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STAFF REPORT

From the Department of Community Development

September 10, 2026

CASE NUMBER: ANNX – 0114-2026

APPLICANT: HWB Development, LLC

REQUEST: Annexation and zoning of 40.60 acres from R-AG (County) to C-2 General Commercial
Annexation and zoning of 4.82 acres from C-2 (County) to C-2 General Commercial

LOCATION: Perry Parkway and 2011 Highway 41. Tax Map Parcels: 000310 040000, 000310 039000, 000310 021000, 000310 023000

BACKGROUND INFORMATION: The applicant proposes to annex the entirety of the above-mentioned parcels into the City of Perry. The lots are proposed to be zoned C-2, General Commercial. A concept plan has not been submitted at this time.

STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:

The applicant asserts that there are no known covenants or restrictions on the subject property which would preclude the use permitted in the proposed zoning district.

1. The existing land uses and zoning classifications of nearby property.

	Zoning	Land Use
North	C-2 (Perry); C-2 (County)	Convenience Store with fuel pumps; Undeveloped
South	R-3 Single Family Residential; C-2	Residential Subdivision; Undeveloped
East	C-2	Undeveloped
West	C-2 (Perry); R-AG (County)	Undeveloped; Residential-Agricultural

2. Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?

The proposed zoning designation is compatible with the Gateway Corridor character area within which the parcels are located. The major intersections along these gateway corridors can be nodes for mixed-use development and aesthetically attractive commercial centers. Staff believes this annexation would serve to bolster nodal development and support the City's comprehensive planning goals as expressed in the 2022 Joint Comprehensive Plan.

3. Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?

The C-2 district is intended to provide a commercial district designed to serve the automobile, its passengers, and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities and locations that will be accessible to all shoppers and highway users or both. The proposed zoning designation is compatible with zoning in the area.

4. Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?

There should be no adverse impacts on adjacent or surrounding properties. A landscape buffer will be required on the southern and western property lines to minimize any impact on the agricultural residential property on the west and the residential subdivision to the south. Traffic may increase when the property is developed, but estimates do not exceed what is expected for Perry Parkway.

5. Will any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?

City emergency services, streets, and schools should not be negatively impacted by this development. Staff considers the focus of this application to be to determine whether the proposed annexation and zoning designation align with the City's adopted Comprehensive Plan.

6. Are there existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification?

The city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's goals.

Staff Recommends: Approval of the application as submitted.



Where Georgia comes together.

Application # ANNX 0114.2026_

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	HWB Development, LLC	Jerald Bert Ethridge
*Title	Owner	221 Governors Walk, Kathleen, GA 31047
*Address	217 E. Dykes Street, Cochran, GA 31014	
*Phone		HWB Development, LLC
*Email		217 E Dykes Street, Cochran, GA 31014

Moore Bass Consulting, Inc. / **Logan Clark** AGENT
Property Information

*Street Address or Location	Perry Parkway and 2011 Hwy 41
*Tax Map #(s)	000310 040000, 000310 21000, 000310 039000 & 000310 023000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System. **If the property being annexed is a portion of a recorded parcel, the portion being annexed must be a separate recorded parcel before this application will be accepted as complete.**

Request

*Current County Zoning District	R-AG	*Proposed City Zoning District	C-2
*Please describe the existing and proposed use of the property. Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.			
The proposed request is to rezone approximately 45.69 +/- acres of land. The proposed annexation request includes a concurrent request to designate a zoning district of C-2 for the property.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:**
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.**
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.**
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No XX**
If yes, please complete and submit a Disclosure Form available from the Community Development office.

