



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

September 10, 2026

CASE NUMBER: RZNE-0113-2026

APPLICANT: Scott Free

REQUEST: Rezone from R-1, Single Family Residential District to C-2, General Commercial District

LOCATION: 993, 995, 1001, 1003, and 1005 Greenwood Drive; Tax parcels OP0320 078000, OP0320 077000, OP0320 056000, OP0320 064000, OP0320 065000

BACKGROUND INFORMATION: The applicant proposes to rezone the 5 parcels from R-1, Single-Family Residential District. The parcels are proposed to be zoned C-2, General Commercial District, for extended parking and extracurricular activity areas for the existing school. The proposed rezoning will support consistent zoning among all parcels owned by Westfield School.

STANDARDS GOVERNING ZONING CHANGES:

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

The applicant is not aware of any covenants or restrictions pertaining to this parcel.

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

	Zoning	Land Use
North	C-2 General Commercial District	Vacant Land
South	R-1 Single Family Residential	School
East	C-2 General Commercial District	Commercial Use
West	R-1 Single Family Residential	Residential Use

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?

The proposed general commercial use will not have an adverse impact on adjacent and nearby properties.

5. Would 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. Do existing or changing conditions in the area 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 dwellings are permissible though unlikely to be developed due to future expansion and development plans for Westfield School.

STAFF RECOMMENDATION: Approval of the application as submitted.



Where Georgia comes together.

Application # 02NE
0113-2026

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

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

Property Information

*Street Address or Location	1001, 1003, 1005, 995, 993 Greenwood Drive
*Tax Map Number(s)	0P0320 056000, 0P0320 064000, 0P0320 065000, 0P0320 077000, 0P0320 078000
*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	Perry - R1	*Proposed Zoning District	Perry C-2
*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.			
Westfield to rezone for future use such as Access, Parking, new Buildings needed to facilitate Westfield's future Growth.			

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) - \$325.00 plus \$28.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/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. 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.
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 8/6/2026
*Property Owner/Authorized Agent 	*Date 8/6/2026

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 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: 5/20/2024 2:27:00 PM
Fee Amt: \$275.00 Page 1 of 2
Transfer Tax: \$250.00
Houston County Georgia
Carolyn V. Sullivan Clerk Superior

Participant ID(s): 6811174267,
7067927936

BK 10437 PG 121 - 122

(Above space for recording officer use.)

After recording return to:

File No.: P24-164

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 26th day of May, in the year two thousand twenty-four (2024), between

RUSTIN SULLIVAN DEYAMPERT

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

THE WESTFIELD SCHOOL, INC.,
a Georgia nonprofit 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:

That certain lot situate, lying and being in **Land Lot 314 of the Thirteenth (13th) Land District of Houston County, Georgia**, and in the **City of Perry**, known and designated as **Lot 24 in Block "B" of Holly Hills Subdivision** according to a plat of survey designated "Plat for Carl E. Williamson", prepared by Richard L. Jones, Surveyor, on March 9, 1976, a copy of said plat being of record in Map Book 19, Page 32, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

Deed Reference: Deed Book 10412, Pages 167-168, said Clerk's Office
Houston County Tax Map Parcel Number: 0P0320 056000
Street Address: 1001 Greenwood Drive, Perry, GA 31069

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.

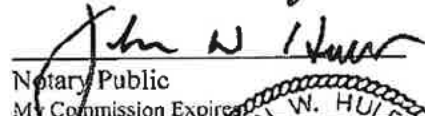


RUSTIN SULLIVAN DEYAMPERT (Seal)

Signed, sealed and delivered
in the presence of:



Witness



Notary Public
My Commission Expires

(Notary Seal)



