDENTIAL USES BUFFERED BY STREET FRONTAGE AND INTERVENING PARCELS

THE SITE'S POSITION MAKES IT A STRONG CANDIDATE FOR COMMERCIAL TRANSITION, REINFORCING THE EXISTING COMMERCIAL EDGE ALONG MCAFEE ROAD AND SUPPORTING CORRIDOR CONTINUITY.

ALIGNMENT WITH COMMERCIAL REDEVELOPMENT CORRIDOR GOALS

THE COMMERCIAL CORRIDOR FRAMEWORK ENCOURAGES:

- REINVESTMENT INTO UNDERUTILIZED PARCELS
- COMMERCIAL INTENSIFICATION ALONG MAJOR ARTERIALS
- IMPROVED ARCHITECTURAL QUALITY AND SITE DESIGN
- SUPPORT FOR SMALL AND MID-SCALE BUSINESSES

THE PROPOSED DEVELOPMENT ALIGNS WITH THESE OBJECTIVES BY INTRODUCING A CONTEMPORARY OFFICE TYPOLOGY THAT SUPPORTS CREATIVE AND PROFESSIONAL SERVICES WHILE MAINTAINING A LOW-IMPACT OPERATIONAL PROFILE.

THE PROJECT SUPPORTS CORRIDOR REVITALIZATION, SMALL BUSINESS ACTIVITY, AND ENHANCED SITE DESIGN WITH A STRONG EMPHASIS ON LANDSCAPING AND ARCHITECTURAL QUALITY.

COMMUNITY AND ECONOMIC BENEFITS

- COMPLETES COMMERCIAL CORRIDOR: EXTENDS C-1 ZONING IN A CONTEXTUALLY APPROPRIATE MANNER
- SUPPORTS LOCAL BUSINESS: PROVIDES PROFESSIONAL OFFICE SPACE FOR CREATIVE AND SERVICE-BASED ENTERPRISES
- ENCOURAGES REINVESTMENT: ACTIVATES AN UNDERUTILIZED PARCEL WITH NEW COMMERCIAL INFRASTRUCTURE
- ENHANCES CORRIDOR CHARACTER: IMPROVES SITE LANDSCAPING, BUILDING DESIGN, AND PEDESTRIAN PRESENCE CONSISTENT WITH OVERLAY GOALS

CONCLUSION

REZONING THE SUBJECT PARCEL TO C-1 (LOCAL COMMERCIAL) REPRESENTS A CONTEXTUALLY APPROPRIATE EXTENSION OF THE EXISTING COMMERCIAL CORRIDOR. THE PROJECT INTRODUCES A PROFESSIONAL OFFICE USE WITH ACCESSORY INDOOR EQUIPMENT STORAGE IN A CONFIGURATION THAT COMPLEMENTS SURROUNDING DEVELOPMENT WHILE SUPPORTING REINVESTMENT, CORRIDOR COHESION, AND LOCAL ECONOMIC ACTIVITY.

GENERAL NOTES:

- OCCUPANCY TYPE (IBC): BUSINESS (GROUP B)
- CONSTRUCTION TYPE: TYPE V-B (NON-RATED)
- NUMBER OF STORIES: 2 STORIES MAXIMUM
- TOTAL BUILDING AREA: APPROXIMATELY 7,700–7,800 SQUARE FEET

SCOPE OF WORK:

THE PROJECT INVOLVES THE REDEVELOPMENT OF AN EXISTING PARCEL AT 2570 MCAFEE ROAD INTO A SMALL-SCALE COMMERCIAL PROPERTY CENTERED AROUND A PROFESSIONAL OFFICE BUILDING.

SITE IMPROVEMENTS INCLUDE NEW PAVING, LANDSCAPING, PEDESTRIAN CIRCULATION, AND STREETScape ENHANCEMENTS CONSISTENT WITH C-1 ZONING AND I-20 TIER 2 OVERLAY DESIGN EXPECTATIONS.

THE DEVELOPMENT WILL SUPPORT PROFESSIONAL OFFICE AND CREATIVE SERVICE OPERATIONS WITH ACCESSORY INDOOR EQUIPMENT STORAGE SUPPORTING OFFSITE ACTIVITIES.

THIS ADAPTIVE REUSE ENHANCES THE CORRIDOR'S VISUAL CHARACTER WHILE ALIGNING WITH DEKALB COUNTY'S GOALS FOR REINVESTMENT, CORRIDOR REVITALIZATION, AND HIGHER-QUALITY COMMERCIAL DEVELOPMENT.

REZONING SET

2570 McAfee Road, Decatur, GA 30032

CONTACT INFORMATION

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
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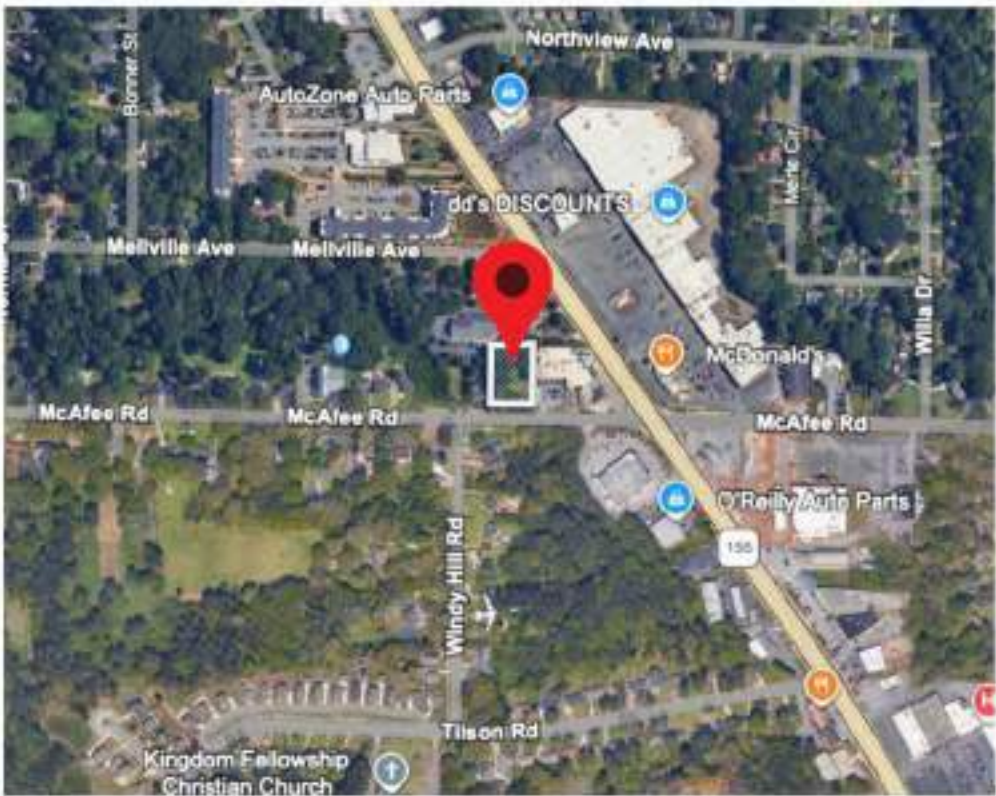
SHEET INDEX:

CS	COVER SHEET
A01	SURROUNDING ZONING MAP
A02	OVERLAY DISTRICT MAP
A03	FUTURE LAND USE MAP
A04	CANDLER ROAD CORRIDOR - ACTIVE COUNTY & PARTNER INITIATIVES
A05	CANDLER ROAD CORRIDOR - ACTIVE COUNTY & PARTNER INITIATIVES
A06	NEIGHBORHOOD ANALYSIS
A07	EXISTING LAND SURVEY
A08	PROPOSED SITE PLAN
A09	PROPOSED SITE PLAN (ENLARGED WITH DIMENSIONS)
A10	PROPOSED SITE PLAN (ENLARGED WITH LANDSCAPING)
A11	PROPOSED ARCHITECTURAL SITE PLAN
A12	GOOGLE EARTH SITE PLAN
A13	SITE ANALYSIS & CONCEPT DRAWINGS
A14	PROPOSED FLOOR PLANS
A15	PROPOSED FLOOR PLAN NARRATIVE
A16	CONCEPTUAL RENDERING - SOUTH ELEVATION
A17	CONCEPTUAL 3D VIEWS
A16-20	ABSTRACT SITE MODELS
A21	APPENDIX
ATTCH.	BUSINESS OPERATIONS OVERVIEW

CLIENT INFORMATION:

COMPANY: THE CHANCELLOR COLLECTIVE, LLC
ADDRESS: 4514 CHAMBLEE DUNWOODY ROAD, SUITE 277, ATLANTA, GA, 30338, USA
COMPANY OWNERS: WARREN CHANCELLOR, VICKI CHANCELLOR & DAVID CHANCELLOR

LOCATION MAP: (NOT TO SCALE)



ABBREVIATIONS:	S.E.V.	ELEVATION or ELEVATOR	O.D.	OUTSIDE DIAMETER.
A.C.	AIR CONDITIONING	EQUP.	OFF.	OFFICE
ADD.	ADDITION	EXH.	OPND.	OPENING
A.F.F.	ABOVE FINISHED FLOOR	EXIST.	PART.	PARTITION
ALT.	ALTERNATE	F.D.	PLYWD.	PLYWOOD
ALUM.	ALUMINUM	FDN.	PRFAB.	PREFABRICATE
AND	AND	FI.	PRFIN.	PREFINISHED
APPROX.	APPROXIMATELY	FIN.	P.T.O.	PAPER TOWEL DISPENSER
ARCH.	ARCHITECTURAL/ARCHITECT	FIX.	PTD.	PAINTED
B.	AT	FL.	Q.L.	QUANTITY TILE
B.T.	ACQUISITION TILE	FLOR.	R.	RISER or RADIUS
BD.	BOARD	FT.	R.E.	ROOF DRAIN
B.D.O.	BUILDING	GA.	R.F.	REINFORCEMENT or REINFORCING
B.K.	BLOCK	GAU.	REQ'D.	REQUIRED
B.L.G.	BLOCKING	GL.	RAL.	RAILING
BT.	BOTTOM	GLASS	RM.	ROOM
B.O.	BOTTOM	GR.	RND.	ROUND
B.O.L.	BEARING	G.W.B.	R.O.	ROUGH OPENING
B.S.	BUILT UP	GYP.	S.C.	SOLID CORE
B.S.T.	BUILT UP	H.B.	SCH.	SCHEDULE
CB.	CHALLOBOARD	HD.	SEAL.	SEALANT
CEM.	CEMENT	HT.	SECT.	SECTION
CH.	CHAST IRON	HR.	SH.	SHEET
C.J.	CONTROL JOINT	H.R.	SHR.	SIMILAR
C.L.	CENTERLINE	H.P.	SHS.	SIMILAR OPPOSITE HAND SIDE
C.L.O.	CLOSET	H.P.	SPEC.	SPECIFICATIONS
C.L.S.	CONCRETE MASONRY UNIT	IN.	SQ.	SQUARE
C.O.	CLEAN OUT	INCH	S.S.	STAINLESS STEEL
COL.	COLUMN	INSUL.	STD.	STANDARD
CONC.	CONCRETE	INT.	STL.	STEEL
CONSTR.	CONSTRUCTION	JAN.	STOR.	STORAGE
COORD.	COORDINATE or COORDINATION	J.C.	STRUCT.	STRUCTURE or STRUCTURAL
CORR.	CORRUGATED or CORRIDOR	L.P.	TEL.	TELEPHONE
CONT.	CONTINUOUS	MA.	T.H.	TILE
C.T.	COUNTERSINK	NAT.L.	T&S.	TONGUE & GROOVE
CTSK.	COUNTERSINK	N.C.	THK.	THICK
C.W.G.	CLEAR WIRE GLASS	MECH.	TYP.	TYPICAL
DBL.	DOUBLE	MEMB.	U.N.O.	UNLESS NOTED OTHERWISE
DET.	DETAIL	MET.	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	METAL	V.C.T.	VERTICAL COMPOSITION TILE
DA.	DIAMETER	MESH	W.	WEIRY or FIELD
DN.	DOWN	MANUFACTURER	W.	WITH
DN.	DOWN	MANHOLE	W/O.	WITHOUT
D.W.O.S.	DRAWINGS	MISC.	W.D.	WOOD
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	MISCELLANEOUS	W.G.	WROGON
Eg.	FOR EXAMPLE	M.T.	W.H.A.S.	WALL MOUNTED ADJUSTABLE SHELVES
E.J.	EXPANSION JOINT	N.C.	W.P.	WEATHERPROOF or WATERPROOF
ELEC.	ELECTRICAL	N.D.	W.W.M.	WELDED WIRE MESH
		N.T.S.	Y.D.	YARD
		O.C.	W.C.	WATER CLOSET or WALL COVERING



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.

