



AGENDA ITEM 5

MACON-BIBB COUNTY
Planning & Zoning

4111 Northside Dr (and Surrounding Properties)

Legend

-  Zoning Districts
-  (Subject Parcel(s) Highlighted In Blue)

Future Land Use 2050

-  Urban Residential
-  Suburban Residential
-  Rural Residential
-  Mixed Use
-  Office/Service
-  Parks/Recreation/Open Space
-  Community Commercial
-  Neighborhood Commercial
-  Industrial
-  Institutional
-  Transportation/Communication/Utilities

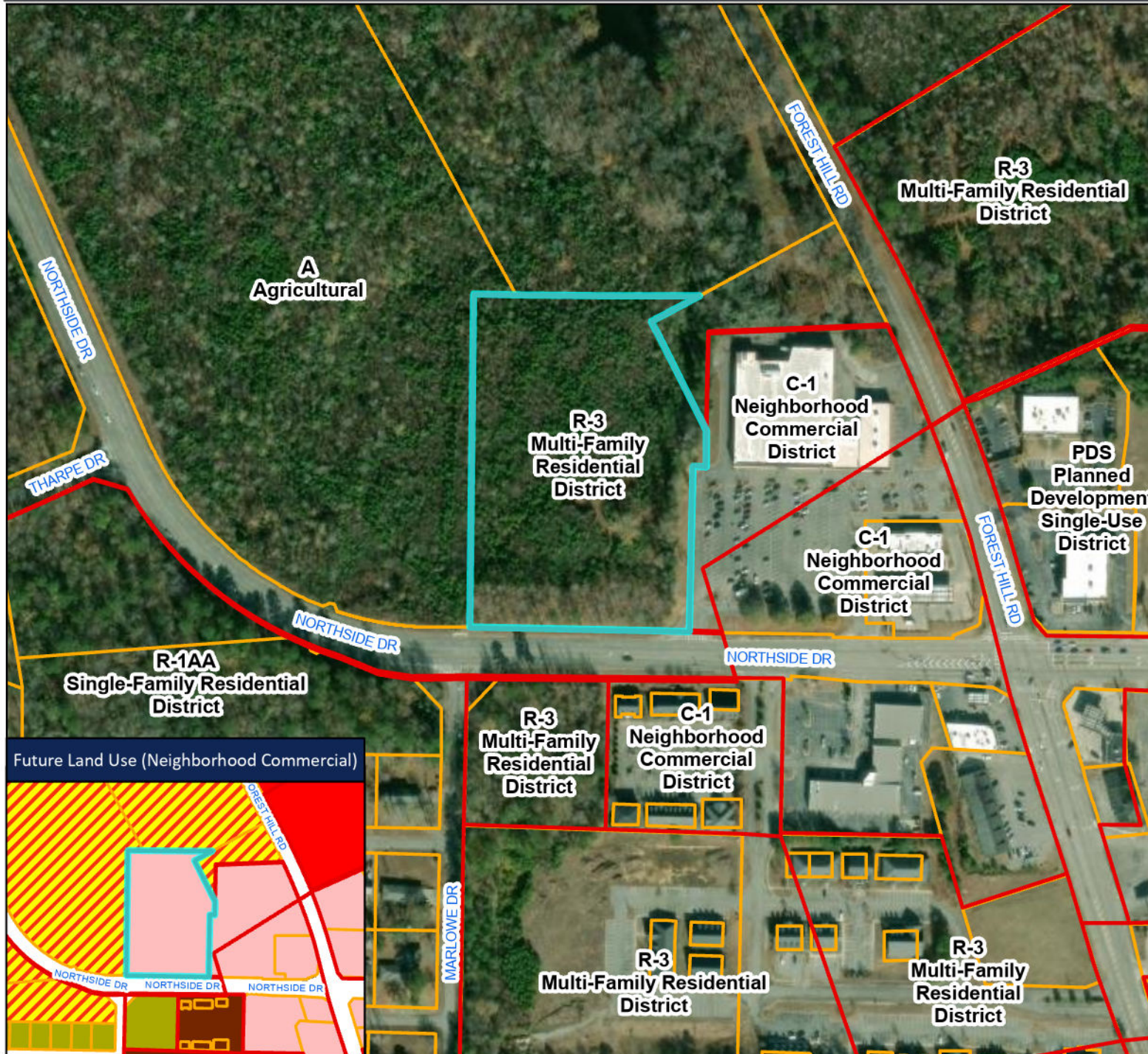
Map Maker: Pete Hill (Macon-Bibb P&Z GIS Manager)

Subject Parcel(s) highlighted in Blue

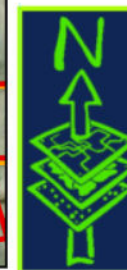
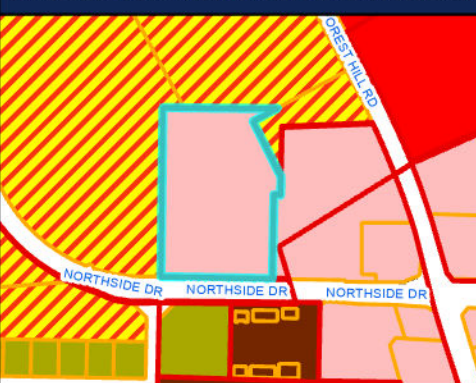
Parcel(s) ID: M043-0228

The Macon-Bibb County's Infrastructure records, drawings, and other documents have been gathered over many years, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained within our records.

Date: 7/6/2026



Future Land Use (Neighborhood Commercial)



4111 Northside Dr. | Rezoning | From R-3: Multi-Family Residential District to C-1: Neighborhood Commercial District, in support of Medical and Professional Offices | Teramore Development, LLC/ Duke R. Groover, Esq., Applicants

Applicant:	Teramore Development, LLC 165 Big Star Dr. Thomasville, GA 31757
Agent:	Duke R. Groover, Esq. James-Bates-Brannan-Groover LLP 231 Riverside Dr., Suite 100 Macon, GA 31201
Owners:	Tom Hill III 1009 Sugarloaf Circle Macon, GA 31204
Location:	4111 Northside Dr. Macon, GA 31210
Request:	Rezone of subject parcel (7.0 +/- acres) from R-3: Multi-Family Residential District to C-1: Neighborhood Commercial District.
Project Description:	Applicant's proposal involves rezoning a 7.0 +/- acres parcel, as a pre-condition of a forthcoming sale intended to facilitate the construction of a 9,100 square foot retail store (i.e., a Dollar General). Applicant's current proposal would revert subject parcel to a previous C-1: Neighborhood Commercial, approved by Commission on 3/25/2019 (see Commission Rezoning Case File #2645 for full details). Neighboring parcels to the North, West and South are heavily wooded, with parcel to the West being vacant land. The property to the East is a shopping center (including Food Depot grocery store).

Assessment of Existing Conditions

Existing Site: Subject parcel is a parcel containing 7.00 +/- acres, fronting onto Northside Dr. Parcel is located Northeast of the intersection of the Northside Dr. and Marlowe Dr. rights of way. Applicant's parcel is vacant land, with no existing drive onto Northside Dr.

Surrounding Land Uses/Zoning:

A shopping center (including the Food Depot grocery store) is located to the East of subject parcel. To the South and Southeast are professional offices. Both the professional offices and the shopping center are zoned C-1: Neighborhood Commercial. To the South and Southwest are residentially zoned parcels, zoned R-3: Multi-Family Residential and R-1AA: Single Family Residential, respectively. The parcel to the South is vacant woodland, owned by Macon-Bibb County Hospital Authority. The parcel to the Southwest (i.e., on the West side of Marlowe Dr., owned by Marie Hill), is also vacant. The parcel to the West of subject parcel is vacant wooded land, zoned A – Agricultural, owned by Tom Hill Jr. The parcels to the North and Northeast are zoned A – Agricultural, with residential structures (obscured from the road by treeline), and are owned by Marie Hill.

Recent Zoning Actions in the Immediate Vicinity

The most recent rezoning in the vicinity of subject parcel was on July 11, 2022 at 1677 Forest Hill Rd., from A: Agricultural to R-3: Multi-Family Residential, to support a residential development involving 50 duplex buildings (100 housing units); 42 Townhomes (42 housing units) and 4 apartment buildings containing a total of 168 apartments. See Commission Rezoning File #2684 for details.

Subject parcel previously received a rezoning approval on March 25, 2019, from C-1: Neighborhood Commercial to R-3: Multi Family Residential District, in support of a 4 building, 80 unit apartment complex. See Commission Rezoning File #2645 for details. Applicant's current proposal reverses the previously approved rezoning for this site.

Traffic Counts & Traffic Generation

Existing Conditions

Northside Dr. at subject parcel location is classified as a Minor Urban Arterial, with two (2) lanes in each direction and a center dedicated left turn lane. These types of roads are intended to:

- Interconnect and augment the higher level Arterials
 - Serve trips of moderate length at a somewhat lower level of travel mobility than Principal Arterials
 - Distribute traffic to smaller geographic areas than those served by higher-level Arterials
 - Provide more land access than Principal Arterials without penetrating identifiable neighborhoods
 - Provide urban connections for Rural Collectors
- (Source: <https://www.fhwa.dot.gov/planning/processes/statewide/related/hwy-functional-classification-2023.pdf>)

Based on discussions with Macon-Bibb County Engineering Department staff, with two (2) travel lanes in each direction, using a maximum throughput of 1,600 vehicles/lane/hour, Northside Dr. at subject parcel location, as currently designed, should be able to handle a maximum of 3,200 vehicles per hour in each direction.

