

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 30034	Commission Districts: 3 & 7
Parcel ID(s):	15 170 05 017	
Request:	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 Chancellor	
Acreage:	0.609 acre	
Existing Land Use:	Suburban	
Surrounding Properties:	North: C-1 (Local Commercial); South: R-75 (Residential Medium Lot-75); East: C-1 West: C-1	
Existing Land Use:	Suburban	X Consistent 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 subject site appears to be an outlier as the adjacent parcels immediately to the north, east and west are zoned C-1, while the subject parcel is zoned R-75. An office use provides an appropriate transition between the commercial corridor and adjacent residential neighborhood, as it generally generates lower traffic volumes and fewer customer-related impacts than retail or service-oriented commercial uses. 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.

The subject property is an outlier parcel within the Suburban (SUB) Character Area, as 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. Notwithstanding, C-1 is a permitted zoning district within the SUB Character Area, and the proposed office use is generally compatible, limited in scale (10 employees) and infrequent truck activity (~3 -5 /month) reducing the likelihood of adverse impacts.

While the storage and staging area accounts for a larger proportion 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 with a 5-foot landscape strip along the public street frontage, including street trees, 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 side 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 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. Outstanding deficiencies remain with respect to Section 3.33.14(A) *Sidewalks*, Section 3.33.13 *Landscape Strips*, and Section 3.33.12 *Architectural Regulations*. 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 entirely within the enclosed building and 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

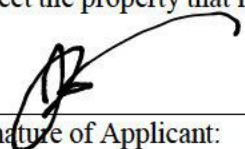
Acreage: 0.609 Commission District(s): 3 Super District: 7

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.

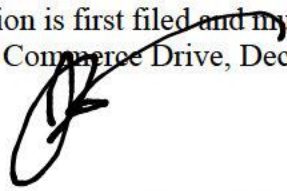
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

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)

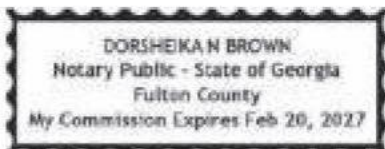
being owner(s) of the subject property described below or attached hereby delegate authority to:

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.

Limited Warranty Deed

11-277106-REG

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 Williams
Sole Member



33 NEST

2570 McAfee Rd
2570 McAfee Rd
Decatur, GA 30032
hella@33nest.com
+1 (310) 896-1500
www.33nest.com

352 University Avenue SW | Atlanta, GA 30310

Notes

All drawings and documents are the property of 33 Nest
Bryce LLC and may be referred to as "33 Nest
Bryce LLC" or "33 Nest". All drawings and documents
are prepared for the use of the client and are not to be
reproduced or used for any other purpose without the
written consent of 33 Nest. The client is responsible for
obtaining all necessary permits and approvals from the
appropriate authorities. 33 Nest does not warrant the
accuracy or completeness of the information provided
in this drawing. 33 Nest does not warrant the
accuracy or completeness of the information provided
in this drawing. 33 Nest does not warrant the
accuracy or completeness of the information provided
in this drawing.

Revisions

No.	Date	Description
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STATUS: REZONING SET

CLIENT: THE CHANCELLOR COLLECTIVE, LLC

PROJECT: 2570 MCAFEE RD

TITLE: PROPOSED SITE PLAN (ENLARGED WITH DIMENSIONS)

REVISION: 10/20/2025

JOB NUMBER: 10172501

SCALE: 5/8" = 1'-0"

DATE: 10/20/2025

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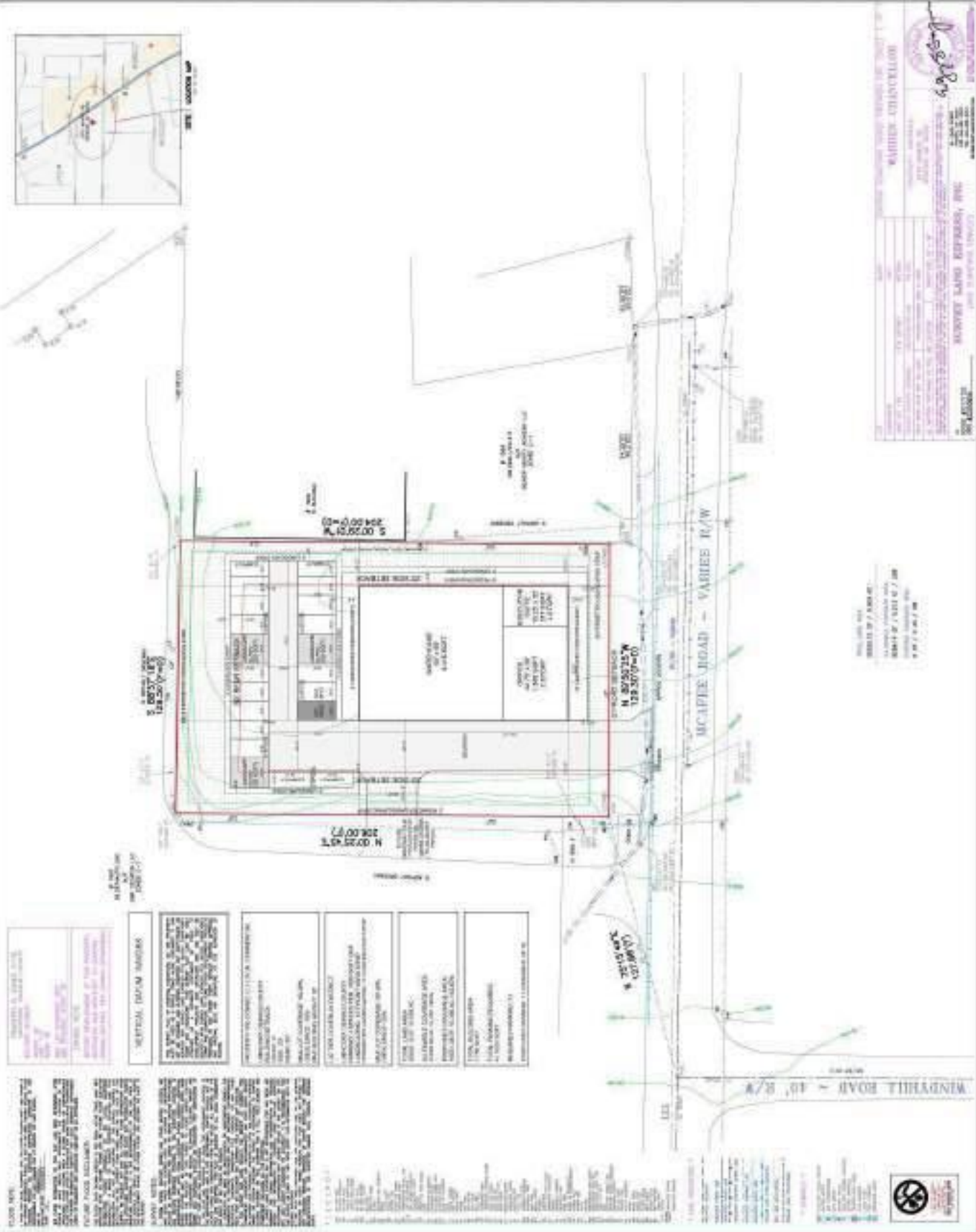
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A09



1 PROPOSED SITE PLAN (WITH DIMENSIONS)

NTS

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.

7. PROGRAM SUMMARY

- ACCESSORY INDOOR EQUIPMENT STORAGE / STAGING
 - GENERAL OFFICE / ADMINISTRATION AND PLANNING AREAS
 - EXECUTIVE OFFICES / MEETING AREAS: APPROX. 1,151 SQUARE FEET
- LOADING OCCURS AT A DESIGNATED SERVICE AREA FOR TRUCK DEPLOYMENTS TO OFFSITE VENUES.

THE PROPOSED SITE PLAN PROVIDES 17 PARKING SPACES, 10 OF WHICH ARE POSITIONED PRIMARILY TO THE SIDE AND REAR OF THE BUILDING TO MAINTAIN STREET EDGE PRESENCE.

A PARKING VARIANCE WILL BE REQUESTED BASED ON THE PROPOSED OCCUPANCY, OFFICE-BASED OPERATIONS, AND SITE DESIGN. THE I-20 OVERLAY, WHICH PRIORITIZES BUILDING PLACEMENT ALONG THE CORRIDOR, FRONT-LOADED PARKING TYPICAL OF BASE C-1 DEVELOPMENT.

8. REZONING JUSTIFICATION:

INTRODUCTION

THIS APPLICATION SEEKS REZONING OF THE SUBJECT PROPERTY FROM RESIDENTIAL (R-75) TO COMMERCIAL (C-1). THE SITE IS SURROUNDED BY EXISTING COMMERCIAL DEVELOPMENT ALONG MCAFEE ROAD AND CANDLER ROAD CORRIDOR AND FITS THE AREA'S ESTABLISHED COMMERCIAL PATTERN.

THE PROPOSED PROJECT INTRODUCES A LOW-INTENSITY COMMERCIAL DEVELOPMENT WITH ACCESSORY INDOOR EQUIPMENT STORAGE SUPPORTING CREATIVE SERVICES OPERATIONS.

THE DEVELOPMENT IS ENTIRELY COMMERCIAL IN NATURE AND IS CONSISTENT WITH THE I-20 TIER 2 OVERLAY.

THIS ADAPTIVE REUSE WILL TRANSFORM AN UNDERUTILIZED COMMERCIAL PROPERTY THAT SUPPORTS LOCAL ECONOMIC DEVELOPMENT INTO A CORRIDOR REDEVELOPMENT OBJECTIVE.

CONSISTENCY WITH SURROUNDING LAND USE

- SOUTH AND EAST: LARGE C-1 ZONED PROPERTIES IN THE CORRIDOR
 - WEST: MULTIFAMILY AND NEIGHBORHOOD-SERVING COMMERCIAL DEVELOPMENT
 - NORTH: RESIDENTIAL USES BUFFERED BY STREET FRONTAGE
- THE SITE'S POSITION MAKES IT A STRONG CANDIDATE FOR REDEVELOPMENT, REINFORCING THE EXISTING COMMERCIAL EDGE ALONG THE CORRIDOR CONTINUITY.

ALIGNMENT WITH COMMERCIAL REDEVELOPMENT CORRIDOR

- THE COMMERCIAL CORRIDOR FRAMEWORK ENCOURAGES DIVERSE COMMERCIAL DEVELOPMENT
- 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 COMMERCIAL CORRIDOR OBJECTIVES, PROVIDING A TEMPORARY OFFICE TYPOLOGY THAT SUPPORTS CREATIVE SERVICES WHILE MAINTAINING A LOW-IMPACT OPERATIONAL FOOTPRINT.



