



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

September 10, 2026

CASE NUMBER: RZNE-0112-2026
APPLICANT: Scott Free
REQUEST: Rezone from R-1, Single-Family Residential to C-2 General Commercial
LOCATION: 2005 S. Highway 41. Tax Map Parcel: 0P0340 015000

BACKGROUND INFORMATION: The applicant proposes to rezone the entirety of the above-mentioned parcel in the City of Perry. The lot is proposed to be zoned C-2, General Commercial for future development and expansion of facilities at the Westfield School.

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 Single Family Residential	Residential Subdivision
South	C-2 (Perry); M-1 (County); C-2 (County)	Commercial/Industrial/School
East	C-2	Commercial/Auto Sales
West	M-1 (County)	Commercial/Industrial

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

The property is located in the Suburban Residential character area on the future land use map but is on a major corridor in close proximity to Interstate 75. Commercial development within identified nodes that support suburban residents and higher intensity development near or adjacent to Interstate 75 is suggested for this character area. Staff believes this rezone would serve to bolster 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. Schools, public and private, colleges, universities and business schools are permitted uses in the C-2 zoning district.

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. Some adjacent parcels are already zoned M-1 which is a more intensive zoning than the proposed zoning designation. There should not be a significant increase in traffic due to the proposed C-2, General Commercial Zoning District.

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?

The existing use of the property is a school. City emergency services and streets 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?

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. Rezoning this property aligns with the city's goals and provides for consistency throughout the properties owned by the Westfield School.

7. Does the subject property have a reasonable economic use as currently zoned?

Yes, single-family residential development is permissible but unlikely on the subject property due to it already being developed as the existing Westfield School

STAFF RECOMMENDATION: Approval of the application as submitted.



Where Georgia comes together.

Application for Rezoning

Contact Community Development (478) 988-2720

Application # RZNE
0112-2026

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Scott Free	Westfield School, Inc.
*Title	Broker/Chairman Building & Grounds	
*Address	1271 S. Houston Lake Rd W.R.	P.O. Box 2300 Perry GA 31069
*Phone		
*Email		

Property Information

*Street Address or Location	2005 S. Hwy 41
*Tax Map Number(s)	0P0340 015000
*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;	

Request

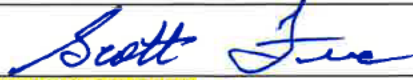
*Current Zoning District	R-1 with Special Exception	*Proposed Zoning District	C-2 Commercial
*Please describe the existing and proposed use of the property Note: A Site Plan or other information which fully describes your proposal may benefit your application. This 27.94 Acre tract is the original parcel that houses the entire campus. Zoned R-1 with special exception. the intent to rezone is to get all of Westfield in the City of Perry with a zoning of C-2 that will allow new facilities to be built for future growth of Westfield.			

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.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing 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 Y
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	8/6/2024
*Property Owner/Authorized Agent		*Date	8/6/2024

Standards for Granting a Rezoning

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; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.



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 built 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.

No Transfer Tax Required

WARRANTY DEED

BOOK 375 PAGE 01



STATE OF GEORGIA

HOUSTON

COUNTY

THIS INDENTURE, made this 30th day of JUNE
in the year of our Lord One Thousand Nine Hundred and SEVENTY-ONE

THE PERRY CHRISTIAN DAY SCHOOL BY ITS TRUSTEES

Between
of the State of GEORGIA and County of HOUSTON of the first part
and THE WESTFIELD SCHOOLS, INC., a Georgia Corporation
of the State of GEORGIA and County of HOUSTON of the second part

WITNESSETH: That the said party of the first part, for and in consideration of the sum of other good and valuable considerations and TEN * * * * * (\$10.00) * * * DOLLARS in hand paid at and before the sealing delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in Land Lots 317, 318, 313 and 314 of the Thirteenth Land District, Houston County, Georgia and being Parcel A of 0.31 acres; Parcel B of 1.15 acres; Parcel C of 10.11 acres; and, Parcel D of 16.37 acres, all as more fully shown on plat of survey of the property of Perry Christian Day School by Milton Beckham, Surveyor; dated June 18, 1970 and a copy of which is recorded in Map Book 13, Page 289 in the Clerk's Office, Houston Superior Court.

Said property is conveyed subject to a sixty-foot road easement all as more fully shown on said plat of survey recorded in Map Book 13, Page 289 in the Clerk's Office, Houston Superior Court.

The aforesaid survey is incorporated herein by reference and referred to for all purposes.

This Deed is executed by Charles I. Shelton, Chairman and Jean M. Gilbert, Secretary of the Board of Trustees of The Perry Christian Day School pursuant to a resolution adopted by unanimous vote of the Board of Trustees of The Perry Christian Day School on June 29, 1970. A copy of said resolution is on file with the grantee of this instrument.

The grantor herein executes this Deed so as to perfect title in grantee, which is a Successor Corporation to grantor and has been duly incorporated under the laws of the State of Georgia, a copy of said Charter being on file in the Clerk's Office, Houston Superior Court, Houston County, Georgia.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for itself, its heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and affixed its seal, the day and year above written.