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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: **COVER SHEET**

Date: **02/17/2026**

Job Number: **10172501**

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

Issue Date: _____

Sheet Number: _____

CS

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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**

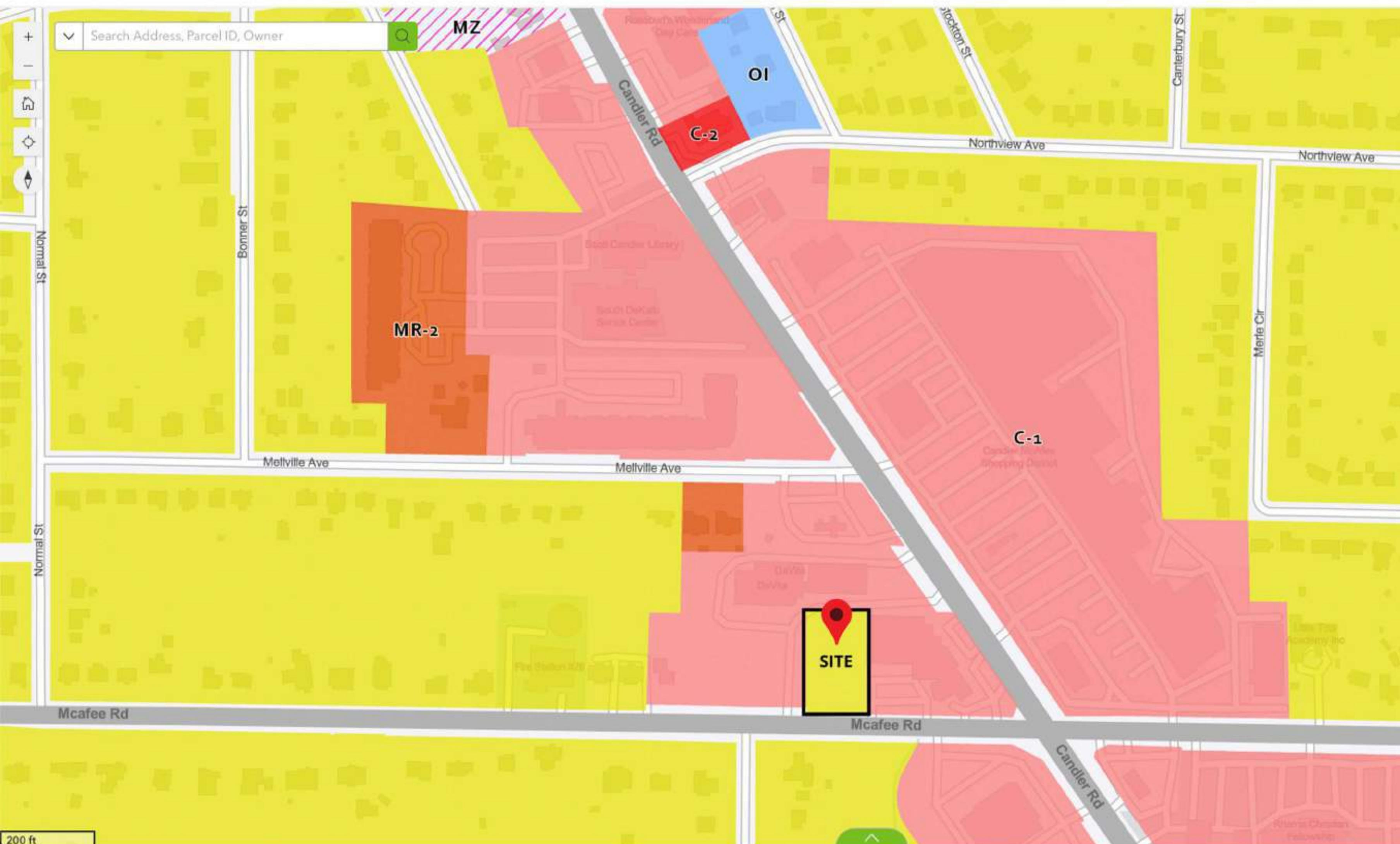
Scale + Size: **NTS.@ARCH C**

Issue Date: _____

Sheet Number: _____



A01



1

SURROUNDING ZONING MAP

N.T.S.

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

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Status:	REZONING SET
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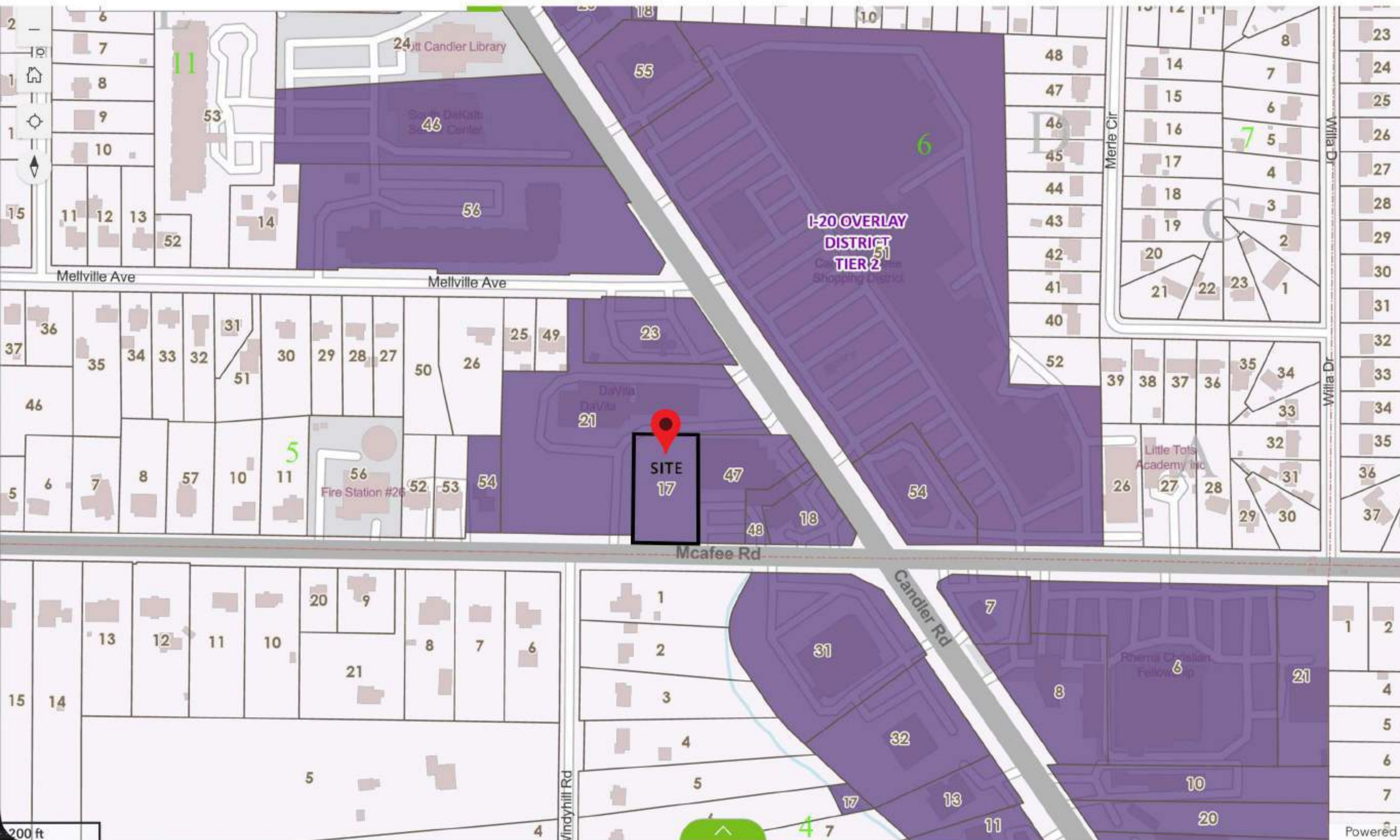
Application No: _____Project: 2570 MCAFEE RD

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

Sheet Title: **OVERLAY
DISTRICT MAP**

Date: 02/17/2026Job Number: 10172501

Scale + Size: N/A@ARCH C

Issue Date: _____Sheet Number:

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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**

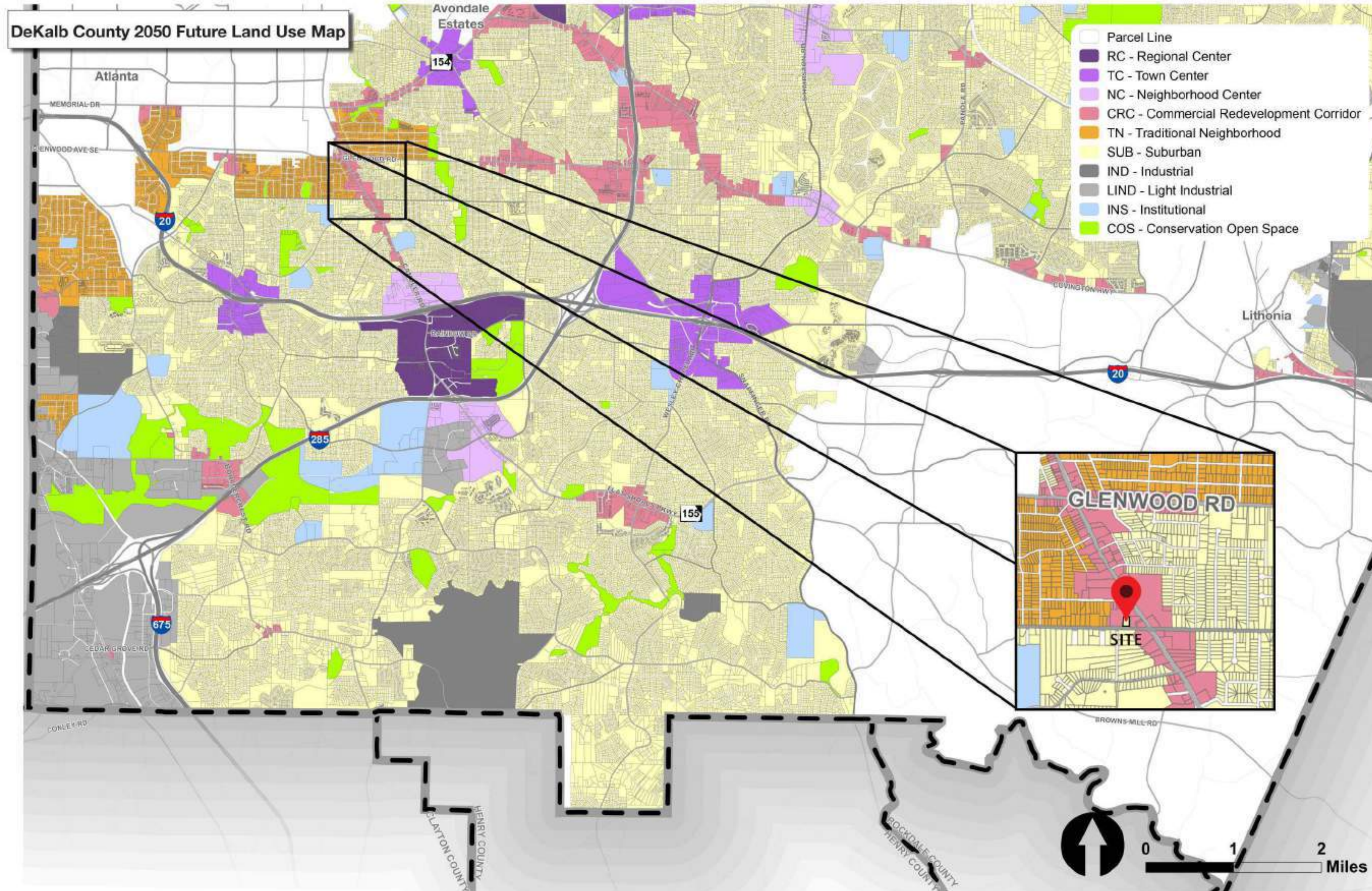
Scale + Size: **Scale Bar@ARCH C**

Issue Date: _____

Sheet Number: _____



A03



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.