St

OI

C-2

Candler Rd

MZ

MR-2

Bonner St

Normal St



DeKalb County 2050 Future Land Use Map

Atlanta

MEMORIAL DR

GREENWOOD AVE SE

20

285

BOWNEHURST RD

CHALKER RD

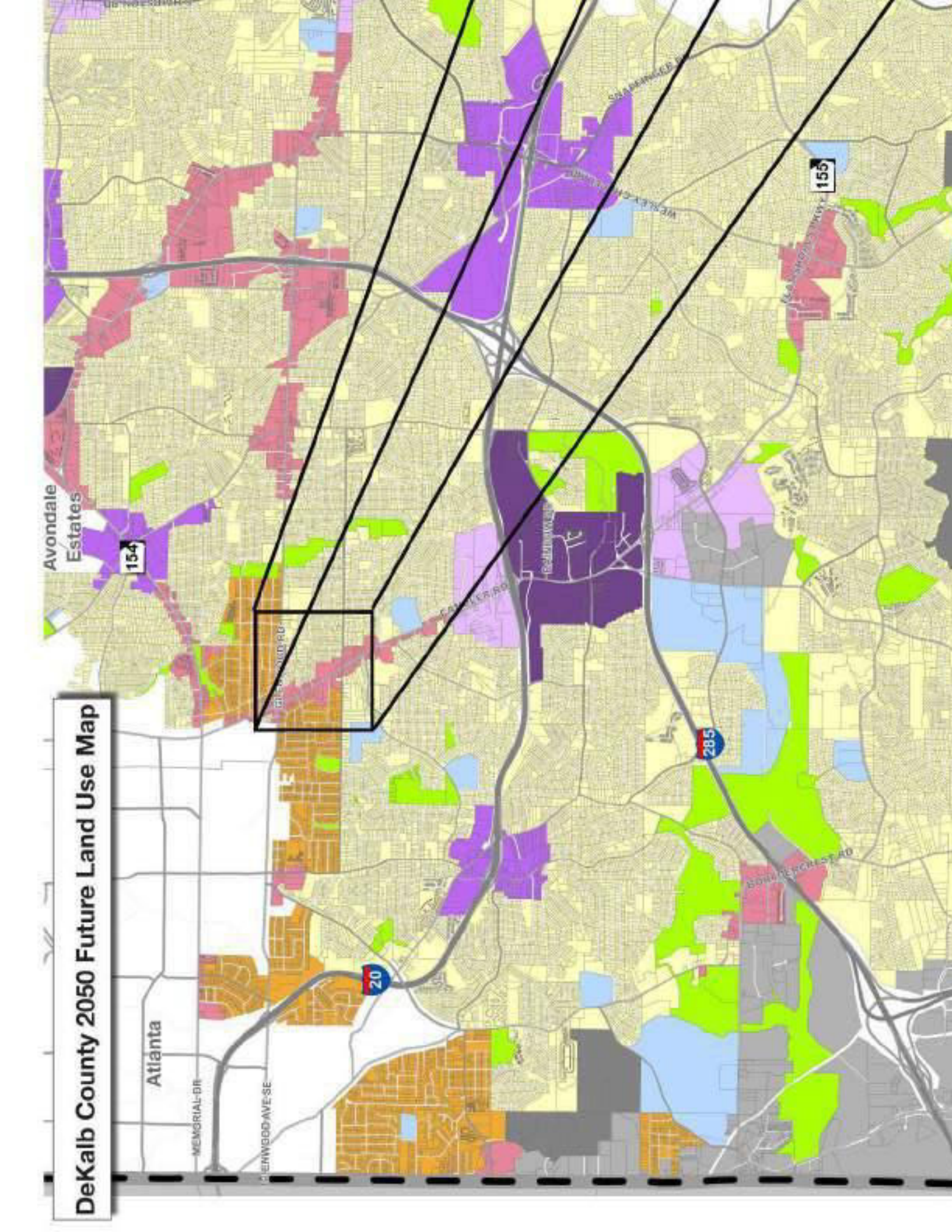
REDMAN VOL LANE

WILKINSON RD
SWANWICK RD

153

154

Avondale Estates



CANDLER ROAD CORRIDOR - ACTIVE COUNTY & PARTNER INITIATIVES

Over the past two decades, DeKalb County and its regional partners have consistently identified enhancement, and small business growth. A series of coordinated initiatives — from early plan laid the groundwork for continued revitalization along the corridor.

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

By repositioning an underutilized parcel with a contemporary, design-forward commercial building the economic and physical fabric of the broader Candler Road Commercial Redevelopment Co

The project reflects a shift toward higher-quality corridor development by introducing a **low-int** landscaping, and parking located primarily to the side and rear of the building, consistent with



COLUMBIA
DRIVE

COLUMBIA
MIDDLE
SCHOOL

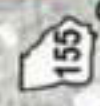
Shoal C

EXCHANGE
PARK

Shoal Creek

THE GALLERY
AT
SOUTH DEKALB

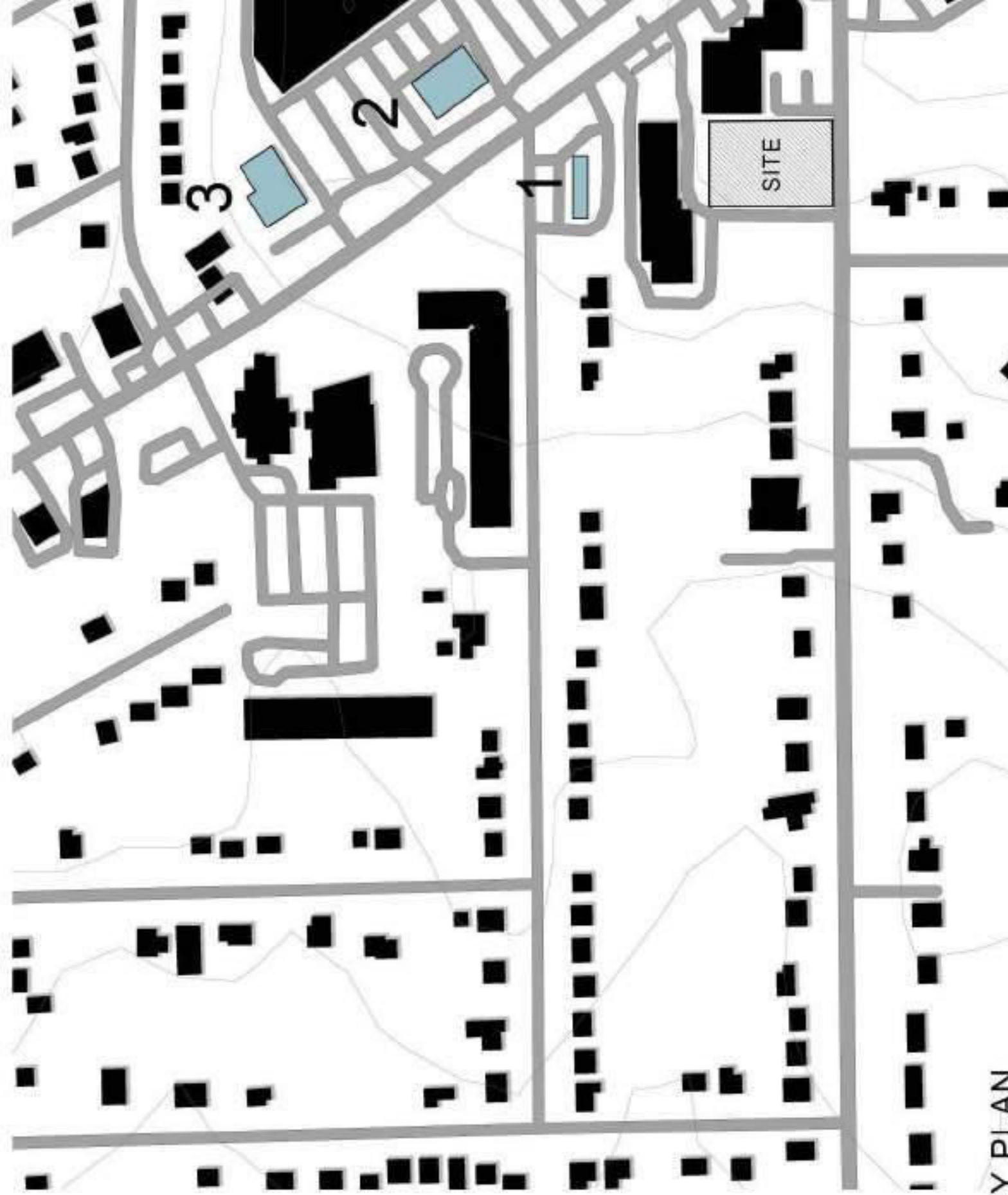
FLAT SHOALS ROAD



CANDLER ROAD

SUBJECT SITE - 2570 MCAFEE RD
(APPROX. 1.9 MI NORTH OF LCI AREA)





I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.

MAP ID: 13089C0131J
 EFFECTIVE DATE: 5/16/2013
 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THE FLOOD DATA SHOWN HEREON WERE PER FEMRA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREFORE THIS SURVEY REQUEST WAS NOT CHARGED WITH FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE INVESTIGATION PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

[illegible]

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
AIF	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
APZ	AS PER ZONING
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BR	BRICK
CB	CATCH BASIN
CSX	CABLE BOX
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CM	CADAstral MAP

MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

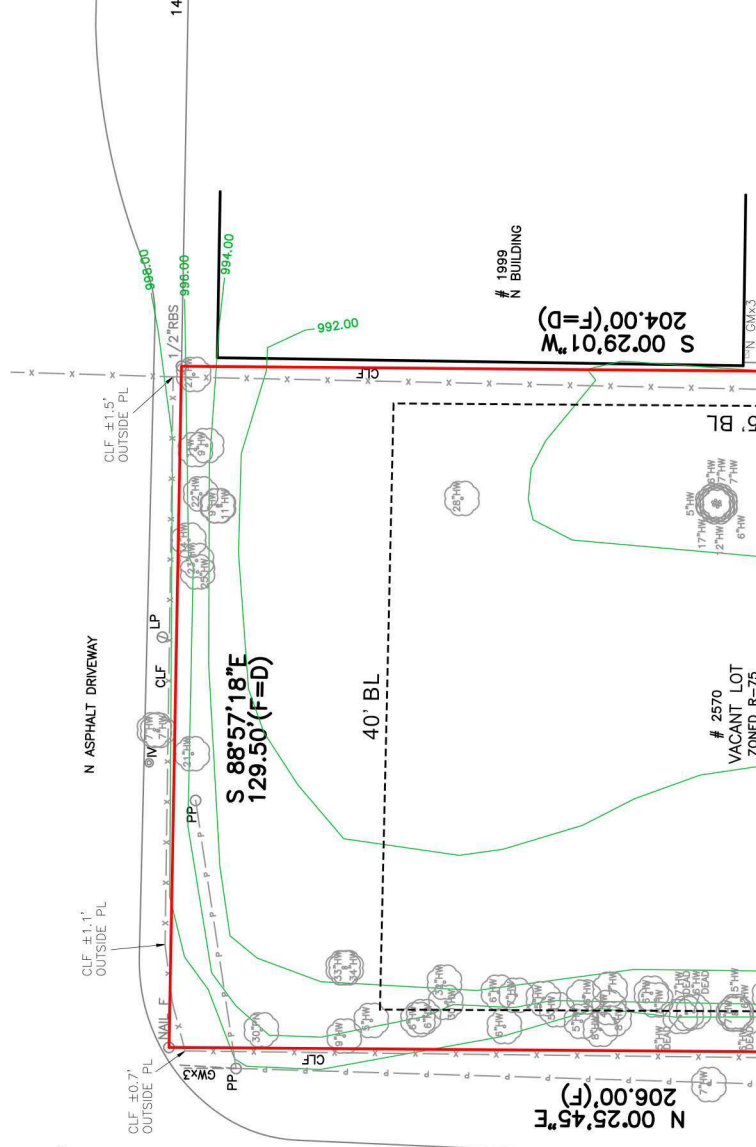
VERTICAL DATUM NAVD88

1987

ECATUR LLC

ZONED C-1

THIS SURVEY, UNDER THE EXISTING CONDITIONS ON THE PROPERTY DESCRIBED AS SURVEY NO. _____, IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, CROPPED OR PASTED OR NOT BE SCANNED AND ALTERED. EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS DOCUMENT CAN BE ONLY ATTACHED TO A SEPARATE DOCUMENT BY ITSELF TO BE STAMPED AND SIGNED AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECT PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL OF THE ORIGINAL BLANK INK SIGNATURE OF THE SURVEYOR.



I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL,

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD GOVERNING INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY IS SITUATED AND THAT INFORMATION MAY BE REFLECTED ON THE CURRENT FLOOD MAP. THIS IS REFLECTED ON THE CURRENT FEMA PANEL MAP. ON THE DATE OF THIS SURVEY, WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO AVOID ANY FUTURE FLOOD INFORMATION DURING THE DESIGN/CONSTRUCTION PHASE, OR OTHER FUTURE DATE OF THIS SURVEY.

