

Main Street Advisory Board
Agenda –December 1, 2022, 5:00 p.m.

Meeting to be held at Community Development – Large Conference Room
741 Main Street, Downtown Perry

1. Call to Order
2. Guests/Speakers
3. Citizens with Input
4. Old Business
5. New Business
 - a. Approve November 3, 2022, minutes
 - b. Approve October & November 2022 Financial Statements
 - c. Review Certificate of Appropriateness for 1139 Macon Road
6. Chairman Items
7. Downtown Manager's Report
 - a. Downtown Projects update
 - b. Strategic Plan Update
8. Promotion Committee Report – Mr. Cory Jones
9. Update on Downtown Development Authority
10. Other
11. Adjourn

All meetings are open to the public unless otherwise posted

Main Street Advisory Board
Minutes – November 3, 2022

1. Call to Order: Chairman Cossart called the meeting to order at 5:00pm.

Roll: Chairman Cossart; Directors Moore, Lay, Loudermilk, Presswood, Gordon and DeShazier were present.

Staff: Alicia Hartley – Downtown Manager, Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

2. Guests/Speakers – Thomas Thicke

3. Citizens with Input – None

4. Old Business

- a. Design Standards – Chairman Cossart advised she is pleased with the revisions presented at the last meeting; they are simple to follow, and the graphics provide additional guidance. Mr. Wood advised the Land Management Ordinance has to be modified for the board to enforce and an amendment has been filed and includes updates to standards for the district, which were reviewed. The revisions provide clear parameters. Director Gordon inquired if painting of brick was included, Mr. Wood advised yes for new but not for existing older bricks. Director Gordon wanted to ensure the area on Jernigan Street could develop with more leeway and flexibility; Mr. Wood advised it should be able to and reminded the board the guidelines are not requirements, and they do provide for flexibility.
- b. Alleyway Ribbon Cutting Update – Chairman Cossart advised she had spoken with Tommy Long and he will paint the rear of his buildings and the shelter cover and has provided him guidance on the color; and is requesting payment for materials and labor. Director Loudermilk motioned to authorize payment in the amount of \$500; Director Moore seconded; all in favor and was unanimously approved. Chairman Cossart advised the ribbon cutting will be November 18th @ 11am; Ms. Hartley will be sending out invites on Monday. The board asked her to seek quotes for lighting as the next project phase.

5. New Business

- a. Approve October 13, 2022, minutes

Director Presswood motioned to approve as submitted; Director Moore seconded; all in favor and was unanimously approved.

- b. Approve October 2022 Financial Statements – tabled to next regularly scheduled meeting

- c. Review of Certificate of Appropriateness – 1201 Main Street

Mr. Wood advised Neighbor's Grocery is being rebranded to "Marathon". As such the existing freestanding sign, fuel pumps, and canopy over the fuel pumps will receive new sign faces. No structural or size changes are proposed for the freestanding sign and canopy. The canopy and fuel pumps were recently painted a light tan color to remove the prior "Gulf" branding. Signs on the canopy and the sign face in the freestanding sign were removed. A temporary banner was installed on the freestanding sign. The parapet wall of the building was painted the same light tan color with the exception of a

rectangular shape around the wall sign. No changes are proposed to the building. The canopy is proposed to be clad in red, white, and blue with “Marathon” signs on three sides. The underside of the canopy and the columns will be painted white. The fuel pumps will be updated to reflect the Marathon brand. New sign faces will be installed in the existing freestanding sign; a rendering of proposed changes was provided. Mr. Wood further advised all the signage complies with the ordinance. Chairman Cossart inquired if the canopy could be painted in one of the brand colors provided; Mr. Thicke advised the design provided is what is to be placed on the property as it is Marathon’s new brand design. Director Lay motioned to approve as submitted; Director Loudermilk seconded; all in favor and was unanimously approved.

d. Downtown Kiosk Map Draft Review

Ms. Hartley provided the draft orientation change without the graphics if the board agrees she will release for production; the board concurred with design presented.

6. Chairman Items- None

7. Downtown Manager’s Report

- a. Downtown Projects update - Ms. Hartley advised Orleans on Carroll has opened; Thornton’s Closet on Macon Road has been purchased, renovations have commenced at 1214 Washington Street, the RFQ for the Administration Building will be released Monday; November 15th Small Business proclamation. Parking study will begin for three weeks after Thanksgiving and four weeks into the new year. The board suggested doing in March/April as January is typically a slower month. Walkability Campaign for 2023. Working on the annual assessment scheduled for January 25th; the board will hold a work session to assist and review staff’s presentation.
- b. Strategic Plan Update – Ms. Hartley provided an update.

8. Promotion Committee Report – Mr. Cory Jones reviewed the upcoming event schedule for November and December. The proposed 2023 event calendar was presented and will be taken to Council for approval along with the City’s calendar. Director Loudermilk motioned to approve the 2023 event calendar as presented; Director Gordon seconded; all in favor and was unanimously approved.

9. Update on Downtown Development Authority - None

10. Other- None

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:30pm.

