



September 16, 2026

610 Properties LLC
Cody Sexton
3825 N Shiloh Dr
Fayetteville, AR 72703

RE: 5890 Zebulon Rd | Conditional Use | to allow for a drive-through facility | A (Agricultural) District | 610 Properties LLC, applicant **Approved**

Please find enclosed the Macon-Bibb County Planning and Zoning Commission hearing results for the above referenced agenda item.

Approval was granted subject to you meeting the conditions:

1. The Commission recommends adjusting the submitted site plan by removing the walking trail and adding an underground detention system to comply with the Macon Water Authority's authorization.
2. Signage requires a separate zoning compliance.
3. All building or parking lighting shall be full cut-off downlighting.
4. No external speakers or intercom system authorized.
5. Subject to requirements of the Office of Building and Fire Safety.

Departmental approvals required:

1. Standard Macon-Bibb County Engineer approval shall be obtained.
2. Standard Macon-Bibb County Fire Department approval shall be obtained.
3. Standard Macon Water Authority approval shall be obtained. Submit plans for final review and approval.
4. Standard Macon-Bibb County Health Department approval shall be obtained.
5. Standard Macon-Bibb County Traffic Engineer approval shall be obtained.
6. Other applicable Local, State, or Federal approvals that may apply shall be obtained.

(Please submit all items listed above to the Zoning Office to obtain the zoning compliance prior to proceeding with your project.)

If you have questions or need further information regarding your project, you may contact us by email, rdoveton@mbpz.org

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jayanda (Renee) Austin'.

Asst. Executive Director
Macon-Bibb County Planning & Zoning Commission



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

09/14/2026 Hearing Results

1. Parcel Number Q074-0407 | 497 Second St | Certificate of Appropriateness | for design approval of signage | CBD-1 District | Signal Signs / Tom Tyson, applicant **APPROVED**
2. Parcel Number O072-0119 | 192 Stonewall Pl | Certificate of Appropriateness | for design approval of an accessory building | HR-1 District | Linda Jackson, applicant **APPROVED**
3. Parcel Number Q073-0418 | 885 College St | Certificate of Appropriateness | for modification to the exterior roofing material | HR-3 District | John Shoemaker, applicant **APPROVED**
4. Parcel Number O072-0201 | 2656 Stanislaus Cir | Certificate of Appropriateness | for modification to the exterior roofing material | HR-1 District | Lesley Cown, applicant **APPROVED**
5. Parcel Number W070-0003 | 4000 Hillene Dr | Rezoning | from R-1A to A (Agricultural) | R-1A District | Charlene Collins, applicant **DEFERRED BY STAFF TO 10.12.2026 HEARING**
6. Parcel Number S071-0522 | 345 Balkcom Ave | Conditional Use | to allow an independent living facility | R-2 District | Charmaine Thomas, applicant **WITHDRAWN BY APPLICANT**
7. Parcel Number R073-0364 | 442 Second St | Certificate of Appropriateness | for design approval of signage | CBD-1 District | Renee Tu, applicant **APPROVED**
8. Parcel Number R082-0003 | 337 Seventh St | Certificate of Appropriateness | for design approval of signage | CBD-1 District | Michael Lewis/ The Sign Store, applicant **APPROVED**
9. ZA-26-002 | Text Amendment | Solid Waste Handling Facilities | Applicable to all Parcels | Amending Section 23.24 - To Add Section 23.24.03 | Establishing Distance Requirement from Certain Uses and Residential Zoning Districts | MBPZ Commission, applicant **DEFERRED TO 09.28.2026 HEARING**



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10. Parcel Number H005-0008 | 6601 Zebulon Rd | Conditional Use | to increase the number of beds for a personal care home | PDM District | Rescue Mission of Middle Georgia, applicant **APPROVED**
11. Parcel Number M091-0177 | 4930 Bloomfield Rd | Conditional Use | to allow an event center | PDM District | Donatta Hogan, applicant **APPROVED**
12. Parcel Number N082-0370 | 1465 Burton Ave | Conditional Use | to allow a childcare facility | R-1A District | Samuel Hughley, applicant **APPROVED**
13. Parcel Number R064-0103 | 490 Hall St | Conditional Use | to allow an independent living facility | R-2 District | Deborah McIntosh, applicant **APPROVED**
14. Parcel Number V073-0149 | 3355 Finneydale Ct S | Conditional Use | to allow a personal care home | C-2 District | Yvika Love, applicant **APPROVED**
15. Parcel Number R073-0317 | 382 Cherry St | Conditional Use | to allow a night club with amplified music and entertainment | CBD-1 District | Anthony Howard/ Serenity Entertainment Complex, applicant **DENIED**
16. Parcel Number J005-0081 | 5890 Zebulon Rd | Rezoning | from A to C-1 | A (Agricultural) District | 610 Properties LLC, applicant **APPROVED**
17. Parcel Number J005-0081 | 5890 Zebulon Rd | Conditional Use | to allow for a drive-through facility | A (Agricultural) District | 610 Properties LLC, applicant **APPROVED**
18. Parcel Number M044-0188 & M044-0204 | 3985 Northside Dr & 1645 Forest Hill Rd | Rezoning | from PDS to R-3 | PDS District | Jenn Wilkinson, applicant **APPROVED**
19. Parcel Number Q091-0012 | 3075 Antioch Rd | Rezoning | from R-1 to R-3 | R-1 District | Dwayne Bell, applicant **APPROVED**
20. Parcel Number Q091-0258, Q091-0259, Q092-0055 | 289, 277, 255 Holloway St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**



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21. Parcel Number Q091-0260 & Q091-0265 | 309 & 325 Holloway St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**
22. Parcel Number Q091-0353, Q091-0352, Q091-0351 | 2623, 2629, 2637 Toombs St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**
23. Parcel Number Q091-0363, Q091-0364, Q091-0365 | 2610, 2620 and 2634 Toombs St | Rezoning | from M-1 to R-1 | M-1 District | MBPZ Commission, applicant **APPROVED**

Department Approvals Required

Macon-Bibb Engineering

780 Third Street | (478) 621-6660 | Keith Braswell- Engineer- kbraswell@maconbibb.us

Macon-Bibb Traffic Engineering

780 Third St | (478) 464-5700 | Tri-Vo- tvo@maconbibb.us

Health Department

1600 Forsyth St | (478) 749-0121 | Shondreka Webster-Reese- Shondreka.webster@dph.ga.gov

Macon Water Authority

537 Hemlock St Macon, Ga 31201 (Engineering)

Algernon Wallace- Director of Engineering- awallace@maconwater.org (478) 464-5662

Clarissa Thomas - Backflow Prevention & Grease Management- (478) 464-5643

Macon-Bibb Fire Prevention

1191 First Street | Randall Cosnahan- rcosnahan@maconbibb.us

Todd Hendricks- thendricks@safebuilt.com

GA Dept. of Transportation

District 3 Operations Center | (888) 488-4368

115 Transportation Blvd, Thomaston, GA 30286

James Phillips – District 3- Traffic Operations- japhillips@dot.ga.gov 706-741-7913 cell

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