



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

May 7, 2025

CASE NUMBER: ANNX-0056-2025

APPLICANT: JPC Design and Construction, LLC; Mike Horne

REQUEST: Annexation and Zoning of 1.15 acres of the parcel from RAG (County) to C-1, Highway Commercial

LOCATION: 130 Mack Thompson Rd; Tax Map Number: 000300 040000

BACKGROUND INFORMATION: The applicant proposes to annex a portion of the above-mentioned parcel into the City of Perry. It will be used to install stormwater infrastructure that supports a commercial development on the adjacent parcel already in the city and zoned C-1.

There are no known covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district.

STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:

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

	Zoning	Land Use
North	C-2, General Commercial (County)	Undeveloped
South	C-1, Highway Commercial	Undeveloped
East	M-1, Wholesale & Light Industrial	Heritage Oaks Park
West	M-2, General Industrial	Houston Springs (undeveloped)

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 Commercial Node and Gateway Corridor character areas the parcel is in. This area is characterized by auto-centric, commercial uses that support highway travelers and the logistics industry.

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

The proposed zoning designation is compatible with zoning in the area. The Highway Commercial zoning designation allows uses that complement potential industrial development that could come as this portion of Perry Parkway continues to develop.

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

The portion of the parcel that is being rezoned is not intended for vehicular use; therefore, there will be no adverse impacts on adjacent or surrounding properties.

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.

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

Annexing a portion of this parcel would decrease the amount of county land that is almost surrounded by city property. It would also allow the new commercial use to meet development requirements for stormwater infrastructure, parking, landscaping, and any other applicable standards.

Staff Recommends: Approval of the application as submitted.