CANDLER CROSSING REDEVLOPMENT (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.



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.



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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

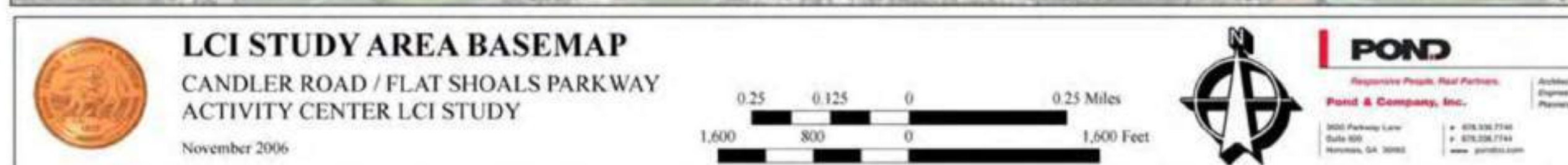
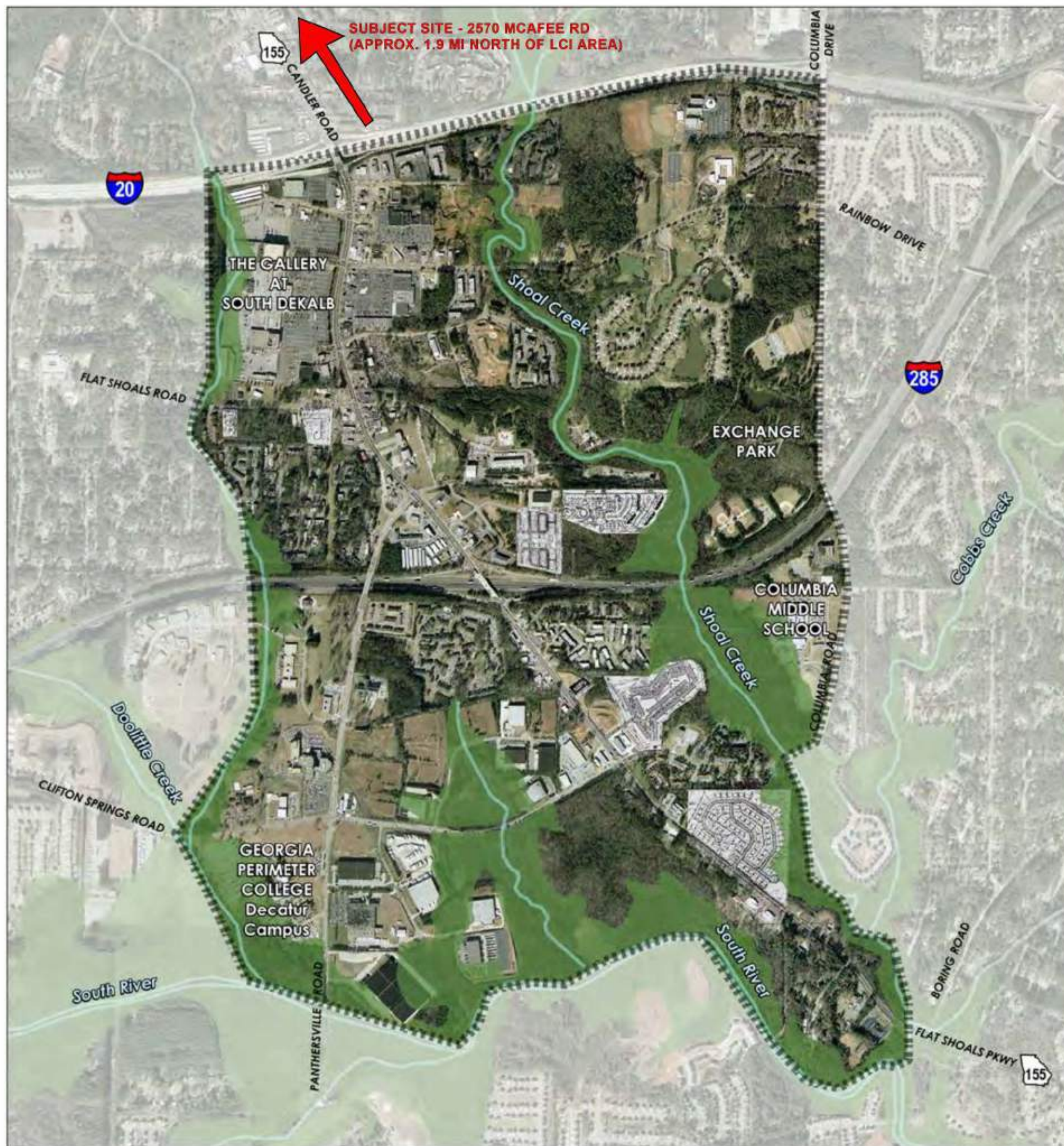
Scale + Size: NTS.@ARCH C

Issue Date:

Sheet Number:



A04



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.

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.

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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: _____



A05

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).

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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: 02/17/2026Job Number: 10172501Scale + Size: **NTS.@ARCH C**

Issue Date:

Sheet Number:

1 KEY PLAN

N.T.S.

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.



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.



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.



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.



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

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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
SITE PLAN**

Date: **02/17/2026**

Job Number: **10172501**

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

Issue Date:

Sheet Number:

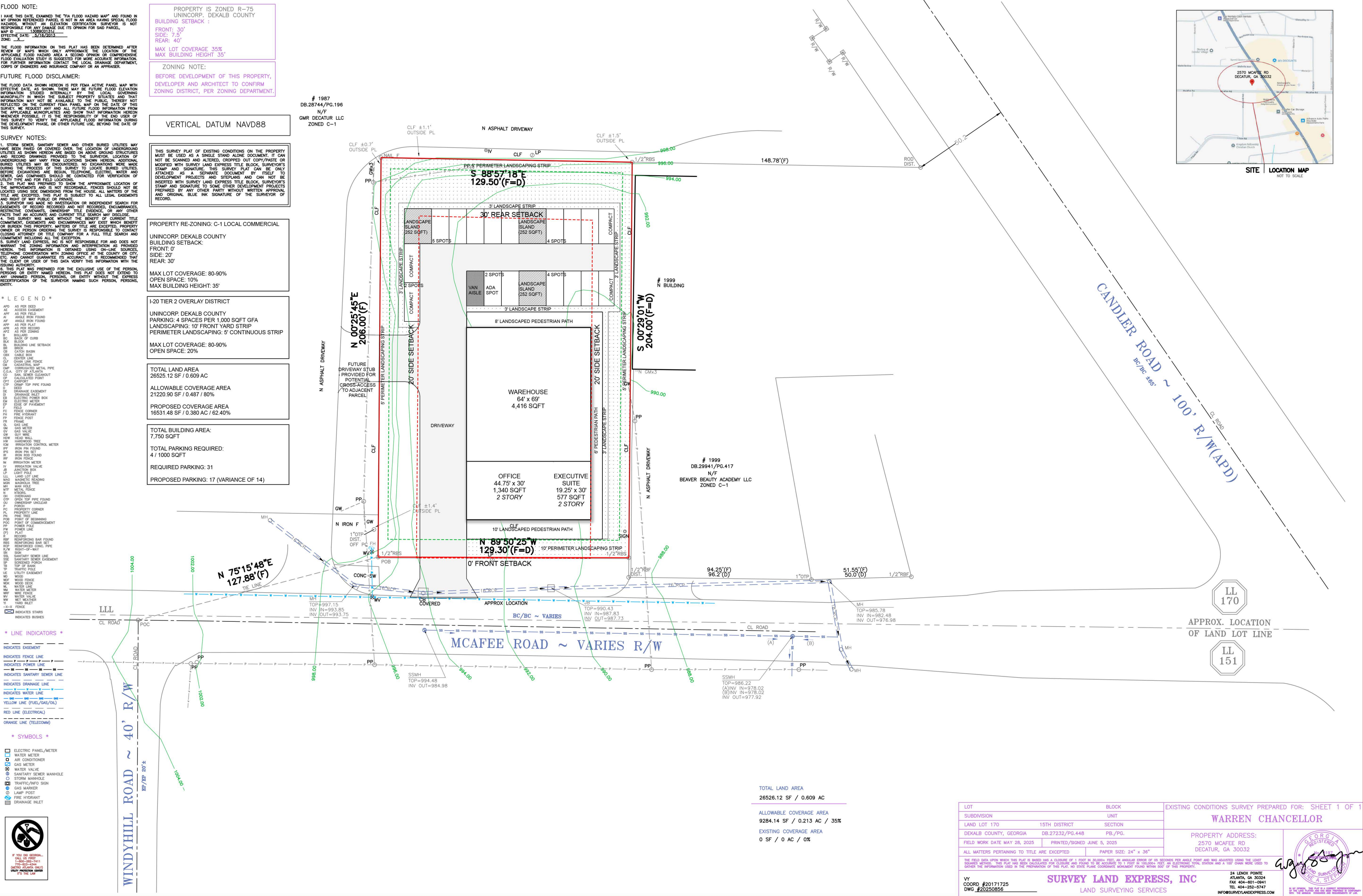


A08



PROPOSED SITE PLAN

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Jurisdiction: **DEKALB COUNTY, GA**

Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No:

Project: **2570 MCAFEE RD**

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

Sheet Title: **PROPOSED SITE PLAN
WITH DIMENSIONS**

Date: 02/17/2026

Job Number: 10172501

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

Issue Date:

Sheet Number:

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(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW**

VERTICAL DATUM NAVD88

PROPERTY RE-ZONING: C-1 LOCAL COMMERCIAL

UNINCORP. DEKALB COUNTY
BUILDING SETBACK:
FRONT: 0'
SIDE: 20'
REAR: 30'

MAX LOT COVERAGE: 80-90%
OPEN SPACE: 10%
MAX BUILDING HEIGHT: 35'