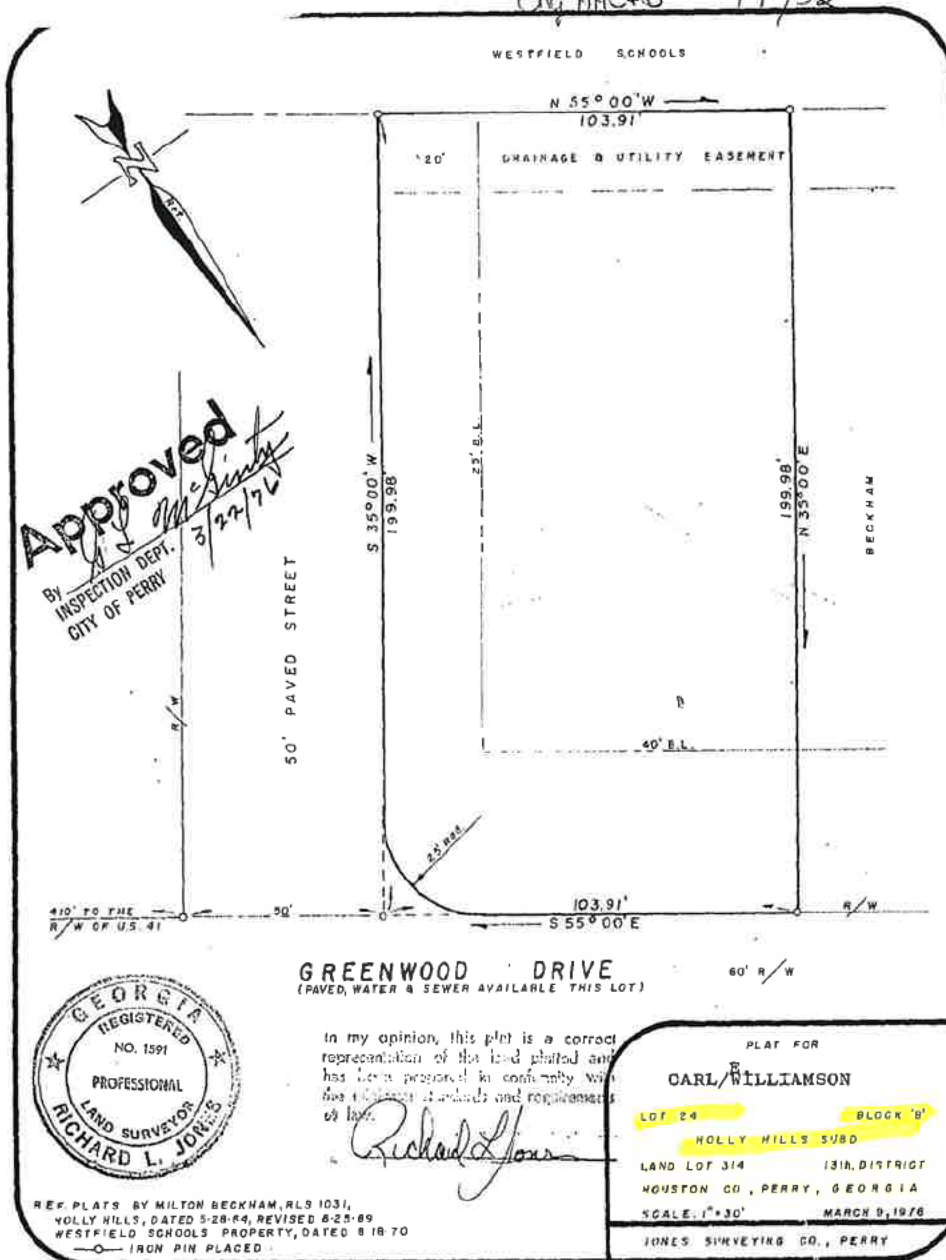
P24-164

Doc ID: 036907220001 Type: PLA
 Filed: 04/01/1976 at 09:25:12 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 19 PG 32

Recorded April 1, 1976

chg. AHC+0

19/32



FILED
HOUSTON COUNTY
1969 JAN -4 PM 2:51
CLERK SUPERIOR COURT

REF. PLATS BY MILTON BECKHAM, RLS 1031,
HOLLY HILLS, DATED 5-28-64, REVISED 6-23-69
WESTFIELD SCHOOLS PROPERTY, DATED 6-18-70

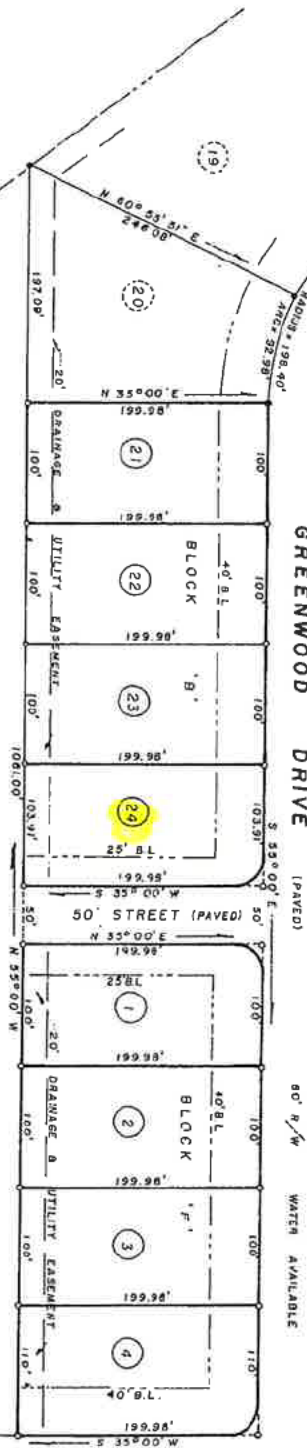
—○— INDICATES IRON PIN PLACED
—●— INDICATES IRON PIN FOUND

SANITARY SEWER AVAILABLE ON LOTS 21-24, BLOCK 'B' & LOT 1, BLOCK 'A'

SUBDIVISION
HOLLY HILLS
LAND LOT 314 13TH DISTRICT
HOUSTON CO. PENNY GARRETT
SCALE: 1"=100' JUNE 9, 1975
JONES SURVEYING CO. PENNY R