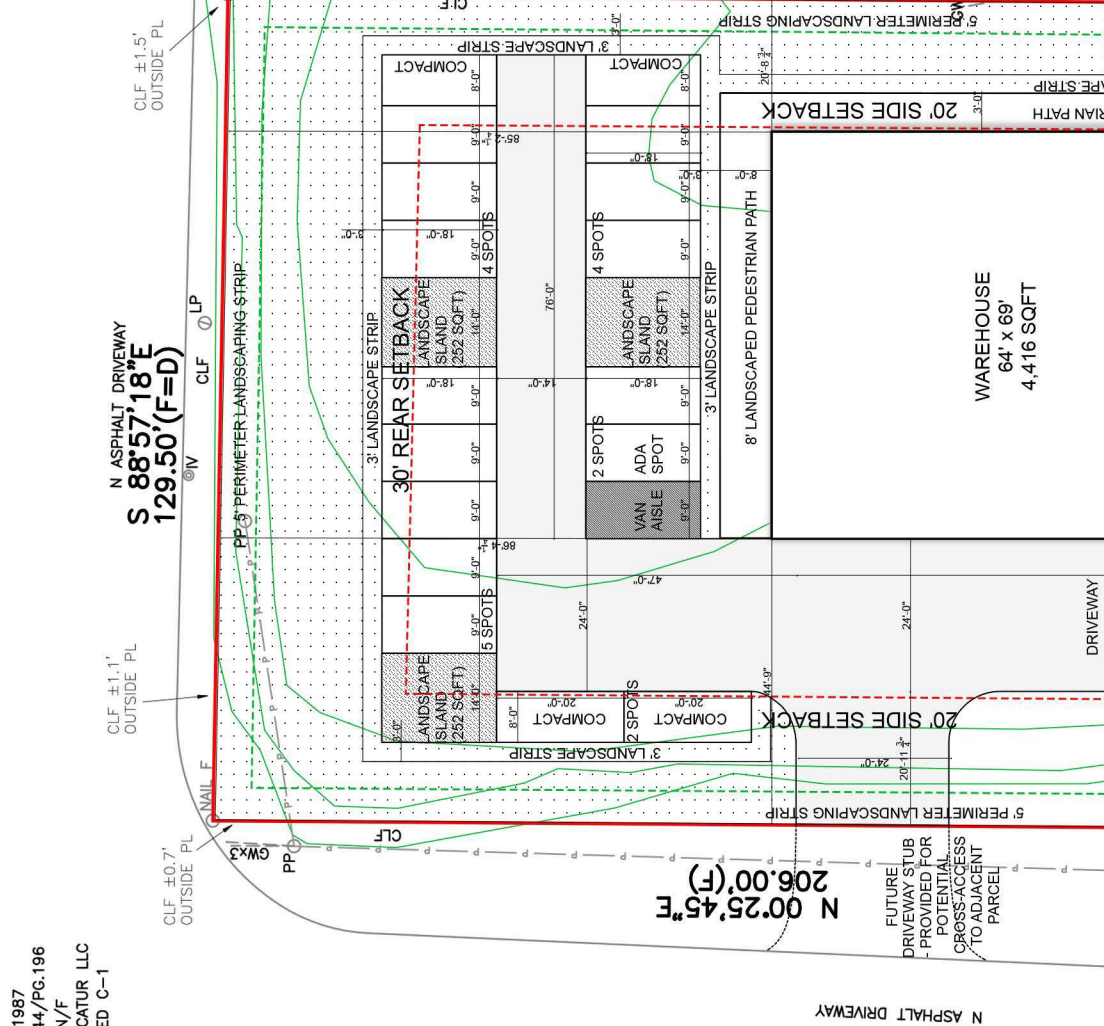
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF THE LOCATION OF ANY BURIED UTILITIES.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

[illegible]

16531.48 SF / 0.360 AC / 62.40%



I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL,
MAP ID: 13089C0131J
EFFECTIVE DATE: 5/16/2013
ZONE: X

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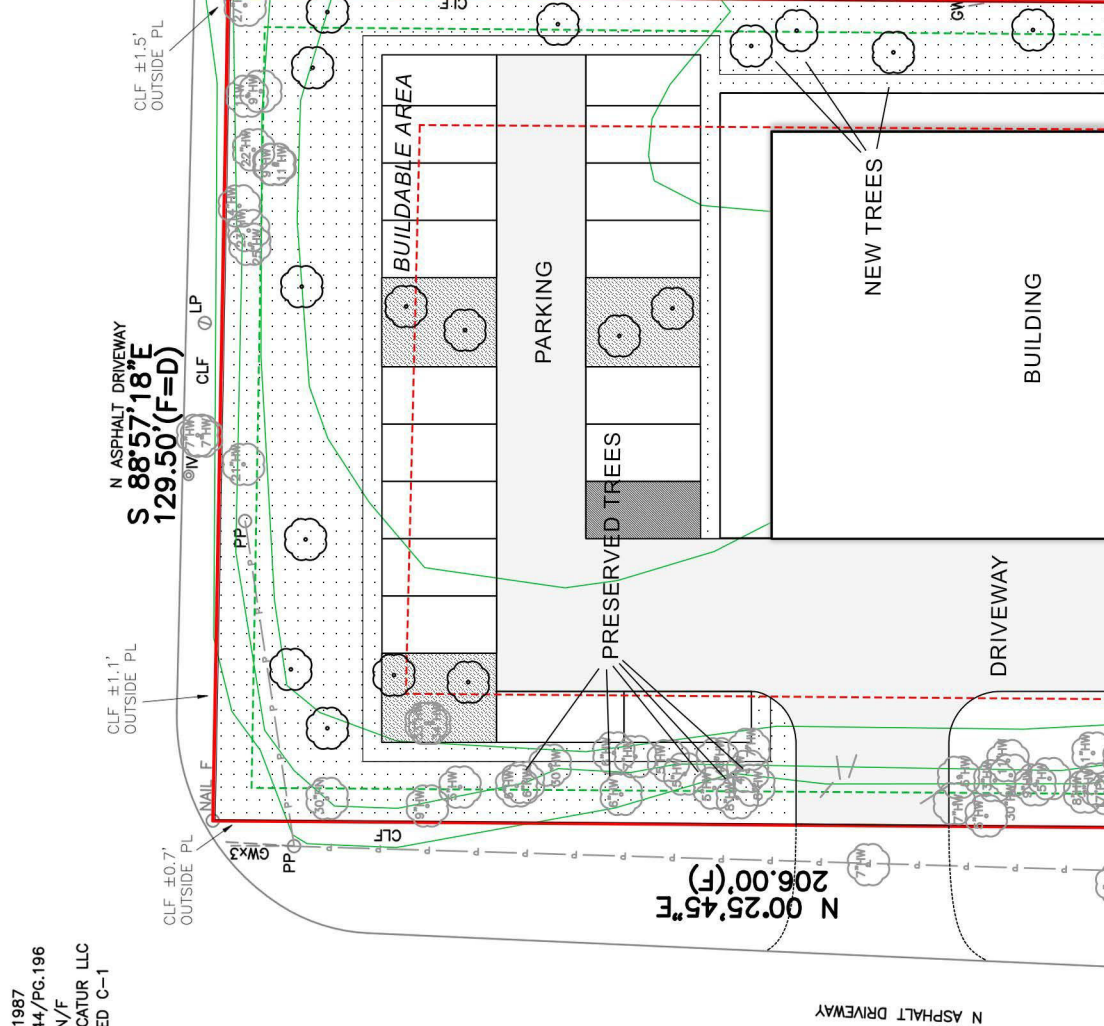
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SURVEYOR LOCATIONS AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNRECORDED OR BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATION OF UTILITIES.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE LOCATION ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS.

3. SURVEYOR HAS MADE NO RESTRICTION OR INDEPENDENT SEARCH FOR RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR'S CURRENT BELIEF THAT CURRENTLY NO BURDEN OR ENCUMBRANCE EXISTS ON THE PROPERTY, MATTERS OF THE PROPERTY, MATTERS OF THE EXCEPTED, PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND OBTAINING A CURRENT COMMITMENT INCLUDING ALL THE EXCEPTIONS.

4. THE ZONING INFORMATION IS NOT THE SURVEYOR'S RESPONSIBLE FOR AND DOES NOT CONSTITUTE A WARRANTY. THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN, THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE USER OF THIS DATA EXERCISE THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

[illegible]PROPOSED COVERAGE AREA
16531 18 SE / 0 380 AC / 62 40%

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN THE AREA OF THE PROPOSED DEVELOPMENT, THERE ARE NO FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
MAP ID: 130995001311
EFFECTIVE DATE: 5/16/2013
ZONE: A

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD ZONING AREAS. A SECOND OPINION OR COMPREHENSIVE FLOOD HAZARD STUDY SHOULD BE OBTAINED FROM THE LOCAL DRAINAGE DEPARTMENT, FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION DATA, AS SHOWN, WHICH MAY BE DIFFERENT FROM THE DATA SHOWN HEREON. INFORMATION IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER, WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDS. LOCATIONS OF BURIED UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND GAS UTILITIES SHOULD BE LOCATED AND CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR PREPARED LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE HOUSE, INCLUDING BUT NOT LIMITED TO, SHALL BE SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SURVEY OR THE BENEFIT OF THE SURVEY.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT OR FUTURE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OWNER OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER, FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, HEREON, THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE ACCURACY OF THE INFORMATION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, WHOSE NAME IS SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE ACCURACY OF THE INFORMATION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

* L E G E N D *

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- B BOLLARD ZONING
- BC BACK OF CURB
- BLK BLOCK
- BLK BRICK
- BLK BRICK BUILDING LINE SETBACK
- BR BRICK
- CBK CEMENT
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO CALCULATED POINT
- CPT CARPORT
- D DEED
- D TOP PIPE FOUND
- DE DRAINAGE EASEMENT
- EB ELECTRICAL UTILITY
- EM ELECTRIC POWER BOX
- EP ELECTRIC METER
- F FIELD OF PAVEMENT
- FC FENCE CORNER
- FR FENCE POST
- FR FRAME
- GA GAS LINE
- SL SIDE LINE

PROPERTY IS ZONED R-75
UNINCORP. DEKALB COUNTY
BUILDING SETBACK :

FRONT: 30'
SIDE: 7.5'
REAR: 40'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

VERTICAL DATUM NAVD88

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS. ANY OTHER SURVEYOR'S STAMP OR SIGNATURE WITHOUT APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