Application for Annexation – Page 2

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. *Signatures:

*Applicant HWB Development LLC by Woody Butts	*Date 8-10-26
*Property Owner/Authorized Agent Jerry Ethridge - Jerry Ethridge owner	*Date 8-10-26

Standards for Granting a Zoning Classification

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

Revised 7/1/2025

Commercial

1. Identify the existing land uses and zoning classification of nearby properties.

Location	Zoning	Land Use
North	C-2	C-Store / Fuel Station
South	R-3	Single-Family
West	AG (County)	Vacant / Undeveloped
East	C-2	Vacant / Undeveloped

2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property. **The proposed request of C-2 is consistent with the development patterns that currently exist (or planned) along Perry Parkway and US Highway 41.**

3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. **Our request for C-2 zoning is consistent with the surrounding area. C-2 zoning is located directly across the street to the north of the subject property, supporting compatibility with the existing development pattern.**

4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan. **The subject property is located within the Gateway Corridor/Commercial Node character area. We believe that our request for C-2 zoning will enhance the area by promoting aesthetically pleasing design and improving the efficiency of development patterns consistent with the character of the corridor.**

5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.

None anticipated.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Based on the goals of the joint comprehensive plan adopted in 2022, we believe the proposed request is consistent and supportive of the vision envisioned for this area.

August 10, 2026

City of Perry
741 Main Street
Perry, GA 31069

RE: Perry Parkway
Houston County Parcel ID# 000310 23000
Letter of Ownership Authorization

To Whom It May Concern:

This letter is being written to confirm that I am the owner of the above referenced property. Further, I am aware of the proposed rezoning/annexation request and do authorize Moore Bass Consulting and /or their agents, to represent this request on my behalf.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at [REDACTED]


Sincerely,
Jerald Ethridge

[illegible]

ISSN 1367-5931

Overall

All that tract or parcel of land lying and being in land lot 53 of the 10th land district of Houston County, Georgia of being more particularly described as follows:

Beginning at a concrete monument at the mitered intersection of the western right-of-way of U.S. Highway 41 having a 120' right-of-way and the southern right-of-way of North Perry Parkway having a variable right-of-way.

Thence along western right-of-way of U.S. Highway 41, S 00° 08' 41" E for a distance of 107.44 feet to a capped rebar.

Thence leaving said right-of-way, S 89° 27' 35" W for a distance of 258.88 feet to a 1/2" pipe.

Thence, S 01° 29' 45" E for a distance of 206.46 feet to a 1/4" rebar.

Thence, N 77° 24' 01" E for a distance of 260.12 feet to a capped rebar along the western right-of-way of U.S. Highway 41.

Thence along said right-of-way, S 00° 08' 41" E a distance of 10.88 a capped rebar.

Thence leaving said right-of-way, S 77° 48' 52" W for a distance of 398.00 feet to a 1/2" rebar.

Thence, S 00° 13' 29" E for a distance of 483.56 feet to a 1" pipe.

Thence, N 89° 04' 38" W for a distance of 97.86 feet to a 1/2" rebar.

Thence, S 89° 34' 25" W for a distance of 69.97 feet to a 1/2" rebar.

Thence, S 89° 56' 23" W for a distance of 70.13 feet to a 1/2" rebar.

Thence, S 89° 39' 58" W for a distance of 69.89 feet to a 1/2" rebar.

Thence, S 89° 35' 26" W for a distance of 70.00 feet to a 1/2" rebar.

Thence, S 89° 45' 37" W for a distance of 70.06 feet to a 1/2" rebar.

Thence, S 89° 39' 10" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 42' 13" W for a distance of 70.12 feet to a 1/2" rebar.

Thence, S 89° 49' 54" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 45' 40" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 37' 04" W for a distance of 70.04 feet to a 1/2" rebar.

Thence, S 89° 46' 10" W for a distance of 69.90 feet to a 1/2" rebar.

Thence, S 89° 36' 51" W for a distance of 72.10 feet to a 1/2" rebar.

Thence, S 89° 46' 27" W for a distance of 155.48 feet to a 1/2" rebar.

Thence, S 89° 43' 01" W for a distance of 462.59 feet to a capped rebar along the center line of Fannie Gresham Branch.

Thence along Centerline of said branch, S 06° 09' 34" W for a distance of 61.80 feet to a point.

Thence, S 36° 57' 58" E for a distance of 84.58 feet to a point.

Thence, N 89° 31' 38" E for a distance of 88.46 feet to a point.