Signed, sealed and delivered in the presence of

Connie A. Bowler

Witness

Linda J. Davis
NOTARY PUBLIC
My Commission Expires Feb. 22, 1975

THE PERRY CHRISTIAN DAY SCHOOL (Seal)

By: Charles I. Shelton (Seal)
CHARLES I. SHELTON, Chairman

Attest: Jean M. Gilbert (Seal)
JEAN M. GILBERT, Secretary

(continued on next page)

BOOK 375 PAGE 02

This deed is further executed by the following named individuals as TRUSTEES OF THE PERRY CHRISTIAN DAY SCHOOL;

William F. Blodgett
William F. Blodgett

R. Aaron Buice
R. Aaron Buice

James N. Genger
James N. Genger

Jean M. Gilbert
Jean M. Gilbert

Joyce B. Griffin
Joyce B. Griffin

William R. Jerjes
William R. Jerjes

J. Don Parkinson
J. Don Parkinson

William J. Sexton
William J. Sexton

Charles I. Shelton
Charles I. Shelton

William L. Jones
William L. Jones

Edward M. Beckham, II
Edward M. Beckham, II

Stewart I. Bloodworth
Stewart I. Bloodworth

Allen C. Pritchett, Jr.
Allen C. Pritchett, Jr.

Merl S. Tolleson
Merl S. Tolleson

WARRANTY DEED

FROM

TO

Georgia, Houston County

Filed for record at 4 o'clock P. M.

July 2, 1971

Recorded in Book 375 Folio 1-2

July 6, 1971

Deposited with Clerk

NUNN, GEIGER AND HUNT
ATTORNEYS AT LAW
PERRY, GEORGIA
WARNER ROBINS, GEORGIA

STANDARD WARRANTY DEED

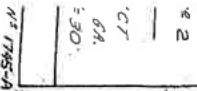
Signed, sealed and delivered in the presence of the undersigned as to the above named individuals

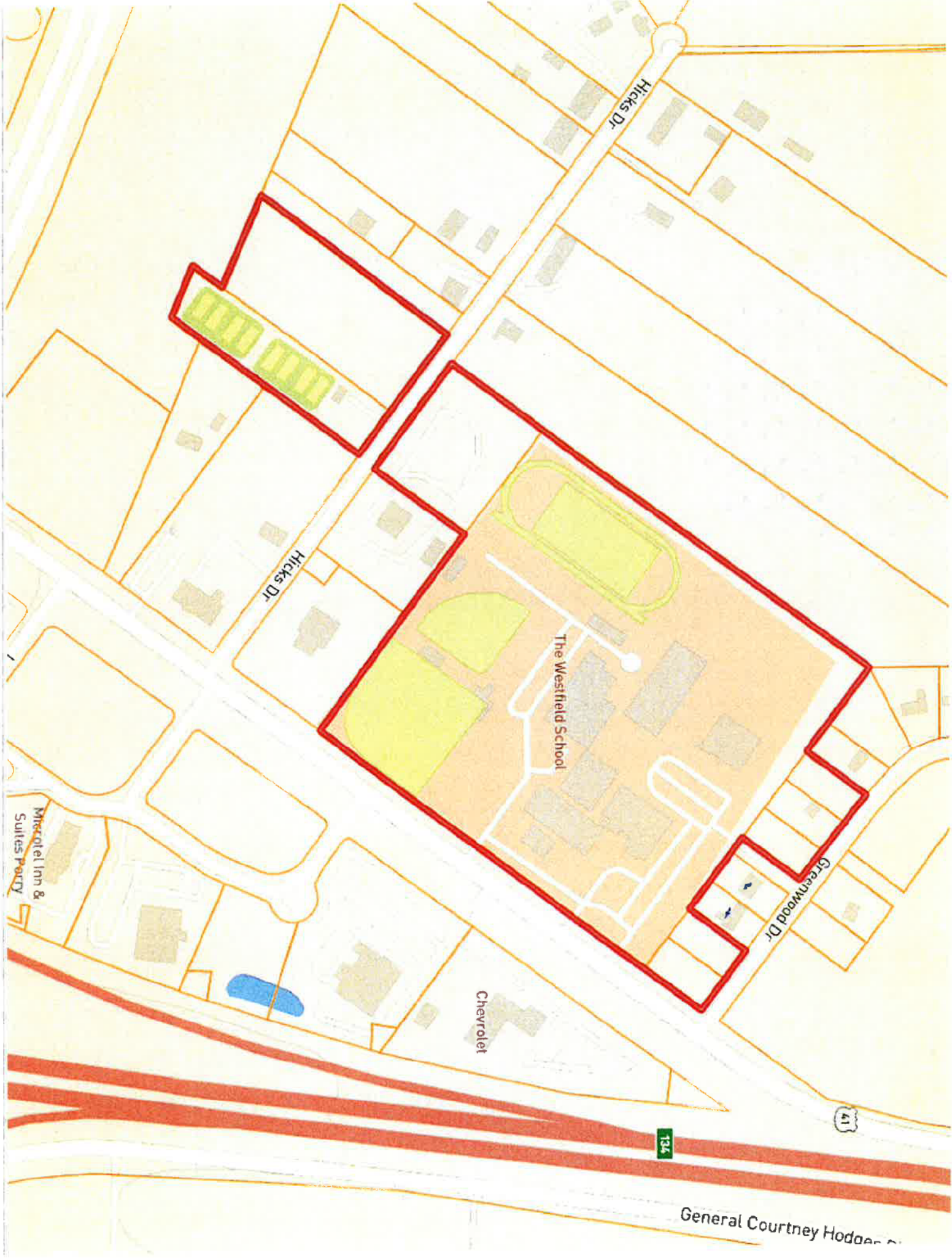
Carrie A. Bowlin
Witness

Linda J. Davis
NOTARY PUBLIC

Notary Public, Georgia State at Large
My Commission Expires Feb. 22, 1973







Hicks Dr

Hicks Dr

The Westfield School

Greenwood Dr

Miscellaneous Inn & Suites Party

Chevrolet

134

41

General Courtney Hodges Dr

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