I-20 TIER 2 OVERLAY DISTRICT

MAX LOT COVERAGE: 80-90%
OPEN SPACE: 20%

TOTAL LAND AREA
26525.12 SF / 0.609 AC

ALLOWABLE COVERAGE AREA
21220.90 SF / 0.487 / 80%

TOTAL BUILDING AREA:
7,750 SQFT

TOTAL PARKING REQUIRED:
4 / 1000 SQFT

REQUIRED PARKING: 31

PROPOSED PARKING: 17 (VARIANCE OF 14)

TOTAL LAND AREA
26526.12 SF / 0.609 AC

ALLOWABLE COVERAGE AREA
0.00144 25 / 0.013 10 / 350

EXISTING COVERAGE AREA
0 SF / 0 AC / 0%

LOT		BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 2	
SUBDIVISION		UNIT	WARREN CANCELOR	
LAND LOT 170	15TH DISTRICT	SECTION		
DEKALB COUNTY, GEORGIA	DB.27232/PG.448	PB./PG.	PROPERTY ADDRESS:	
FIELD WORK DATE MAY 28, 2025	PRINTED/SIGNED JUNE 5, 2025		2570 MCAFEE RD DECATUR, GA 30032	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		CAPER SIZE: 24" x 36"		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR GEODESIC AND FLAT EARTH. IT IS NOT A TRUE PLAN. COORDINATE INFORMATION FOUND WITHIN FOOT OF THIS PROPERTY.				
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-691-0941 TEL 404-252-5747 INFO@SURVELANDEXPRESS.COM	
W/ CDORD #20171725 DO# 202508585			AS AN INSTRUMENT OF SERVICE, THIS PLAT IS GIVEN WITHOUT GUARANTEE OR WARRANTY OF ANY KIND. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS PLAT. NO PART OF THIS PLAT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM ALL APPLICABLE AUTHORITIES BEFORE USING THIS PLAT FOR ANY PURPOSE.	



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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: _____



A12

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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

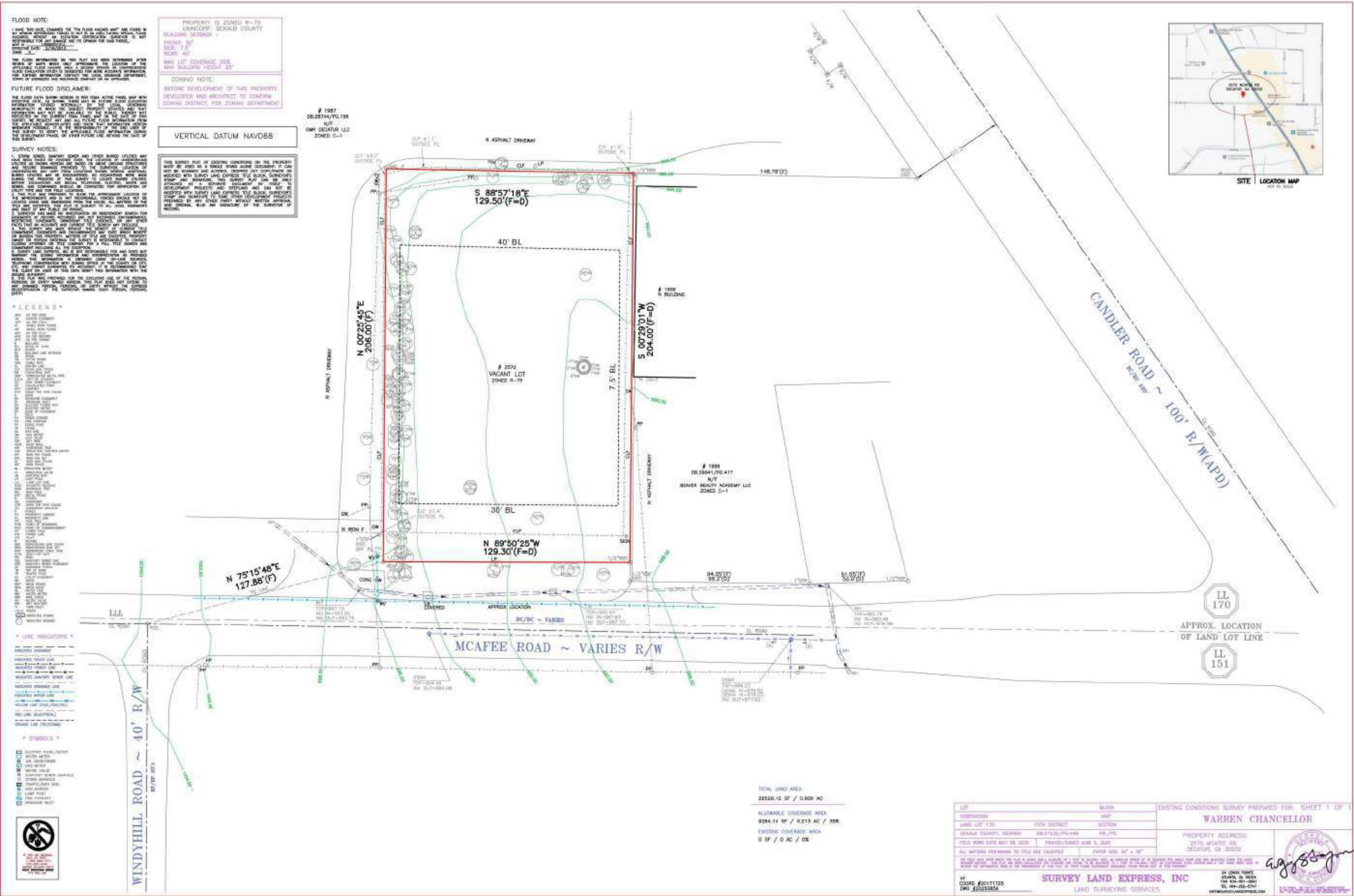
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A07



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Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

Project: 2570 MCAFEE RD

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

Sheet Title: **PROPOSED
SITE PLAN**

Date: 02/17/2026

Job Number: 10172501

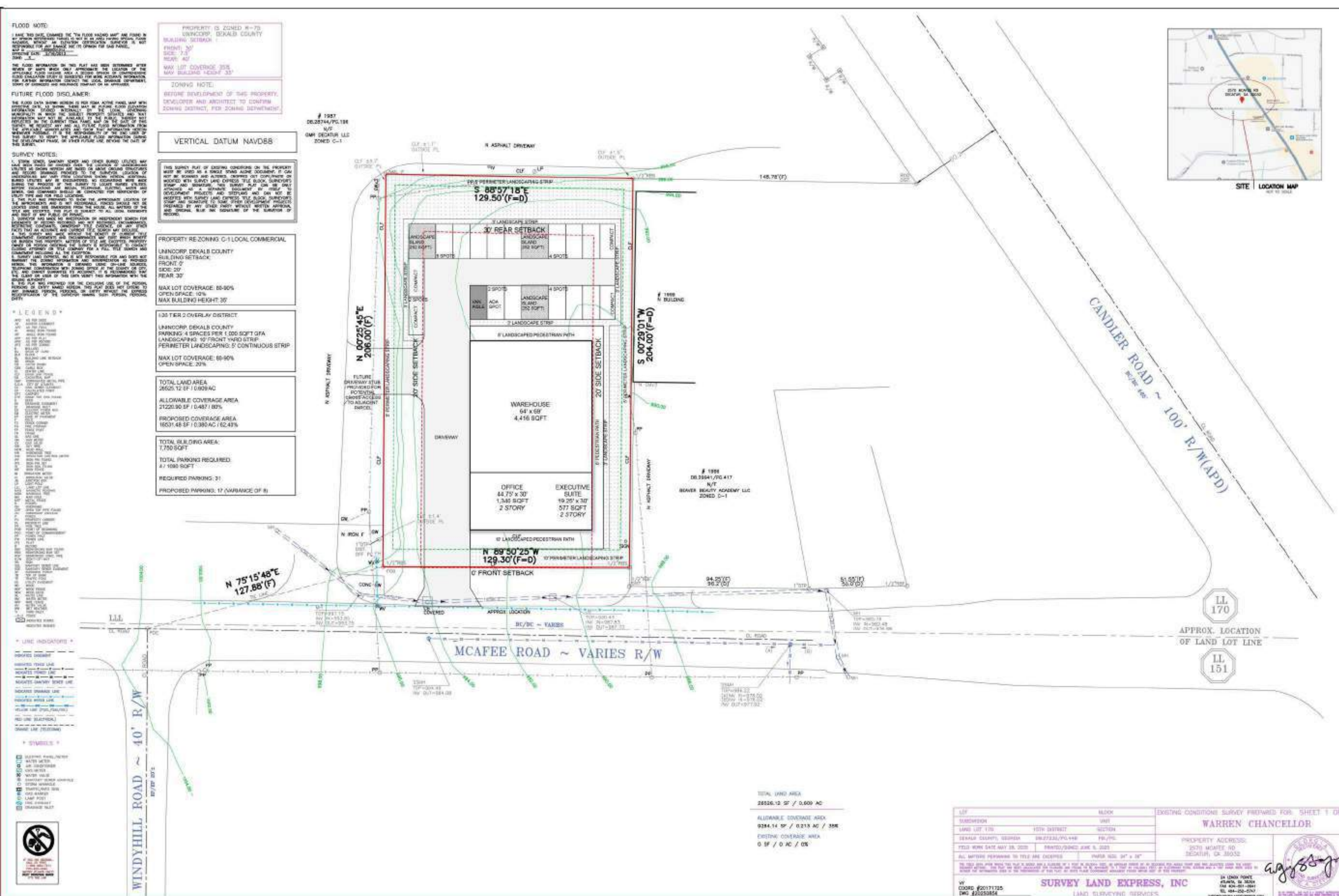
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Issue Date:

Sheet Number:



A08



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Client: **THE CHANCELLOR COLLECTIVE, LLC**