Approved
By *Oliver Howard*
INSPECTION DEPT. 3 LAWSONY-1969
CITY OF PENNY

WESTFIELD SCHOOLS



U.S. # 41

NOW OR FORMERLY BECKHAM

Doc ID: 00842880001, Type: PLA
Filed: 01/04/1969 at 02:51:00 PM
Houston, Texas
Caroline V. Sullivan, Clerk
Pg 36 Pg 84

36/84

36/84

Return: *chz*
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 69
Perry, Georgia 31069

82-8556-R

WARRANTY DEED


Doc ID: 009735380002 Type: GLR
Filed: 09/28/2007 at 01:56:13 PM
Fee Amt: \$122.20 Page 1 of 2
Transfer Tax: \$110.20
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 4437 PG 239-240

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, Made the 26th day of September in the year two thousand seven, between

JAMES E. McNEAL

of the County of _____ and State of Georgia, as party of the first part,
hereinafter called Grantor, and

THE WESTFIELD SCHOOLS, INC.

of the State of Georgia, as party 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and 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 and confirm unto the said Grantees, all the following described property, to wit:

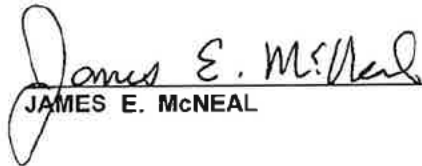
TRACT I: All that tract or parcel of land situate, lying and being in Land Lot 314 of the Thirteenth Land District of Houston County, and in the City of Perry, Georgia, being known and designated as Lot 23, Block "B", Holly Hills Subdivision according to a plat of survey prepared by Richard L. Jones, Registered Surveyor No. 1591, said plat of survey dated September 15, 1980, and recorded in Plat Book 23, Page 214, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

TRACT II: That certain lot situate, lying and being in Land Lot 314 of the Thirteenth Land District of Houston County, Georgia, and in the City of Perry, known and designated as Lot 22 in Block "B", Holly Hills Subdivision, according to a plat of survey prepared by Richard L. Jones, Surveyor, dated June 9, 1975, a copy of said plat being of record in Map Book 24, page 226, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

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 warrant and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

 (SEAL)
JAMES E. McNEAL

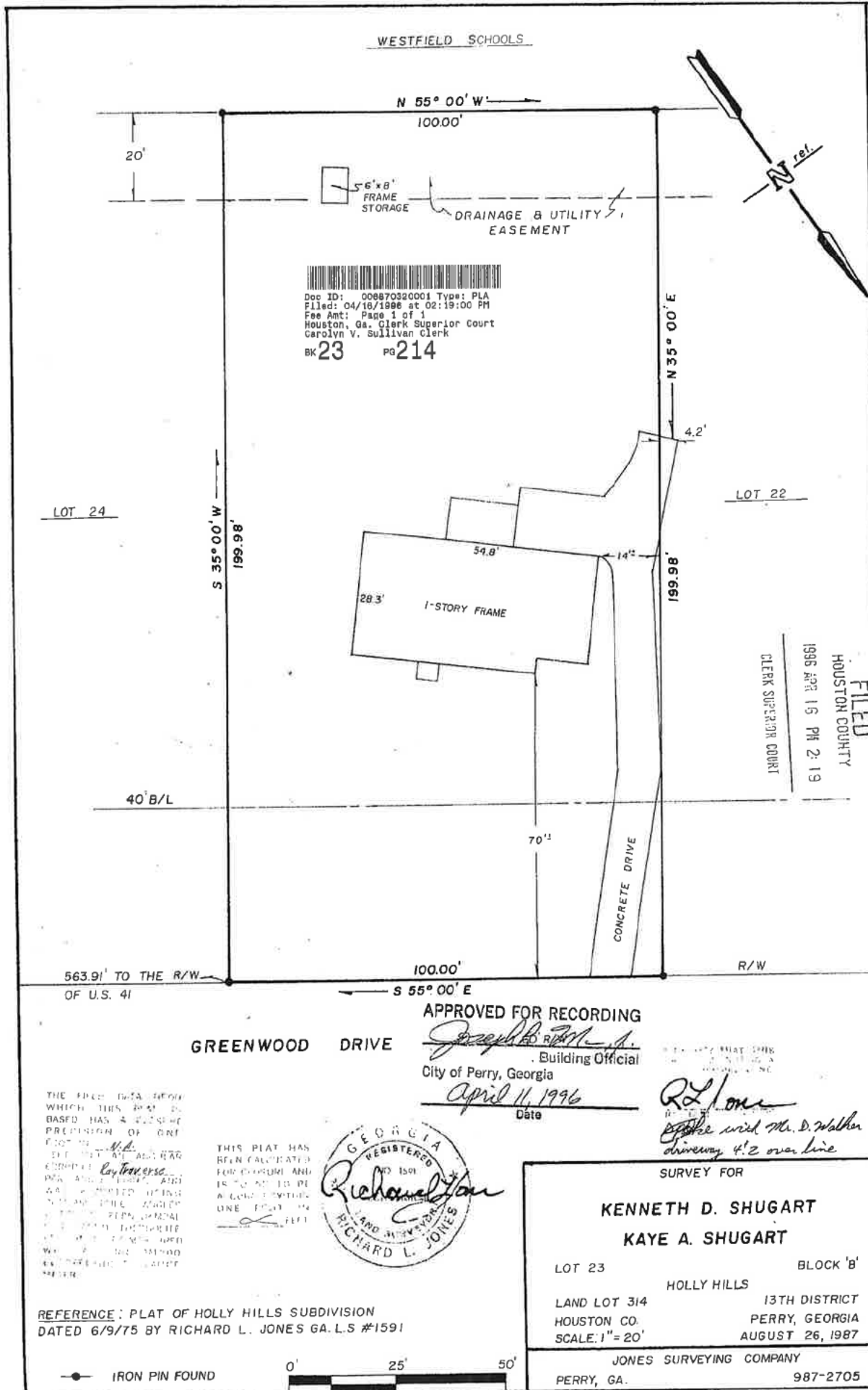
Signed, sealed and delivered
in the presence of:


Witness


Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP
Attorneys at Law
912 Main Street
Post Office Box 89
Perry, Georgia 31069
(478) 987-2622



Return: 
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

82-8556-R

WARRANTY DEED


Doc ID: 009735380002 Type: GLR
Filed: 09/28/2007 at 01:56:13 PM
Fee Amt: \$122.20 Page 1 of 2
Transfer Tax: \$110.20
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **4437** PG **239-240**

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, Made the 26th day of September in the year two thousand seven, between

JAMES E. McNEAL

of the County of _____ and State of Georgia, as party of the first part, hereinafter called Grantor, and

THE WESTFIELD SCHOOLS, INC.

of the State of Georgia, as party 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 **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and 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 and confirm unto the said Grantees, all the following described property, to wit:

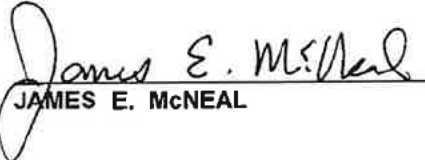
TRACT I: All that tract or parcel of land situate, lying and being in Land Lot 314 of the Thirteenth Land District of Houston County, and in the City of Perry, Georgia, being known and designated as Lot 23, Block "B", Holly Hills Subdivision according to a plat of survey prepared by Richard L. Jones, Registered Surveyor No. 1591, said plat of survey dated September 15, 1980, and recorded in Plat Book 23, Page 214, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

TRACT II: That certain lot situate, lying and being in Land Lot 314 of the Thirteenth Land District of Houston County, Georgia, and in the City of Perry, known and designated as Lot 22 in Block "B", Holly Hills Subdivision, according to a plat of survey prepared by Richard L. Jones, Surveyor, dated June 9, 1975, a copy of said plat being of record in Map Book 24, page 226, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

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.

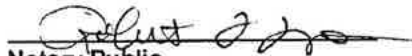
AND THE SAID Grantor warrant and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

 (SEAL)
JAMES E. McNEAL

Signed, sealed and delivered
in the presence of:


Witness

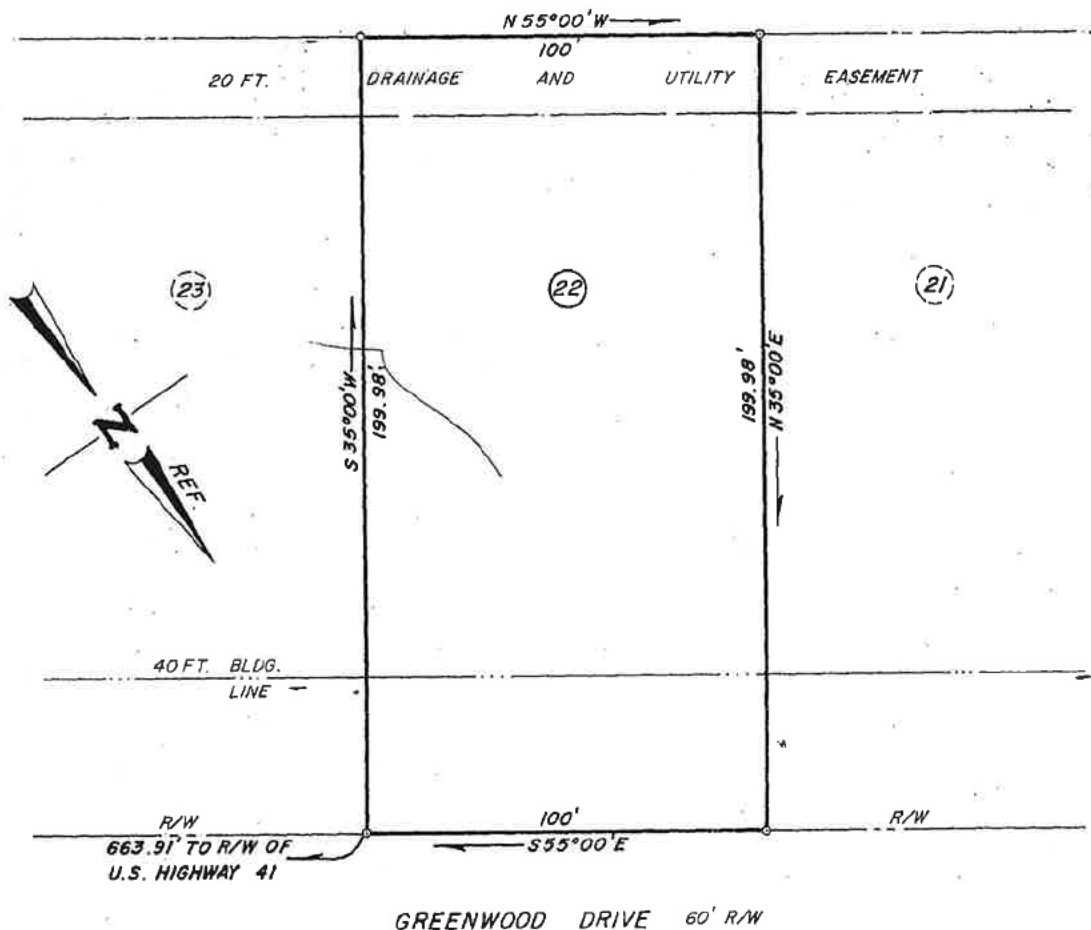

Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP
Attorneys at Law
912 Main Street
Post Office Box 89
Perry, Georgia 31069
(478) 987-2622

Doc ID: 008859030001 Type: PLA
Filed: 05/04/1982 at 02:56:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 24 PG 226

WESTFIELD SCHOOLS



THIS PLAT HAS
BEEN CANCELLED
FOR CLERICAL AND
IS ISSUED BY THE
FEDERAL BUREAU
ONE FOOT IN
00 PLAT

THE FOLLOWING DATA UPON
WHICH THE ABOVE IS
BASED IS A SUMMARY
PRESENTED BY ONE
OF THE
N/A
PLAN
COMPILED
BY THE
ON THE
5
THE
ED
600
DISTANCE

Approved

By B. J. Howard 8 April 1982
INSPECTION DEPT.
CITY OF PERRY



—REFERENCE PLAT—
HOLLY HILLS SUBDIVISION, BY
BY RICHARD L JONES, DATED 6-9-75.

COMPILED PLAT FOR
CLAUDE EUGENE MORELAND
and
RODERICK ALTON MORELAND
LOT 22 BLOCK "B"
— HOLLY HILLS —
IN LAND LOT 314 13TH. DISTRICT
HOUSTON COUNTY, PERRY, GEORGIA
SCALE: 1" = 30' APRIL 7, 1982
JONES SURVEYING COMPANY
PERRY, GEORGIA 987-2703

FILED
HOUSTON COUNTY
1969 JAN -4 PM 2:51
CLERK SUPERIOR COURT

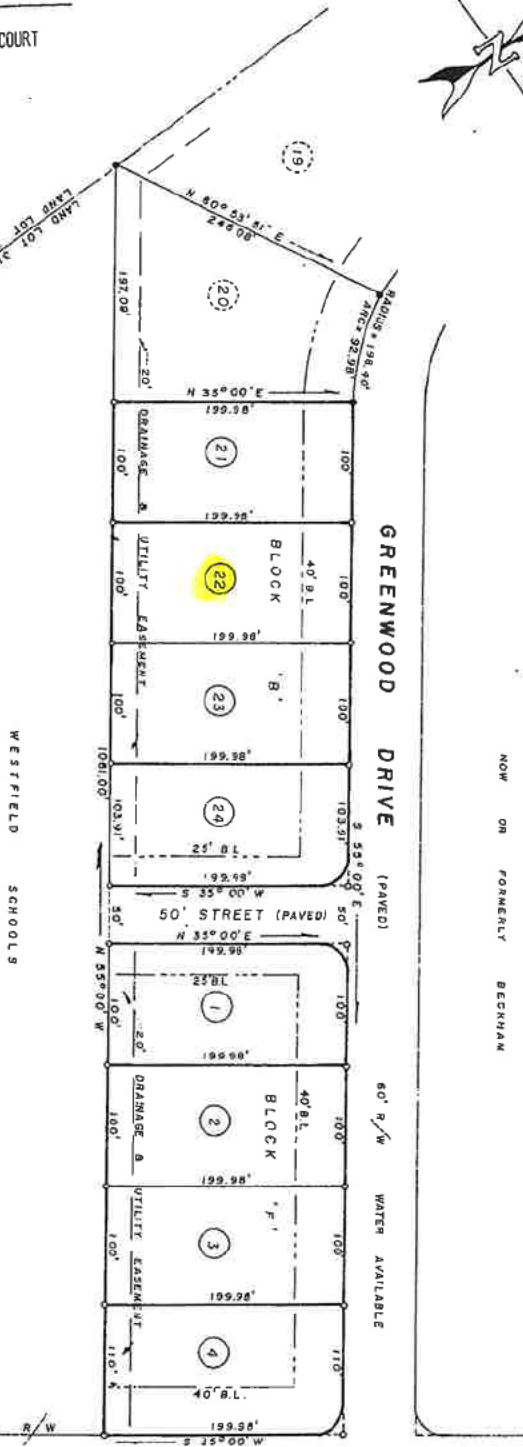
REF. PLATS BY MILTON BECKHAM, PLS 1031,
HOLLY HILLS, DATED 5-28-64, REVISED 6-23-69
WESTFIELD SCHOOLS PROPERTY, DATED 6-18-70