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208

Unrestricted

July 1, 2022 Beginning Balance **35,777.40**

July Deposits 1,000.00

August Deposits -

September Deposits -

October Deposits -

Expenditures

July 2022 Expenditures -

August 2022 Expenditures (24.08)

September 2022 Expenditures (219.74)

October 2022 Expenditures (2,835.64)

Available Funds as of 10/31/2022 **33,697.94**

11-06-2022 10:29 PM

DETAIL LISTING

PAGE: 1

FUND : 100-GENERAL FUND

PERIOD TO USE: Oct-2022 THRU Oct-2022

DEPT :

ACCOUNTS: 00000.37.1024 THRU 00000.37.1025

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/PO/JE # NOTE =====AMOUNT===== BALANCE=====

FUND: 100-GENERAL FUND

00000.37.1024 MAIN STREET ADVISORY DONATIONS
B E G I N N I N G B A L A N C E 1,000.00CR

00000.37.1025 MEMORIAL BENCH DONATIONS
B E G I N N I N G B A L A N C E 0.00

--*-*-*

000 ERRORS IN THIS REPORT!

--*-*-*

** REPORT TOTALS **
BEGINNING BALANCES: 0.00
REPORTED ACTIVITY: 0.00
ENDING BALANCES: 0.00
TOTAL FUND ENDING BALANCE: 1,000.00CR

--- DEBITS ---
1,000.00CR
0.00
1,000.00CR
1,000.00CR

--- CREDITS ---
1,000.00CR
0.00
1,000.00CR
1,000.00CR

11-06-2022 10:26 PM

CITY OF PERRY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2022

PAGE: 348

100-GENERAL FUND
ECONOMIC DEVELOPMENT
MAIN ST ADVISORY BD REST

% OF YEAR COMPLETED: 33.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONAL SERVICES							
100-75510.51.1100 REGULAR EMPLOYEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.1300 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.2100 EMPLOYEE LIFE INSURA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.2120 EMPLOYEE HEALTH INSU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.2130 EMPLOYEE DENTAL INSU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.2200 FICA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.2401 RETIREMENT CONTRIBUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.51.2700 WORKER'S COMPENSATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASED/CONTRACTS							
100-75510.52.1312 ARTIST FEES	0.00	1,125.00	0.00	1,125.00	0.00 (	1,125.00)	0.00
100-75510.52.2150 LAUNDRY & CLEANING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.52.2300 RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.52.3300 ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.52.3500 TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.52.3600 DUES & FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.52.3850 CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.52.3930 MEETINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PURCHASED/CONTRACTS	0.00	1,125.00	0.00	1,125.00	0.00 (	1,125.00)	0.00
SUPPLIES							
100-75510.53.1100 OPERATING SUPPLIES	0.00	1,710.64	0.00	1,954.46	1,710.64 (	3,665.10)	0.00
100-75510.53.1660 AWARDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES	0.00	1,710.64	0.00	1,954.46	1,710.64 (	3,665.10)	0.00
OTHER COSTS							
100-75510.57.3001 FACADE GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.57.3002 MATCHING MEDIA GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.57.3003 RESILIENCY GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-75510.57.7000 APPROPRIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAIN ST ADVISORY BD REST	0.00	2,835.64	0.00	3,079.46	1,710.64 (	4,790.10)	0.00

11-06-2022 10:18 PM

CITY OF PERRY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2022

PAGE: 62

275-HOTEL/MOTEL TAX FUND
ECONOMIC DEVELOPMENT
MAIN ST ADVISORY BOARD

% OF YEAR COMPLETED: 33.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
SUPPLIES							
275-75501.53.1100 OPERATING SUPPLIES	0.00	0.00	0.00	988.05	0.00 (	988.05)	0.00
TOTAL SUPPLIES	0.00	0.00	0.00	988.05	0.00 (	988.05)	0.00
<hr/>							
TOTAL MAIN ST ADVISORY BOARD	0.00	0.00	0.00	988.05	0.00 (	988.05)	0.00

11-06-2022 10:18 PM

CITY OF PERRY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2022

PAGE: 65

275-HOTEL/MOTEL TAX FUND
ECONOMIC DEVELOPMENT
MAIN STREET EVENTS

% OF YEAR COMPLETED: 33.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACTS							
275-75506.52.2300 RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75506.52.2302 FEE WAIVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75506.52.3300 ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75506.52.3581 SECURITY SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75506.52.3850 CONTRACT LABOR	0.00	1,250.00	0.00	1,250.00	0.00 (	1,250.00)	0.00
275-75506.52.3851 SECURITY SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PURCHASED/CONTRACTS	0.00	1,250.00	0.00	1,250.00	0.00 (	1,250.00)	0.00
SUPPLIES							
275-75506.53.1100 OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAIN STREET EVENTS	0.00	1,250.00	0.00	1,250.00	0.00 (	1,250.00)	0.00