PROPERTY RE-ZONING: G-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

UNINCORP. DEKALB COUNTY

PARKING: 4 SPACES PER 1,000 SQFT GFA

LANDSCAPING: 10' FRONT YARD STRIP

PERIMETER LANDSCAPING: 5' CONTINUOUS STRIP

MAX LOT COVERAGE: 80-90%

OPEN SPACE: 20%

TOTAL LAND AREA

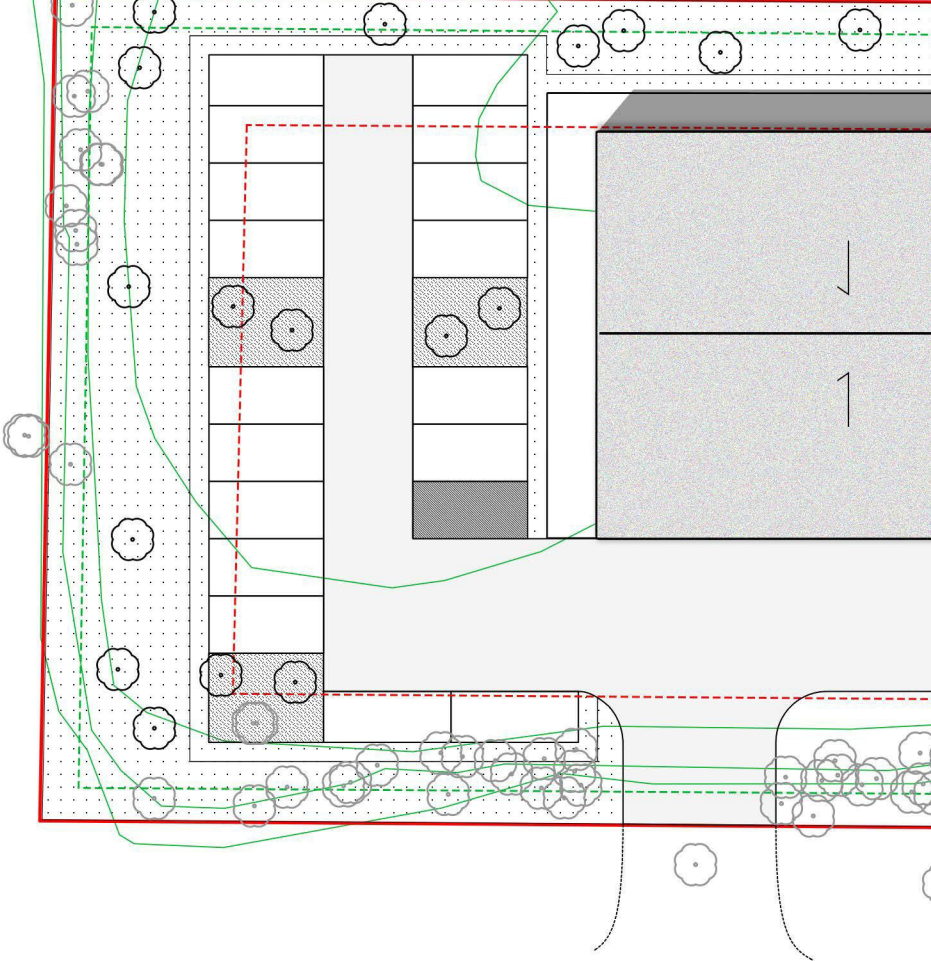
26525.42 SF / 0.609 AC

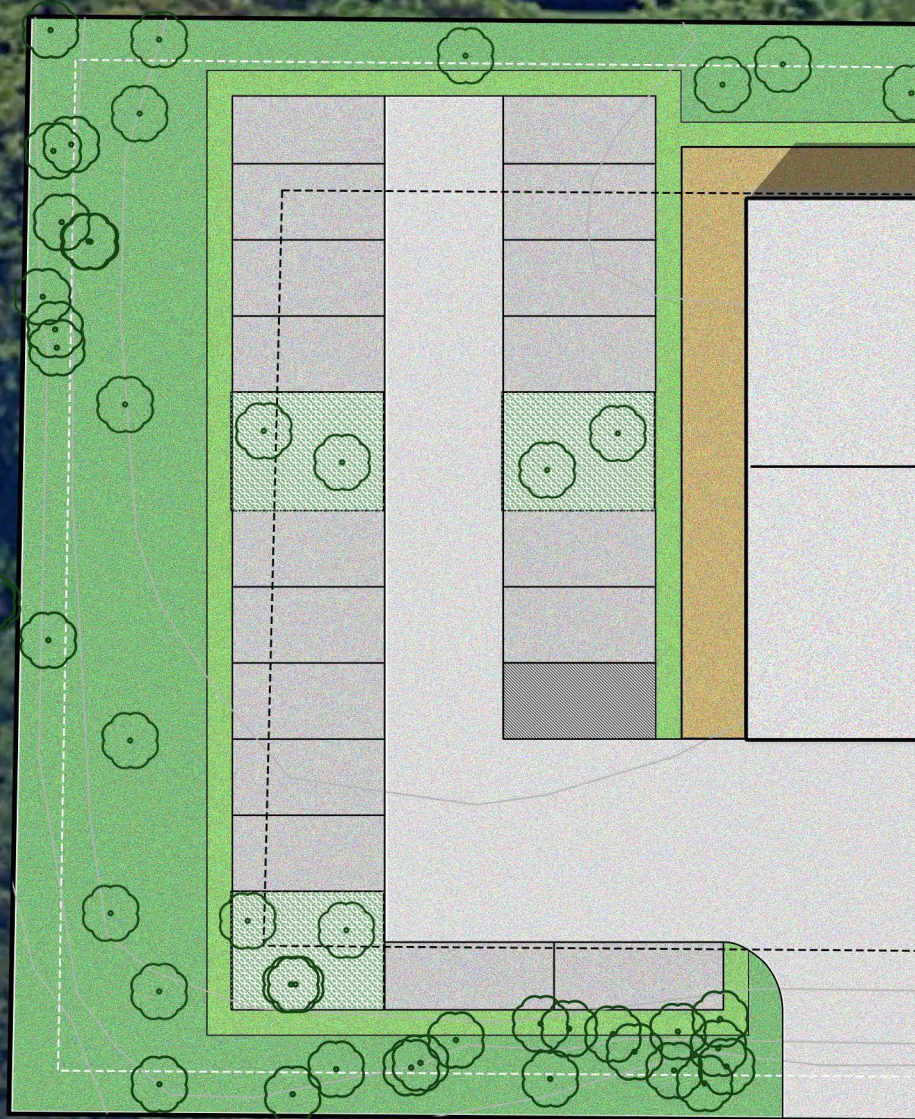
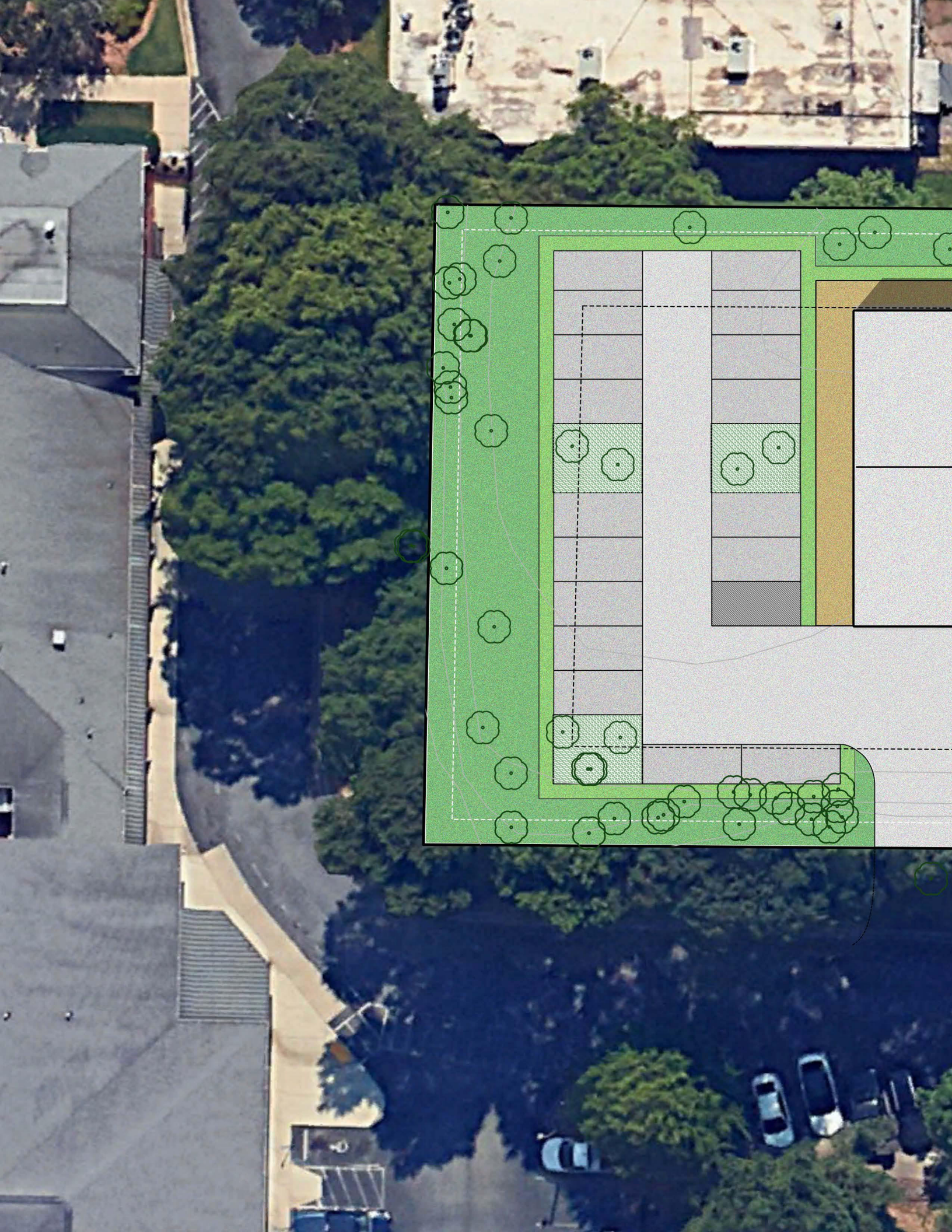
ALLOWABLE COVERAGE AREA

21220.90 SF / 0.487 / 80%

PROPOSED COVERAGE AREA

16531.48 SF / 0.380 AC / 62.40%





FLOOD NOTE

1. ALL FLOOD ZONING CHANGES IN THE FLOOD HAZARD MAP ARE BASED ON THE LATEST AVAILABLE DATA. THE FLOOD HAZARD MAP IS A GENERAL INDICATION OF FLOOD RISK AND DOES NOT CONSTITUTE A GUARANTEE OF FLOOD PROTECTION. THE FLOOD HAZARD MAP IS A GENERAL INDICATION OF FLOOD RISK AND DOES NOT CONSTITUTE A GUARANTEE OF FLOOD PROTECTION.

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PROPERTY IS ZONED R-70
UNINCORPORATED, DEKALB COUNTY
BUILDING DISTRICT
FUTURE 30'
SCALE 1/2"=1'-0"
MAX LOT COVERAGE 20%
MAX LOT COVERAGE 20%
MAX LOT COVERAGE 20%

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONSULT
200400 DISTRICT, FOR ZONING INFORMATION

VERTICAL DATUM NAVD83

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE LOCATION OF THE PROPERTY LINE AND THE LOCATION OF THE PROPERTY LINE. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE LOCATION OF THE PROPERTY LINE AND THE LOCATION OF THE PROPERTY LINE. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE LOCATION OF THE PROPERTY LINE AND THE LOCATION OF THE PROPERTY LINE.

1987
DE 25744/PC 198
N/E
GMP DESIGN LLC
ZONED C-1



LEGEND
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THESE RESULTS SUGGEST THAT THE ECONOMICS OF LAND-USE PATTERNS IN THE LOCAL DOMESTIC COMMERCE OF THE CITY OF THE BAY OF SAN CARLOS ARE NOT THE SAME AS IN THE LOCAL DOMESTIC COMMERCE OF THE CITY OF THE BAY OF SAN CARLOS. THE RESULTS OF THE ANALYSIS OF THE LOCAL DOMESTIC COMMERCE OF THE CITY OF THE BAY OF SAN CARLOS ARE NOT THE SAME AS IN THE LOCAL DOMESTIC COMMERCE OF THE CITY OF THE BAY OF SAN CARLOS.

THE BLOOD DATA SHOWS BROWN IS NOT ROMA. ACTING PANEL MAN WYATT W. HARRIS, JR., SAID BROWN MAY BE EUROPEAN. BROWN'S BLOOD TYPE IS AB POSITIVE. HARRIS SAID BROWN'S BLOOD TYPE IS AB POSITIVE. HARRIS SAID BROWN'S BLOOD TYPE IS AB POSITIVE.

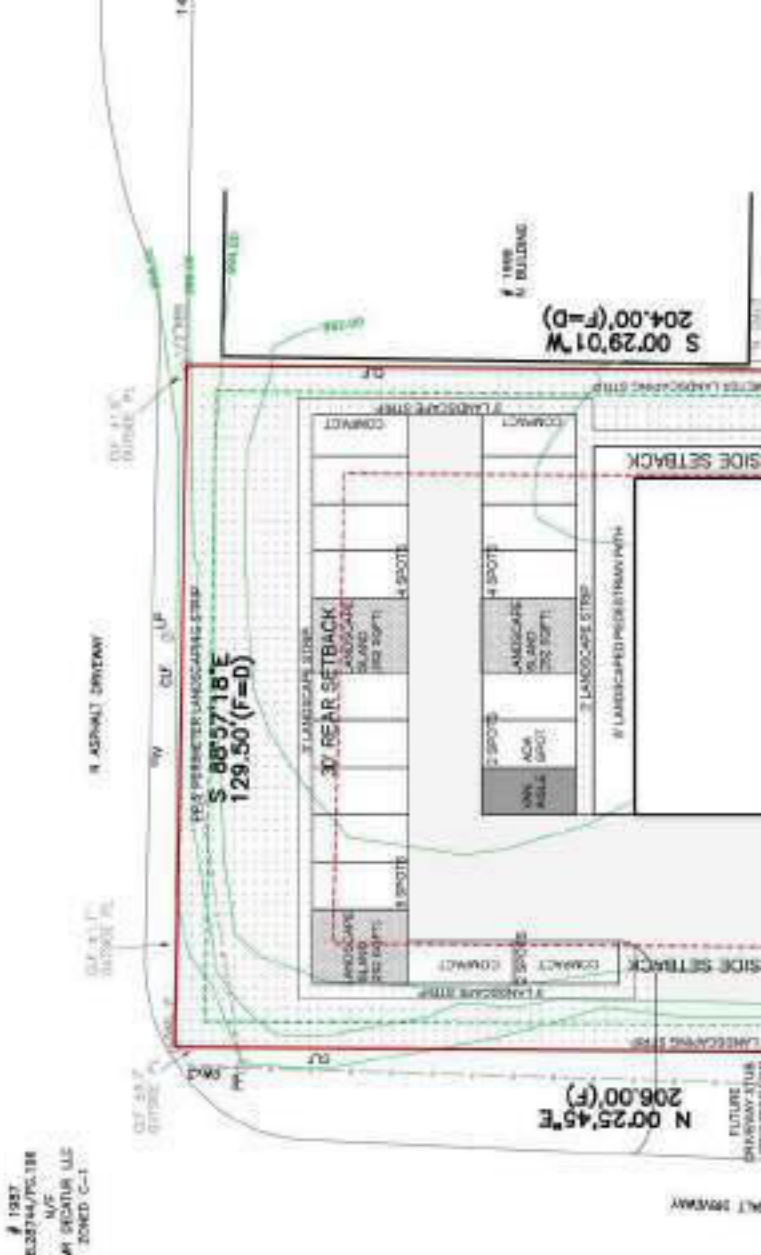
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VERTICAL DATUM NAVD83

PROPERTY RE ZONING C-11 LOCAL COMMERCIAL
LININCORP DEKALB COUNTY
SUBDIVISION SETBACK
FRONT 2'
SIDE 20'
REAR 32'
MAX LOT COVERAGE 85-90%
OPEN SPACE 10%
MAX BUILDING HEIGHT 10'

1.05 TER 2 COVERLAY DISTRICT
LANDSCAPE DESIGNS COUNTY
SPRINKLING 4 SPINERS PER 1,000 SQ FT GFA
LANDSCAPING 10' FRONT YARD STRIP
PERIMETER LANDSCAPING 5' CONTINUOUS STRIP
MAX LOT COVERAGE: 68-90%
OPEN SPACE: 20%

TOTAL 1 JAN AREA	
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I HAVE TWO SETS, EXAMINED THE "A" FLOOD HAZARD MAP AND FOUND IT
MY OWNERS NOTIFIED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD
HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYER IS NOT
RESPONSIBLE FOR ANY DAMAGE DUE ITS OWNERS FOR SAID PARCEL.
MAP NO. 5-80-0017A
EFFECTED DATE 3/16/2013
SIGNED _____

FUTURE FLOOD DISCLAIMER:

INFORMATION WHICH THE LOCAL GOVERNMENT HAS REQUESTED BY THE SUBJECT INDIVIDUALS OR THAT INFORMATION MAY NOT BE RELEASED TO THE PUBLIC. ANY INFORMATION REQUESTED BY AN INDIVIDUAL OR ALL INFORMATION FROM THE APPLICABLE JURISDICTIONS AND SHOW THAT INFORMATION FROM WHICH IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TO OBTAIN THE INFORMATION FROM THE APPLICABLE JURISDICTIONS. THE INFORMATION FROM THE APPLICABLE JURISDICTIONS IS THE RESPONSIBILITY OF THE INDIVIDUAL TO OBTAIN THE INFORMATION FROM THE APPLICABLE JURISDICTIONS. THE INFORMATION FROM THE APPLICABLE JURISDICTIONS IS THE RESPONSIBILITY OF THE INDIVIDUAL TO OBTAIN THE INFORMATION FROM THE APPLICABLE JURISDICTIONS.