For Northside Dr. at subject parcel location, the tables below summarize the total daily volumes and AM and PM maximum hourly flows, in each direction, according to latest traffic counts from Macon-Bibb County Traffic Engineering (collected from midnight August 4, 2026 through 11:59 p.m. on August 5, 2026).

Northside Dr. Current Traffic Conditions

Direction	Avg. Daily Total	Avg. AM Peak Hour	Average PM Peak Hour	Avg. Truck %	Speed					
					Posted Limit (mph)	Obs. Median	Obs. 85 th Percentile	Obs. Max	Avg. % Drivers over Posted Limit	Avg High Speed (mph)
Eastbound	5,634	544 (8:00 a.m.)	408 (4:00 p.m.)	3.8%	45	42	48	68	26.1%	48.9
Westbound	5,508	300 (11:00 a.m.)	572 (5:00 p.m.)	2.3%	45	40	45	75	14.3%	48.6
Overall**	11,142**	NA**	NA**	3.06%**	45	NA	NA	75	20.27%**	48.75**

(note: directional averages may not necessarily sum to overall averages due to AM and PM peaks occurring at different hours in each direction during the data collection period)

** - True "overall"/total traffic volume values are not available due to the need to employ one counter in each direction (i.e., a single report based on merged directional data was not available). For this table, Overall values represent either sums, or weighted statistical averages, of the corresponding Eastbound and Westbound values.

Supporting Analysis: Anticipated Traffic from Proposed Development

Applicant's proposal was evaluated by Commission Staff using the ITE TripGen web application (www.itetripgen.org). This tool is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Ed. Applicant's proposal was evaluated using models for the land use category deemed to be most consistent with those described in Applicant's narrative and site plan for this phase. Based on Applicant's submitted materials, staff used the statistical models for ITE land use category **Variety Store** (Land Use Code **814**).

Based on Gross Floor Area (9,100 sq. ft.), Applicant's proposal is anticipated to generate on average an additional total **579** trips per **weekday** on the Macon-Bibb County Road network, including **41** in the **A.M. peak hour**, and **68** in the **P.M. peak hour**.

Project Analysis

Department Comments

Applicant participated in a pre-development meeting on October 16, 2025 with Macon-Bibb County Planning & Zoning Commission, Macon-Bibb County Engineering and Macon Water Authority. The following comments were provided on Applicant's proposal for medical and professional offices

Macon Water Authority (MWA)– Because the development is going to be more than 5,000 sq. ft., an Erosion, Sedimentation and Pollution Control (ESPC) Plan, Utility Plan, Hydraulic Report, Notice of Intent (NOI), plumbing plan and Land Disturbance Permit (LDP) permit will be required. Water is available to the site from Northside Dr., although modifications will be necessary. It is not possible to directly tap the 30-inch watermain running under Northside Dr., although MWA suggested it might be possible to extend from the main feeding the fire hydrant at 4015 Northside Dr.

Public sewer service is not currently available. A RPC backflow will be required.

Applicant's representative asked if having a septic system, subject to meeting Department of Public Health requirements, was a viable option? MWA responded yes. There was some discussion as to whether or not Applicant intended to subdivide the

parcel. MWA advised that in the event the parcel was subdivided, a new plat, with a new address, would require a separate review process.

Macon-Bibb County Dept. of Public Health (MB-DPH) began by asking how big of a parcel would be subdivided. Applicant's representative responded approximately two acres. MB-DPH said the first step would be to determine what usable soils were available on the site, and if there was enough room for a commercial level septic system. MB-DPH asked if it was possible to speak with the owners of the private sewer on the neighboring shopping center parcel. Applicant's representative responded that connecting to the private sewer was not financially viable. MB-DPH then advised client to make sure they had enough room for a primary and replacement septic system before any proposal to subdivide the lot. MB-DPH explained the process begins with a soil study. MB-DPH said they could provide Applicant a list of soil scientists for the State of Georgia.

Notwithstanding the MWA and MB-DPH comments, Applicant's submitted materials do not include any proposal for subdividing the subject parcel.

Macon-Bibb County Engineering (MBCE) did not foresee any problems with Applicant's proposed site plan. Applicant's site plan involves tying into the existing sidewalks on Northside Dr., and providing an internal walkway for pedestrian access to the site. Handicap access ramps would be required.

Traffic engineering added to make sure to have adequate parking, including any requirements for additional ADA parking stalls. When tying into the existing sidewalks on Northside Dr., Applicant needs to be certain to include ADA requirements such as truncated domes. Applicant's representative asked if it was possible to apply for a parking variance, to reduce impervious area and still meet business function requirements. MBP&Z responded that a variance would require an application, and that parking spaces were required to be 180 sq. ft. with 10 ft. x 18 ft. dimensions. Handicap accessible stalls would likely need to be wider than the 10 ft. dimension cited.

Macon-Bibb County Planning & Zoning Commission (MBB&Z) reviewed CLDR Table 4B.09 – Table of Permitted Uses, and determined that based on what Applicant proposed, the property would require a rezoning. It was noted by both Applicant and MBP&Z staff that the property was previously zoned C-1: Neighborhood Commercial. Based on the size of Applicants proposed use (9,100 sq. ft.), this would require both a rezoning and a conditional use application. A 10 ft., Type C screening buffer will be required on the North side of the site. Dumpster will be required to be screened, and enclosed by side and rear walls, between 6 and 8 ft. tall, constructed of brick, stone, reinforced concrete or similar masonry materials. Landscaping will be required in the parking area, with parking islands throughout the parking lot, no more than 100 ft. between parking islands at the terminus of all rows of parking. Each parking island shall be at least 5 ft. wide and a minimum of 200 ft. in area for single parking rows, and 400 sq. ft. for double parking rows, and contain at least one shade canopy tree or two intermediate trees per square foot of area (pursuant to CLDR Sec. 26.05) Sign regulations are found in CLDR Chapter 25.

Macon-Bibb County Building & Fire Safety (MB-BFS) and Bibb County School District (BCSD) did not provide advance comments on this proposal.

Future Land Use Plan Recommendation:

The [Macon-Bibb County 2050 Comprehensive Plan Update](#) identifies the future use for the subject parcels as a combination of Neighborhood Commercial, defined as:

“...Retail sales, office and services uses whose target market is most likely to be constrained to the immediate surrounding residential areas. This category of commercial is intended to co-exist near Urban Residential or Mixed Use areas (pg. 70)”

Applicant's proposed rezoning is consistent with the Macon-Bibb County 2050 Comprehensive Plan Update. As described above, the C-1: Neighborhood Commercial is a restoration of the previous zoning, and the immediately adjacent parcel to the East, and the parcels to the Southeast are already C-1: Neighborhood Commercial.

Zoning Criteria Analysis

Zoning Criteria Pursuant to [Section 27.17\(4\)](#) of the Comprehensive Land Development Resolution – *Criteria for zoning amendments to official zoning maps.*

Pursuant to [Section 27.17\(4\)](#), it states that “the Commission, in reviewing applications for amendments to the official zoning maps, shall consider the proposed change in relation to the following, where applicable”. Below is an analysis of the zoning criteria based on the review by MBPZ staff.

(a). *The existing uses and zoning of nearby property;*

Staff Analysis: Subject parcel is a vacant lot surrounded by existing commercial uses on the East and Southeast, vacant land to the West, North and Northwest, and a single family residential development on the Southwest (Springdale-Savage Hills neighborhood).

(b) *The suitability of the subject property for the currently zoned purposes, including but not limited to its marketability and whether it has reasonable economic use;*

Staff Analysis: Applicant’s parcel has utility and marketability as currently zoned. Pursuant to CLDR Sec. 11.04, parcel can be subdivided into lots between 6,000 sq. ft. and 43,560 sq. ft. (depending on water and sewer availability) and used for any Permitted, Limited or Conditional Use identified in CLDR Sec. 4B.09 – Table of Permissible Uses under R-3: Multi-Family Residential zoning. This includes not just residential uses, but also, as examples, professional offices, gym/fitness centers, and consumer goods establishments (i.e., 5,000 sq. ft. or less), all as Conditional Uses.

(c) *Whether the relative gain to the public from the current zoning outweighs the hardship imposed upon the subject property owner by such zoning;*

Staff Analysis: Applicant’s proposed rezoning is meant to facilitate development of a consumer goods establishment of more than 5,000 sq. ft. While such a facility is not permitted under current R-3: Multi-Family Residential zoning, there are a variety of eligible commercial, office and residential uses under both existing R-3 and proposed C-1 zoning. Based on comments received during pre-development consultation, the underlying limiting factor to the development of the parcel appears to be sewer and water availability. That

limitation will be resolved independent of any particular zoning category applied to the subject parcel.

(d) Whether the proposed zoning is consistent with the policy and intend of the Comprehensive Plan, and will promote the health, safety, morals or general welfare of the public;

Staff Analysis: Applicant's proposed zoning is consistent with the 2050 Future Land Use Plan, as described in the [Macon-Bibb County 2050 Comprehensive Plan Update](#). See discussion in [Future Land Use Plan Recommendation](#), and Item (c), immediately above.

In addition, Applicant's current proposal seeks to restore a previously applied C-1: Neighborhood Commercial zoning. Given that context, Applicant's proposal satisfies this criterion.

(e) Whether the proposed rezoning will allow uses that are suitable in view of the existing use, zoning and development of adjacent and nearby property and will not adversely affect such property; and

Staff Analysis: Applicant's proposal will allow for land uses that are suitable in view of the existing uses and zoning of adjacent and nearby properties.

