

**Planning Commission Hearing Date: July 8, 2025**  
**Board of Commissioners Hearing Date: July 24, 2025**

## STAFF ANALYSIS

<b>CASE NO.:</b>	TA-25-1247540	<b>File ID #:</b> 2025-0635
<b>Address:</b>	3221 Glenwood Road, Decatur, Georgia 30032	<b>Commission District: 03 Super District: 07</b>
<b>Parcel ID(s):</b>	15 170 13 088	
<b>Request:</b>	To extend the I-20 Overlay District, Tier 2, to 3221 Glenwood Road.	
<b>Property Owner(s):</b>	Mack III Development, LLC	
<b>Applicant/Agent:</b>	DeKalb County Planning & Sustainability	
<b>Acreage:</b>	0.35	
<b>Existing Land Use:</b>	Vacant structures and land	
<b>Surrounding Properties:</b>	<b>North:</b> C-1 (Local Commercial) <b>East:</b> C-1 (Local Commercial) <b>South:</b> I-20 Overlay/C-2 (General Commercial) <b>West:</b> I-20 Overlay/C-2	
<b>Comprehensive Plan:</b>	CRC (Commercial Redevelopment Corridor) <u>  <b>X</b>  </u> <b>Consistent</b> <u>      </u> <b>Inconsistent</b>	

### **STAFF RECOMMENDATION: APPROVAL**

The Board of Commissioners recently approved a rezoning from C-1 to C-2 on this property to allow for this and adjacent properties to the west to provide for a new grocery store and retail shops under the same C-2 underlying zoning district. However, since the subject property is not in the I-20 Overlay District and the adjacent properties to the west are within the I-20 Overlay District, the I-20 Overlay boundary needs to be extended to encompass this property in order for the entire project to fall under the same I-20 Overlay/Tier 2 designation.

Staff is supportive of the I-20/Tier 2 boundary extension to the subject property to allow for the entire project to be developed under the same overlay district. Therefore, upon review of Section 7.3.1 of the *Zoning Ordinance* (Initiation of proposals for text amendments), it is the recommendation of the Planning & Sustainability Department that the application be ***“Approved”***.



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