



Macon-Bibb County Planning & Zoning Commission
3661 Eisenhower Parkway, Ste. MB104
Macon, GA 31206 | MBPZ.org

12/09/2024 Hearing Results

1. [Parcel Number P071-0202](#) | 251 Buford Pl | Certificate of Appropriateness | for design approval of exterior modifications to install gutters | HR-1 District | Alexander Wang, applicant **APPROVED**
2. [Parcel Number Q074-0077](#) | 991 Walnut St | Certificate of Appropriateness | for design approval of exterior modifications to the front porch | HR-3 District | Kelvin Collins, applicant **APPROVED**
3. [Parcel Number Q074-0119](#) | 828 Riverside Dr | Certificate of Appropriateness | for design approval of a fence and gate | CBD-2 District | Meni Levi, applicant **APPROVED**
4. [Parcel Number R081-0064](#) | 698 Martin Luther King Jr Blvd | Certificate of Appropriateness | for design approval of signage | CBD-2 District | Matt Williams, applicant **APPROVED**
5. [Parcel Number Q074-0669](#) | 971 Washington Ave | Certificate of Appropriateness | for design approval of signage | HR-3 District | Detra Howard Mitchell, applicant **APPROVED**
6. [Parcel Number H011-0114](#) | 5221 Dixon Rd | Conditional Use | to allow a manufactured home | A District | Steven Newberry, applicant **APPROVED**
7. [Parcel Number O051-0149](#) | 3056 Riverside Dr | Conditional Use | to allow revisions to a previously approved auto sales lot | C-2 District | Jake Barrow/LRA Constructors Inc, applicant **APPROVED**
8. [Parcel Number N042-0005](#) | 3935 River Place Dr | Conditional Use | to allow an addition to the existing automotive service building | C-2 District | BTBB Architects, applicant **APPROVED**
9. [Parcel Number N042-0006](#) | 3931 River Place Dr | Conditional Use | to allow a new car sales and automotive service building | C-2 District | BTBB Architects, applicant **APPROVED**



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10. [Parcel Number Q073-0519](#) | 1194 Forsyth St | Certificate of Appropriateness | for exterior modifications to the landscape (tree removal) | HC District | Jim Beatty, applicant **DEFERRED BY APPLICANT TO 01/13/2025 HEARING**
11. [Parcel Number J004-0007](#) | 5646 Rivoli Dr | Conditional Use | to allow a 68-lot residential development | PDR District | Rowland Engineering Inc, applicant **DEFERRED BY APPLICANT TO 01/13/2025 HEARING**
12. [ZA-24-001](#) | Text Amendment | RESOLUTION OF THE MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION AMENDING THE COMPREHENSIVE LAND DEVELOPMENT RESOLUTION FOR MACON-BIBB COUNTY, BY AMENDING CHAPTERS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13A, 13B, 14, 15, 16, 17, 18, 19, 21, 21A, 22A, 23, 25, 26, 27 AND 28, AND INSERTING A NEW CHAPTER 4B, SO AS TO UPDATE AND RESTRUCTURE THE LAND DEVELOPMENT RESOLUTION IN CONNECTION WITH THE CATEGORIZATION AND REGULATION OF USES AND CREATE A TABLE OF PERMISSIBLE USES, ALL TO IMPROVE EFFICIENCY AND FAIRNESS, TO ENSURE CONTINUED COMPLIANCE WITH DEVELOPING LEGAL STANDARDS; TO CONTINUE TO ACCOMPLISH THE PURPOSES OF THE LAND DEVELOPMENT RESOLUTION; AND FOR OTHER PURPOSES. **APPROVED**
13. [Parcel Number DE67-0288](#) | 516 Bluewater Bay Dr | Variance | in rear yard setback requirements for a single-family dwelling | PDR District | Raymond Edward & Terri Moring Betcher, applicant **APPROVED**
14. [Parcel Number Q074-0444](#) | 538 First St | Conditional Use | to allow a pet shop with kennels | CBD-1 District | Terri Marion/ Wagsworth Hotel, applicant **APPROVED**
15. [Parcel Number K003-0573](#) | 1448 Bass Rd | Conditional Use | to allow a veterinarian clinic | PDM District | Hays Fyke/ Providence Animal Care Center, applicant **APPROVED**
16. [Parcel Number M062-0056](#) | 4420 Forsyth Rd | Conditional Use | to allow a medical clinic | C-4 District | Matt Hughes/ The Lookshop, applicant **APPROVED**
17. [Parcel Number K003-0573](#) | 1448 Bass Rd | Conditional Use | to allow a drive-thru restaurant | PDM District | Jason Carroll, applicant **APPROVED**
18. [Parcel Number N042-0016](#) | 3962 River Place Dr | Conditional Use | to allow a private overflow commercial parking lot | C-2 District | BTBB Architects, applicant **APPROVE**



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19. [Parcel Number N083-0132](#) | 3555 Mercer University Dr | Conditional Use | to allow a recreation facility with live entertainment and alcohol sales | C-2 District | Carlandra Slappy, applicant **APPROVED**
20. [Parcel Number N140-0600](#) | 7050 Houston Rd | Conditional Use | to allow a fueling center with convenience store | PDC District | Jaymin Patel, applicant **APPROVED**
21. [Parcel Number O150-0044](#) | 7998 NE Industrial Blvd | Conditional Use | to allow a commercial truck parking lot | M-1 District | Matt Widner/Widner & Associates Inc, applicant **APPROVED**
22. [Parcel Number V081-0102](#) | 4091 Riggins Mill Rd | Conditional Use | to allow commercial truck parking | C-2 District | Isobelth Saborio/MC Enterprise LLC, applicant **APPROVED**
23. [Parcel Number P130-0013, P130-0015, P130-0016, P130-0014, P130-0093](#) | 2080, 2090, 2094, 2116, 2126 Barnes Ferry Rd | Conditional Use | to allow a ready-mix concrete plant | M-2 District | Carter Engineering Group, applicant **APPROVED**
24. [Parcel Number T072-0074](#) | 2168 Jeffersonville Rd | Rezoning | from PDC/R-1A to C-2 to allow a recreational facility | PDC/R-1A District | DeShaydia Pope, applicant **APPROVED**

These decisions are officially filed by this posting on the Macon-Bibb Planning and Zoning Commission website on December 10, 2024.

A handwritten signature in blue ink, appearing to read 'Jeffrey C Ruggieri', written over a horizontal line.

Jeffrey C Ruggieri AICP
Executive Director, MBPZ