(f) Whether the proposed rezoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Staff Analysis: Traffic impacts from Applicant's proposal are described in Traffic Analysis. Applicant's impact on utilities is subject to review by Georgia Power and capacity analysis Macon Water Authority.

With respect to schools, Macon-Bibb County School District, Applicant's proposal has no impact on school facilities.

Analysis

Staff recommends Approval of this Rezoning. Applicant's proposal restores previously applied zoning to subject parcel, in a manner consistent with the 2050 Future Land Use plan. Applicant's proposed rezoning is a necessary antecedent to facilitate any commercial development on subject parcel.

Appendix:
Images of the Proposed Rezoning



Figure 1 – Subject Parcel at 4111 Northside Dr.



Figure 2 –Northside Dr., West of subject parcel



Figure 3 –Northside Dr., East of subject parcel



Figure 4 – Intersection of Northside Dr. and Marlowe Dr., South of subject parcel



Figure 5 – Shared access curb cut with 4215 Northside Dr., on West side of Subject Parcel



Figure 6 – Vacant parcel at 4215 Northside Dr., neighboring parcel to the West of Subject Parcel



Figure 7 – Shopping Center at 4015 Northside Dr., located on neighboring parcel to the East of Subject Parcel



Figure 8 – Professional offices and small retail storefronts, on neighboring parcel (zoned C-1: Neighborhood Commercial) Southeast of subject parcel



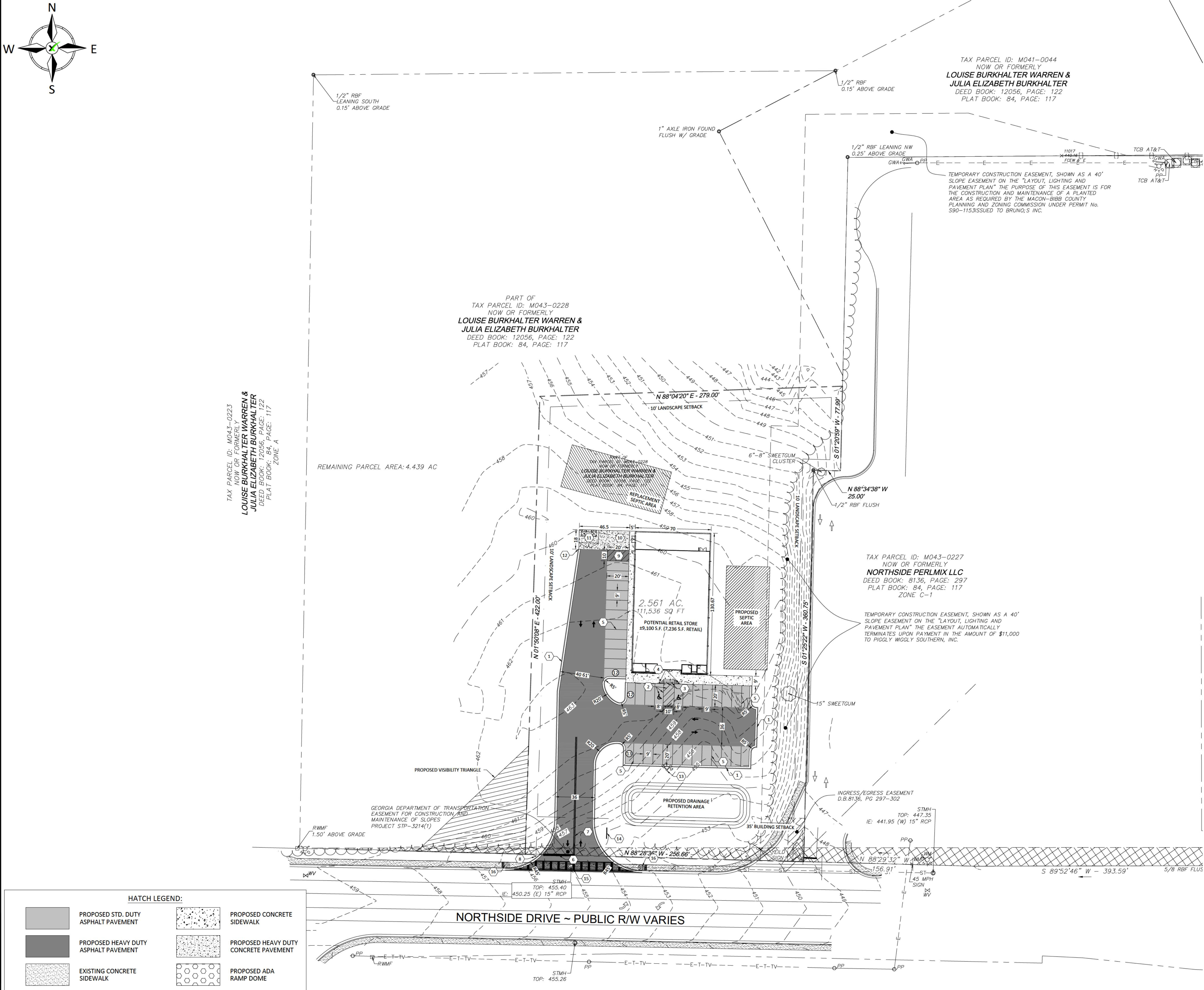
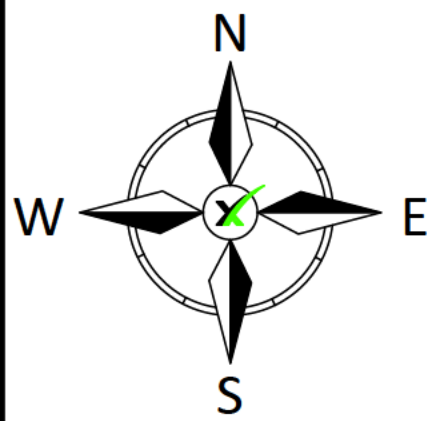
Figure 9 – Vacant land, on neighboring parcel (zoned R-3: Multi-Family Residential) South of subject parcel.



Figure 10 – Neighboring residential parcel (zoned A: Agricultural) on Forest Hill Rd., located Northeast of Subject Parcel



Figure 11 – Neighboring residential parcel (zoned A: Agricultural) on Forest Hill Rd., located North of Subject Parcel



SITE DATA TABLE			
PROJECT ADDRESS		TBD NORTHSIDE DRIVE, MACON, GEORGIA, 31210	
PARCEL NUMBER		M043-0228 (7 ACRES)	
ZONING		C-1	
PROJECT AREA		2.56 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	35'	FRONT	0'
SIDE	0'	SIDE	10'
REAR	0'	REAR	10'
PARKING CALCULATIONS			
REQUIRED PARKING STALLS		PROVIDED PARKING STALLS	
1 SPACE PER 200 SF OF RETAIL SALES FLOOR AREA		35 STANDARD SPACES	
7,236 SF / 200 SF = 36.18 SPACES		2 HANDICAPPED SPACES	
37 SPACES REQUIRED		37 SPACES PROVIDED	

- SITE NOTES:**
- THE HORIZONTAL DATA SHOWN IS BASED ON NAD83 GEORGIA WEST. THE VERTICAL DATA SHOWN IS BASED ON NAVD 88(12B).
 - ALL STRIPING AND SIGNS SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR THE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB, EDGE OF ASPHALT, OR EDGE OF BUILDING (WHERE APPLICABLE).
 - HANDICAPPED PARKING AND ACCESSIBLE ROUTES (AT MINIMUM) MEET THE LATEST VERSION OF THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN. NO ACCESSIBLE SIDEWALK SHALL EXCEED FIVE PERCENT (5%) LONGITUDINAL SLOPE OR TWO PERCENT (2%) CROSS SLOPE. THE ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT (2%) SLOPE IN ANY DIRECTION. NO ACCESSIBLE RAMP SHALL NOT EXCEED 12H : 1V GRADE.

- KEY NOTES:**
- 24" CURB & GUTTER (±765 L.F.)
 - 4" BLUE HANDICAPPED STALL / LOADING AREA STRIPING (PAINT)
 - 6" CONCRETE BOLLARD (PAINTED YELLOW)
 - HANDICAPPED / VAN ACCESSIBLE SIGN (R7-8 & R7-8P) ON BOLLARD
 - 4" YELLOW PARKING STALL STRIPING (PAINT)
 - 24" WHITE STOP BAR (PAINT)
 - 5" YELLOW DOUBLE CENTER LINE STRIPING (PAINT)
 - 36" STOP SIGN (R1-1)
 - 6" YELLOW TRAFFIC STRIPING - 18" OC @ 45° (PAINT)
 - LOADING AREA
 - 12' X 18' DUMPSTER ENCLOSURE
 - 2' CURB TRANSITION
 - LIGHT POLE ; CONTRACTOR TO COORDINATE WITH OWNER
 - PYLON SIGN (PERMIT BY OTHERS)
 - 8' WIDE CROSSWALK STRIPING
 - ADA RAMP



REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

SITE PLAN ON SURVEY

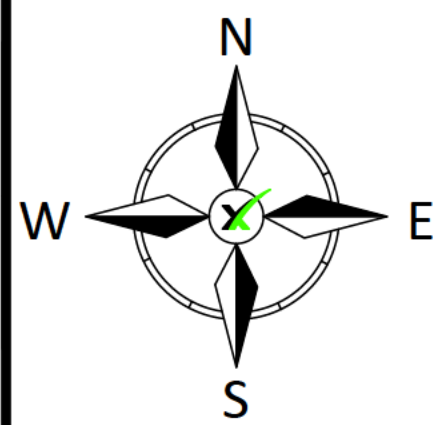
PROPOSED RETAIL STORE

TERAMORE DEVELOPMENT, LLC

PROJECT NO. 25-25170
DATE: 05/27/2026
DRAWN BY: JCC
CHECK BY: DEM

SCALE: 40' 20' 0' 40'
GRAPHIC SCALE 1" = 40'

SHEET NO. 1



PART OF
TAX PARCEL ID: M043-0228
NOW OR FORMERLY
**LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER**
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

TAX PARCEL ID: M043-0223
NOW OR FORMERLY
**LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER**
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117
ZONE A

REMAINING PARCEL AREA: 4.439 AC

TAX PARCEL ID: M043-0227
NOW OR FORMERLY
NORTHSIDE PERLMIX LLC
DEED BOOK: 8136, PAGE: 297
PLAT BOOK: 84, PAGE: 117
ZONE C-1

TEMPORARY CONSTRUCTION EASEMENT, SHOWN AS A 40'
SLOPE EASEMENT ON THE "LAYOUT, LIGHTING AND
PAVEMENT PLAN" THE EASEMENT AUTOMATICALLY
TERMINATES UPON PAYMENT IN THE AMOUNT OF \$11,000
TO PIGGLY WIGGLY SOUTHERN, INC.