STEEL, STEEL, STEEL, STEEL AND OTHER BUILT UTILITIES MAY BE PAID ON COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHS AND SECOND HAND INFORMATION PROVIDED TO THE SURVEYOR. LOCATION OF UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BUILT UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND GAS LINES AND COMPASSES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

[illegible]

• LEGEND •

- [illegible]

PROPOSED COVERAGE AREA
18531.48 SF / 0.350 AC / 62.40%

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT AWARE OF THE ANY DAMAGE DUE TO CONCRETE FOR EACH PARCEL.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH SHOW ONLY APPROXIMATE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION ON COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL CHARGE DEPARTMENT, COUNTY OF KANSAS, AT AN ADDITIONAL CHARGE OF \$200.00 PER ANNUAL.

THE FLOOD DATA SHOWS HOWEVER, THE FEMA ACTING MAP WAS NOT UTILIZED AS A SOURCE. INSTEAD, THE LOCAL GOVERNING INFORMATION STORED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY, IN WHICH THE SUBJECT PROPERTY SITUATED, AND THAT INFORMATION WAS NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT SUBJECT TO THE CURRENTLY APPLICABLE FLOOD INFORMATION ACT. THE APPLICABLE MANIPULATED AND SHOW THAT INFORMATION SECTION MANIPULATED IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, WITH THE DATE OF

STREET, CROSS, SWAMP, RIVER AND OTHER MAJOR DRAINAGES HAVE BEEN MAILED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND SECOND SURVEYS PROVIDED TO THE AUTHORITY. LOCATION OF UNDERGROUND UTILITIES ARE NOT GUARANTEED. THE LOCATION OF BASED UTILITIES ARE BASED ON EXISTING RECORDS AND LOCATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR INFORMATION ON THE LOCATION OF THEIR UTILITIES. THE FIELD LOCATION OF UTILITIES ARE NOT GUARANTEED. THE POSITIVE LOCATION OF UTILITIES ARE NOT GUARANTEED. THE POSITIVE LOCATION OF UTILITIES ARE NOT GUARANTEED. THE POSITIVE LOCATION OF UTILITIES ARE NOT GUARANTEED.

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MAX LOT COVERAGE: 80-90%
OPEN SPACE: 50%

TOTAL LAND AREA	26535.12 SF / 0.509 AC
ALLOWABLE COVERAGE AREA	21239.90 SF / 0.487 / 80%
PROPOSED COVERAGE AREA	18531.48 SF / 0.380 AC / 82.40%

VERTICAL DATUM NAVD88

[illegible]

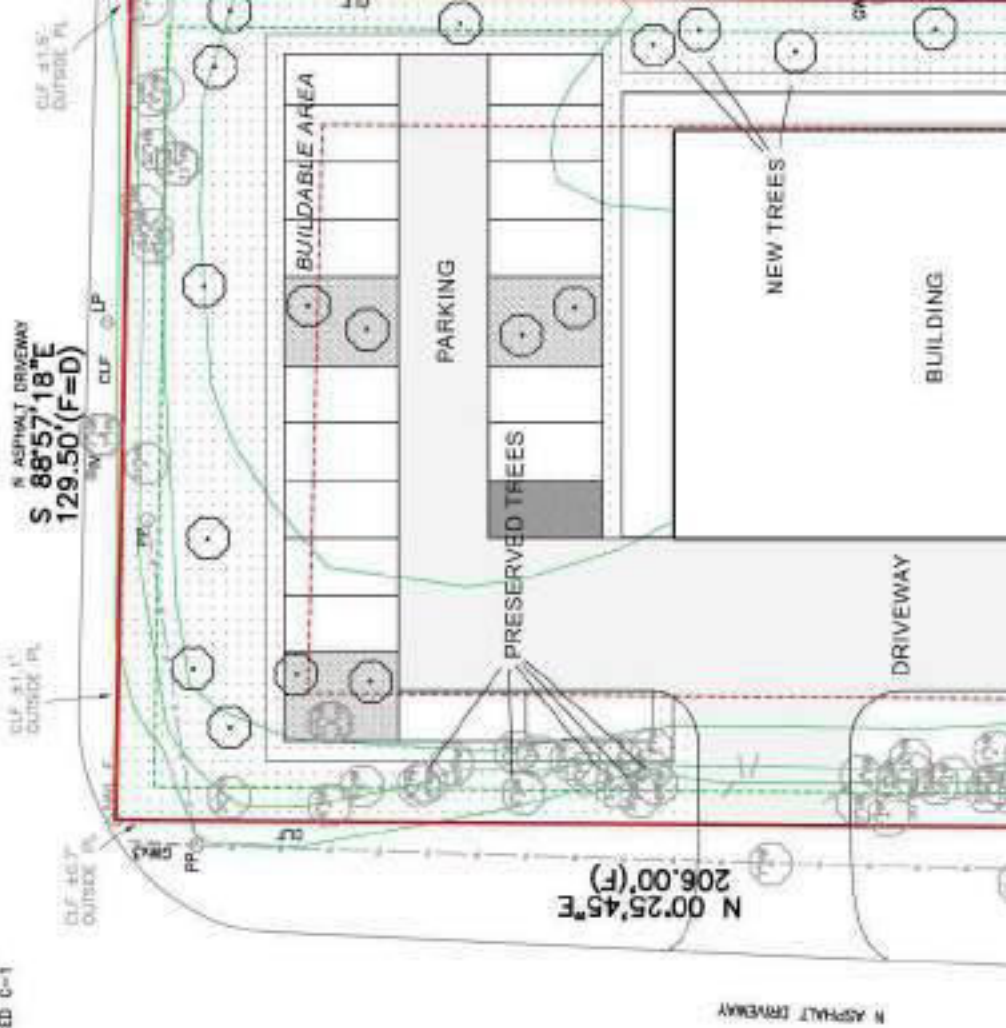
UNINCORP. DEKALB COUNTY
BUILDING SETBACK:
FRONT: 0'
SIDE: 20'
REAR: 35'

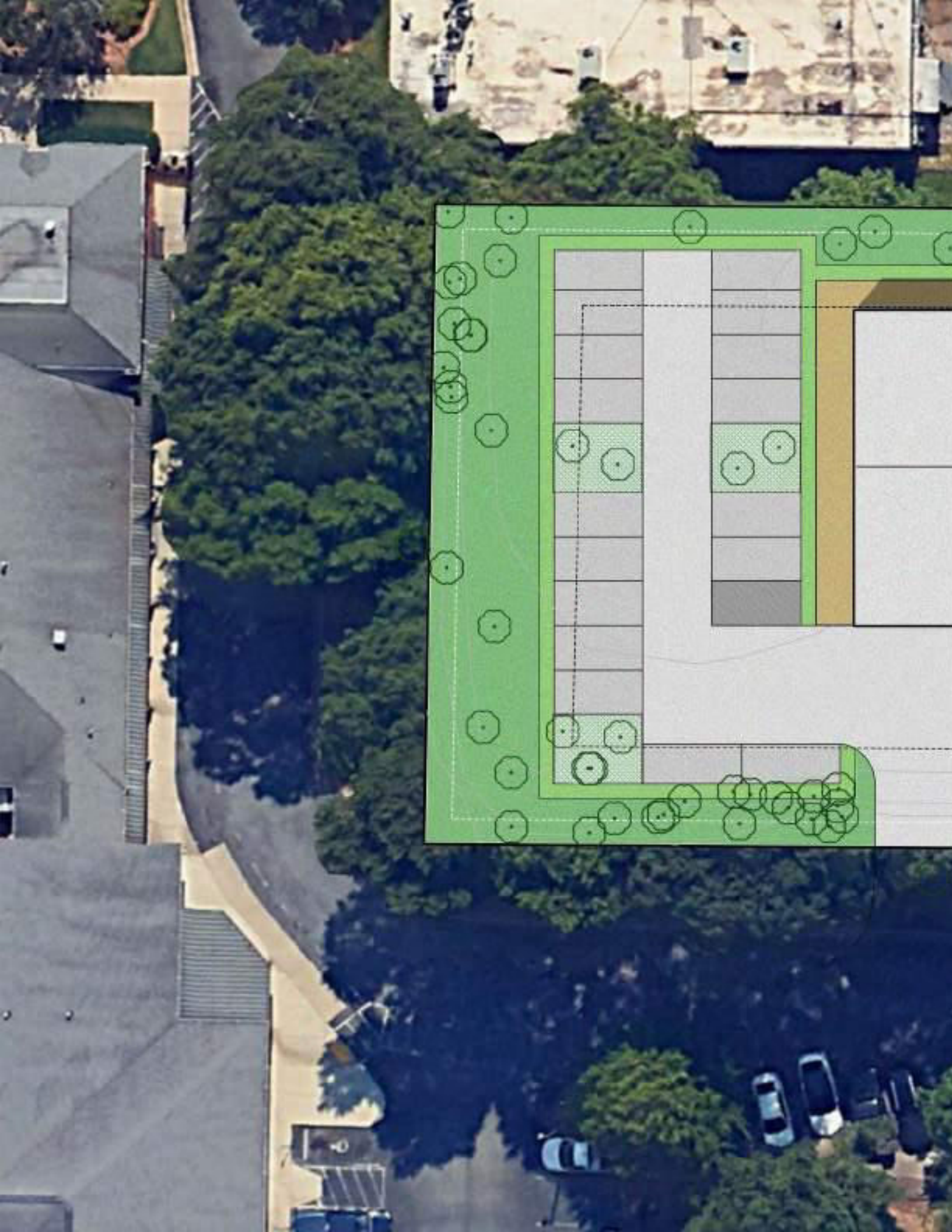
MAX LOT COVERAGE: 80-90%
OPEN SPACE: 10%
MAX BUILDING HEIGHT: 35'