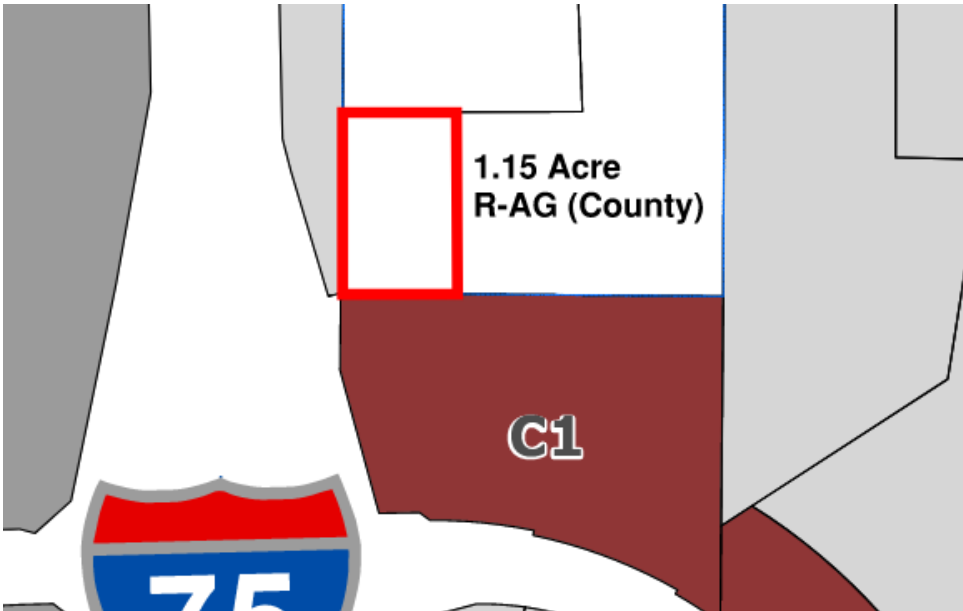


ANNX-0056-2025

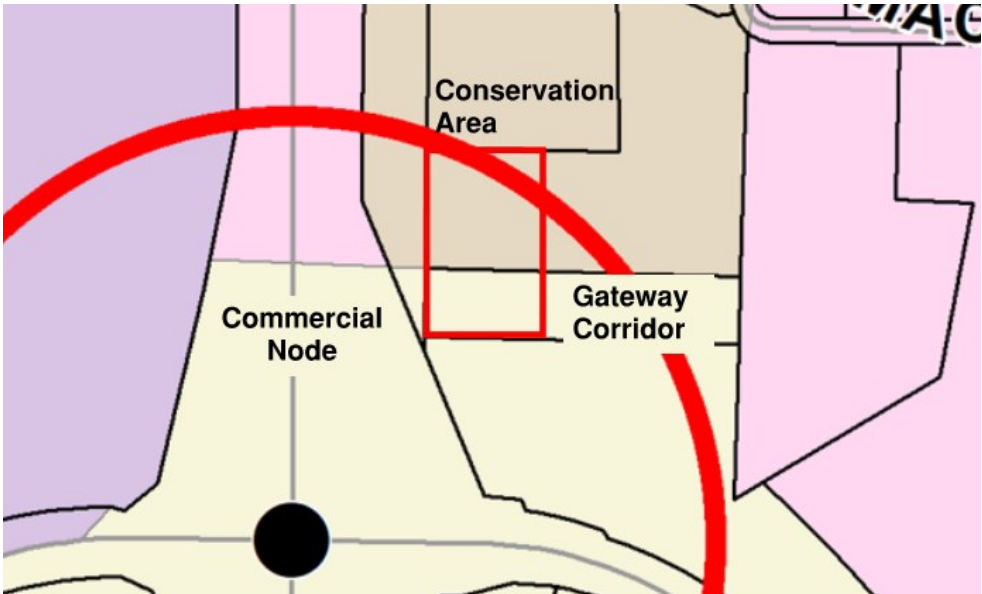
130 Mack Thompson Rd

Annex 1.15 AC and rezone to
C-1, Highway Commercial

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # Annex
0056-2025

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	JPC Design and Const. LLC, Mike Horne	William B. Jones
*Title	Project Manager	
*Address	264 Alabama Blvd., Jackson GA 30233	264 Alabama Blvd., Jackson GA 30233
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	A portion of 130 Mack Thompson Rd. (4.15 Ac)
*Tax Map #(s)	portion of 000300 040000
*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

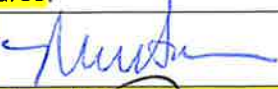

*Current County Zoning District	C-1	*Proposed City Zoning District	C-1
*Please describe the existing and proposed use of the property Note: A Site Plan and/or other information which fully describes your proposal may benefit your application. Stormwater detention pond for fuel center			

Instructions

1. 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.
2. *Fees:
 - a. Residential Zoning (R-Ag, R-1, R-2, R-3) - \$316.00 plus \$27.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$527.00 plus \$42.00/acre
3. *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.
4. 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.
5. 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.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. *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 ☒
If yes, please complete and submit a Disclosure Form available from the Community Development office.

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 	*Date 4-6-25
*Property Owner/Authorized Agent 	*Date 4-7-25

Standards for Granting a Zoning Classification

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

* (See Attached letter Addressing these) 

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.

Type: GEORGIA STANDARD PLATS
Recorded: 3/24/2025 3:43:00 PM
Fee Amt: \$10.00 Page 1 of 1
Houston County Georgia
Terri L Childers Clerk of Superior Court

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT WAS PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPLICABLE CERTIFICATE, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES AND LANDHOLDERS OR USER OF THIS PLAT. UNDERSTAND AND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS OF THE 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.

Shawn Barr, GARL#J331
COA #LSF001114

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR
PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED
THAT APPROVAL IS NOT REQUIRED)

2-21-95 _____
CLIENT'S NAME

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HAMILTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 21 DAY OF March, 1995.

THE HAMILTON COUNTY PLANNING COMMISSION

BY [Signature] SECRETARY



IRON PIN FOUND(1/2" REBAR UNLESS NOTED)
IRON PIN SET(1/2" REBAR W/CAP)
PROPERTY LINE
LAND LOT NUMBER

LEGEND OF SYMBOLS

RELOCATED THOMPSON RD. (AKA
PERRY PKWY.) RW VARIES D.B.
770 PG. 631 & D.B. 931 PG. 716

1-75 RW VARIES

N/F
 WILLIAM JONES
 PARCEL # 0P38A0 011000
 D.B. 9920 PG. 138
 P.B. 83 PG. 327
 P.B. 82 PG. 8
 P.B. 38 PG. 160
 P.B. 34 PG. 76