GEORGIA DEPARTMENT OF TRANSPORTATION
EASEMENT FOR CONSTRUCTION AND
MAINTENANCE OF SLOPES
PROJECT STP-3214(1)

R/W 1.50' ABOVE GRADE

INGRESS/EGRESS EASEMENT
D.B. 8136, PG. 297-302

STMH
TOP: 447.35
IE: 441.95 (W) 15" RCP

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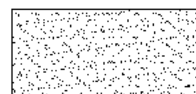
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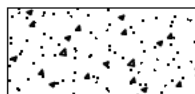
PROPOSED STD. DUTY
ASPHALT PAVEMENT



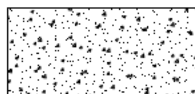
PROPOSED HEAVY DUTY
ASPHALT PAVEMENT



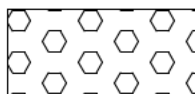
EXISTING CONCRETE
SIDEWALK



PROPOSED CONCRETE
SIDEWALK



PROPOSED HEAVY DUTY
CONCRETE PAVEMENT



PROPOSED ADA
RAMP DOME

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- 6" CONCRETE BOLLARD (PAINTED YELLOW)
- HANDICAPPED / VAN ACCESSIBLE SIGN (R7-8 & R7-8P) ON BOLLARD
- 4" YELLOW PARKING STALL STRIPING (PAINT)
- 24" WHITE STOP BAR (PAINT)
- 5" YELLOW DOUBLE CENTER LINE STRIPING (PAINT)
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- 8' WIDE CROSSWALK STRIPING
- ADA RAMP

AXIS
ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

SITE PLAN ON SURVEY

PROPOSED RETAIL STORE

MACON-BIBB COUNTY,
GEORGIA

TERAMORE
DEVELOPMENT, LLC

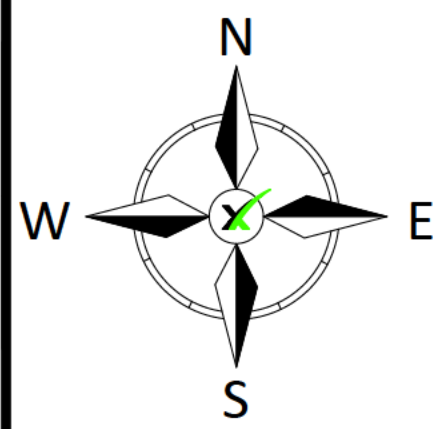
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30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

PROJECT NO. 25-25170
DATE: 05/27/2026

DRAWN BY: JCC
CHECK BY: DEM

SHEET NO.

1



PART OF
TAX PARCEL ID: M043-0228
NOW OR FORMERLY
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JULIA ELIZABETH BURKHALTER**
DEED BOOK: 12056, PAGE: 122
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TAX PARCEL ID: M043-0223
NOW OR FORMERLY
**LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER**
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117
ZONE A

REMAINING PARCEL AREA: 4.439 AC

TAX PARCEL ID: M043-0227
NOW OR FORMERLY
NORTHSIDE PERLMIX LLC
DEED BOOK: 8136, PAGE: 297
PLAT BOOK: 84, PAGE: 117
ZONE C-1

TEMPORARY CONSTRUCTION EASEMENT, SHOWN AS A 40' SLOPE EASEMENT ON THE "LAYOUT, LIGHTING AND PAVEMENT PLAN" THE EASEMENT AUTOMATICALLY TERMINATES UPON PAYMENT IN THE AMOUNT OF \$11,000 TO PIGGLY WIGGLY SOUTHERN, INC.

GEORGIA DEPARTMENT OF TRANSPORTATION
EASEMENT FOR CONSTRUCTION AND
MAINTENANCE OF SLOPES
PROJECT STP-3214(1)

RWMF
1.50' ABOVE GRADE

INGRESS/EGRESS EASEMENT
D.B.8136, PG 297-302

STMH
TOP: 447.35
IE: 441.95 (W) 15" RCP

NORTHSIDE DRIVE ~ PUBLIC R/W VARIES

STMH
TOP: 455.26



AXIS
ENGINEERING CONSULTANTS
LEESBURG • VALDOSTA • WARNER ROBINS

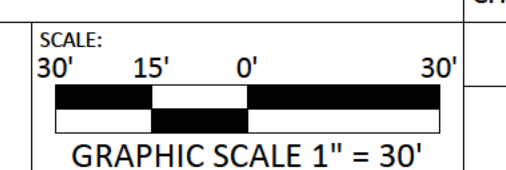
REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

TRUCK ROUTE 1 - WESTBOUND

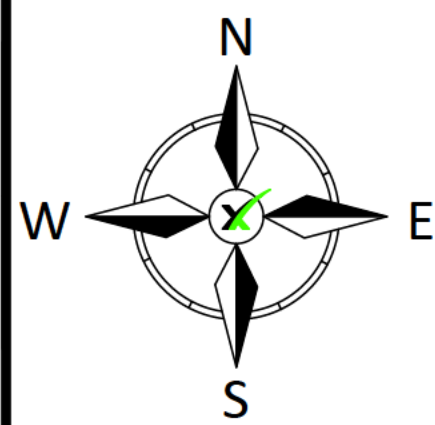
PROPOSED RETAIL STORE

MACON-BIBB COUNTY,
GEORGIA

TERAMORE
DEVELOPMENT, LLC



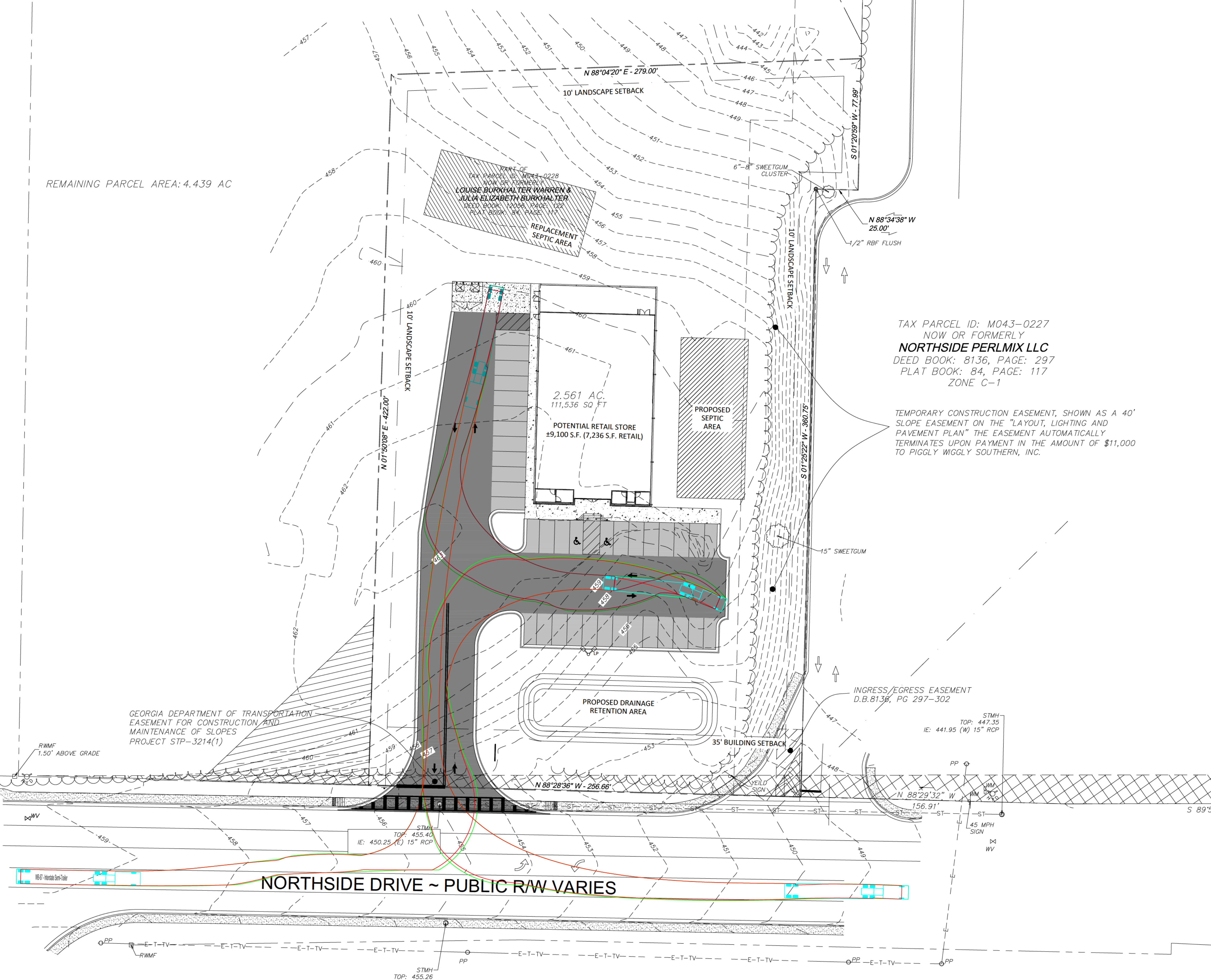
PROJECT NO.	25-25170
DATE:	05/27/2026
DRAWN BY:	JCC
CHECK BY:	DEM
SHEET NO.	
2	



PART OF
TAX PARCEL ID: M043-0228
NOW OR FORMERLY
**LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER**
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