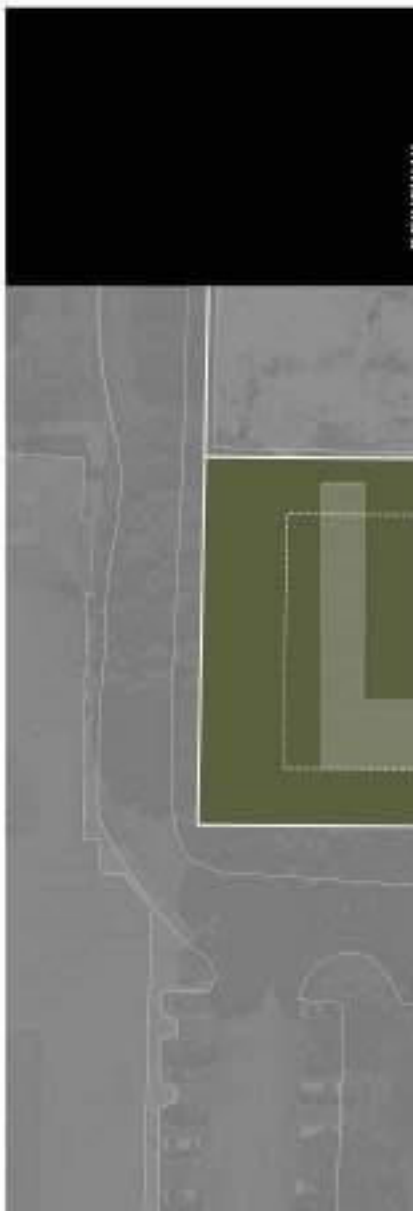
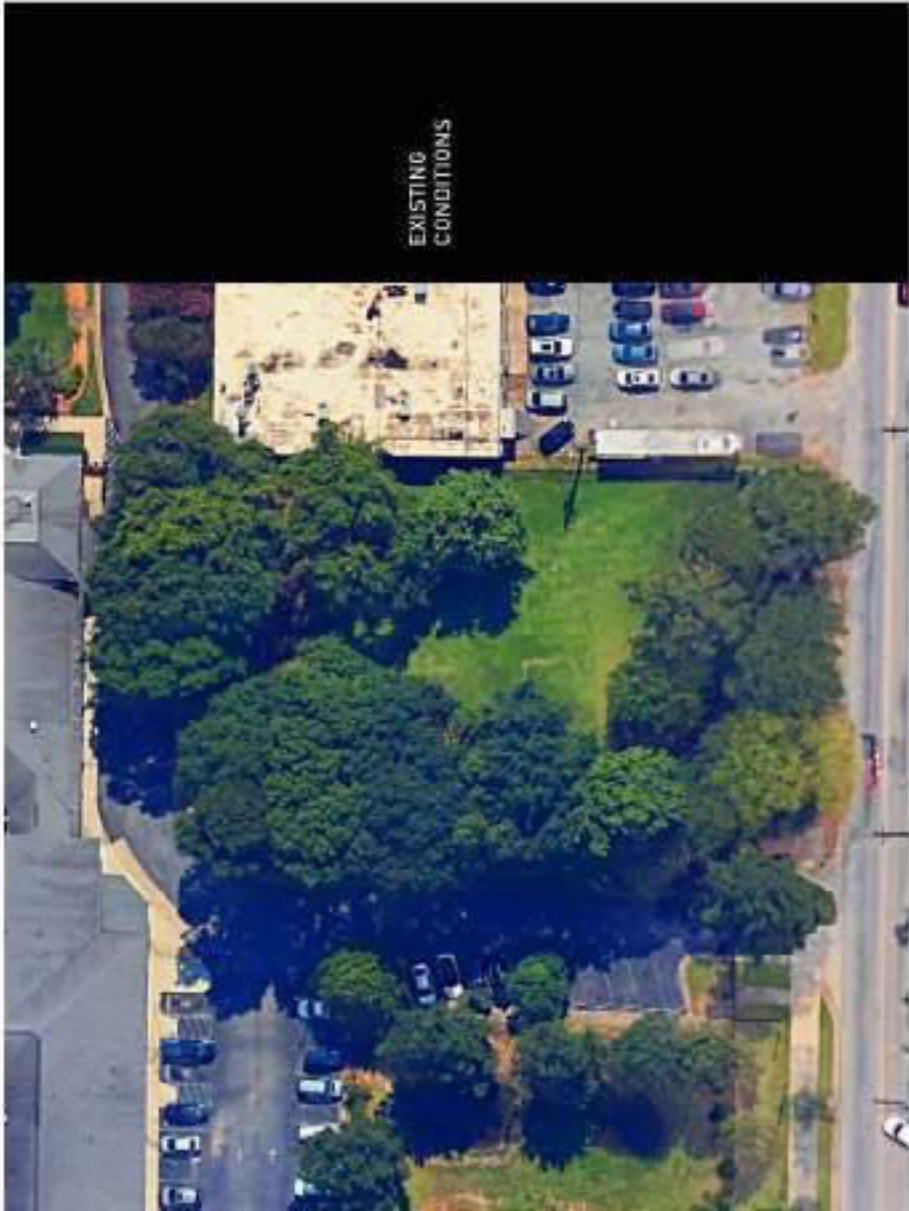
UNINCORP. DEKALB COUNTY
PARKING: 4 SPACES PER 1,000
LANDSCAPING: 10' FRONT YARD
PERIMETER LANDSCAPING: 5'
MAX LOT COVERAGE: 80-90%
OPEN SPACE: 20%

TOTAL LAND AREA	26535.12 SF / 0.509 AC
ALLOWABLE COVERAGE AREA	21239.90 SF / 0.487 / 80%
PROPOSED COVERAGE AREA	18531.48 SF / 0.380 AC / 82.40%

1957
CG 25744/PG.196
N/F
GMR DECATUR LLC
ZONED C-1



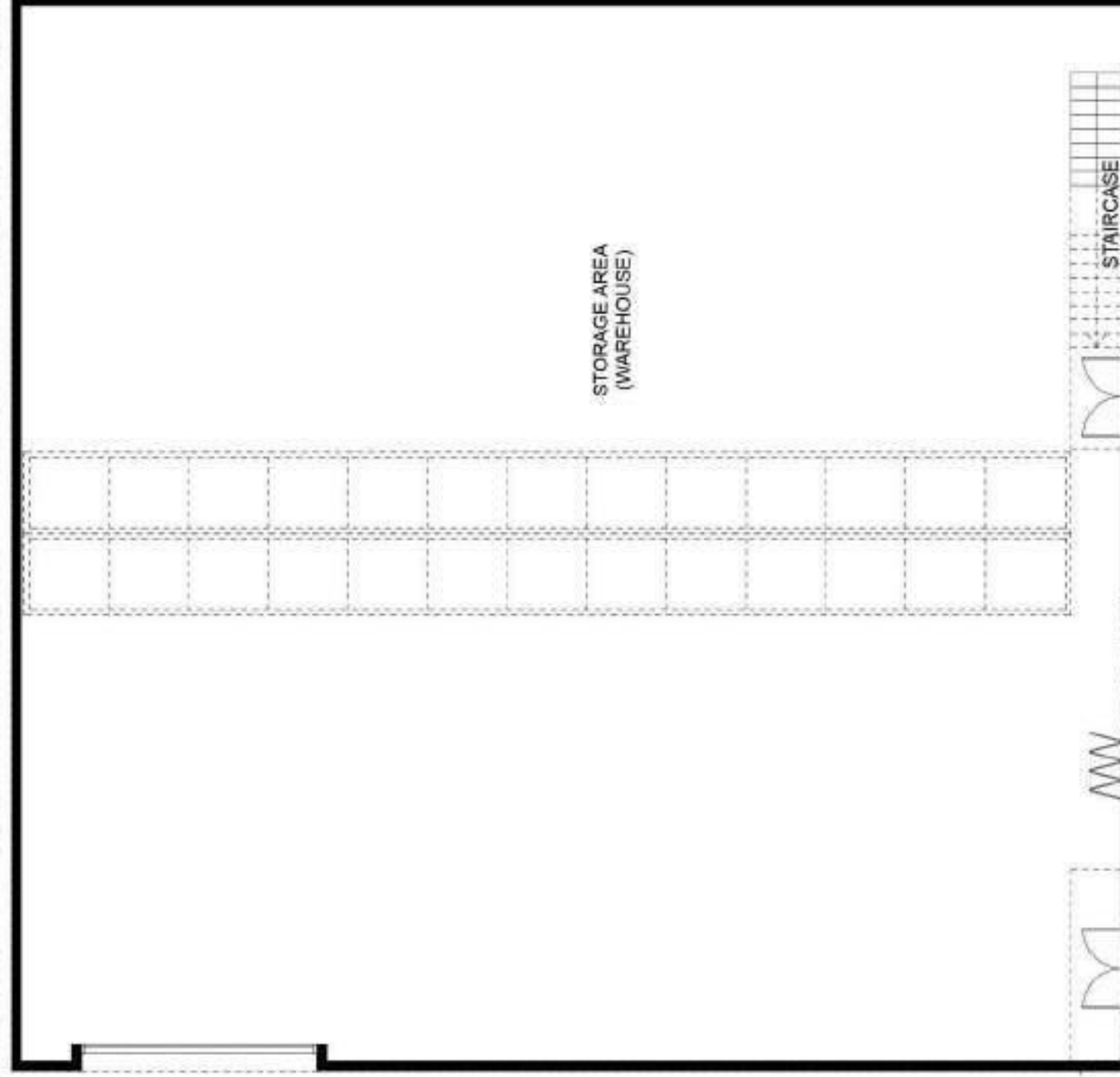




EXISTING
CONDITIONS

GROUND FLOOR

SECOND FLOOR



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

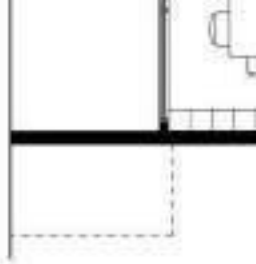
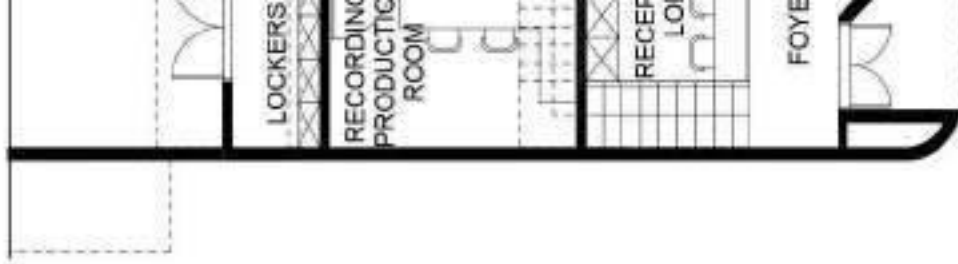
THE SECOND FLOOR REINFORCES THE BUILDING'S PRIMARY IDENTITY AS A **PROFESSIONAL OFFICE ENVIRONMENT**, MAINTAINING LOW DAILY OCCUPANCY LEVELS CONSISTENT WITH GROUP B USE.

ROOFTOP TERRACE (LIMITED AMENITY):

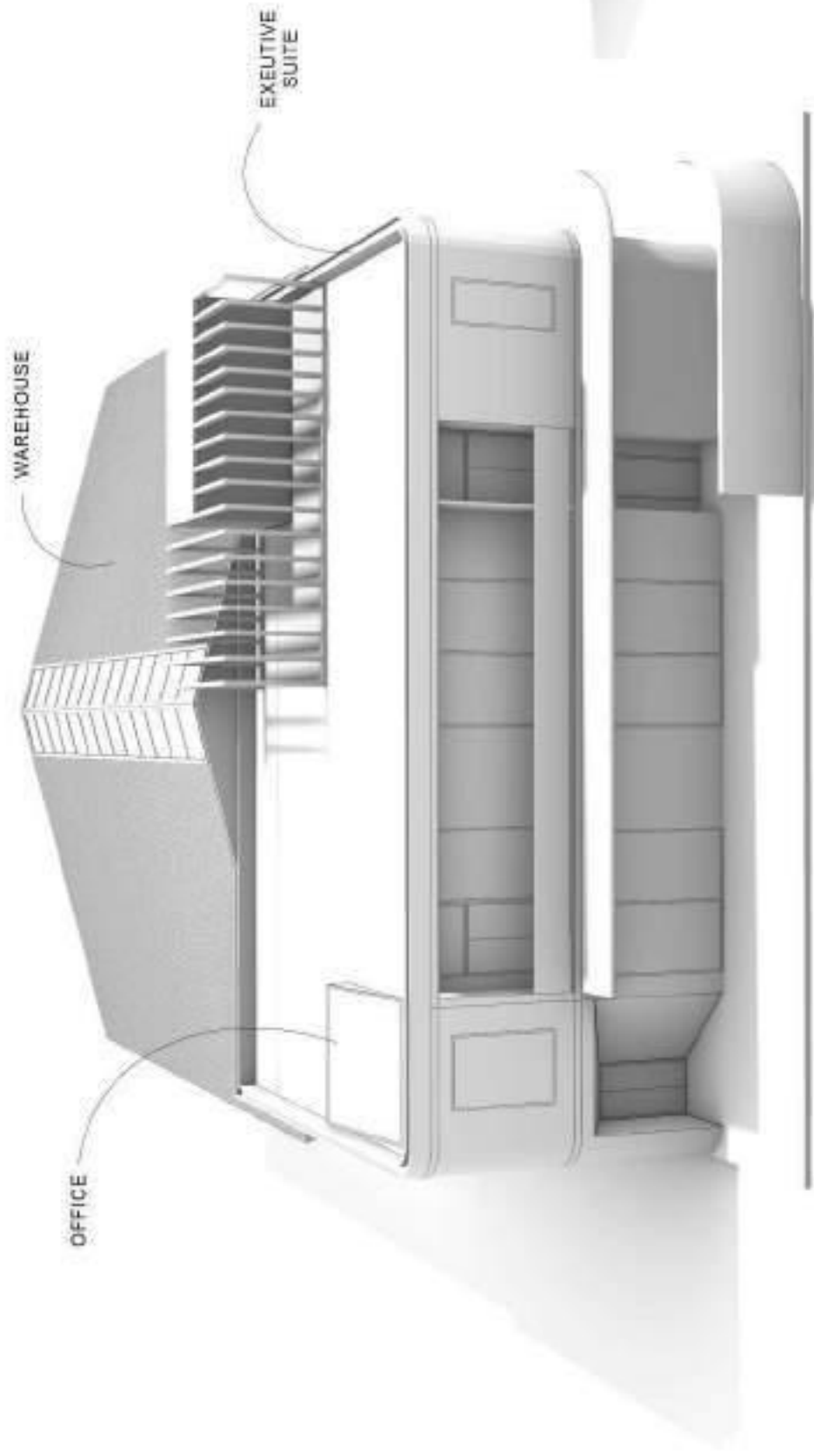
A SMALL ROOFTOP TERRACE IS LOCATED ABOVE THE OFFICE VOLUME AND IS DESIGNED AS A **PRIVATE ACCESSORY AMENITY**.