N/F
M HANSE MASSEY
PARCEL # 000300 020000
D.B. 899 PG. 210
P.B. 23 PG. 267

NIP
M. HANSE MASSE
PARCEL # 000300 04
D.B. 008 PG. 210
P.B. 23 PG. 287

508.17 HOUSTON COUNTY
N89°44'32"W CITY OF PERRY

APPROXIMATE LAND LOT LINE 1115.42'
S0°17'33"W

MISCELLANEOUS NOTES

- [illegible]

SUBDIVISION SURVEY

FOR
WILLIAM B. JONES

LAND LOT 44 10TH LAND DISTRICT
HOUSTON COUNTY PERRY GEORGIA

SAVA

SURVEYING AND MAPPING, LLC
102 ED BAYER COURT, SUITE 130
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
email: info@sam.biz
SAM.BIZ

Revisions

[illegible]

Date: 1-28-25
Scale: 1"=100'

1 of 1



VICINITY MAP

SCALE NONE

[illegible]

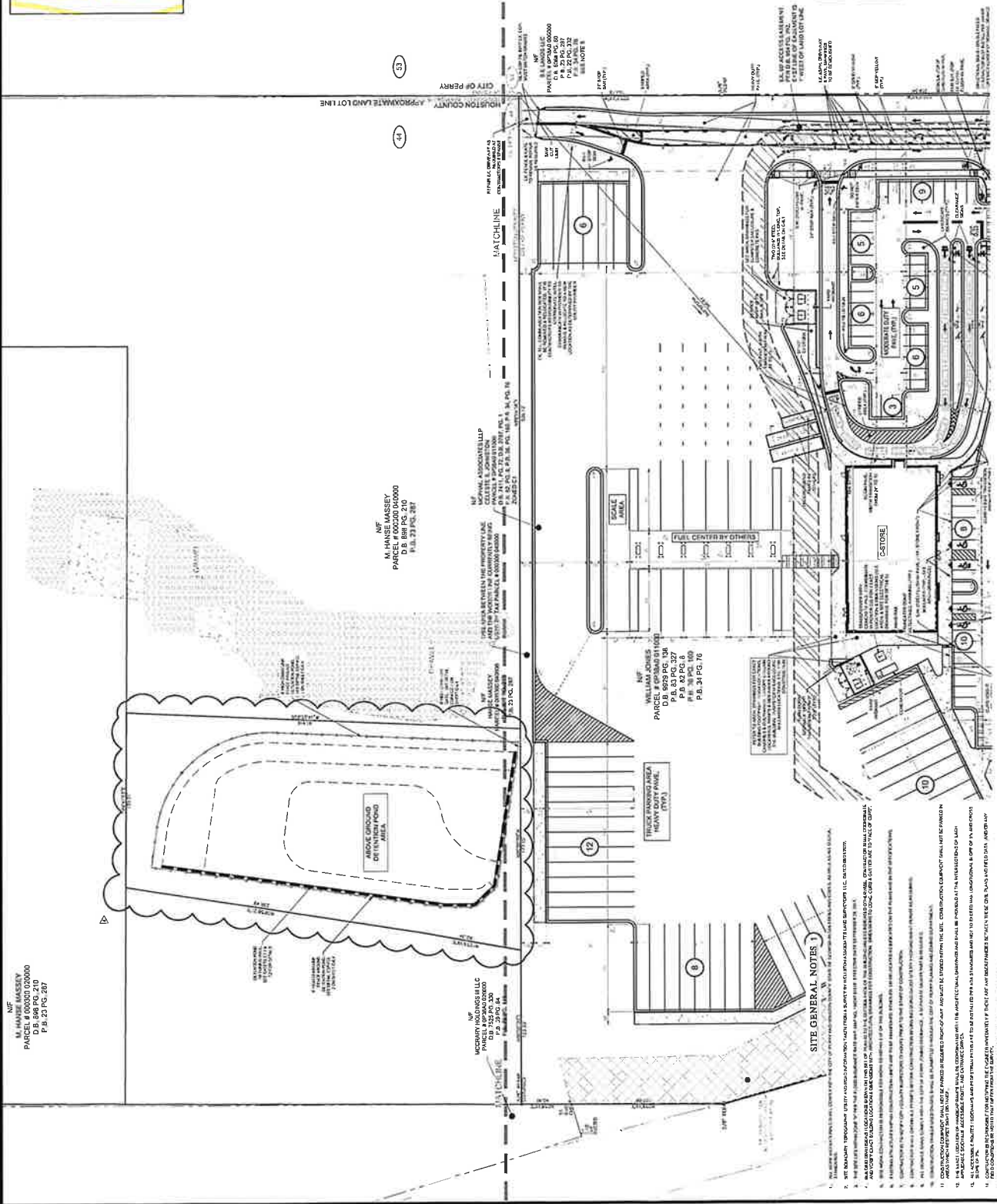
CONCRETE PAVING JOINTS NOTES

JOINTS ON CONCRETE PANELS SHALL BE PLACED AS FOLLOWS:


1. MAXIMUM JOINT SPACING SHALL BE 17 FEET. THE LONG END OF THE ORIENTED PANEL SHALL EXCEED 15 FEET. THE SPREAD JOINT, BETWEEN JOINTS OF JOINTS SHALL OCCUR AT GROUP OF FEATURES, SUCH AS WINDOWS, DOOR SILL AND JOINT POLES, IN EACH PANEL.
2. EXPANDED JOINT PATTERN APPLIED TO BOTH SIDE SURFACES OF EACH JOINT, 12 INCHES BORE 1/2" WALLS AND 6 INCHES FOR PANELS TO 2. (SEE ALSO "INTEGRAL JOINTS" IN REFERENCE TO PANELS TO 2.)
3. IN TYPICAL WIND-UP, JOINTS SHALL BE PLACED AS FOLLOWS:

SITE ANALYSIS

TOTAL BUILDING AREA	12,337 S.F.
TOTAL PARKING	100 SPACES
PARKING RATIO	14.52 / 1,000 S.F.
TOTAL SITE AREA	8,380.1 AC



**IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW**

 Know what's below.
Call before you dig.

4 HR EMERGENCY CONTACT
MR. JEREMY CROSBY
PHONE: 770 - 560 - 3527

SITE PLAN

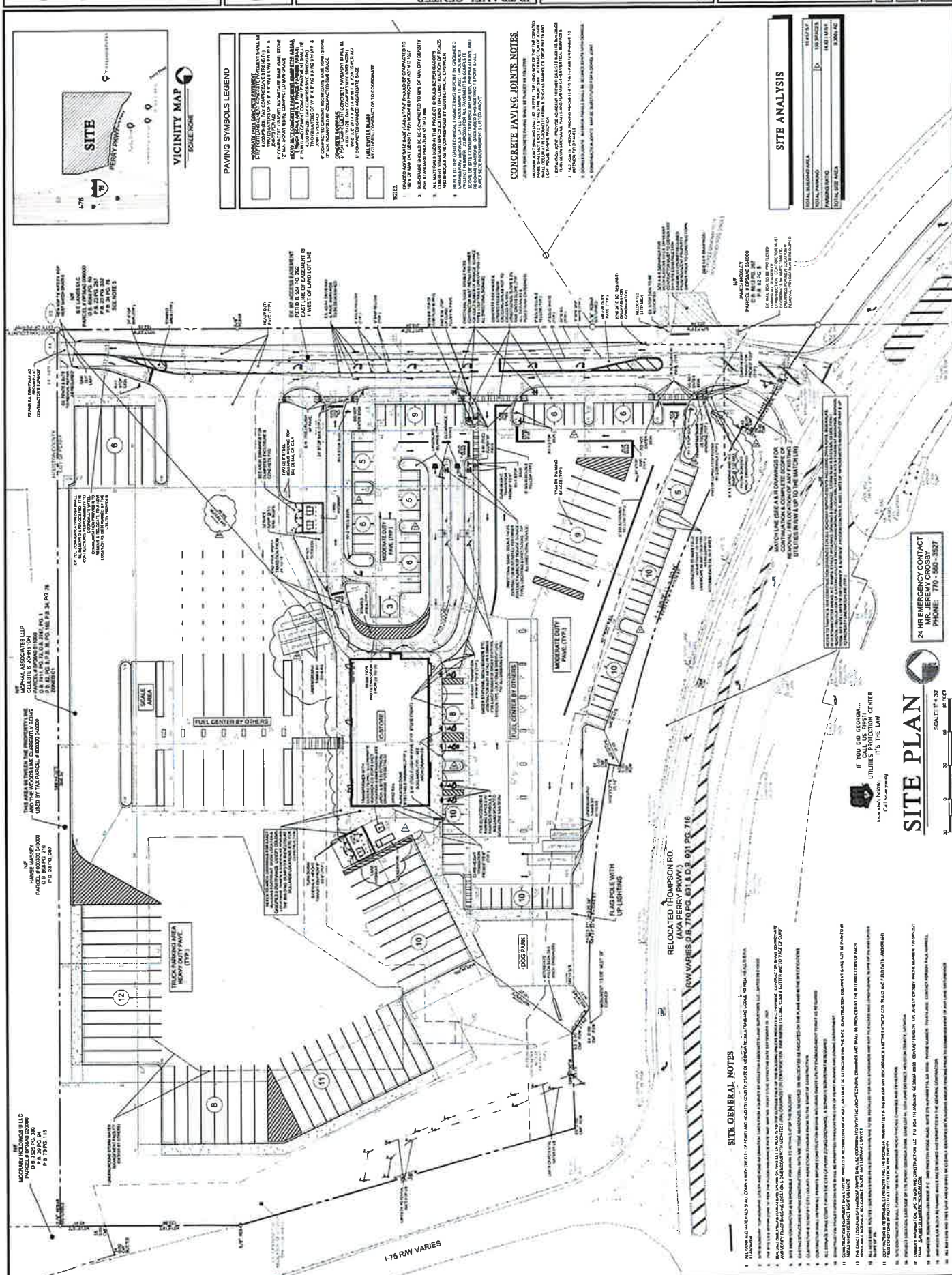
SCALE: 1" = 30'