Thence, S 54° 29' 46" E for a distance of 58.04 feet to a point.

Thence leaving center line of branch, S 89° 45' 04" W for a distance of 210.02 feet to a 1/2" rebar.

Thence, N 06° 38' 34" E a distance of 163.96 feet to 1/2" rebar

Thence, N 06° 38' 34" E for a distance of 844.28 feet to a capped rebar.

Thence, N 06° 38' 34" E for a distance of 336.69 feet to an axle.

Thence, N 07° 03' 43" E for a distance of 326.90 feet to a 1/2" rebar.

Thence, N 88° 49' 06" E for a distance of 64.52 feet to a 1/2" rebar along the southern right-of-way of North Perry Parkway at the beginning of a non-tangential curve,

Said curve turning to the left, having a radius of 1984.86 feet, and whose long chord bears S 51° 16' 26" E for a distance of 494.42 feet to a concrete monument at the point of intersection with a non-tangential line.

Thence, S 31° 33' 01" W for a distance of 25.00 feet to a 1/2" rebar at the beginning of a non-tangential curve,

Said curve turning to the left, having a radius of 2604.88 feet, and whose long chord bears S 59° 46' 44" E for a distance of 105.25 feet to a 1/2" rebar at a point of intersection with a non-tangential line.

Thence, N 28° 30' 51" E a distance of 25.28 feet to a concrete monument at the beginning of a non-tangential curve.

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 67° 07' 01" E for a distance of 393.44 feet to a capped rebar.

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 73° 40' 14" E for a distance of 60.00 feet to a capped rebar.

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 82° 04' 10" E for a distance of 520.42 feet to a 1/2" rebar.

Thence, S 89° 36' 10" E for a distance of 252.95 feet to a point at the mitered intersection of the western right-of-way of U.S. Highway 41 and the southern right-of-way of North Perry Parkway.

Thence along said mitered intersection, S 44° 52' 25" E for a distance of 71.04 feet to the point of beginning.

Said overall of tracts 1, 2 and 3 being 40.86 acre more or less.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 10TH DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET ALONG THE WESTERLY RIGHT-OF-WAY OF US HIGHWAY 41, ALSO KNOWN AS MACON ROAD (R/W VARIES), SAID REBAR BEING SOUTH ALONG SAID RIGHT-OF-WAY 277 FEET, MORE OR LESS, FROM ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 11, ALSO KNOWN AS PERRY PARKWAY (R/W VARIES); THENCE FOLLOWING SAID HIGHWAY 41 RIGHT-OF-WAY S 00° 11' 20" E, A DISTANCE OF 356.06 FEET TO A 1/2" REBAR SET; THENCE N 89° 48' 40" E, A DISTANCE OF 10.00 FEET TO A CONCRETE R/W MONUMENT FOUND; THENCE S 00° 11' 20" E, A DISTANCE OF 207.56 FEET TO A 1/2" PIPE FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 42' 20" W, A DISTANCE OF 399.76 FEET TO A 1/2" REBAR SET; THENCE N 00° 13' 29" W, A DISTANCE OF 481.54 FEET TO A 1/2" REBAR FOUND; THENCE N 77° 49' 31" E, A DISTANCE OF 398.75 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED TRACT CONTAINING 4.73 ACRES (205,844 SQ. FT.)

27347
Record and return to:
Charles B. Haygood, Jr.
Haygood, Lynch, Harris,
Melton & Watson, LLP
P. O. Box 657
Forsyth, GA 31029
File No. 20-14549

Doc ID: 014054040003 Type: GLR
Recorded: 10/26/2015 at 11:27:59 AM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 6991 PG 324-326

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY

DEED OF ASSENT

STATE OF GEORGIA,
COUNTY OF HOUSTON.

THIS INDENTURE entered into this 16th day of October, 2015, between
EDWARD DROUHARD, AS EXECUTOR U/W GLORIA A. ETHRIDGE, deceased, late
of Houston County, Georgia, as Grantor, and **JERALD BERT ETHRIDGE**, of the State of
Georgia and County of Houston, as Grantee.

