



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

September 10, 2026

CASE NUMBER: ANNX-0111-2026

APPLICANT: Scott Free

REQUEST: Annexation and zoning of two parcels from M-1 (County) to C-2 (City) General Commercial District

LOCATION: Hicks Drive, Perry, Georgia (Houston County) Tax Parcels: 000340 003000 and 000340 011000

BACKGROUND INFORMATION: The applicant proposes to annex the entirety of the above-mentioned parcels into the City of Perry and requests C-2, General Commercial zoning. The purpose of the annexation is to allow the Westfield School to expand to provide additional parking and extracurricular activities for students.

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	R-1 (City) and M-1 (County)	Commercial/Industrial and School Use
South	M-1 (County)	Commercial/Industrial Use
East	M-1 (County)	Commercial/Industrial Use
West	M-1 (County)	Commercial/Industrial Use

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 current development patterns and future expansion plans for Westfield School. While these properties are located in an industrial character area within the 2022 Joint Comprehensive Plan, these have been recently purchased by Westfield School and will transition to institutional uses. Staff believes that these parcels will no longer be characterized for industrial use in the next comprehensive planning cycle due to the current development patterns the area is experiencing. Staff believes this annexation would serve to bolster the variety of uses for Westfield School to support their expansion and development goals.

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 proposed C-2 zoning allows for additional parking and additional school uses.

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. Traffic may increase as more growth population is added to the school.

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 annexation and zoning request. There is already an existing school in this area.

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 infrastructure, and maintaining development patterns. Annexing and rezoning these properties will provide for consistency across all parcels owned by Westfield School

Staff Recommendation: Approval of the annexation application as submitted.



Where Georgia comes together.

Application # ANNX0111-2024

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Scott Free	Westfield Schools Inc.
*Title	Broker / Chairman of Building Grounds	
*Address	1271 S. Houston Lake Rd. WRE	P.O. Box 2300 Perry, GA. 31069
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	Hicks Drive
*Tax Map #(s)	000340 003000 e 000340 011000
*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	County M-1	*Proposed City Zoning District	C-2 Commercial
*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. 2.67 Acres purchased by Westfield so the property can be used as access to the School from Hicks drive, Parking and extend Track and Field south of Football field. This is to include the 3.94 Acres.			

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 ☒

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	8/6/2026
*Property Owner/Authorized Agent		*Date	8/6/2026

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.



COLDWELL BANKER

FREE REALTY

Standards for Granting Rezoning

Answers for all Westfield School Annexation & Rezoning Applications

1. The proposed zoning is to get all properties owned by The Westfield School zoned into the City Limits of Perry with a zoning classification that will be conducive for future growth. There are about 2 homes on Greenwood that currently back up to and are adjacent to school property. I have found no protective covenants on the properties that are active.
2. The proposed zoning classification will be compatible with existing uses other than two residences between Highway 41 & Westfield's entrance from Greenwood. We have been in discussion with these property owners and have even made them an offer to purchase. Westfield has also purchased the 27 acres directly across from these homes.
3. No, the homes already located next to school property were in the same location on Greenwood Drive and were built in the late 70's and early 80's. The School was build before 1970. On Hicks Drive, we are changing zoning from Manufacturing to Commercial.
4. The uses and density will not change that much. Westfield has grown and needs more building and parking to help control or house the current student population. The most growth is in the lower school which will not be driving, most students are brought to school by busses.
5. We already have zoning of R-1 with a special exception that was put into place with the original start of up of Westfield in 1970. The Hicks Drive property is M-1 which will allow most manufacturing or commercial use. We are just trying to adjust zoning and annex the complete campus for the future.
6. The property has a reasonable economic use as currently zoned and has been operating as a K through 12 school since 1970. We have purchased additional property on Hicks Drive which was in Houston County and zoned M-1. Westfield is annexing all into the City and asking for C-2 zoning that will be conducive for the future of Westfield.

Type: GEORGIA LAND RECORDS
Recorded: 4/1/2025 10:19:00 AM
Fee Amt: \$250.00 Page 1 of 2
Transfer Tax: \$225.00
Houston County Georgia
Terri L Childers Clerk of Superior Court

BK 10629 PG 172 - 173

(Above space for recording officer use.)