Application No: _____

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

Sheet Title: **GOOGLE EARTH SITE PLAN**

Date: **02/17/2026**

Job Number: **10172501**

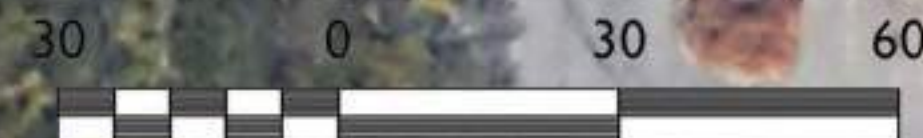
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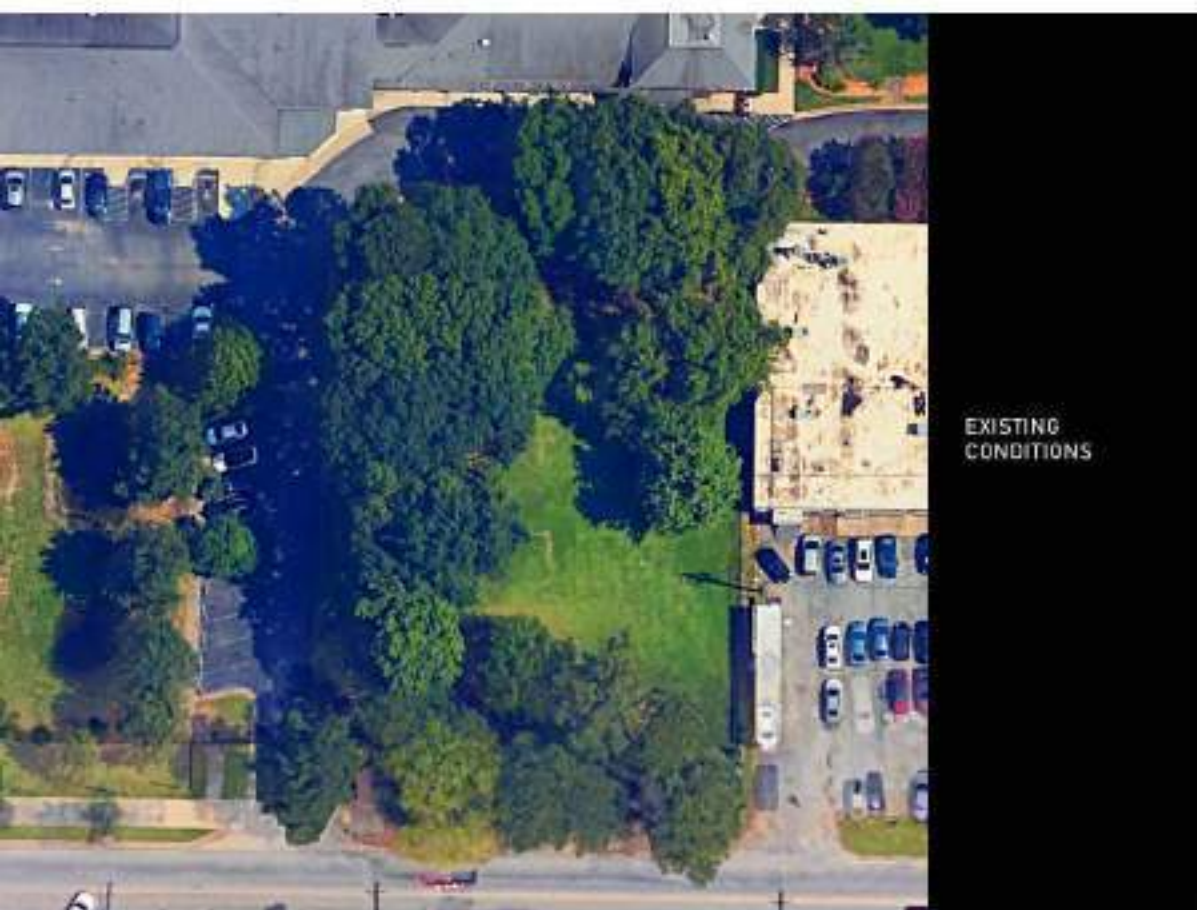
Issue Date: _____

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A12





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Client: **THE CHANCELLOR
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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:



STORAGE AREA (WAREHOUSE)

STAIRCASE

LOCKERS

RECORDING/ PRODUCTION ROOM

HALL

KITCHEN/ BREAK ROOM

STORAGE CLOSET

BATHROOMS

UTILITY ROOM

KITCHEN

RECEPTION / LOBBY

FOYER

OPEN WORKSTATIONS

CONFERENCE / LARGE MEETING ROOM

LIVING ROOM

FOYER

OPEN ABOVE

1st FLOOR

OPEN BELOW

LANDING

STAIRCASE

PRIVATE OFFICE #2

STAIRCASE

OPEN BELOW

HALL

H. BATH

OPEN SHELL / FLEX SPACE

PRIVATE OFFICE #1

OPEN BELOW

BATH #2

BATH #1
6.5' X 10'
65 SQFT

EXECUTIVE SUITE #2

HALL

EXECUTIVE SUITE #1

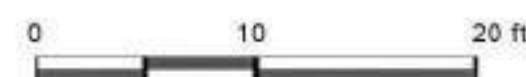
OPEN BELOW

CST

STAIRCASE

A14

Scale Bar



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:

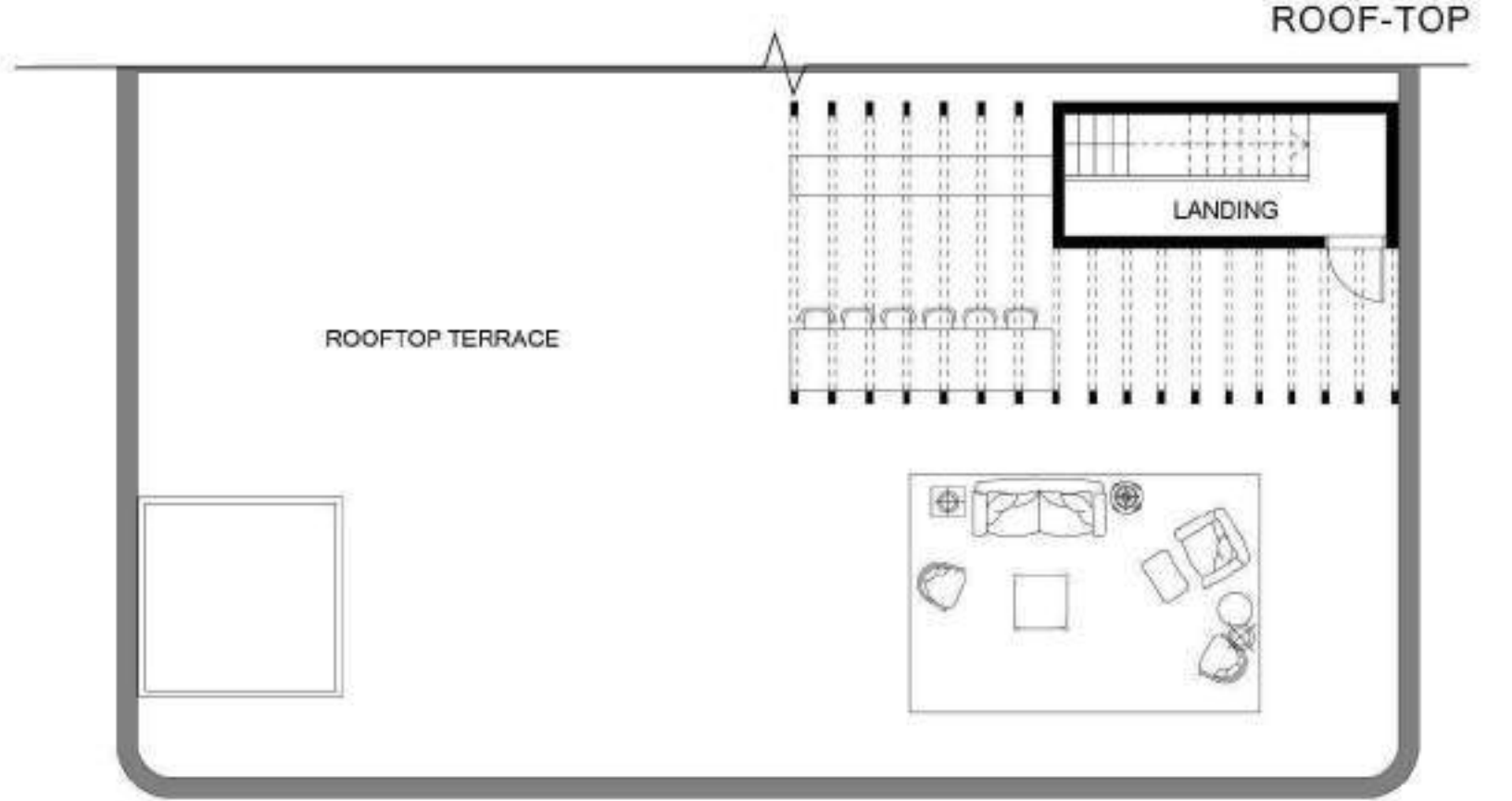
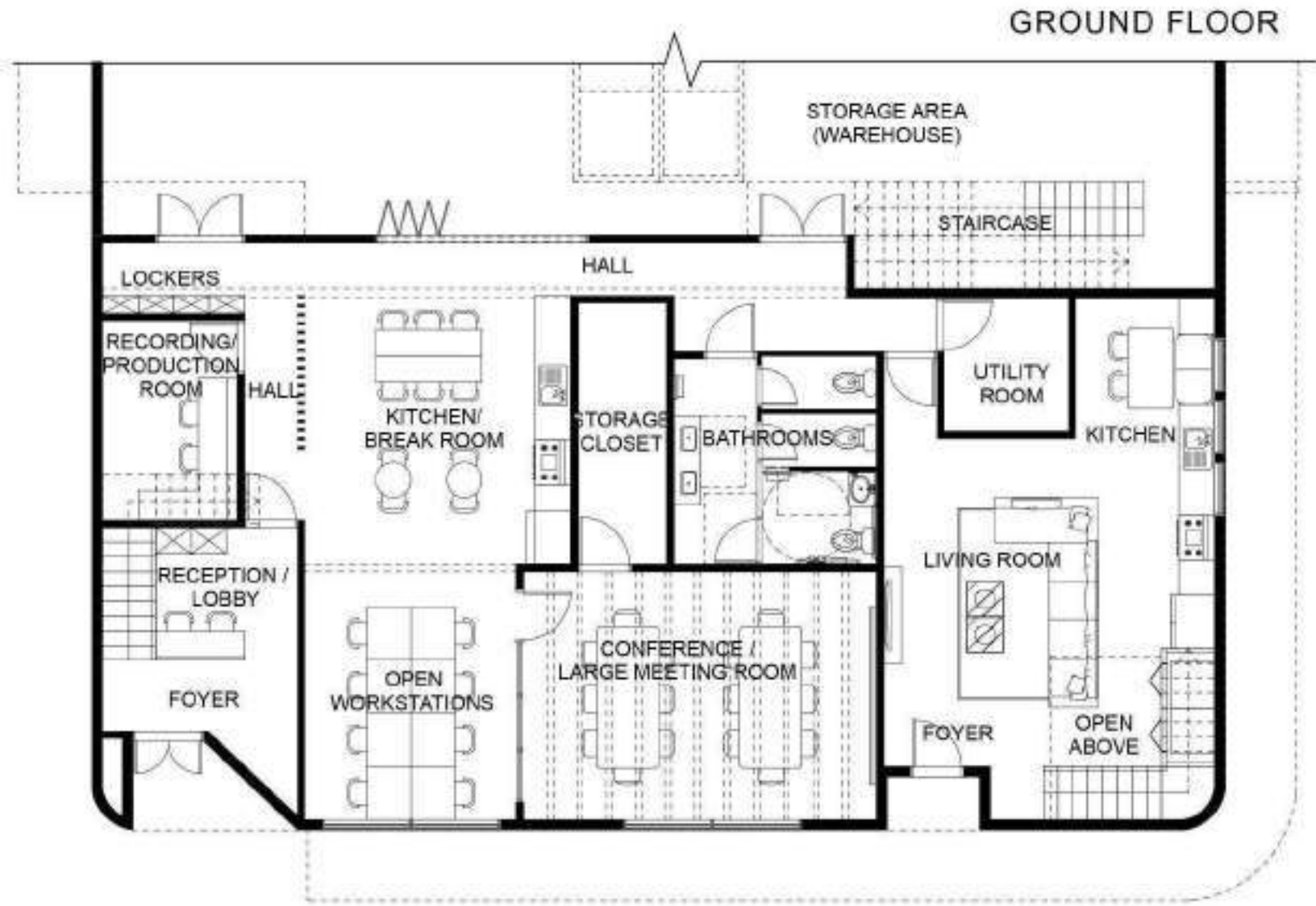
- THE FLOOR PLAN REFLECTS A COMPACT, LOW-IMPACT COMMERCIAL PROGRAM THAT ALIGNS WITH CORRIDOR REDEVELOPMENT GOALS BY:
- PRIORITIZING PROFESSIONAL OFFICE USE
 - MAINTAINING CONTROLLED OCCUPANCY LEVELS
 - MINIMIZING TRAFFIC GENERATION
 - SUPPORTING ADAPTIVE COMMERCIAL REINVESTMENT

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



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ARCHITECTS

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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



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NEWTON +
ARCHITECTS

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No.	Date	Description
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Status:	REZONING SET
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Jurisdiction:	DEKALB COUNTY, GA
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Case Type:	REZONING + OVERLAY REVIEW
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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
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Date:	02/17/2026
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Job Number:	10172501
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Scale + Size:	NTS.@ARCH C
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Issue Date:	
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Sheet Number:	
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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.