N/F
M. HANDE MASSEY
PARCEL # 000300 0200000
DB. 598 PG. 210
P.B. 23 PG. 287

NUP
 SCRAPY HOLDINGS III LLC
 ARCEL # 0P3A0 020000
 D.B 7525 PG. 330
 P.B 39 PG. 64

ITE GENERAL NO

16. M. H. Green, *Chem. Rev.* **53**, 1305 (1966); *Chemical Reactions in Gases*, 2nd ed. (Interscience, New York, 1969).
17. R. W. Lenz, *J. Chem. Phys.* **41**, 2266 (1964).
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31. R. W. Lenz, *J. Chem. Phys.* **55**, 1006 (1971).
32. R. W. Lenz, *J. Chem. Phys.* **56**, 1006 (1972).
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82. R. W. Lenz, *J. Chem. Phys.* **106**, 1006 (1997).
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106. R. W. Lenz, *J. Chem. Phys.* **130**, 1006 (2009).
107. R



JPC Design and Construction, LLC

264 Alabama Boulevard

P.O. 710

Jackson, Georgia 30233

4/7/2025

Mr. Bryan Wood, Director

City of Perry

Community Development

1211 Washington St.

Perry, GA 31069

RE: Standards for Granting a Zoning Classification, for Annexation for property at 130 Mack Thompson Rd. +/- 1.15 acres.

Mr. Wood,

Please accept this Letter of Intent on behalf of JPC Design and Construction, LLC and Mr. William B. Jones. We are requesting Annexation and Rezoning of +/- 1.15 acres located at 130 Mack Thompson Rd. in Houston County, to be added to the JP Perry Travel Center site at 530 Perry Pkwy, in the City of Perry. This parcel will be added in order to place an above ground storm water pond on the site that will serve the JP Perry Travel Center.

Standards for Granting a Zoning Classification

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

There are no covenants or restrictions pertaining to the property being requested for annexation and zoning that would preclude uses proposed for this request.

- 1. Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.**

The proposed use complies with the Comprehensive Plan and the adjacent zoning of the proposed JP Perry Travel Center.

- 2. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.**

Uses adjacent to and on nearby properties include: a commercial construction company to the north, an RV travel park to the east, I-75 interstate to the west, and across Perry Pkwy to the south is a C store with auto and diesel gas. All uses are compatible with the request.

3. Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

The use of the proposed property for annexation will be commercial, and the use will be strictly for an above ground storm water pond for the JP Perry Travel Center. So there will be no 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.

The use of the property requesting annexation will be only for a storm water pond. Therefore, there will be no burden on density, streets, utilities, city services, or schools. The request will be commercial in nature and the JP Travel Center will remain the same as approved by the City previously, the only change will be the underground storm pond will be eliminated and this above ground pond will replace that.

5. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

To our knowledge there are no existing or changing conditions in the area which would support disapproval of the proposed zoning classification. The property is already zoned commercial in the County. We are asking for the same zoning use in the City.

We thank you for your consideration in this matter, and we respectfully ask for your approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Horne", with a long horizontal flourish extending to the right.

Mike Horne, Project Manager

JPC Design and Construction, LLC



Type: GEORGIA LAND RECORDS
Recorded: 4/11/2025 3:55:00 PM
Fee Amt: \$100.00 Page 1 of 4
Transfer Tax: \$75.00
Houston County Georgia
Terri L Childers Clerk of Superior Court

After Recording Return to:

Zach Burden
P.O. Box 933
Jackson, GA 30233

BK 10634 PG 777 - 780

LIMITED WARRANTY DEED

THIS INDENTURE, made as of this 9th day of **April** in the year **two thousand twenty-five (2025)**, by and between **M. HANSE MASSEY**, a resident of the state of Georgia, and **LINDA F. MASSEY**, a resident of the state of Georgia (collectively "Grantor"), and **WILLIAM B. JONES**, a resident of the State of Georgia ("Grantee") (herein, the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN and 00/100s DOLLARS (\$10.00), in hand paid at and before the sealing and delivery of these presents, receipt and sufficiency whereof is hereby acknowledged by the parties, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee, all of Grantor's right, title and interest, in and to that certain tract or parcel of land lying and being in Houston County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property").

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed as of the date and year first above written.

Signed, sealed and delivered this 9th
day of April, 2025.

GRANTOR: M. HANSE MASSEY

Kerry Moell
Unofficial Witness

M. Hanse Massey
Name: M. Hanse Massey

[Signature]
Notary Public
My commission expires:



Signed, sealed and delivered this 9th
day of April, 2025.

GRANTOR: LINDA F. MASSEY

Kerry Moell
Unofficial Witness

Linda F. Massey
Name: Linda F. Massey

[Signature]
Notary Public
My commission expires:



EXHIBIT "A"

A 1.15 Acre Portion of 130 Mack Thompson Road, Perry, Georgia 31069

A portion of Houston County Parcel # 000300 040000

All that tract or parcel of land situate, lying and being in Land Lot 44 of the 10th Land District, Houston County, Georgia, and being Tract 1 of 1.15 acres as shown on that certain "Subdivision Survey for William B. Jones" dated January 28, 2025, by Surveying and Mapping, LLC, Shawn Bean, GRLS No.: 3331, and recorded in Plat Book 85, Page 217, Houston County, Georgia records. Said plat and its descriptive data are incorporated herein by reference thereto in aid of description.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters appearing on Plat Book 8, Page 184; Plat Book 21, Page 80; Plat Book 23, Page 287; and Plat Book 85, Page 217 in the Office of the Clerk of the Superior Court of Houston County, Georgia.
2. Right-of-Way Easement to Mid State Construction, Inc., Charles Griffin and Barry Kemp d/b/a Kemp & Griffin Livestock dated December 30, 1988 and recorded on January 23, 1989 in Deed Book 831, Page 660, aforesaid records.
3. Amendment to Right-of-Way Easement dated February 28, 1992 and recorded on March 6, 1992 in Deed Book 954, Page 292, aforesaid records.
4. Easement to Flint Electric Membership Corporation of Taylor County, Georgia recorded on December 16, 1996 in Deed Book 1254, Page 9, aforesaid records.
5. Easement for Right-of-Way to Oglethorpe Power Corporation recorded February 24, 1988 in Deed Book 797, Page 307, aforesaid records.
6. Department of Transportation Construction Easement recorded on December 3, 1997 in Deed Book 789, Page 749, aforesaid records.
7. All other easements and restrictions of record.