INDICATES IRON PIN PLACED
INDICATES IRON PIN FOUND

SANITARY SEWER AVAILABLE ON LOTS 21-24, BLOCK B & LOT 1, BLOCK Y.

SUBDIVISION
HOLLY HILLS
LAND LOT 314 13TH DISTRICT
HOUSTON CO. PERRY GEORGEIA
SCALE: 1"=100' JUNE 9, 1975
JONES SURVEYING CO. PERRY W

Approved
By *Milton Beckham*
INSPECTION DEPT. 3 January 1969
CITY OF PERRY



U.S. # 41

NOW OR FORMERLY BECKHAM

Doc ID: 006425890001 Type: PLA
Filed: 01/04/1969 at 02:51:00 PM
Houston Co. Book 1 of 1
Carroll v. Sullivan Clerk
BK 36 Pg 84

36184

36184

Return to:
Change
 Robert T. Tuggle, III
 DANIEL, LAWSON, TUGGLE & JERLES, LLP
 912 Main Street
 P.O. Box 89
 Perry, GA 31069

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF HOUSTON

Doc ID: 007398570001 Type: GLR
 Filed: 12/22/2005 at 04:30:41 PM
 Fee Amt: \$10.00 Page 1 of 1
 Transfer Tax: \$0.00
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK **3679** PG **130**

THIS INDENTURE, Made the 21st day of December, in the year two thousand five, between **W.E. BECKHAM, JR. AND EDWARD M. BECKHAM, II** of the County of **HOUSTON** and State of **GEORGIA**, as parties of the first part, hereinafter called Grantor, and **THE WESTFIELD SCHOOLS, INC.**, of the County of **HOUSTON** and State of **GEORGIA**, as party of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of **DEED OF GIFT** 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 the following described property, to wit:

All those tracts or parcels of land situate lying and being in Land Lot 314 of the 13th Land District, Houston county, Georgia and being known and designated as Lots 3 and 4, Block "F", Holly Hills Subdivision as is more particularly shown on a plat of survey prepared by Richard Jones, Georgia Registered Land Surveyor, dated June 9 1975, a copy of said plat being recorded in Plat Book 36, Page 84, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

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 Grantors warrant and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

W. E. Beckham Jr. (SEAL)
 W. E. Beckham, Jr.

Signed, sealed and delivered
 in the presence of:

Raymond Wilder
 Witness

Michelle L. Soley
 Notary Public



Edward M. Beckham II (SEAL)
 Edward M. Beckham, II

Signed, sealed and delivered
 in the presence of:

Michelle L. Soley
 Witness

Robert T. Tuggle III
 Notary Public



DANIEL, LAWSON, TUGGLE & JERLES, LLP
 Attorneys at Law
 912 Main Street
 Perry, Georgia 31069
 (478) 987-2622

36184

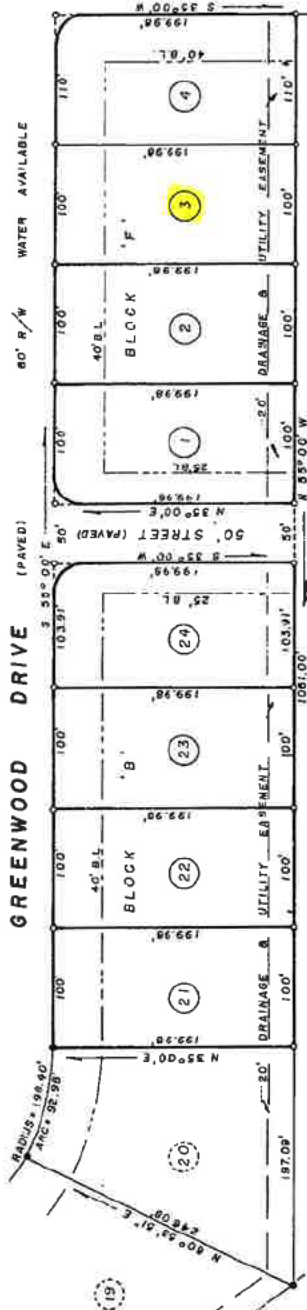
36184

Doc ID: 0042890001 Type: PLA
Filed: 01/04/1989 at 02:31:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Cameron V. Sullivan Clerk
BK 36 PG 84