TAX PARCEL ID: M043-0223
NOW OR FORMERLY
**LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER**
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117
ZONE A

REMAINING PARCEL AREA: 4.439 AC



TAX PARCEL ID: M043-0227
NOW OR FORMERLY
NORTHSIDE PERLMIX LLC
DEED BOOK: 8136, PAGE: 297
PLAT BOOK: 84, PAGE: 117
ZONE C-1

TEMPORARY CONSTRUCTION EASEMENT, SHOWN AS A 40'
SLOPE EASEMENT ON THE "LAYOUT, LIGHTING AND
PAVEMENT PLAN" THE EASEMENT AUTOMATICALLY
TERMINATES UPON PAYMENT IN THE AMOUNT OF \$11,000
TO PIGGLY WIGGLY SOUTHERN, INC.

GEORGIA DEPARTMENT OF TRANSPORTATION
EASEMENT FOR CONSTRUCTION AND
MAINTENANCE OF SLOPES
PROJECT STP-3214(1)

RWMF
1.50' ABOVE GRADE

INGRESS/EGRESS EASEMENT
D.B.8136, PG 297-302

STMH
TOP: 447.35
IE: 441.95 (W) 15" RCP

PP

PP

PP

PP

PP

PP

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PP

AXIS
ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

TRUCK ROUTE 2 - EASTBOUND

PROPOSED RETAIL STORE

MACON-BIBB COUNTY,
GEORGIA

TERAMORE
DEVELOPMENT, LLC

SCALE:
30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

PROJECT NO. 25-25170
DATE: 05/27/2026
DRAWN BY: JCC
CHECK BY: DEM

SHEET NO.
3

EXHIBIT "1"

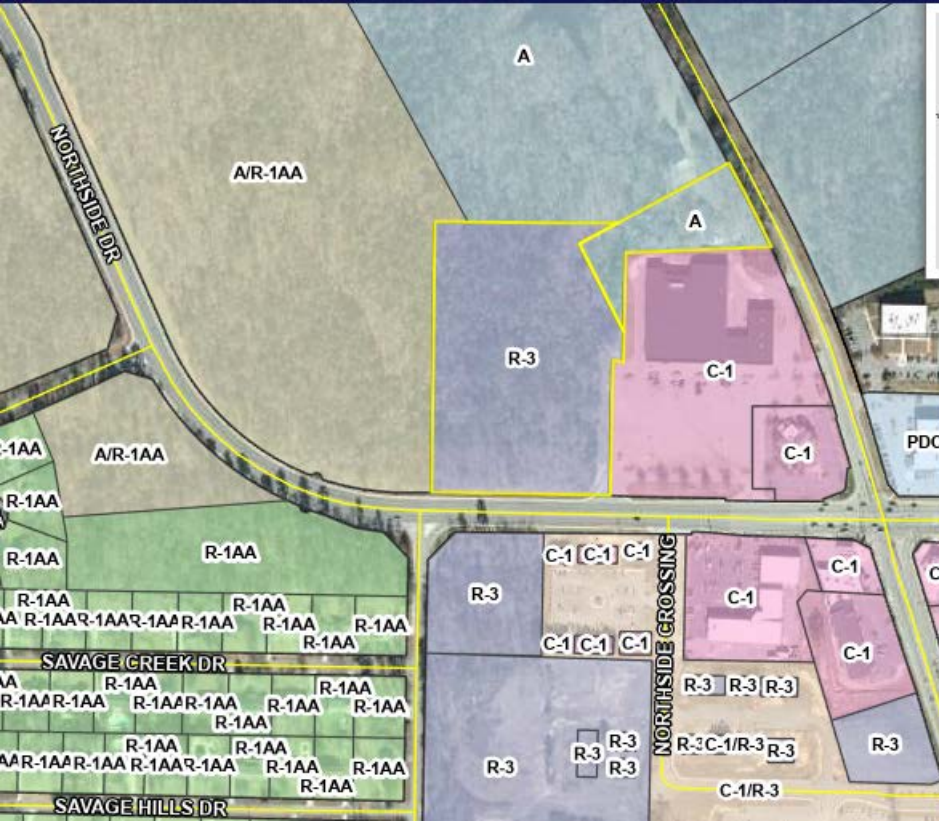
THE PROPERTY

Approximately a 7.0-acre parcel located at 4111 Northside Dr, Macon, GA. Also known as Bibb County Tax Parcel ID M043-0228 and shown below;





DOLLAR GENERAL



Results:

Parcel ID - M0410044
Alt Id - 21070
Address - 1700 FOREST HILL RD
Owner - HILL MARIE H ETAL
Acres - 1.57
[View: Report](#) | [Field Definitions](#)

Parcel ID - M0430228
Alt Id - 21129
Address - 4111 NORTHSIDE DR
Owner - HILL TOM JR ET ALS
Acres - 7.0
[View: Report](#) | [Field Definitions](#)



SURVEYED LEGAL DESCRIPTION
7.027 +/- ACRE TRACT

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING PART OF LAND LOT 329, 13TH LAND DISTRICT MACON-BIBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MARKER FOUND LOCATED AT THE NORTHEAST INTERSECTION OF NORTHSIDE DRIVE (PUBLIC R/W VARIES) AND FORREST HILL ROAD (PUBLIC R/W VARIES) GO ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE THE FOLLOWING CALLS: GO SOUTH 89 DEGREES 52 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 393.59 FEET TO POINT; THENCE GO NORTH 88 DEGREES 29 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 156.91 FEET TO A POINT, AND BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE GO NORTH 88 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 464.47 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE GO ALONG A COMMON PROPERTY LINE SHARED NOW OR FORMERLY WITH LOUISE BURKHALTER WARREN & JULIA ELIZABETH BURKHALTER THE FOLLOWING CALLS: GO NORTH 01 DEGREES 01 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 632.51 FEET TO A POINT; THENCE GO NORTH 89 DEGREES 32 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 493.75 FEET TO A 1/2" REBAR FOUND; THENCE GO ALONG A COMMON PROPERTY LINE SHARED NOW OR FORMERLY WITH NORTHSIDE PERLMIX, LLC THE FOLLOWING CALLS: GO SOUTH 01 DEGREES 20 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 287.75 FEET TO A POINT; THENCE GO NORTH 88 DEGREES 34 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 25.00 FEET TO A 1/2" REBAR FOUND; THENCE GO SOUTH 01 DEGREES 25 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 360.75 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE, AND BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 7.027 ACRES ~ 306,110 SQ.FT.

THE ABOVE-DESCRIBED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE VESTING LEGAL.

TAX PARCEL ID: M043-0223
NOW OR FORMERLY
LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

PART OF
TAX PARCEL ID: M043-0228
NOW OR FORMERLY
LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

TAX PARCEL ID: M043-0227
NOW OR FORMERLY
NORTHSIDE PERLMIX LLC
DEED BOOK: 8136, PAGE: 297
PLAT BOOK: 84, PAGE: 117

2,561 AC.
111,536 SQ. FT.

PART OF
TAX PARCEL ID: M043-0228
NOW OR FORMERLY
LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

GEORGIA DEPARTMENT OF TRANSPORTATION
EASEMENT FOR CONSTRUCTION AND
MAINTENANCE OF SLOPES
PROJECT STP-3214(1)

INGRESS/EGRESS EASEMENT
D.B. 8136, PG. 297-302

TAX PARCEL ID: M041-0044
NOW OR FORMERLY
LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

REFERENCES

DEED BOOK 12056, PAGE 122; DATED 04/24/2024
DEED BOOK 8136, PAGE 297; DATED 07/22/2009
PLAT BOOK 84, PAGE 117; DATED 02/20/1990
GDOT - RIGHT OF WAY MAP; NORTHSIDE DRIVE
PROJECT: STP-321 4(1) DATED 11-04-1993,
REVISED 11-28-1995

POTENTIAL ENCROACHMENTS

NO ENCROACHMENTS TO REPORT

UTILITY NOTE

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON
ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD
DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF
UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM
LOCATIONS SHOWN HEREON.

ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE
ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE
PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES /
STRUCTURES.

BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS
NOTICE TO THE UTILITIES PROTECTION CENTER AT
1-800-282-7411 PRIOR TO ANY EXCAVATION IN ORDER THAT
UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

LEGEND

EXISTING CONTOURS	---
SPOT ELEVATION	X 236.0
IRON REBAR FOUND	● 5/8" RBF
IRON REBAR SET WITH SURVEYOR'S CAP#LSF000051	● 5/8" RBS/SC
RIGHT OF WAY MARKER FOUND	□ RWMF
WATER METER	○ WM
WATER VALVE	⊗ WV
FIRE HYDRANT	⊗ FH
STORM MANHOLE	⊗ STMH
TELEPHONE CABINET	□ TCB
SIGN	— STOP
POWER POLE	○ PP
GUIDE WIRE ANCHOR	← GWA
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
ADJOINING OWNERS LINE	---
EASEMENT LINE	---
EDGE OF PAVEMENT LINE	---
STORM PIPE LINE	---
OVERHEAD ELECTRICAL	---
WATER LINE	---

LOCATION MAP



NOT TO SCALE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS
PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY
ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED
BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS
HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED
WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR
USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS
PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND
REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
O.C.G.A. SECTION 15-6-67.

TO: Teramore Development, LLC, a limited liability company; Chicago
Title Insurance Company, and Longdale Vallotton, LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 11(A), 13, 16,
& 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 01, 2026.



**STATUS
PRINT**

**NOT TO BE
RECORDED
FOR REVIEW ONLY
1ST DRAFT
05/15/2026**

CARY F. REED
GEORGIA REGISTERED LAND SURVEYOR #2896
CERTIFICATE OF AUTHORIZATION
LAND SURVEYOR FIRM #000051-EXPIRES: 06/30/2026

PROJECT NOTES

- TOTAL AREA IN TRACT = 2,561 ACRES
- THIS PROPERTY IS ZONED: (R-3)
PROPERTY ADDRESS: TBD NORTHSIDE DRIVE,
MACON, GA 31210
- THE MINIMUM BUILDING SETBACK LINES ARE AS
FOLLOWS:
FRONT = 50' MINOR/60' ARTERIAL
REAR = 50' / 60' ARTERIAL-COLLECTOR
SIDE = 50' / 20' INTERIOR
- THIS SURVEY WAS MADE USING A GEOMAX ZOOM 90
ROBOTIC STATION TO OBTAIN LINEAR AND ANGULAR
MEASUREMENTS.
- I, CARY F. REED, GA-RLS#2896 DECLARE THAT THIS
MAP (OR REPORT) WAS PREPARED UNDER MY
SUPERVISION ON MAY 1, 2026 FROM AN ACTUAL GPS
SURVEY MADE UNDER MY SUPERVISION; THAT THE GPS
SURVEY WAS PERFORMED TO CONFORM TO THE
SPECIFICATIONS IN CA 180-2-01 THROUGH 09, AND
O.C.G.A. 44-4-1 THROUGH 31; THAT I USED REAL TIME
KINEMATIC GPS FIELD PROCEDURES AND REDUNDANT
MEASUREMENTS TECHNIQUES; AND COORDINATES WERE
OBTAINED BY USE OF THE REAL TIME NETWORK
OPERATED BY EGPS SOLUTIONS. THE INITIAL CONTROL
POINTS FOR THIS SURVEY WERE LOCATED UTILIZING AN
EGPS 20TL RECEIVER WITH A MESA 3 DATA COLLECTION
SOFTWARE, AND ALL COORDINATES ARE BASED ON NAD
WERE RECEIVED VIA A MOBILE DATUM. THE TYPE OF
SURVEY NETWORK UTILIZING THE TRIMBLE VRS REAL
TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE
RELATIVE POSITIONAL ACCURACY, AS CALCULATED
ACCORDING TO THE FEDERAL GEOGRAPHICAL DATA
COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL
DATA ACCURACY, IS 0.05 FT. HORIZONTAL AT THE 95%
CONFIDENCE LEVEL.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 219,107 FEET.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY
MONUMENT WITHIN 500 FEET OF ANY POINT ON THE
PROPERTY PLATTED, OR ANY POINT OF REFERENCE
THEREON.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED
UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). IT
INCLUDES: BASIS OF BEARINGS, HORIZONTAL CONTROL,
VERTICAL CONTROL, AND SOME GROUND ELEVATION
POINTS. THE EQUIPMENT USED TO OBTAIN THIS DATA
WAS A EGPS 20TL GPS RECEIVER WITH A MESA 3 DATA
COLLECTOR RECEIVING RTK CORRECTIONS VIA A MOBILE
DATA CONNECTION FROM THE EGPS SOLUTIONS REAL
TIME NETWORK. THE TECHNIQUE USED WAS A RTK
CORRECTED MEASUREMENTS FROM A TRIMBLE VRS REAL
TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
- THIS PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD
INSURANCE RATE MAP FOR MACON-BIBB COUNTY,
GEORGIA PANEL 39 OF 275, AS SHOWN ON MAP NUMBER
13070039G, WITH AN EFFECTIVE DATE OF JUNE 7,
2017.
ZONE "X" DENOTES AREAS DETERMINED TO BE AREAS OF
MINIMAL FLOOD HAZARDS.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK,
BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF
WAY LINES. EVIDENCE OF RECENT STREET OR SIDEWALK
CONSTRUCTION OR REPAIRS.
- THERE WERE NO WETLANDS DELINEATED ON SITE AT TIME
OF FIELD SURVEY.
- GA 811 DIG TICKET #260505-002835; DATED
05/05/2026.

NO.	REVISION DESCRIPTION	DATE
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
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EMC ENGINEERING
SERVICES, INC.



CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

ALTANSPS LAND TITLE SURVEY

PART OF TRACT "D" - MONROE T. HILL ET ALS

PART OF LAND LOT 329, 13th LAND DISTRICT

MACON-BIBB COUNTY, GEORGIA

Prepared for:
TERAMORE DEVELOPMENT, LLC

26-6042
CGB
PRJ/JAL
SURVEY DATE: 05/01/2026
CFR
1" = 40'
05/15/2026

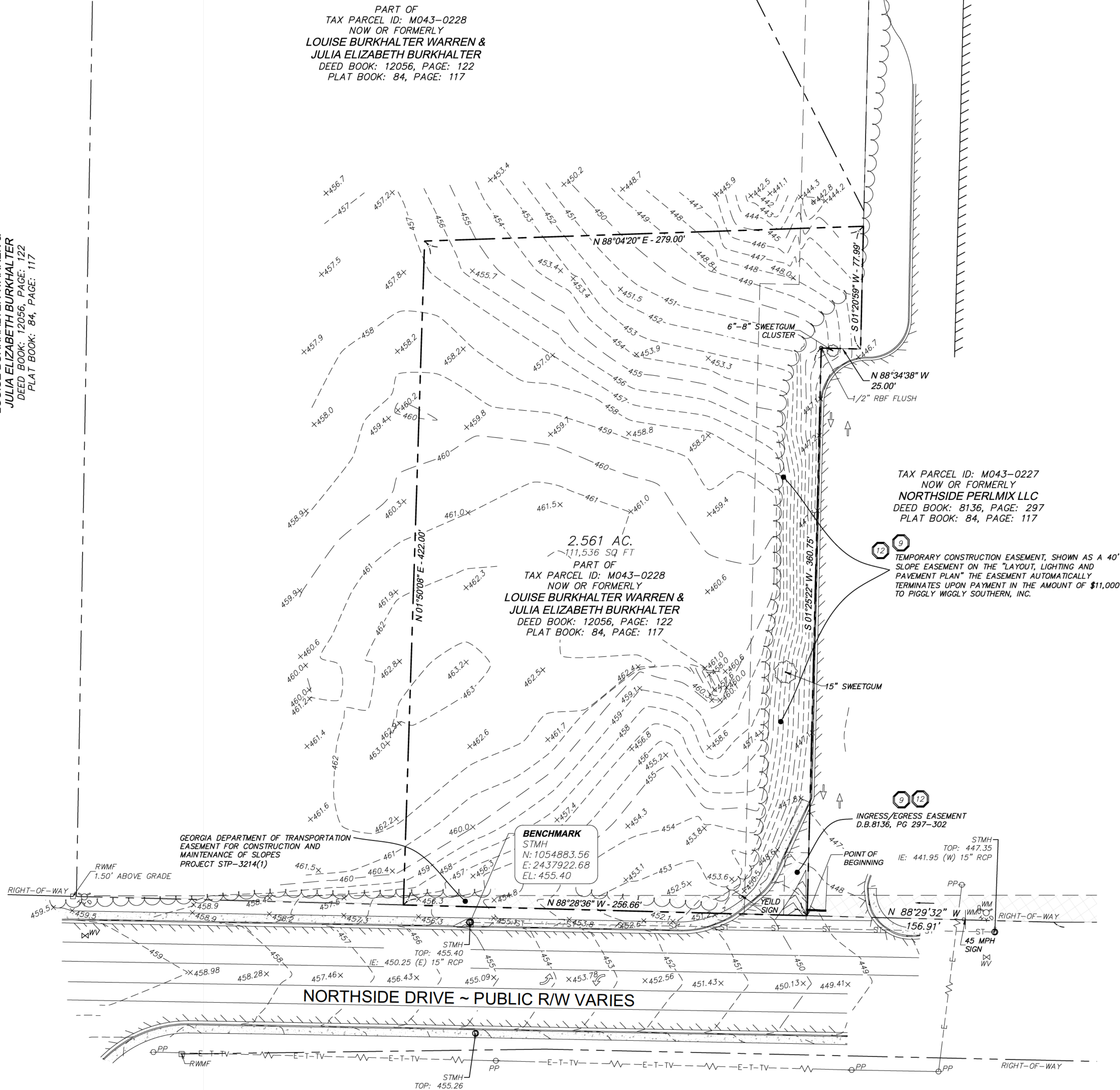
SHEET

1

OF

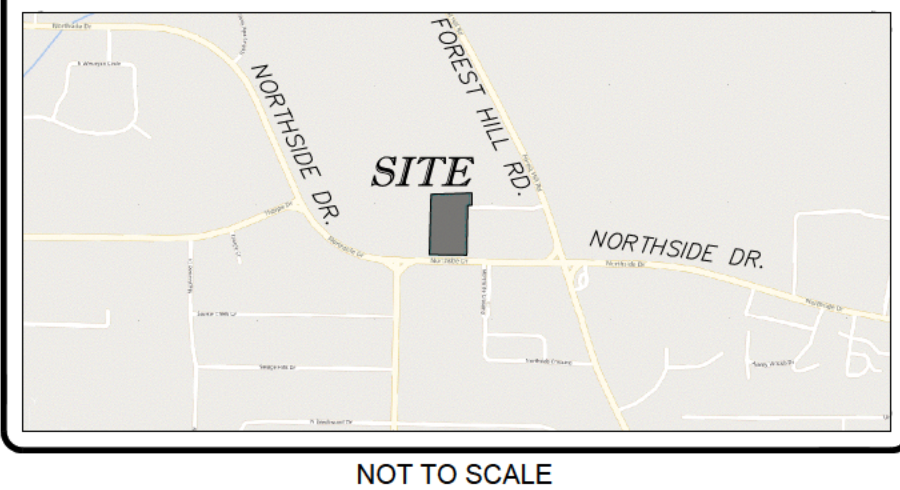
3

TAX PARCEL ID: M043-0223
NOW OR FORMERLY
LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117



TAX PARCEL ID: M041-0044
NOW OR FORMERLY
LOUISE BURKHALTER WARREN &
JULIA ELIZABETH BURKHALTER
DEED BOOK: 12056, PAGE: 122
PLAT BOOK: 84, PAGE: 117

LOCATION MAP



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO: Teramore Development, LLC, a limited liability company, Chicago Title Insurance Company, and Langdale Vallotton, LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 11(A), 13, 16, & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 01, 2026.



STATUS PRINT
NOT TO BE RECORDED
FOR REVIEW ONLY
1ST DRAFT
05/15/2026

CARY F. REED
GEORGIA REGISTERED LAND SURVEYOR #2896
CERTIFICATE OF AUTHORIZATION
LAND SURVEYOR FIRM #000051-EXPIRES: 06/30/2026

DATE

PROJECT NOTES

- TOTAL AREA IN TRACT = 2.561 ACRES
- THIS PROPERTY IS ZONED: (R-3)
PROPERTY ADDRESS: TBD NORTHIDE DRIVE, MACON, GA 31210
- THE MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 50' MINOR/60' ARTERIAL
REAR = 50' / 60' ARTERIAL-COLLECTOR
SIDE = 50' / 20' INTERIOR
- THIS SURVEY WAS MADE USING A GEOMAX ZOOM 90 ROBOTIC STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
- I, CARY F. REED, GA-RLS#2896 DECLARE THAT THIS MAP (OR REPORT) WAS PREPARED UNDER MY SUPERVISION ON MAY 1, 2026 FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THE GPS SURVEY WAS PERFORMED TO CONFORM TO THE SPECIFICATIONS IN GA 180-7-01 THROUGH 09, AND O.C.G.A. 44-4-1 THROUGH 31; THAT I USED REAL TIME KINEMATIC GPS FIELD PROCEDURES AND REDUNDANT MEASUREMENTS TECHNIQUES; AND COORDINATES WERE OBTAINED BY USE OF THE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING AN EGPS 2011 RECEIVER WITH A MESA 3 DATA COLLECTION SOFTWARE, AND ALL COORDINATES ARE BASED ON NAD 83. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHICAL DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.05 FT. HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 219,107 FEET.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). IT INCLUDES: BASIS OF BEARINGS, HORIZONTAL CONTROL, VERTICAL CONTROL, AND SOME GROUND ELEVATION POINTS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A EGPS 2011 GPS RECEIVER WITH A MESA 3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A MOBILE DATA CONNECTION FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS A RTK CORRECTED MEASUREMENTS FROM A TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
- THIS PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR MACON-BIBB COUNTY, GEORGIA PANEL 39 OF 275, AS SHOWN ON MAP NUMBER 13021C00396, WITH AN EFFECTIVE DATE OF JUNE 7, 2017.
ZONE "X" DENOTES AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARDS.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WERE NO WETLANDS DELINEATED ON SITE AT TIME OF FIELD SURVEY.
- GA 811 DIG TICKET #260505-002835; DATED 05/05/2026.

REFERENCES

DEED BOOK 12056, PAGE 122; DATED 04/24/2024
DEED BOOK 8136, PAGE 297; DATED 07/22/2009
PLAT BOOK 84, PAGE 117; DATED 02/20/1990
GDOT- RIGHT OF WAY MAP; NORTHIDE DRIVE
PROJECT: STP-321 4(1) DATED 11-04-1993,
REVISED 11-28-1995

POTENTIAL ENCROACHMENTS

NO ENCROACHMENTS TO REPORT

LEGEND

EXISTING CONTOURS

SPOT ELEVATION

IRON REBAR FOUND

IRON REBAR SET WITH SURVEYORS CAP#LSF000051

RIGHT OF WAY MARKER FOUND

WATER METER

WATER VALVE

FIRE HYDRANT

STORM MANHOLE

TELEPHONE CABINET

SIGN

POWER POLE

GUIDE WIRE ANCHOR

PROPERTY LINE

RIGHT-OF-WAY LINE

ADJOINING OWNERS LINE

EASEMENT LINE

EDGE OF PAVEMENT LINE

STORM PIPE LINE

OVERHEAD ELECTRICAL

WATER LINE

236.0

5/8" RBF

5/8" RBS/SC

RWMF

WM

WV

ST

TCB

STOP

PP

GWA

NO.	REVISION DESCRIPTION	DATE
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EMC ENGINEERING
SERVICES, INC.
1344 US Hwy 19S, Suite A



ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

ALTANSPS LAND TITLE SURVEY

PART OF TRACT "D" - MONROE T. HILL ET ALS

PART OF LAND LOT 329, 13th LAND DISTRICT
MACON-BIBB COUNTY, GEORGIA

Prepared for:

TERAMORE DEVELOPMENT, LLC

PROJECT NO.: 26-6042
DRAWN BY: CGB
DESIGNED BY: -
SURVEYED BY: PRJ/AL
SURVEY DATE: 05/01/2026
CHECKED BY: CFR
SCALE: 1" = 40'
DATE: 05/15/2026

SHEET

2

OF

3

TLE INSURANCE COMPANY
-18943BN COMMITMENT DATE: OCTOBER 7, 2025
le B, Part II, Exceptions

Surveyor's Comments	
IF FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED REQUIREMENTS ARE MET.	NONE TO MY KNOWLEDGE
ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING THE DATE HEREIN.	NOT A SURVEY RELATED ITEM
TING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND	NONE TO MY KNOWLEDGE
OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	NONE TO MY KNOWLEDGE
IRNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY RELATED ITEM
ORDS.	NOT A SURVEY RELATED ITEM
EY FOR MONROE T. HILL ET AL., "DATED FEBRUARY 20, 1990, PREPARED BY TRIBBLE F THE SUPERIOR COURT OF BIBB COUNTY, GEORGIA.	NO MATTERS TO REPORT
LIAM D. RAMSBOTTOM TO PIGGLY WIGGLY SOUTHERN, INC. RECORDED IN DEED BOOK GIA.	AFFECTS SUBJECT PROPERTY SHOWN HEREON
THARPE HILL, TOM HILL, JR., LOUISE HILL BURKHALTER, AND JULIA HILL TUCCINARDI FICE OF THE CLERK OF THE SUPERIOR COURT OF BIBB COUNTY, GEORGIA.	EASEMENT EXPIRED UPON COMPLETION OF THE PROJECT
2 JULIA HILL UNDERWOOD N/K/A JULIA H. TUCCINARDI, AMY A. HILL AND MARIE H. F THE CLERK OF THE SUPERIOR COURT OF BIBB COUNTY, GEORGIA.	DOES NOT AFFECT SUBJECT PROPERTY
ROE THARPE HILL, MARIE HOUSE HILL, TOM HILL, JR., LOUISE HILL BURKHALTER, AND V THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF BIBB COUNTY, GEORGIA.	AFFECTS SUBJECT PROPERTY SHOWN HEREON
ED WITHIN THE LAND.	ACREAGE SHOWN HEREON

VESTING LEGAL DESCRIPTION

AN APPROXIMATE 7.0 ACRE PARCEL LOCATED AT 4111 NORTHSIDE DRIVE AND 1700 FOREST HILL ROAD SUBDIVIDED AND RECOMBINED FROM THE FOLLOWING:

TRACT ONE: 4111 NORTHSIDE DRIVE:

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 329, 13TH LAND DISTRICT OF BIBB COUNTY, GEORGIA AND MORE PARTICULARLY DEPICTED AS TRACT "D" CONTAINING 7.5368 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN MAP OR PLAT OF SURVEY ENTITLED, "SUBDIVISION SURVEY FOR MONROE T. HILL ET AL.," DATED FEBRUARY 20, 1990, PREPARED BY TRIBBLE AND RICHARDSON, INC., RECORDED IN PLAT BOOK 84, PAGE 117, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF BIBB COUNTY, GEORGIA.