A16

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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**

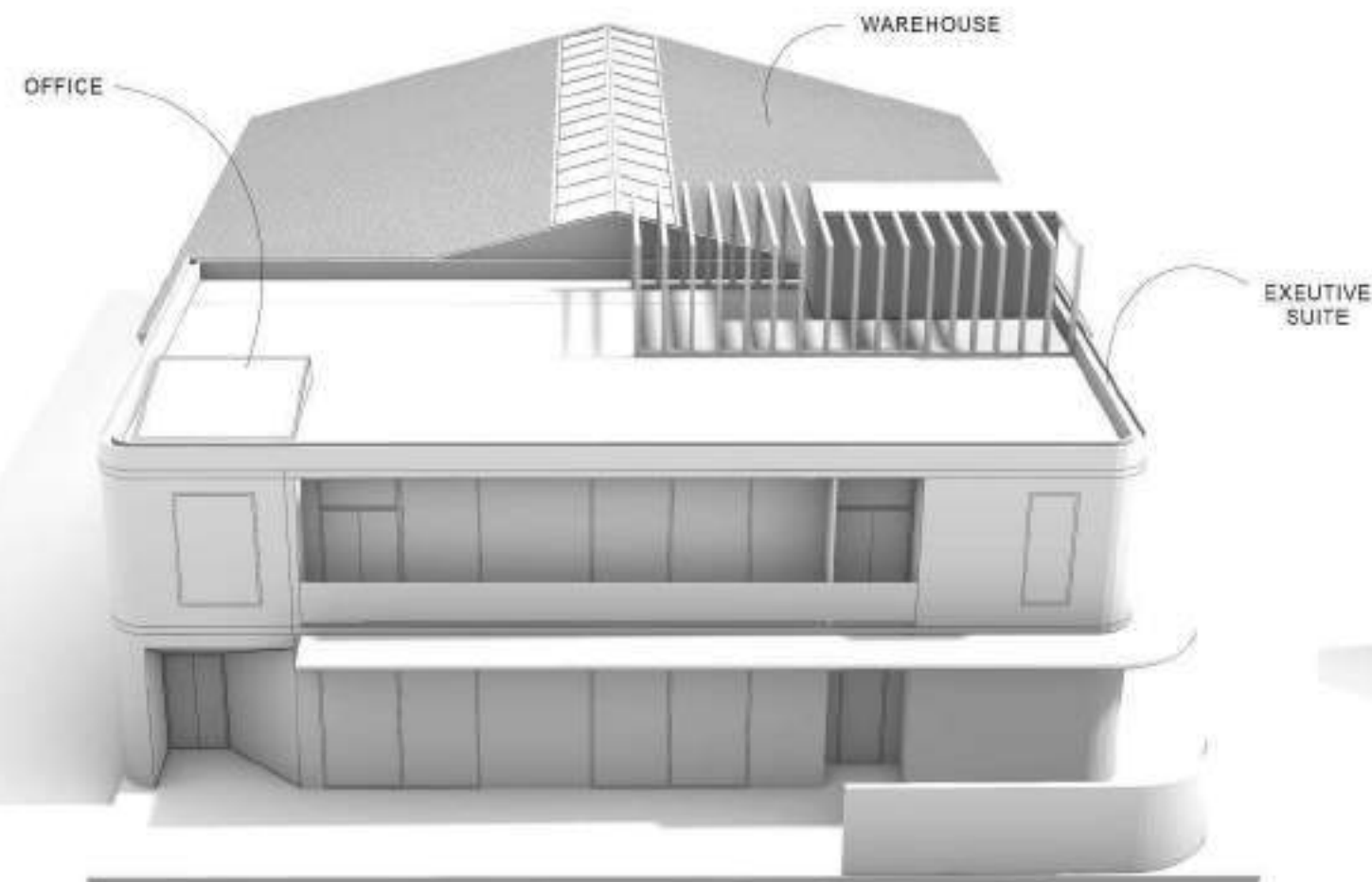
Date: **02/17/2026**

Job Number: **10172501**

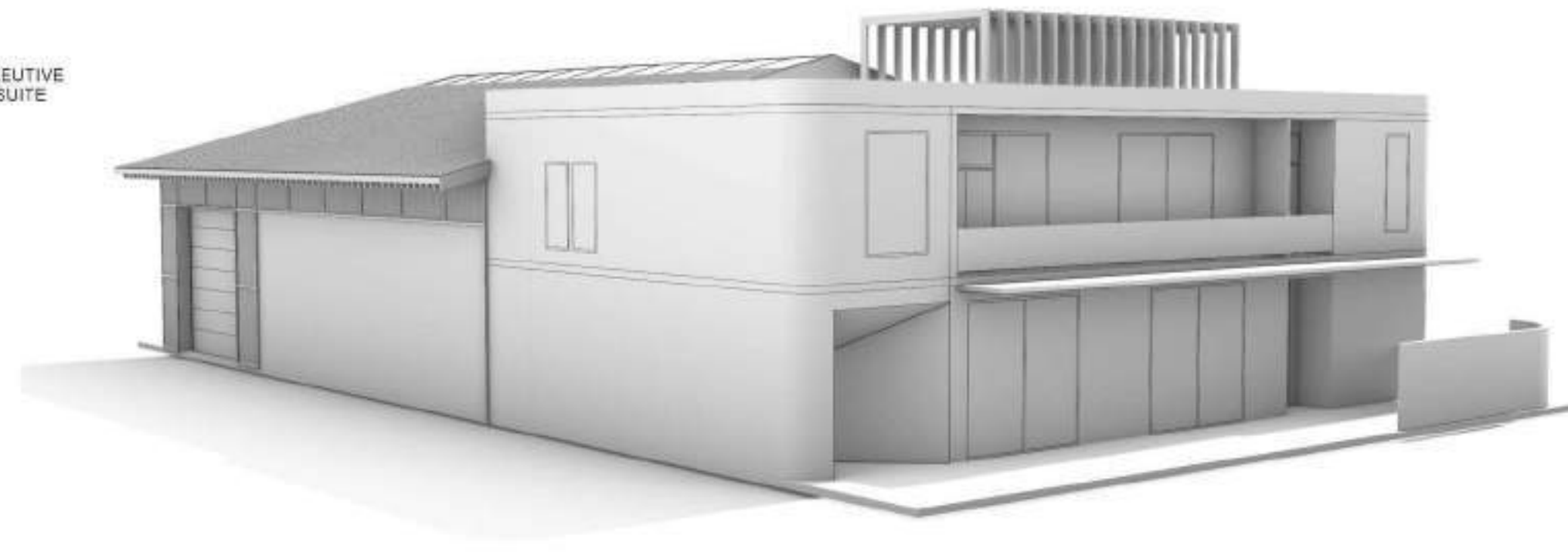
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Issue Date: _____

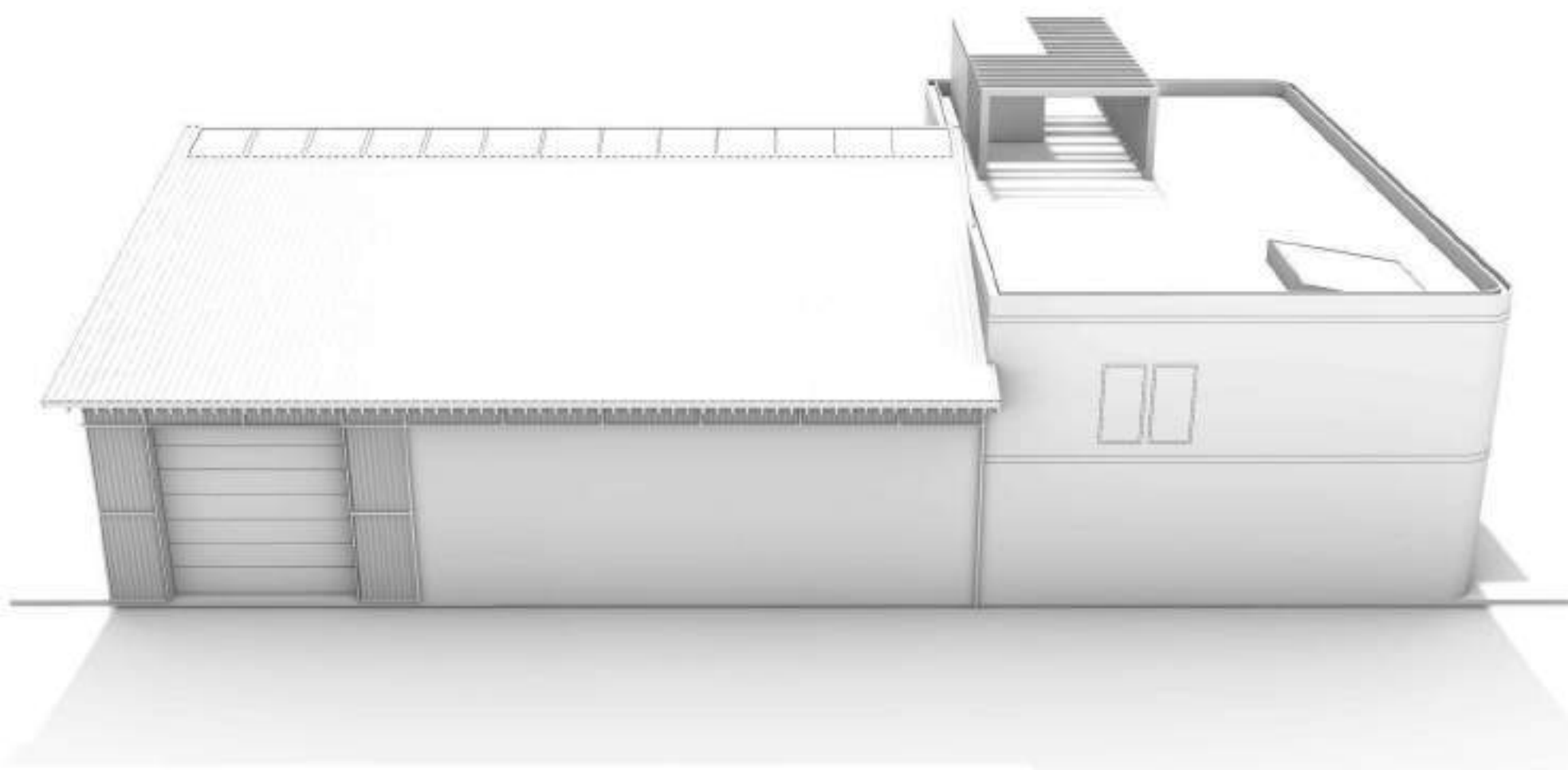
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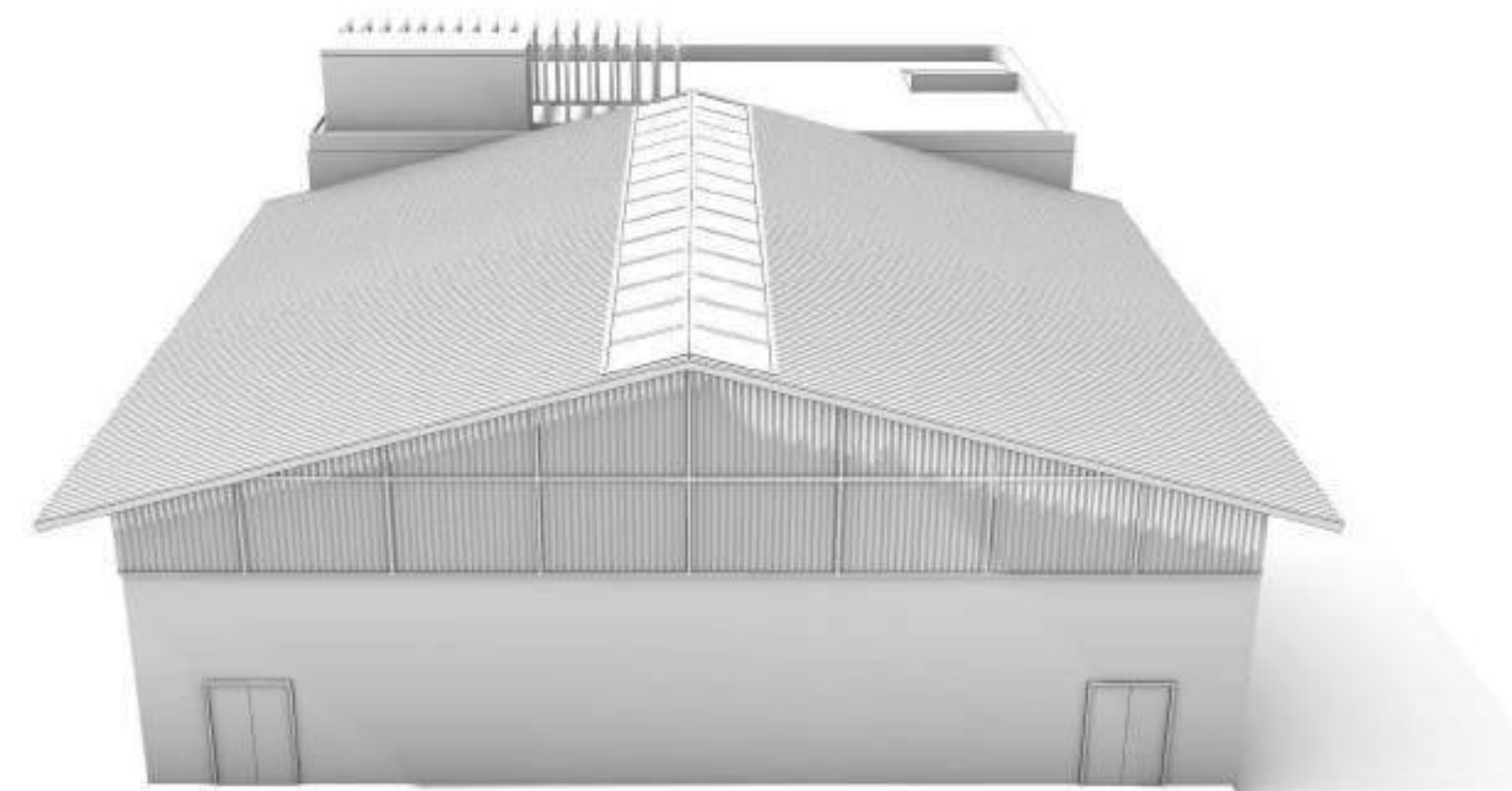
1 SOUTH (FRONT) VIEW
ABSTRACT RENDER



