

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.

PETITION NO: N12-2025-0635 TA-25-1247540

PROPOSED USE: Extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.

LOCATION: 3221 Glenwood Road, Decatur, Georgia 30032

PARCEL NO. : 15 170 13 088

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2025) Approval.

PLANNING COMMISSION: (July 8, 2025) Approval.

PLANNING STAFF: Approval.

STAFF ANALYSIS: 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”***.

PLANNING COMMISSION VOTE: (July 8, 2025) Approval 9-0-0. Commissioner Moore moved, Commissioner West seconded for approval, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval 9-0-0.

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

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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”***.