TRACT TWO: 1700 FOREST HILL ROAD:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOTS 329, 13TH LAND DISTRICT, BIBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DEPICTED AS TRACT "E" CONTAINING 1.5714 ACRES, MORE OR LESS AS SHOWN ON THAT CERTAIN MAP OR PLAT OF SURVEY ENTITLED, "SUBDIVISION SURVEY FOR MONROE T. HILL ET AL.," DATED FEBRUARY 20, 1990, PREPARED BY TRIBBLE AND RICHARDSON, INC., RECORDED IN PLAT BOOK 84, PAGE 117, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF BIBB COUNTY, GEORGIA.

SURVEYED LEGAL DESCRIPTION

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING PART OF LAND LOT 329, 13TH LAND DISTRICT MACON-BIBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MARKER FOUND LOCATED AT THE NORTHEAST INTERSECTION OF NORTHSIDE DRIVE (PUBLIC R/W VARIES) AND FORREST HILL ROAD (PUBLIC R/W VARIES) GO ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE THE FOLLOWING CALLS: GO SOUTH 89 DEGREES 52 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 393.59 FEET TO POINT; THENCE GO NORTH 88 DEGREES 29 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 156.91 FEET TO A POINT, AND BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE GO NORTH 88 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 256.66 FEET TO A POINT; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE GO ALONG A COMMON PROPERTY LINE SHARED NOW OR FORMERLY WITH LOUISE BURKHALTER WARREN & JULIA ELIZABETH BURKHALTER THE FOLLOWING CALLS: GO NORTH 01 DEGREES 50 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 422.00 FEET TO A POINT; THENCE GO NORTH 88 DEGREES 04 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 279.00 FEET TO A POINT; THENCE GO ALONG A COMMON PROPERTY LINE SHARED NOW OR FORMERLY WITH NORTHSIDE PERLMIX, LLC THE FOLLOWING CALLS: GO SOUTH 01 DEGREES 20 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 77.99 FEET TO A POINT; THENCE GO NORTH 88 DEGREES 34 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 25.00 FEET TO A 1/2" REBAR FOUND; THENCE GO SOUTH 01 DEGREES 25 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 360.75 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE, AND BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.561 ACRES ~ 111,536 SQ.FT.

THE ABOVE-DESCRIBED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE VESTING LEGAL.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO: Teramore Development, LLC, a limited liability company; Chicago Title Insurance Company, and Langdale Vallotton, LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 11(A), 13, 16, & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 01, 2026.



STATUS
PRINT
NOT TO BE
RECORDED
FOR REVIEW ONLY
1ST DRAFT
05/15/2026

CARY F. REED DATE
GEORGIA REGISTERED LAND SURVEYOR #2896
CERTIFICATE OF AUTHORIZATION
LAND SURVEYOR FIRM #000051-EXPIRES: 06/30/2026

PROJECT NO.: 26-6042
DRAWN BY: CGB
DESIGNED BY: -
SURVEYED BY: PRJ/AL
SURVEY DATE: 05/1/2026
CHECKED BY: CFR
SCALE: -
DATE: 05/15/2026

SHEET
3
OF 3

ALTA/NSPS LAND TITLE SURVEY
PART OF TRACT "D" - MONROE T. HILL ET AL
PART OF LAND LOT 329, 13th LAND DISTRICT
MACON, BIBB COUNTY, GEORGIA
Prepared for:
TERAMORE DEVELOPMENT, LLC

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

NO. REVISION DESCRIPTION DATE

####

GRAPHIC SCALE: 1" = ####

0' ####
GRAPHIC SCALE: 1" = ####

REZONING APPLICATION:

APPLICANT'S AGENT INFORMATION:

Duke R. Groover, Esq.
James-Bates-Brannan-Groover-LLP
231 Riverside Drive, Suite 100
Macon, Georgia 31201

Narrative:

On behalf of Teramore Development, LLC ("Teramore"), Applicant's Agent is seeking the Macon-Bibb County Planning & Zoning Commission's approval to rezone 7.0 acres of land located at 4111 Northside Drive, across from the intersection of Northside Drive and Marlowe Drive, in Macon-Bibb County, Georgia (the "Subject Property") from R-3 (Multifamily Residential) to C-1 (Neighborhood Commercial). Teramore currently has the Subject Property under contract for purchase. Should this rezoning application be approved, Teramore will purchase the Subject Property and construct a small-scale development (Dollar General) on a 2.5 acre development tract within the 7.0 acre Subject Property. In addition to the upgraded building design, the Subject Property will also be well-landscaped.

The proposed building will be a 9,100 square foot retail store. As shown on the proposed Site Plan, the development will include 36 parking spaces and a full-access driveway from Northside Drive. Onsite water retention will be located on the south frontage and a 12-foot by 18-foot dumpster enclosure will be located the northwest corner of the 2.5 acre development tract. Additionally, a 20-foot landscape buffer will surround the site on all four sides.

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property to the east of the Subject Property is zoned C-1 (Neighborhood Commercial) and is currently used for commercial purposes. The property to the south of the Subject Property across Northside Drive is zoned R-3 (Residential) and C-1 (Neighborhood Commercial) with a mix of undeveloped property and property currently used for commercial purposes and office space. The property adjacent to the Subject Property on its western and northern boundary lines is zoned for the Agricultural District/R1-AA and is currently undeveloped. The Subject Property is less than a quarter mile from the intersection of Northside Drive and Forest Hill Road where there is a significant amount of commercial development.

Prior to 2019, the Subject Property was zoned C-1 (Neighborhood Commercial). On March 24, 2019, at the request of the Subject Property's current owner, the property was rezoned to R-3 (Multifamily Residential). The owner hoped to develop multi-family housing onsite, but those efforts have been unsuccessful. This may be due to the Subject Property being located on a five-lane collector street in close vicinity to properties currently used for commercial purposes and office space.

The proposed rezoning is in conformity with the policy and intent of the 2050 Macon-Bibb County Comprehensive Plan Update ("Comprehensive Plan") and the Future Land Use Map of the Comprehensive Plan, which shows that the Subject Property is contemplated to be zoned and developed as a C-1 (Neighborhood Residential) property in the future.

The hardship imposed upon the Subject Property owner by the current zoning outweighs any relative gain to the public from the current zoning. Notably, the surrounding area will benefit from having a convenient and affordable shopping option for items frequently needed by residents in the surrounding area including, but not limited to, food, health and beauty aids, paper products, cleaning supplies, and school supplies.

The proposed rezoning will not cause an excessive burden upon existing streets, transportation facilities, utilities, or schools. City water and sewer are available to the Subject Property. Additionally, the rezoning of the Subject Property to C-1 (Neighborhood Commercial) and the use of the Subject Property as a small retail store (Dollar General) will not cause any significant increase in traffic. The store will serve those who live in the area.

Finally, the Subject Property is the exact parcel proposed and recommended by the Planning and Zoning Commission when the Applicant applied for a rezoning at 4125 Northside Drive (Northside Drive and Tharpe Street) and was ultimately denied in 2024.

Contact Us

From Contact [REDACTED]

Date Thu 7/23/2026 3:57 PM

To [REDACTED]

[CAUTION] This email originated from inside Macon-Bibb Planning and Zoning. Do **NOT** click on links or open attachments unless you are expecting and know the content is safe.

Greeting,

Lisa McLendon has sent a message.

Full Name:

Lisa McLendon

Phone number:

[REDACTED]

Email Address:

[REDACTED]

Message Type:

Contact Us

Message:

Good afternoon, I am reaching out to voice my opposition to the proposed Dollar General slated for 4111 Northside Dr. Once again, DG is attempting to impede an established neighborhood which will result in a decrease in property values. In addition, the DG is simply not needed. The proposed land is next to Food Depot, Family Dollar and the Asian Market. Less than 1 tenth of a mile is a CVS, half mile down the road is the Kroger on Tom Hill Sr and across from that is a Dollar Tree. DG also has location less than 2 miles from this site. There needs to be some more rigid oversight on overdeveloping commercial areas adjacent to residential properties. This is the second time that they have attempted to receive approved zoning, and I hope that it is once again denied. Thank-you for your consideration to my objections. Lisa McLendon



Commission Hearing Date: 8.10.2026

Design Review Board Meeting: _____

Application Type:

- | | |
|--|--|
| ☐ Conditional Use | ☐ Certificate of Appropriateness - DRB |
| ☐ Variance | ☐ Certificate of Appropriateness - Comm |
| ☐ Manufactured Home | ☐ Interpretation |
| ☐ Sign | ☐ Request for Rehearing |
| ☐ Text Amendment | ☐ Violation |
| ☒ Rezoning | ☐ Appeal |

Is this item on the consent agenda? ☐ Yes
☐ No

Parcel # M043-0228

Address 4111 Northside Dr

Applicant Teramore Development, LLC

Zoning District R-3

Application Description Rezoning request from R-3 to C-1

Items & Approvals required:

- ☐ None, issue once approved
- ☐ Macon-Bibb Engineer
- ☐ Health Department
- ☐ Macon Water Authority
- ☐ Fire Department
- ☐ Traffic Engineer
- ☐ GDOT
- ☐ Variance
- ☐ Landscape plan
- ☐ Certificate of Appropriateness
- ☐ Additional applications: _____

Application Accepted by _____

Staff Report by _____

Sign provided to _____

Items & Approvals obtained:

- ☐ None, issue once approved
- ☐ Macon-Bibb Engineer
- ☐ Health Department
- ☐ Macon Water Authority
- ☐ Fire Department
- ☐ Traffic Engineer
- ☐ GDOT
- ☐ Variance
- ☐ Landscape plan
- ☐ Certificate of Appropriateness
- ☐ Additional applications: _____

Hearing Results:

- ☐ Approved
- ☐ Denied
- ☐ Deferred to _____ agenda