1 PROPOSED PARTIAL F

Scale Bar

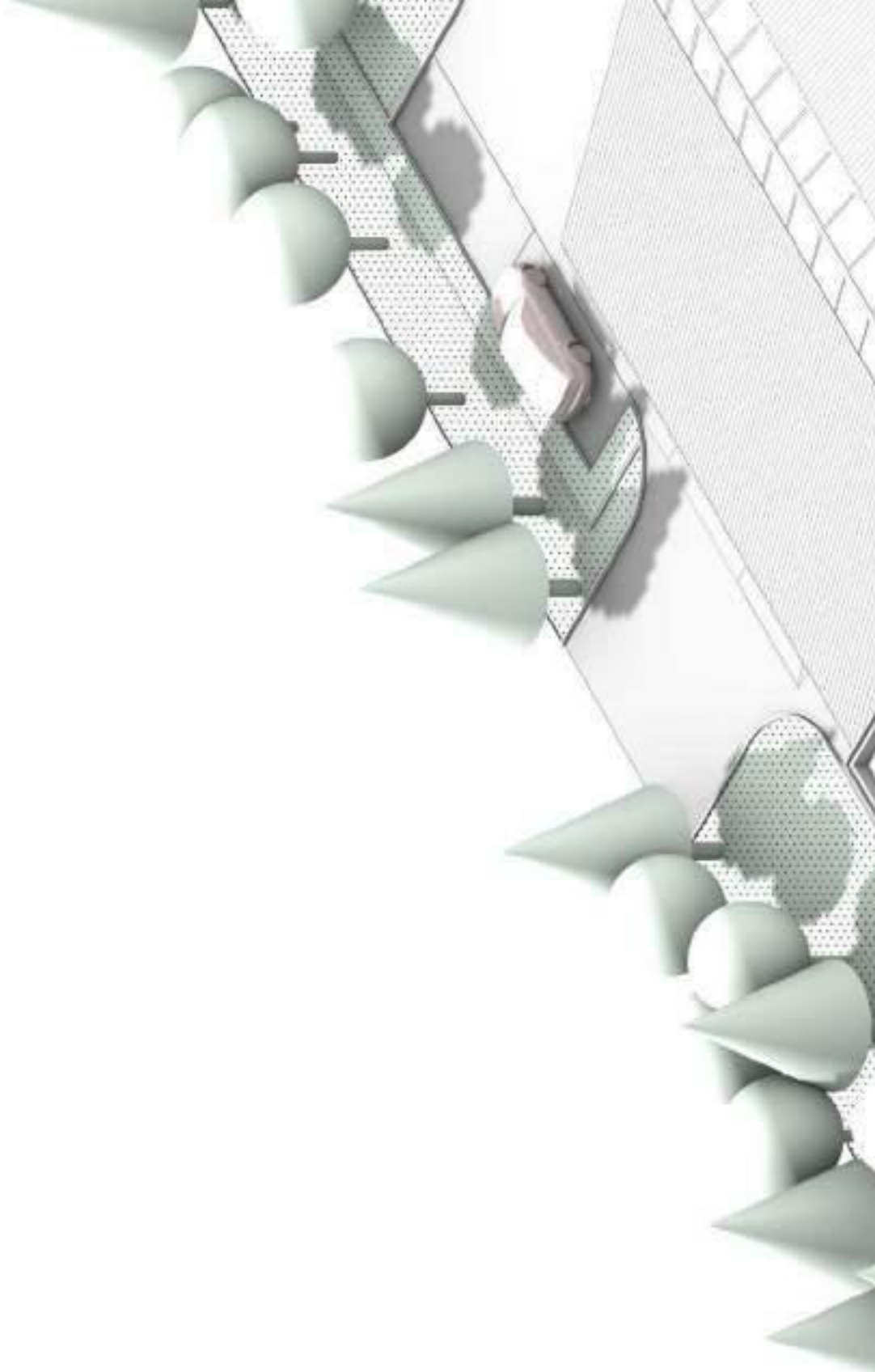


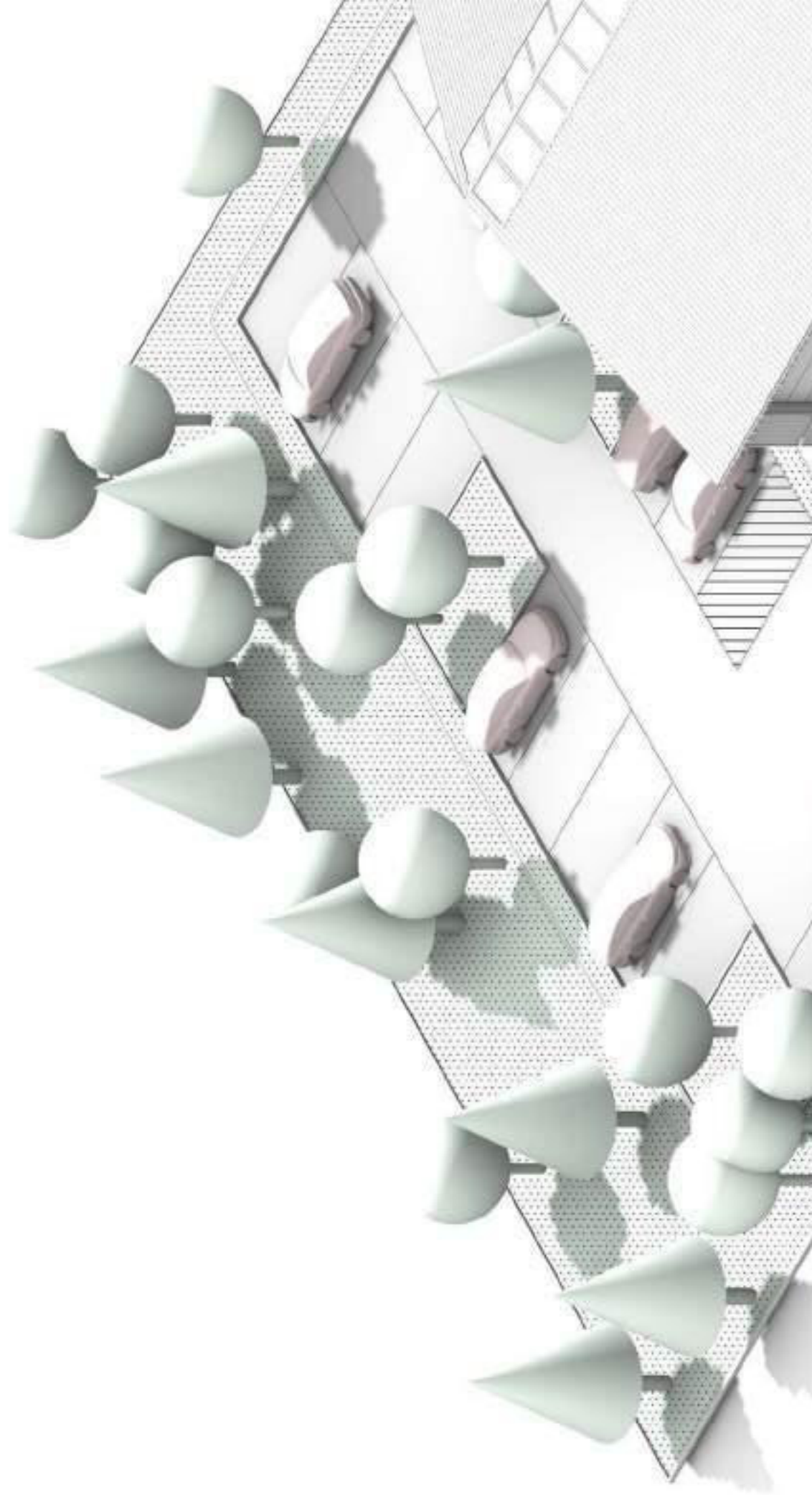


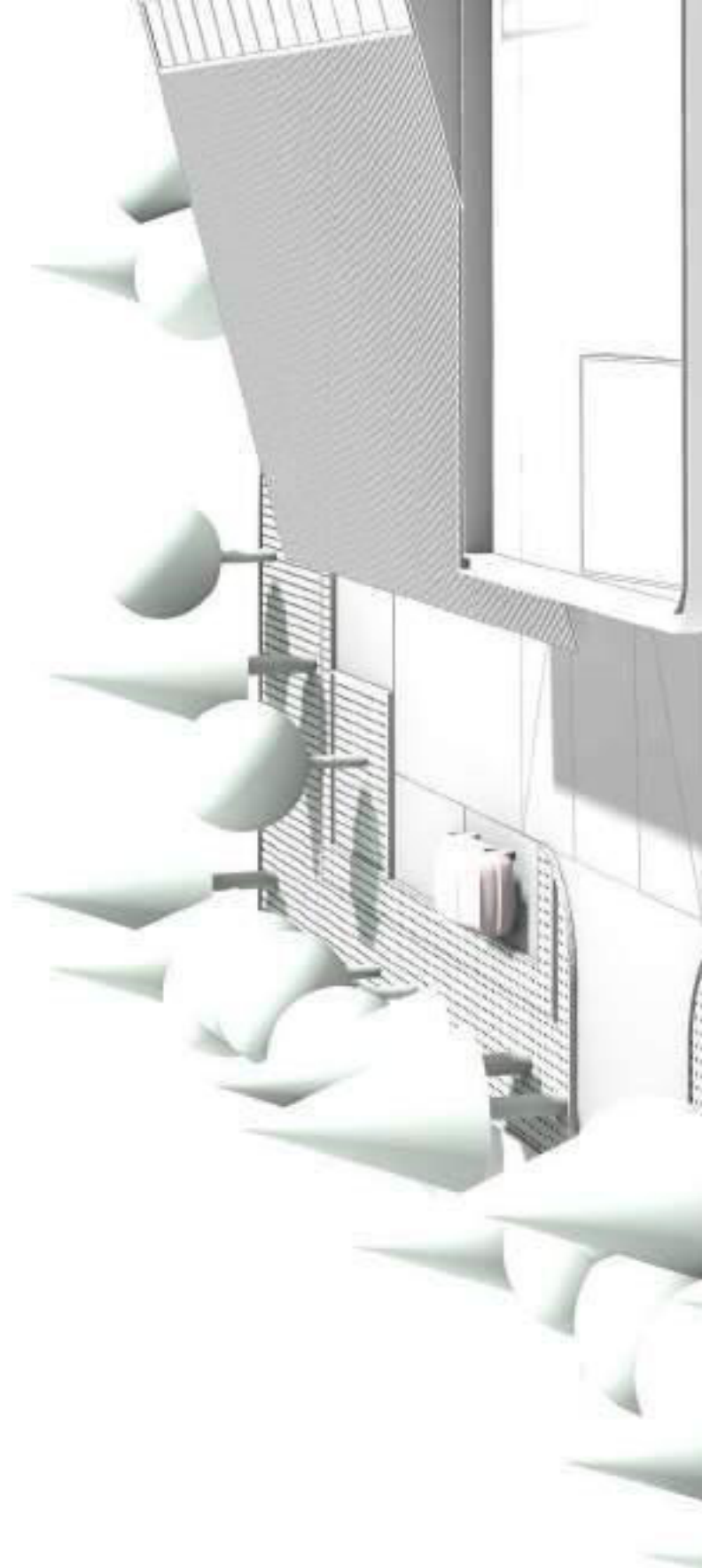


1 SOUTH (FRONT) VIEW
ABSTRACT RENDER









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 MCAFFEE 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.

D. BUILDING PROGRAM SUMMARY

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

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

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

THE BUILDING PROGRAM IS DESIGNED TO SUPPORT ADMINISTRATION AND EQUIPMENT STAGING FUNCTIONS ASSOCIATED WITH OFFICE OPERATIONS.

ADDITIONAL OPERATIONAL DETAILS ARE PROVIDED IN THE ATTACHED **BUSINESS OPERATIONS OVERVIEW**.

E. LANDSCAPE AND PEDESTRIAN CHARACTER

THE LANDSCAPE AND PEDESTRIAN STRATEGY FOCUSES ON REDUCING SOFTER CORRIDOR EDGE AND IMPROVING WALKABILITY THROUGH THE DISTRICT.

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

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

F. DOCUMENT SOURCES AND REFERENCES

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

ADDITIONAL REFERENCES FOR AERIAL IMAGERY, CONTEXTUAL REFERENCES, AND PUBLICLY AVAILABLE GEOGRAPHIC DATA SOURCES ARE PROVIDED IN THE APPENDIX ANALYSIS.