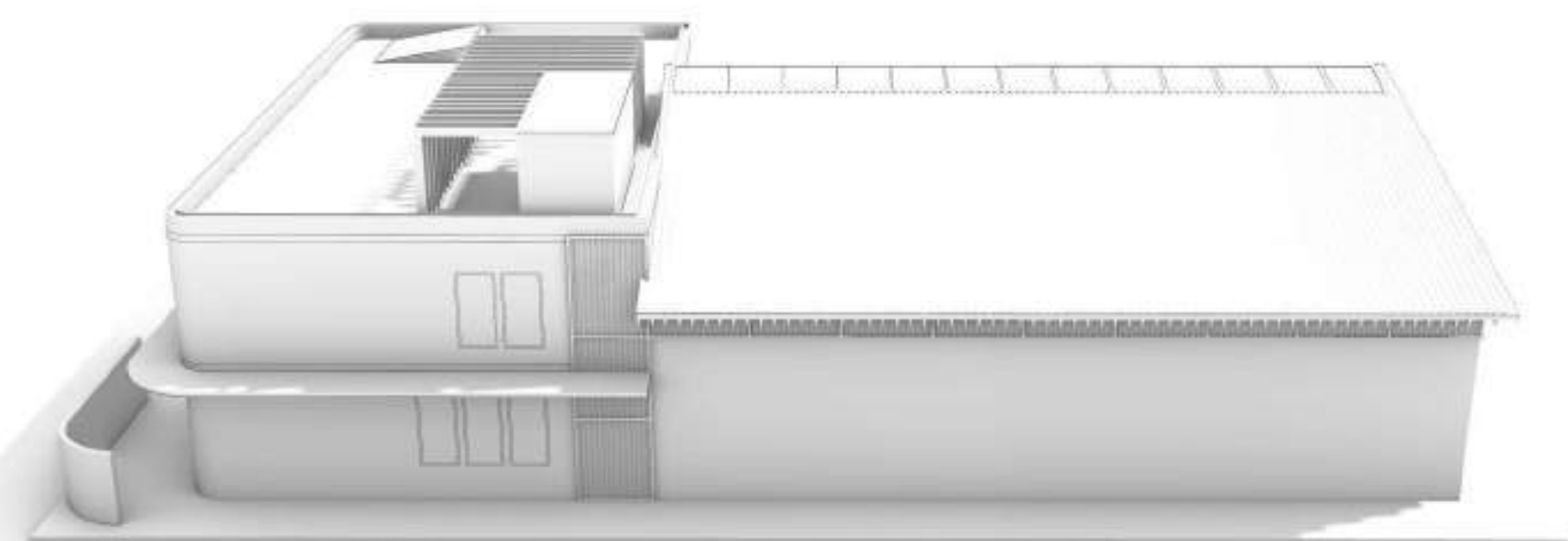
2 SOUTH WEST VIEW
ABSTRACT RENDER



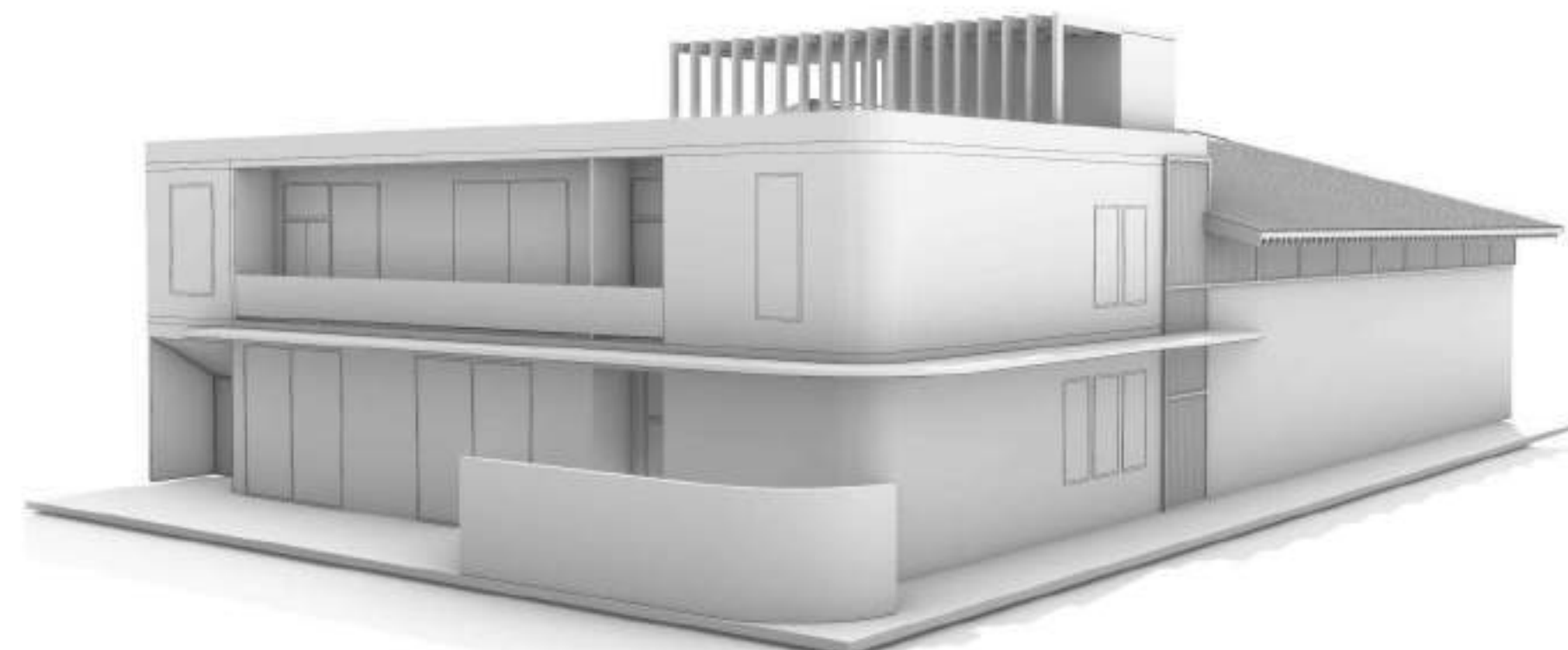
3 WEST VIEW
ABSTRACT RENDER



4 NORTH (REAR) VIEW
ABSTRACT RENDER



5 EAST VIEW
ABSTRACT RENDER



6 SOUTH EAST VIEW
ABSTRACT RENDER

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Status:	REZONING SET
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Jurisdiction:	DEKALB COUNTY, GA
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Case Type:	REZONING + OVERLAY REVIEW
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Client:	THE CHANCELLOR COLLECTIVE, LLC
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Application No:	
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Project:	2570 MCAFEE RD
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Proposed Use:	GENERAL OFFICE WITH ACCESSORY INDOOR EQUIPMENT STORAGE
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Sheet Title:	ABSTRACT SITE MODELS
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Date:	02/17/2026
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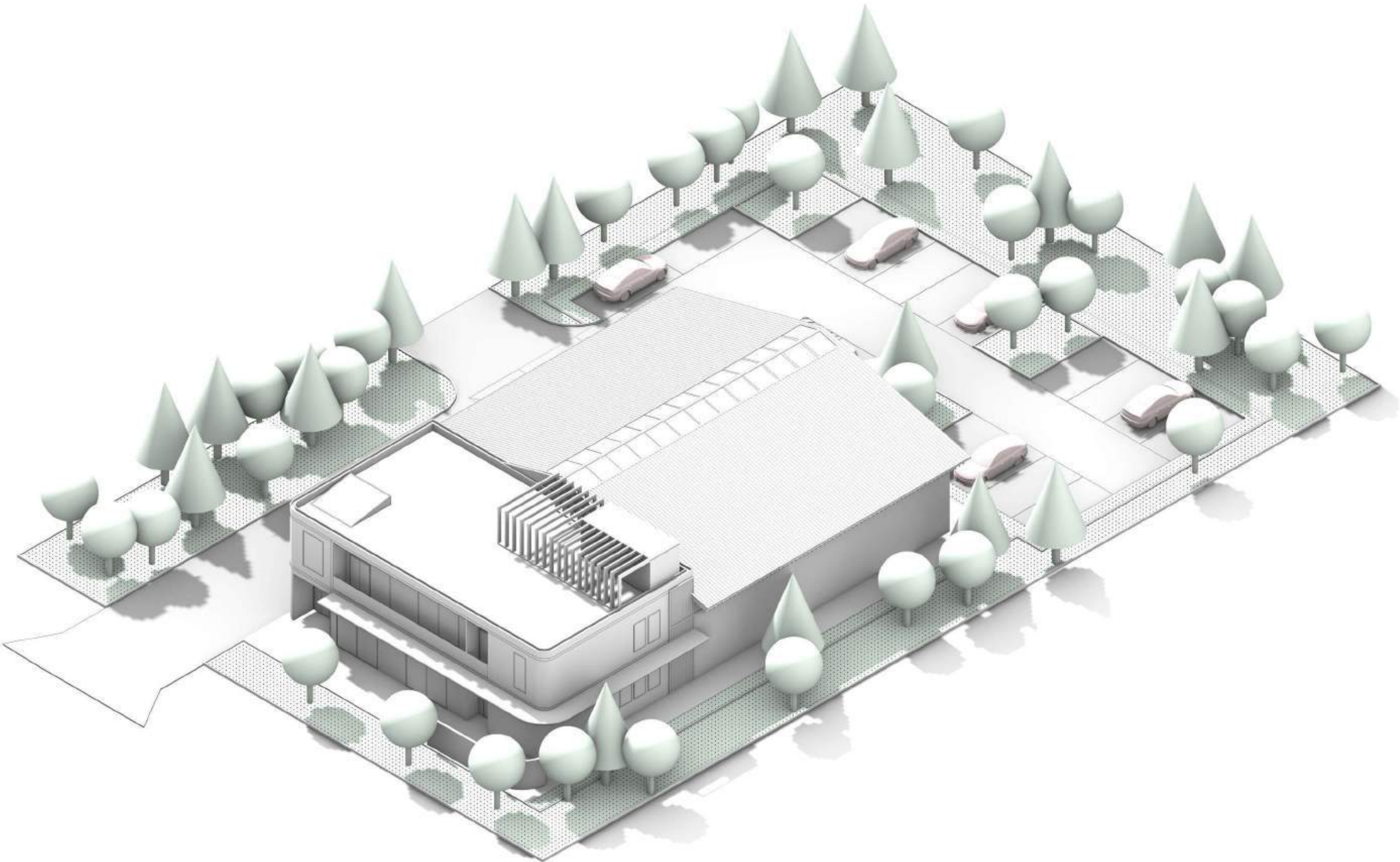
Job Number:	10172501
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Issue Date:	
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Sheet Number:	
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1 SITE AXONOMETRIC VIEW
ANGLED FROM THE SOUTH-EAST



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.



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Revisions

No.	Date.	Description.
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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

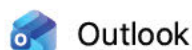
