



Macon-Bibb Planning & Zoning Commission  
Terminal Station | 200 Cherry Street, Suite 301  
Macon, Georgia 31201 | MBPZ.org

## 6/12/2023 Hearing Results

1. Parcel Number P071-0082 | 306 Rogers Ave | Certificate of Appropriateness | for exterior modifications and fence | HR-1 District | Heather Moody, Applicant **APPROVED**
2. Parcel Number P071-0260 | 114 Buford Pl | Certificate of Appropriateness | for exterior modifications to the landscaping | HR-1 District | Darrell and Susan Floyd, Applicant **APPROVED**
3. Parcel Number P071-0341 | 2375 Vineville Ave | Certificate of Appropriateness | for exterior modifications to the landscape/tree removal | HR-3 District | Priscilla Kitchens, Applicant **APPROVED**
4. Parcel Number Q074-0678 | 576 Poplar St | Certificate of Appropriateness | for exterior lighting | CBD-1 District | Travis Spencer, Applicant **APPROVED**
5. Parcel Number R073-0253 | 362 Second St | Certificate of Appropriateness | for exterior modifications to the front doors | CBD-1 District | Travis Spencer, Applicant **APPROVED**
6. Parcel Number R073-0353 | 502 Cherry St | Certificate of Appropriateness | for exterior modifications to the storefront | CBD-1 District | Travis Spencer, Applicant **APPROVED**
7. Parcel Number L081-0159 | 148 Steven Dr | Conditional Use | to allow a professional office building | PDE District | Amy Wilby/Gaskins Le Crow, Applicant **APPROVED**
8. Parcel Number P071-0320 | 2437 Vineville Ave | Conditional Use | to allow a professional office | HR-3 District | Michael Moore, Applicant **APPROVED**
9. Parcel Number P092-0359 | 3061 Houston Ave | Conditional Use | to allow a medical clinic | C-2 District | First Choice Primary Care, Applicant **APPROVED**

10. Parcel Number K008-0066 | 3059 McManus Rd S | Conditional Use | to allow a power sports and motorcycle repair facility | PDI District | Mark Downing, Applicant **APPROVED**
11. Parcel Number L053-0002 | 4863 Rivoli Dr | Conditional Use | to allow a second single-family dwelling unit | R-1AAA District | Gene Dunwody/Dunwody Beeland Architects, Applicant **APPROVED**
12. Parcel Number U090-0034 | 2999 Weaver Rd | Conditional Use | to allow an auto repair garage with retail sales | C-4 District | Matt Widner/Widner and Associates, Applicant **APPROVED**
13. Parcel Number P071-0249 | 171 Hines Ter | Certificate of Appropriateness | for exterior modifications to the windows | HR-1 District | Nathan Espey, Applicant **Deferred by the DRB to 6.20.23**

#### **VI. Regular Agenda**

14. ZA-23-002 TA | Text Amendment | Resolution of the Macon-Bibb County Planning and Zoning Commission amending Chapters 1, 4, and 26 of the Comprehensive Land Use Resolution for Macon-Bibb County to amend new definitions of front, rear, and side yards and to clarify the definition of front, rear, and side building lines in Section 1.02; to modify the required setback of accessory building from main dwellings and buildings in Sections 4.06 and 4.07; to clarify the location for parking and storage of trailers in Section 26.08; and for other purposes. **APPROVED**
15. Parcel Number R073-0360 | 596 Cherry St | Certificate of Appropriateness | to review exterior modifications of previously approved ATM | CBD-1 District | Joshua Rogers, Applicant **DENIED WITH CONDITIONS**
16. Parcel Number J011-0008 | 5115 Fulton Mill Rd | Variance with Conditional Use | to allow a flag lot with a manufactured home | A District | John Ward, Applicant **APPROVED**
17. Parcel Number O103-0019 | 1658 Jennifer Dr | Rezoning | Rezoning from R-1A to R-1 to allow a 368-lot residential cluster development | R-1A District | Steven Rowland/Rowland Engineering, Inc., Applicant **APPROVED**
18. Parcel Number O103-0019 | 1658 Jennifer Dr | Conditional Use | to allow a 368-lot residential cluster development | Pending rezoning to R-1 | Steven Rowland/Rowland Engineering, Inc., Applicant **DEFERRED TO 7/10/2023 HEARING**

19. Parcel Number N064-0067 | 215 Merrit Ave | Violation | Request to revoke the current home occupation zoning compliance | R-1A District | Larry Clark, Applicant  
**“PERMIT # 2019-00021098 FOR A HOME OCCUPATION” REVOKED**