G. NOTES AND CLARIFICATIONS

THIS APPENDIX IS PROVIDED TO SUPPORT THE REZONING SUBMISSION. IT SUMMARIZES APPLICABLE PLANNING FRAMEWORKS.

ALL DIAGRAMS, NARRATIVES, AND CONCEPTUAL ILLUSTRATIONS WERE DEVELOPED TO COMMUNICATE PLANNING INTENT AND DEVELOPMENT DIRECTION. ENGINEERING AND CONSTRUCTION DOCUMENTATION WILL BE PROVIDED SEPARATELY.

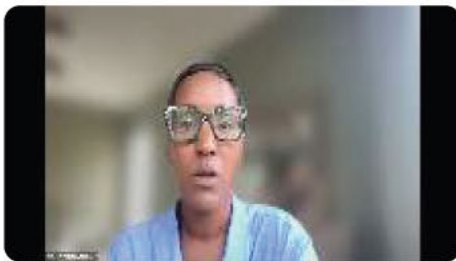


Outlook

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](#)

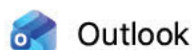
Thank you for choosing Zoom,

The Zoom Team

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



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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:

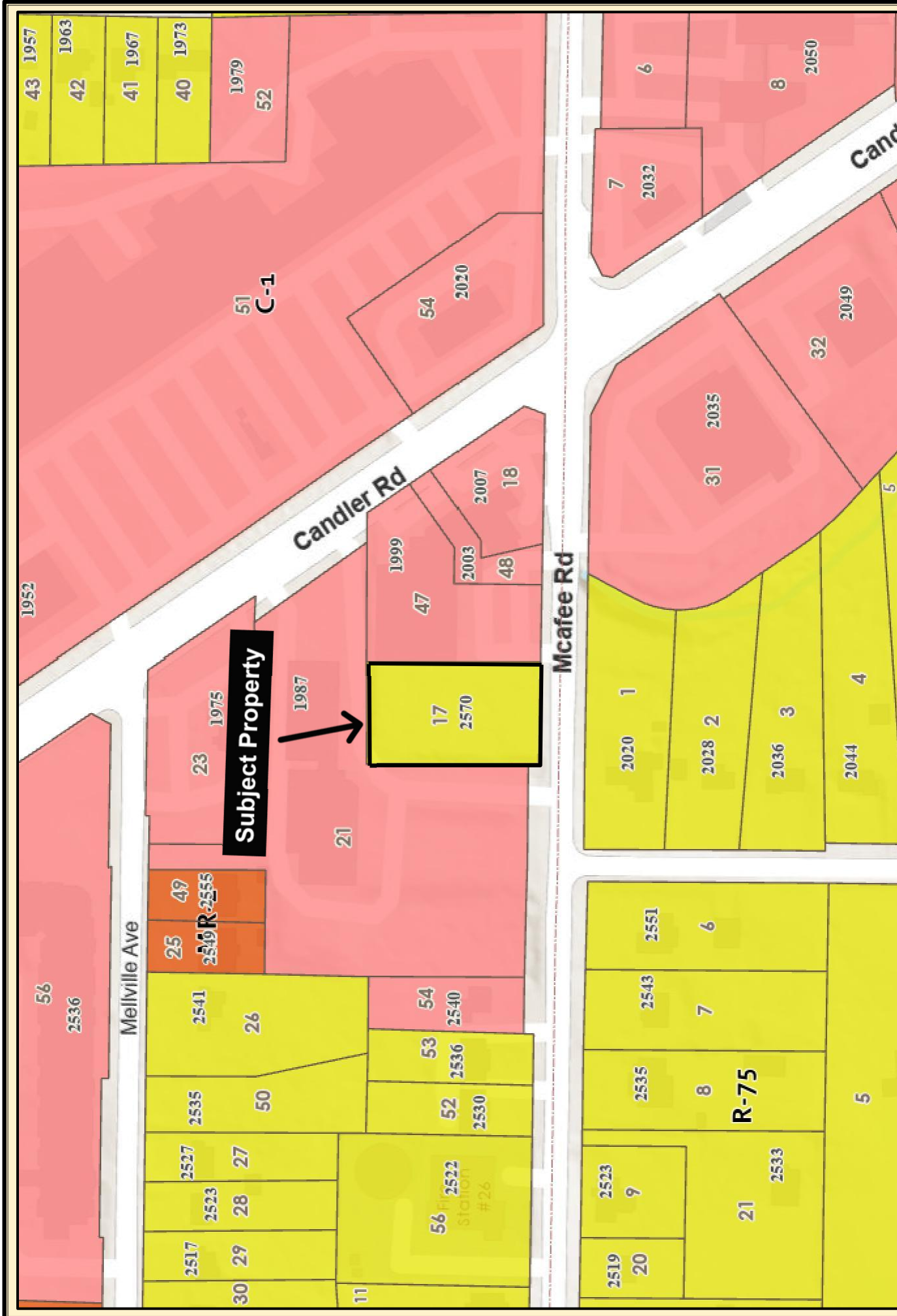
- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * 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



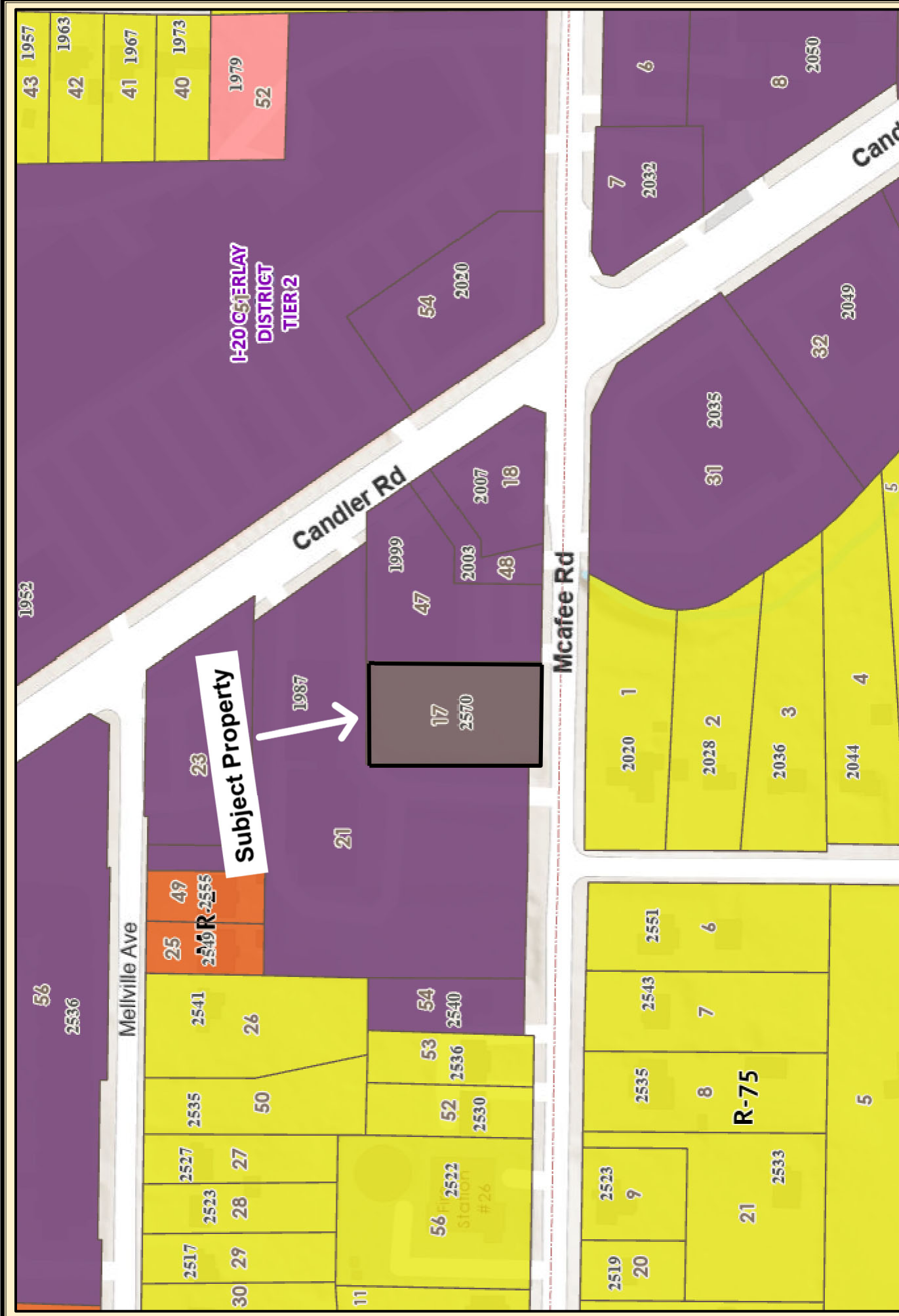
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0 0.0075 0.015 0.03 0.045 0.06 mi

DeKalb County Parcel Map

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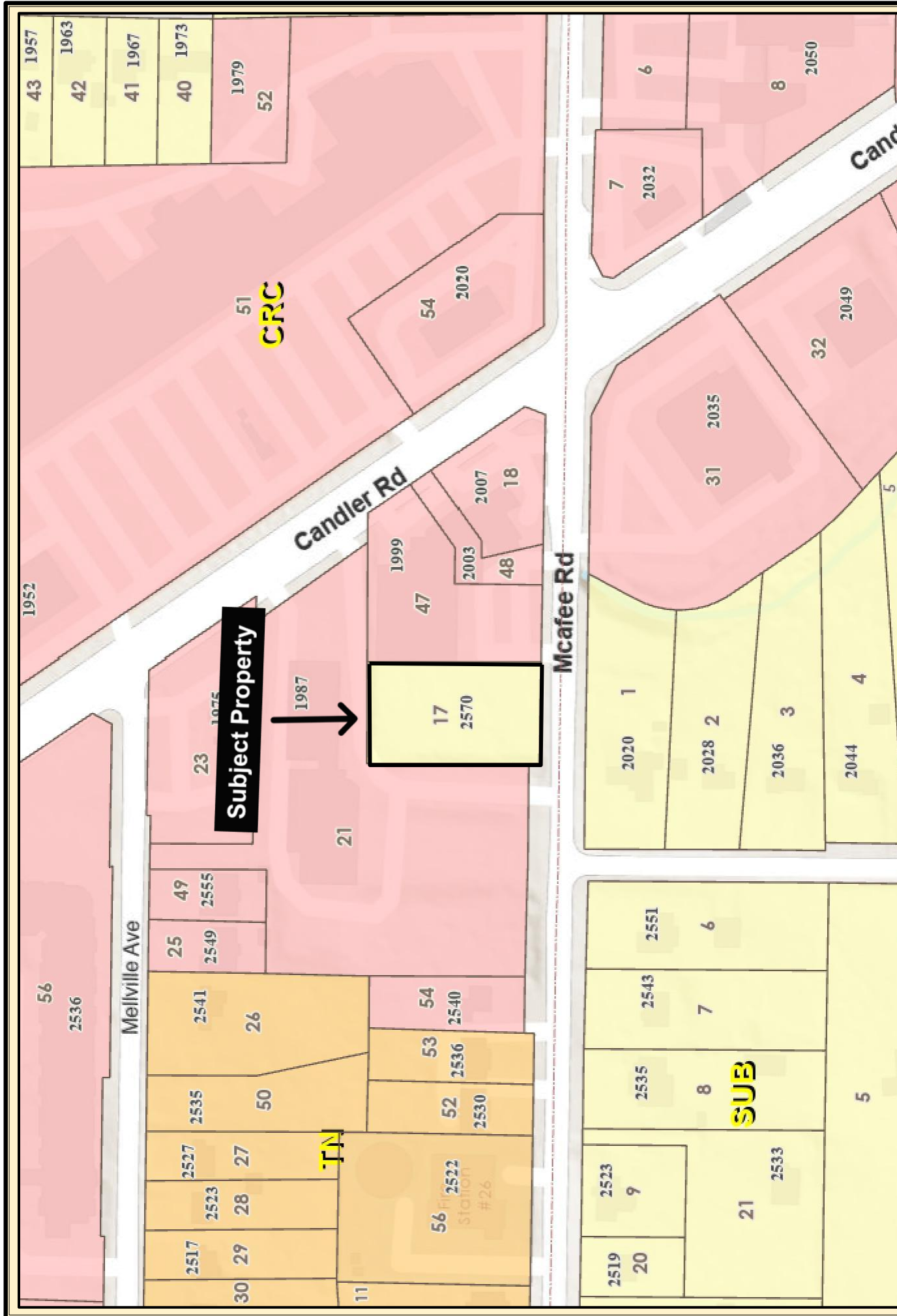
Subject Property

I-20 OVERLAY
DISTRICT
TIER 2

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Melville Ave.

Candler Road

McAfee Road

Subject Property

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