WITNESSETH:

WHEREAS, **GLORIA A. ETHRIDGE**, died testate, a resident of Houston County,
Georgia, on June 30, 2014, and her Will, dated May 6, 2014 (the "Will") was probated in
Solemn Form on August 4, 2014, in the Probate Court of Houston County, Georgia, and
under the provisions of **Item V b.** of the Will, the property hereinafter described (the
"Property") is devised to Grantee in fee simple, and

WHEREAS, all debts of said testator have been paid, or adequate provision made
therefor.

NOW, THEREFORE, in consideration of the premises, and in order to evidence the
assent of Grantor in his capacity as Executor to the bequest and devise of the Property
hereinafter described to Grantee, and to evidence the fact that all debts of the estate have
been paid or adequate provision made therefor, Grantor in his capacity as Executor as
aforesaid does hereby grant and convey unto Grantee, his heirs, successors, executors,
administrators and assigns, the following described Property, to-wit:

**(FOR DESCRIPTION OF THE PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF)**

TOGETHER with all rights, members and appurtenances in any manner appertaining, belonging or relating to the Property, including, without limitation, (a) all improvements located on the Property, (b) all timber, seedlings, saplings and other trees growing or situate on the Property, (c) all minerals located on, in and under the Property, and (d) all hereditaments, easements, rights of way, licenses and permits.

TO HAVE AND TO HOLD the Property unto Grantee, his heirs, successors and assigns, IN FEE SIMPLE.

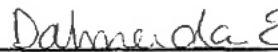
Wherever the words "Grantor" and "Grantee" are used herein the same shall be construed to include their respective heirs, successors, executors, administrators and assigns where the context requires or permits; and also the same shall be construed to include, when appropriate, either gender, a corporation, partnership, limited partnership or any legal entity, and both singular and plural, and the grammatical construction of sentences shall conform thereto.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal and delivered these presents the day and year first above written.

 (L.S.)

**EDWARD DROUHARD, AS EXECUTOR
U/W GLORIA A. ETHRIDGE, DECEASED**

Signed this 16 day of October, 2015
in the presence of:


Unofficial Witness

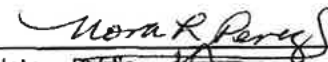

Notary Public
My Commission Expires: 12/31/2016
(Affix Notary Seal)



EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in Land Lot No. 52, of the 10th Land District of Houston County, Georgia comprising of 4.9 acres of land, more or less, having such shape, metes, bounds, courses and distances as are shown on plat of survey of same made by LeRoy Halbrook, State Surveyor No. 991, on March 2, 1957, a copy of said plat being of record in Map Book 4, Page 215, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. Said tract or parcel of land is more fully described according to said plat as follows: COMMENCING at a Point on the west side of the right of way of Perry-Macon paved highway, known as U. S. Highway #41, which Point is south 1,517.5 feet from the point where a county road intersects said highway, and from said Beginning Point running south 1 degree 30 minutes east along the west line of said right of way of U. S. Highway #41 a distance of 566.5 feet to the corner of land now or formerly owned by Mrs. Pauline S. Long; thence running south 88 degrees 10 minutes west along the dividing line between the land of O. A. King and land now or formerly owned by Mrs. Pauline S. Long a distance of 400.2 feet; thence running north 1 degree 28 minutes west a distance of 483.6 feet to a point; and thence running north 76 degrees 30 minutes east a distance of 409 feet to Beginning Point. Said tract of land is bounded now or formerly as follows: North and West by land of O. A. King; East by right of way of U. S. Highway #41, and South by land of Mrs. Pauline S. Long.

Houston County Tax Assessors reference for above described parcel is Parcel No. 000310 023000.

Also conveyed is all equipment and merchandise situate in the commercial building on said Property.

This is the same property conveyed to Gloria Alston Ethridge (a/k/a Gloria A. Ethridge) by Gloria Alston Ethridge, as Executor U/W James Roy Ethridge, Sr., by Deed of Assent dated December 5, 1996, and recorded in Deed Book 1252, Page 606, aforesaid records.