



Macon-Bibb County Planning & Zoning Commission  
3661 Eisenhower Parkway, Ste. MB104  
Macon, GA 31206 | [MBPZ.org](http://MBPZ.org)

## 05/11/2026 Hearing Results

1. [Parcel Number Q074-0407](#) | 497 Second St | Certificate of Appropriateness | for design approval of an awning | CBD-1 District | Wesley Griffith, applicant **APPROVED**
2. [Parcel Number O072-0223](#) | 2641 Stanislaus Plz | Certificate of Appropriateness | for exterior modifications to the side porch | HR-1 District | Michael Jamison, applicant **APPROVED**
3. [Parcel Number Q074-0085](#) | 931 Walnut St | Certificate of Appropriateness | to allow retention of existing vinyl windows | HR-3 District | Flora Chakmakis, applicant **DENIED**
4. [Parcel Number R081-0015](#) | 598 Third St | Certificate of Appropriateness | for design approval of an awning, signage, and guardrail at an existing building ramp | CBD-1 District | Dunwody Beeland Architects Inc, applicant **APPROVED**
5. [Parcel Number K003-0576](#) | 1400 Bass Rd | Conditional Use | to amend a previously approved conditional use permit for an office park | PDS District | Steven Rowland / Rowland Engineering Inc, applicant **APPROVED**
6. [Parcel Number K008-0213](#) | 4031 Cavalier Dr | Conditional Use | to allow two office/warehouse buildings | C-2 District | Guy Eberhardt, applicant **APPROVED**
7. [Parcel Number N084-0024](#) | 2228 Anthony Rd | Conditional Use | to allow upgrades to an existing baseball complex | R-2 District | Carter Engineering Group, applicant **APPROVED**
8. [Parcel Number P130-0020](#) | 2255 Barnes Ferry Rd | Conditional Use | to allow construction of a structure that exceeds maximum permitted building height | M-1 District | Prince Services & Manufacturing, applicant **APPROVED**
9. [Parcel Number Q072-0136](#) | 1276 Riverside Dr | Conditional Use | for warehouse & storage | C-2 District | Paul Nelson, applicant **APPROVED**
10. [Parcel Number R064-0421](#) | 1014 Gray Hwy | Conditional Use | to allow a drive-in restaurant | C-4 District | Macon Vortex PropCo LLC, applicant **APPROVED**
11. [Parcel Number U074-0061](#) | 3495 Riggins Mill Rd | Conditional use | to allow a personal care home | R-3 District | Nickia Rigby, applicant **APPROVED**



**Macon-Bibb County Planning & Zoning Commission**  
3661 Eisenhower Parkway, Ste. MB104  
Macon, GA 31206 | [MBPZ.org](http://MBPZ.org)

12. [Parcel Number O094-0063 & O094-0386](#) | 3720 & 3710 Pio Nono Ave | Rezoning | from C-4 to C-2 | C-4 District | Kimley Horn / AutoZone Corporation, applicant **APPROVED**
13. Parcel Number Q091-0312, Q091-0313, Q091-0314, Q091-0305, Q091-0311 | 452, 458, 466, 470 Holloway St & 2633 Cason St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**
14. Parcel Number Q091-0316, Q091-0315 & Q091-0304 | 480, 472 Holloway St & 2620 Peacock St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**
15. Parcel Number Q091-0306, Q091-0307, Q091-0308, Q091-0309, Q091-0310 | 481, 473, 467, 461, 453 Pittman St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**
16. [Parcel Number Q140-0015](#) | 1930 Griffin Rd | Variance | in fence front setback requirements | R-1AAA District | Rochelle Spellman-Bolar, applicant **APPROVED**
17. [Parcel Number P101-0234](#) | 990 West Richmond St | Variance | for fence location & height | R-1 District | Penaloza Fabiola Pe Naloza Fabiola, applicant **DEFERRED TO 05.26.2026 HEARING**
18. [Parcel Number F006-0063](#) | 212 Peninsula Ave | Variance | for single-family detached dwelling height | PDS District | Mitchell Turner, applicant **APPROVED**
19. [Parcel Number F008-0183](#) | 139 Myrick Dr | Variance | for accessory building location | R-1AAA District | Benjamin Wilton, applicant **APPROVED**

These decisions are officially filed by this posting on the Macon-Bibb Planning and Zoning Commission website on May 12, 2026.

*Jeffrey Ruggieri*  
\_\_\_\_\_  
Jeffrey C Ruggieri AICP  
Executive Director, MBPZ




# 05.11.2026 Hearing Results

Final Audit Report

2026-05-12

Created:	2026-05-12
By:	Kristie Brown (kbrown@mbpz.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhY4H0mwmYMHqD98aT3XQeVZFBQw3OewL

## "05.11.2026 Hearing Results" History

-  Document created by Kristie Brown (kbrown@mbpz.org)  
2026-05-12 - 4:25:33 PM GMT
-  Document emailed to Jeffrey Ruggieri (jruggieri@mbpz.org) for signature  
2026-05-12 - 4:25:38 PM GMT
-  Email viewed by Jeffrey Ruggieri (jruggieri@mbpz.org)  
2026-05-12 - 4:26:40 PM GMT
-  Document e-signed by Jeffrey Ruggieri (jruggieri@mbpz.org)  
Signature Date: 2026-05-12 - 4:26:57 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.  
2026-05-12 - 4:26:57 PM GMT