

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

STAFF ANALYSIS

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

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”**.