Date: 02/17/2026

Job Number: 10172501

Scale + Size: NTS.@ARCH C

Issue Date:

Sheet Number:

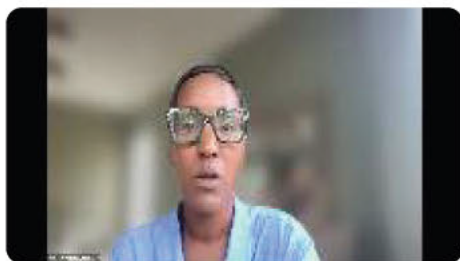


Outlook

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/_eWfxis06YQ7IlgMh4zG8K0CqOjX4BRXWUtXJUYJNV_r_JTW3QOR9rSnZNqyC2Zjy.DEsmSULWZz0WiB1R

Passcode: vQBD*gB6

[View in Zoom](#)

Thank you for choosing Zoom,

The Zoom Team

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Outlook

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)

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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:

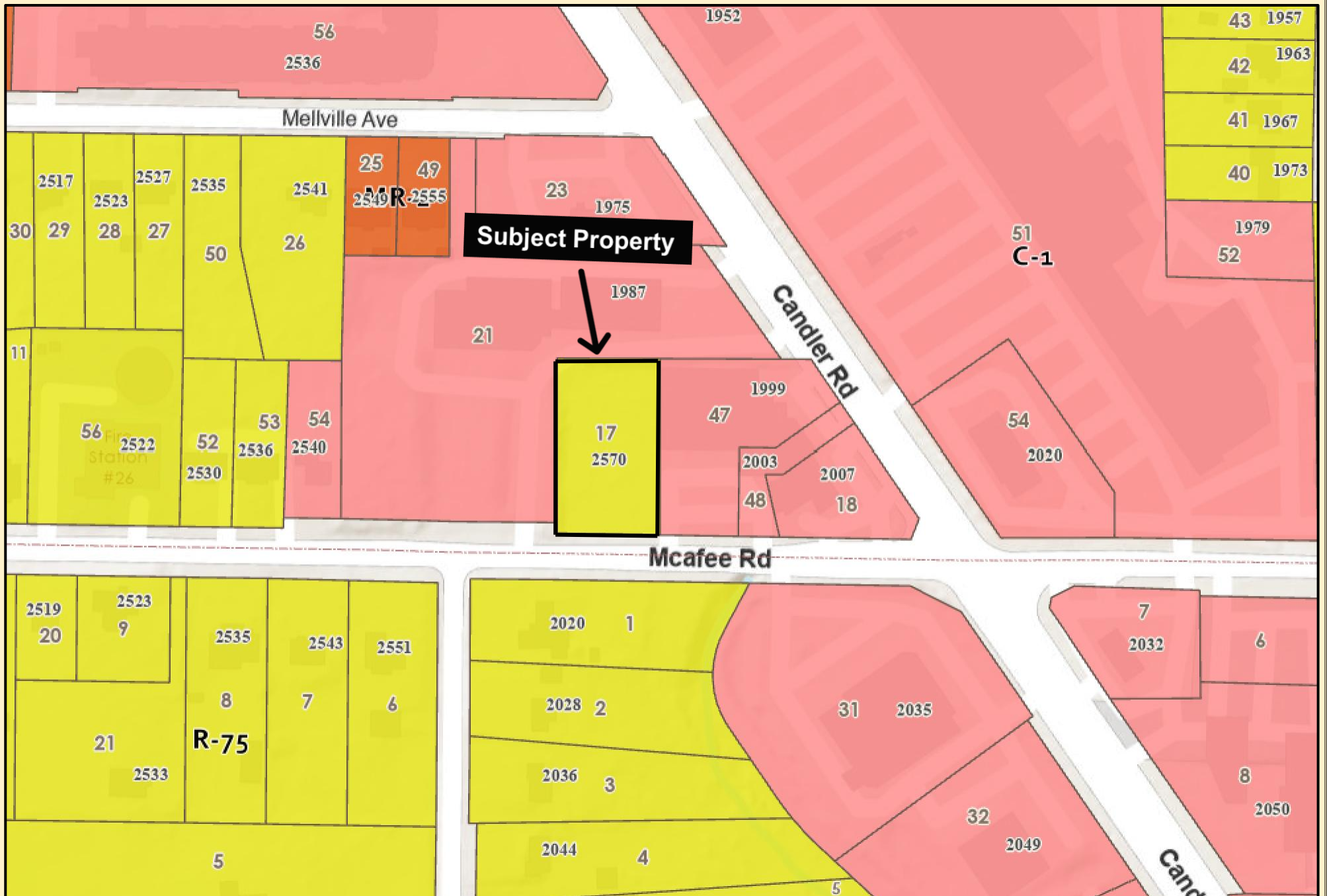
- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle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

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.

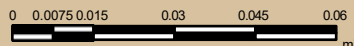
Comments: Applicant will need to submit a business operations summary as part of the application to to confirm use is permitted in the I-20 Zoning Overlay (Section 3.33.5). Television and broadcasting (defined in Section 9.1.3) appear to be permitted in the I-20 overlay (3.33.5) Warehouse and manufacturing 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



DeKalb County Parcel Map

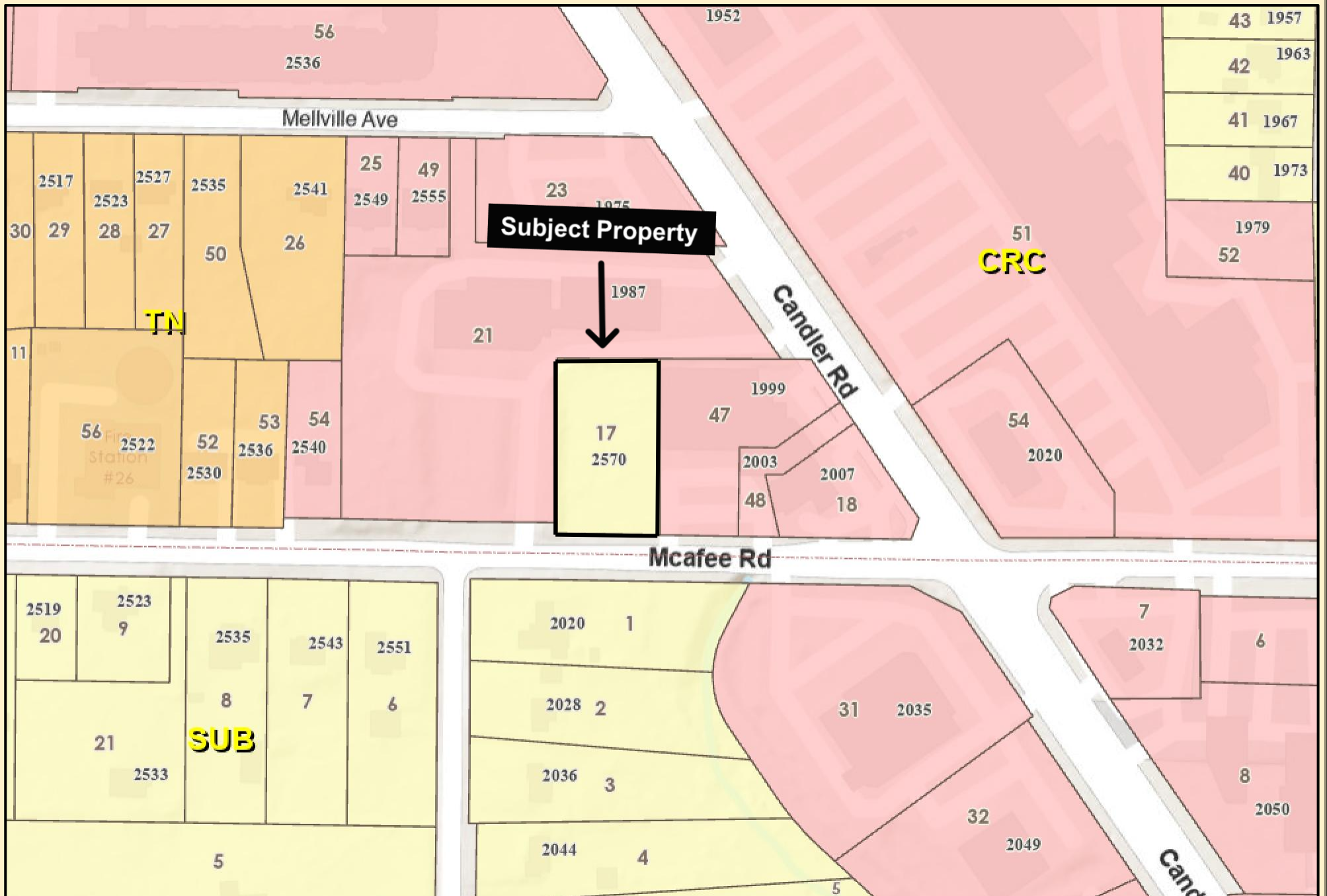


Date Printed: 4/16/2026

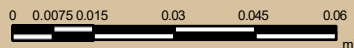


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DeKalb County Parcel Map



Date Printed: 4/16/2026



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DeKalb County Parcel Map



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mi

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