NOW OR FORMERLY BECKHAM

U.S. # 41

130' R/W



CLERK SUPERIOR COURT

1989 JAN -4 PM 2:51

FILED
HOUSTON COUNTY

Approved
By *[Signature]*
INSPECTION DEPT. 3 January 1989
CITY OF PERRY

SUBDIVISION

HOLLY HILLS

LAND LOT 314 13TH DISTRICT

HOUSTON CO. PERRY GEORGIA

SCALE: 1" = 100' JUNE 9, 1979

JONES SURVEYING CO. PERRY

REF. PLATS BY MILTON BECKHAM, RLS 1031,
HOLLY HILLS, DATED 5-29-64, REVISED 6-25-89
WESTFIELD SCHOOLS PROPERTY, DATED 6-18-70
INDICATES IRON PIN PLACED
INDICATES IRON PIN FOUND
SANITARY SEWER AVAILABLE ON LOTS 21-24, BLOCK 'B' & LOT 1, BLOCK 'A'

Return to:

Change
 Robert T. Tuggle, III
 DANIEL, LAWSON, TUGGLE & JERLES, LLP
 912 Main Street
 P.O. Box 89
 Perry, GA 31069

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF HOUSTON



Doc ID: 007398570001 Type: GLR
 Filed: 12/22/2005 at 04:30:41 PM
 Fee Amt: \$10.00 Page 1 of 1
 Transfer Tax: \$0.00
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk

BK 3679 PG 130

THIS INDENTURE, Made the 21st day of December, in the year two thousand five, between **W.E. BECKHAM, JR. AND EDWARD M. BECKHAM, II** of the County of HOUSTON and State of GEORGIA, as parties of the first part, hereinafter called Grantor, and **THE WESTFIELD SCHOOLS, INC.**, of the County of HOUSTON and State of GEORGIA, as party of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of **DEED OF GIFT** 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 the following described property, to wit:

All those tracts or parcels of land situate lying and being in Land Lot 314 of the 13th Land District, Houston county, Georgia and being known and designated as Lots 3 and 4, Block "F", Holly Hills Subdivision as is more particularly shown on a plat of survey prepared by Richard Jones, Georgia Registered Land Surveyor, dated June 9 1975, a copy of said plat being recorded in Plat Book 36, Page 84, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

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 Grantors warrant and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

W. E. Beckham Jr. (SEAL)
 W. E. Beckham, Jr.

Signed, sealed and delivered
 in the presence of:

Robert T. Tuggle, III
 Witness

Michelle L. Soley
 Notary Public



Edward M. Beckham II (SEAL)
 Edward M. Beckham, II

Signed, sealed and delivered
 in the presence of:

Michelle L. Soley
 Witness

Robert T. Tuggle, III
 Notary Public



DANIEL, LAWSON, TUGGLE & JERLES, LLP
 Attorneys at Law
 912 Main Street
 Perry, Georgia 31069
 (478) 987-2622

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Filed: 01/04/1989 at 12:51:00 PM
Houston: 1 of 1
Carroll V. Sullivan Clerk
bk 36 pg 84

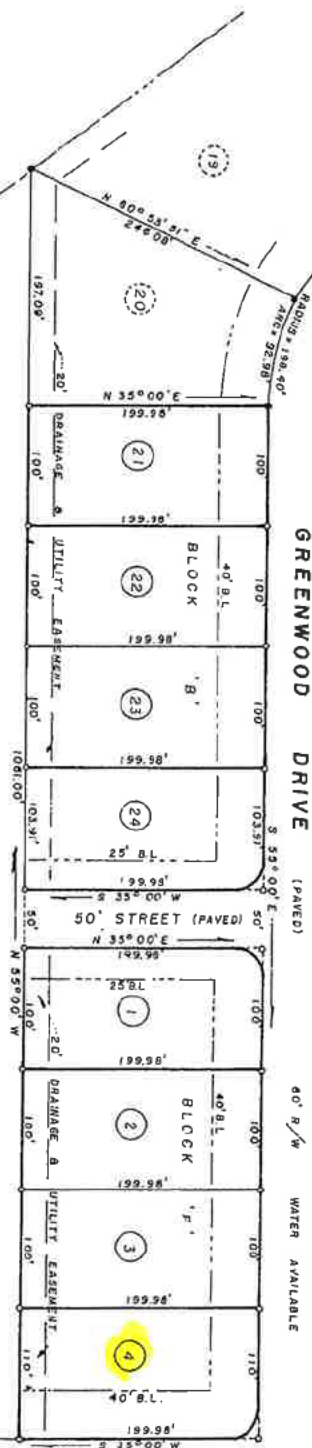
NOW OR FORMERLY BECKMAN

GREENWOOD DRIVE (PAVED)