After recording return to:

File No.: P25-059

WALKER HULBERT GRAY & MOORE, LLP

P. O. Box 1770 / 909 Ball Street
Perry, Georgia 31069
Attorney: JOHN W. HULBERT

STATE OF GEORGIA
COUNTY OF HOUSTON

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 1st day of April, in the year two thousand twenty-five (2025), between

BRADLEY CLARENCE WEAVER

of the County of Medina and the State of Ohio, as party or parties of the first part, hereinafter called Grantor, and

THE WESTFIELD SCHOOL, INC.,
a Georgia non-profit corporation

duly incorporated and existing under the laws of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Good and Valuable Considerations and Ten (\$10.00) and NO/100 ----- DOLLARS, before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey or confirm unto the said Grantee, ALL OF THE FOLLOWING DESCRIBED PROPERTY, to-wit:

All that tract or parcel of land situate, lying and being in **Land Lot 318 of the 13th Land District, Houston County, Georgia**, same being bounded on the northeasterly side by Westfield Schools, Inc. formerly Perry Christian Day Care School. on the southeasterly side by tract of land now or formerly belonging to Elizabeth S. Chapman on the southwesterly side by Hicks Drive and on the northeasterly side by Tract No. 15 of the L.E. Hicks Subdivision, all as shown on a plat of survey of the L.E. Hicks Subdivision, prepared by Broxton Surveying Company in February, 1971, a copy of said plat being of record in Map Book 14, Page 234, Clerk's Office, Houston Superior Court. Said Tract is

designated "Out" and comprising 2.67 acres as shown on the aforesaid plat. Said plat and the recorded copy thereof are made a part of this description by reference thereto.

Deed Reference: Deed Book 10625, Pages 157-158, said Clerk's Office; and Deed Book 8739, Pages 134-135, said Clerk's Office

Houston County Tax Map Parcel No.: 000340 003000, comprising 2.67 acres

Location Address: Hicks Drive

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, warrants and will, forever defend the right and title to said tract or parcel of land unto Grantee and its successors and assigns against the claims of all persons claiming by, through or under Grantor.

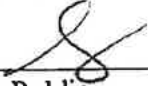
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:



Witness

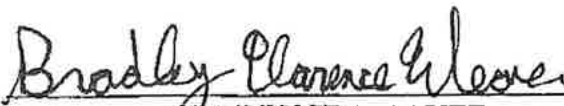
ALAN S. WELLS



Notary Public

My Commission Expires: 9-15-28

(Notary Seal)

 (Seal)
BRADLEY CLARENCE WEAVER



GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2028

P25-059



SUBDIVISION

L. E. HICKS

N LAND LOTS 317 & 318 THIRTEENTH DISTRICT
 N LAND LOTS 17 & 48 FOURTEENTH DISTRICT
 HERRY, HOUSTON COUNTY, GEORGIA
 FEBRUARY 1971 SCALE: 1" = 330'

BROXTON SURVEYING CO.
HARVEY ROBINS GA DRAWING NO 1952-D

1. FORMS THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF GEORGIA.

John G. Beyer

TO BE SOLD AT AUCTION
SATURDAY, JUNE 12, 1971 - 10:30 A.M.

BY
HUDSON & MARSHALL, INC.

LIQUIDATORS **MÂCON** **GEORGIA** **AUCTIONEERS**

CURVILINEAR			LINE	DATA
LINE	Δ	RADIUS	CHORD	BEARING
1	33° 24' 58"	2813.10	167.70	N 15° 15' E
2	34° 04' 22"	2813.10	347.04	N 73° 46' 39" E
3	07° 05' 21"	2813.10	351.11	N 60° 33' 57" E
4	43° 44' 03"	50.00	70.58	N 46° 37' 58" W
5	39° 33' 43"	50.00	44.53	S 45° 48' 00" W
6	07° 00' 25"	50.00	57.35	S 81° 22' 37" W
7	73° 02' 35"	50.00	59.97	S 71° 06' 27" E

Doc ID: 014773110002 Type: QLR
Recorded: 05/15/2017 at 08:00:00 PM
Fee Amt: \$82.00 Page 1 of 2
Transfer Tax: \$70.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 7507 PG 184-185

After recording return to:

File No.: P17-269

WHGM

WALKER HULBERT GRAY & MOORE, LLP
P. O. Box 1770 / 909 Ball Street
Perry, Georgia 31069
Attorney: JOHN W. HULBERT

STATE OF GEORGIA
COUNTY OF HOUSTON

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 1st day of May, in the year two thousand seventeen (2017),
between

ELEANOR F. BROWN

of the County of Peach and State of Georgia, as party or parties of the first part, hereinafter called
Grantor, and

and

THE WESTFIELD SCHOOL, INC.

duly organized and existing under the laws of the State of Georgia, as party or parties of the second
part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs,
successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Good and Valuable
Considerations and Ten (\$10.00) and NO/100-----DOLLARS, before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell,
alien, convey or confirm unto the said Grantee, ALL OF THE FOLLOWING DESCRIBED
PROPERTY, to-wit:

**All that tract or parcel of land lying and being in Land Lot 318 of the 13th Land
District of Houston County, Georgia, containing 3.942 acres, as shown on a plat
of a survey for Grady Pry a portion of Lots 26 & 27 of the LE. Hicks
Subdivision, made by Richard L. Jones, Georgia Registered Land Surveyor No.
1591, dated June 6, 1990 and recorded in Plat Book 39, page 35, Clerk's Office,
Houston Superior Court, which plat by this reference thereto is incorporated
herein for a more particular and accurate description of said property.**

**Said property is the same property conveyed by Warranty Deed to Eleanor F.
Brown from Grady R. Pry from Con-Lease, Inc. by a deed dated June 25, 1990
and recorded in Deed Book 884, Page 722, Clerk's Office, Houston Superior
Court.**

BOOK 7507 PAGE 185

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, warrants and will, forever defend the right and title to said tract or parcel of land unto Grantee and its successors and assigns against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Scott Free

Witness

Eleanor F. Brown (SEAL)
ELEANOR F. BROWN

John W. Hulbert

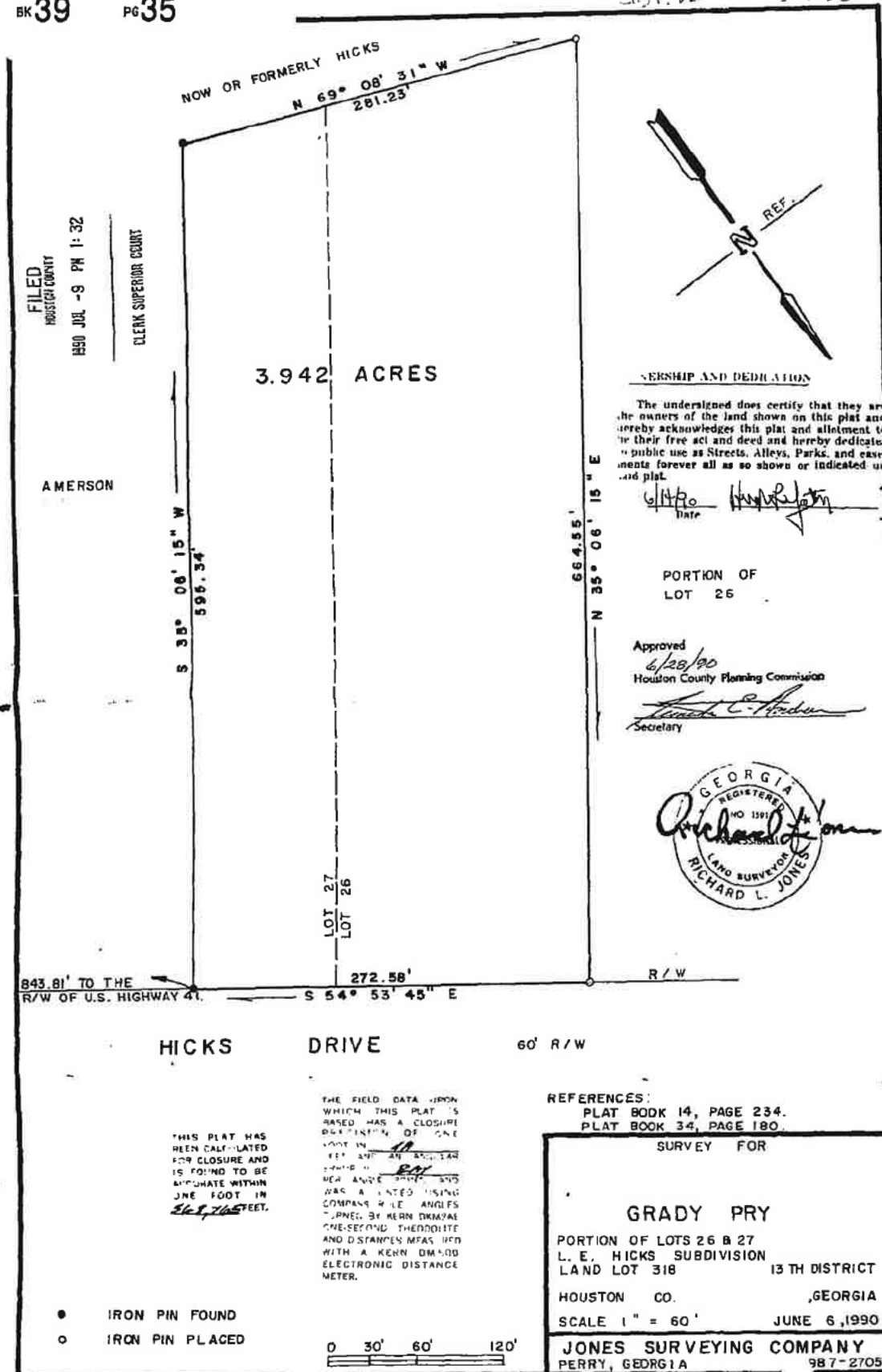
Notary Public

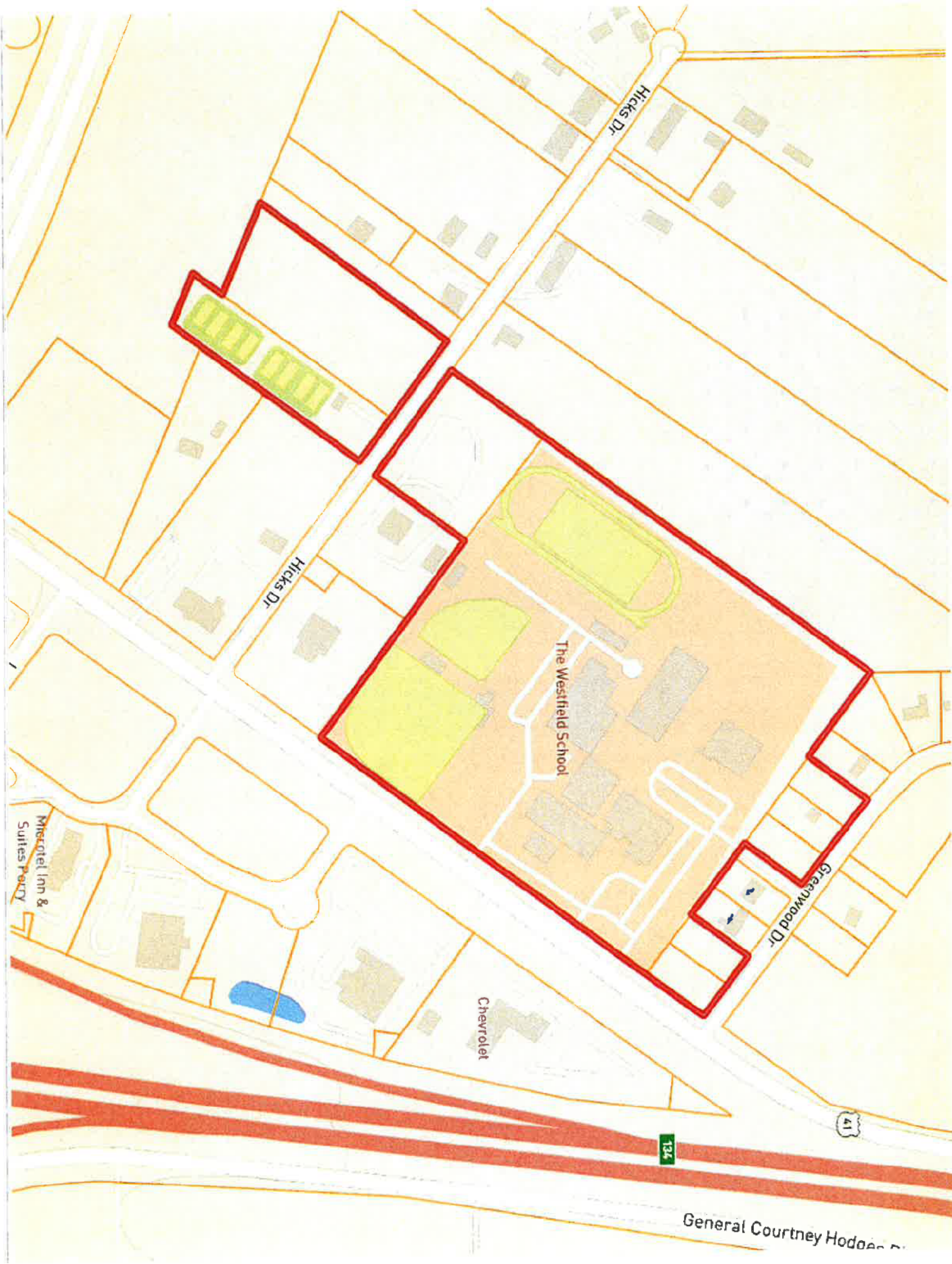
My Commission Expires:

[Notary Seal]



BK 39 PG 35







Outlook

rezoning

From William Carroll [REDACTED]
Date Mon 8/10/2026 4:24 PM
To Community Development <comm.development@perry-ga.gov>
Cc Scott Free [REDACTED]

Ms. Sewell,

Scott Free is acting as the representative for The Westfield School pertaining to the rezoning of all the properties. I (and our entire leadership team) am aware of the need to rezone and am fully supported of the effort. Please let me know if you have any questions.

Best regards,

William

William Carroll

Head of School

The Westfield School