60' R/W WATER AVAILABLE

U.S. # 41

130' R/W



FILED
HOUSTON COUNTY
1989 JAN -4 PM 2:51
CLERK SUPERIOR COURT

REF. PLATS BY WILTON BECKMAN, RLS 1031,
HOLLY HILLS, DATED 5-28-64, REVISED 6-23-69
WESTFIELD SCHOOLS PROPERTY, DATED 6-18-70

INDICATES FROM PIN PLACED
INDICATES FROM PIN FOUND

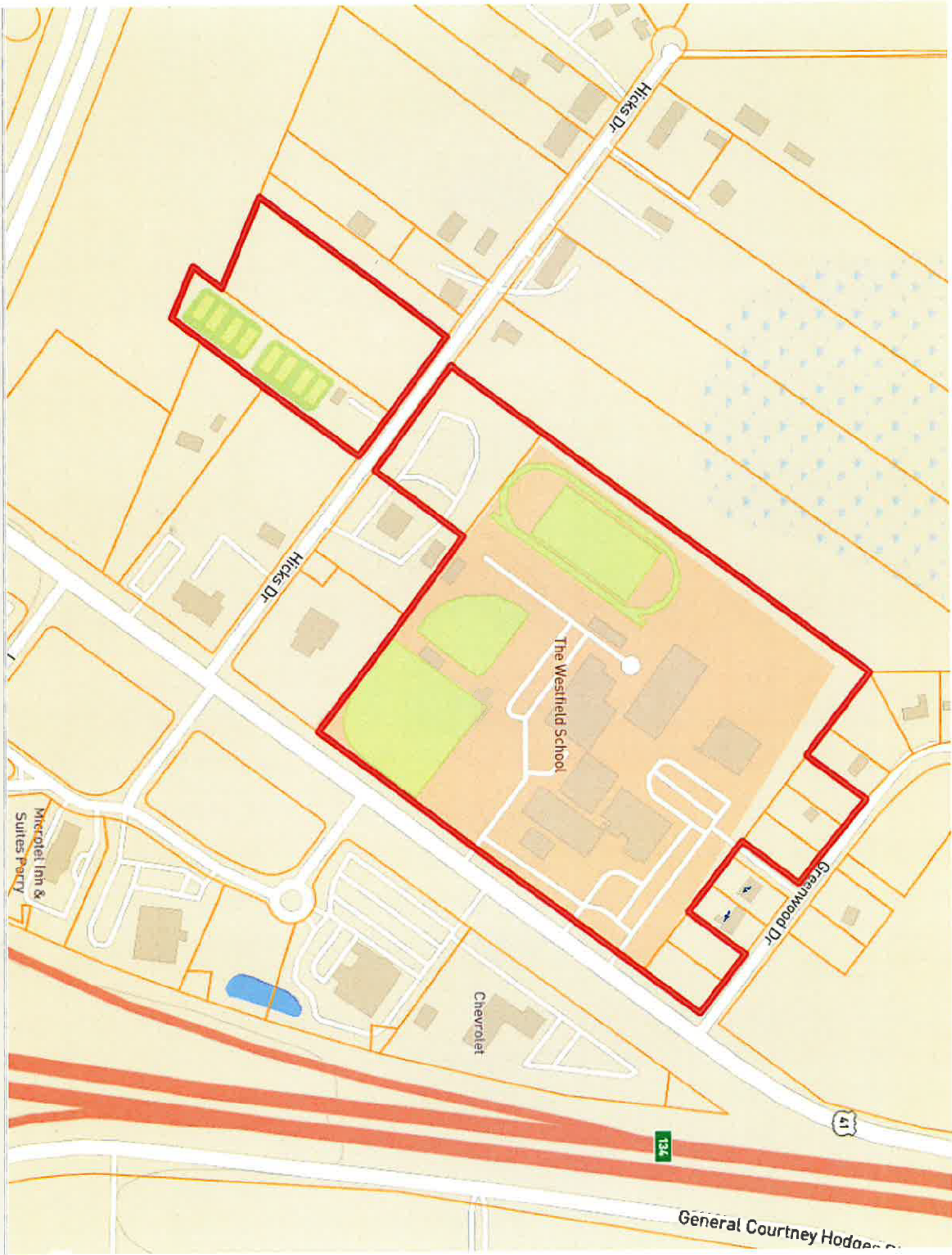
SANITARY SEWER AVAILABLE ON LOTS 21-24, BLOCK B' & LOT 1, BLOCK Y'

Approved
By *[Signature]*
INSPECTION DEPT. 3 DOWNS-1989
CITY OF PERRY

SUBDIVISION
HOLLY HILLS

LAND LOT 314 13TH DISTRICT
HOUSTON CO. PERRY edoreia
SCALE: 1"=100' JUNE 9, 1975
JONES SURVEYING CO. PERRY TX

36184



Hicks Dr

Hicks Dr

The Westfield School

Greenwood Dr

Microtel Inn & Suites Perry

Chevrolet

134

41

General Courtney Hodges



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