11-06-2022 10:18 PM

CITY OF PERRY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2022

PAGE: 66

275-HOTEL/MOTEL TAX FUND
ECONOMIC DEVELOPMENT
MAIN ST ADVISORY BD CITY

% OF YEAR COMPLETED: 33.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>PURCHASED/CONTRACTS</u>							
275-75511.52.1200 PROFESSIONAL SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75511.52.2302 FEE WAIVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75511.52.3300 ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75511.52.3600 DUES & FEES	400.00	0.00	0.00	0.00	0.00	400.00	0.00
275-75511.52.3701 MANDATORY TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75511.52.3702 VOLUNTARY TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75511.52.3850 CONTRACT LABOR	0.00	150.00	0.00	150.00	0.00	150.00	0.00
275-75511.52.3930 MEETINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PURCHASED/CONTRACTS	400.00	150.00	0.00	150.00	0.00	250.00	37.50
<u>SUPPLIES</u>							
275-75511.53.1100 OPERATING SUPPLIES	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
275-75511.53.3701 MANDATORY TRAINING	500.00	0.00	0.00	100.00	0.00	400.00	20.00
TOTAL SUPPLIES	1,500.00	0.00	0.00	100.00	0.00	1,400.00	6.67
<u>OTHER COSTS</u>							
275-75511.57.3001 FACADE GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
275-75511.57.3004 FACADE GRANT	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
275-75511.57.7000 APPROPRIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER COSTS	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
TOTAL MAIN ST ADVISORY BD CITY	11,900.00	150.00	0.00	250.00	0.00	11,650.00	2.10

75510.51.1100	REGULAR EMPLOYEES B E G I N N I N G	B A L A N C E	0.00
75510.51.1300	OVERTIME B E G I N N I N G	B A L A N C E	0.00
75510.51.2100	EMPLOYEE LIFE INSURANCE B E G I N N I N G	B A L A N C E	0.00
75510.51.2120	EMPLOYEE HEALTH INSURANCE B E G I N N I N G	B A L A N C E	0.00
75510.51.2130	EMPLOYEE DENTAL INSURANCE B E G I N N I N G	B A L A N C E	0.00
75510.51.2200	FICA B E G I N N I N G	B A L A N C E	0.00
75510.51.2401	RETIREMENT CONTRIBUT- ICMA B E G I N N I N G	B A L A N C E	0.00
75510.51.2700	WORKER'S COMPENSATION B E G I N N I N G	B A L A N C E	0.00
75510.52.1312	ARTIST FEES B E G I N N I N G	B A L A N C E	0.00
10/13/22 10/13 A39072 CHK: 114252	03395 3 STILT WALKING PERFORME 3786 KRISTEN SPARROW CIRCUS INV# 2022903	/PO# EXEMPT	1,125.00 1,125.00
75510.52.2150	LAUNDRY & CLEANING B E G I N N I N G	B A L A N C E	0.00
75510.52.2300	RENTAL B E G I N N I N G	B A L A N C E	0.00

11-06-2022 11:02 PM		DETAIL LISTING		PAGE: 2				
FUND : 100-GENERAL FUND		PERIOD TO USE: Oct-2022 THRU Oct-2022		ACCOUNTS: 75510.00.0000 THRU 75510.99.9999				
DEPT : 75 ECONOMIC DEVELOPMENT								
POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND INV/PO/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====

75510.52.3300	ADVERTISING	BEGINNING	BALANCE				0.00	
75510.52.3500	TRAVEL	BEGINNING	BALANCE				0.00	
75510.52.3600	DUES & FEES	BEGINNING	BALANCE				0.00	
75510.52.3850	CONTRACT LABOR	BEGINNING	BALANCE				0.00	
75510.52.3930	MEETINGS	BEGINNING	BALANCE				0.00	
75510.53.1100	OPERATING SUPPLIES	BEGINNING	BALANCE				243.82	
10/17/22	10/17	A39197	DFT: 000770	03403 WINTERGREEN-HANG XMAS LI 3439			1,710.64	1,954.46
				SYNOVUS CARD SERVICES	INV# 0357- SEP 2022	/PO# EXEMPT		
75510.53.1660	AWARDS	BEGINNING	BALANCE				0.00	
75510.57.3001	FACADE GRANT	BEGINNING	BALANCE				0.00	
75510.57.3002	MATCHING MEDIA GRANT	BEGINNING	BALANCE				0.00	
75510.57.3003	RESILIENCY GRANT	BEGINNING	BALANCE				0.00	
75510.57.7000	APPROPRIATIONS	BEGINNING	BALANCE				0.00	

* * * * *

000 ERRORS IN THIS REPORT!

*_*_*_*_*_*_*_*_*_*_*_*

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	243.82	0.00
REPORTED ACTIVITY:	2,835.64	0.00
ENDING BALANCES:	3,079.46	0.00
TOTAL FUND ENDING BALANCE:	3,079.46	

75511.52.1200	PROFESSIONAL SERVICES B E G I N N I N G	B A L A N C E						0.00
75511.52.2302	FEE WAIVER B E G I N N I N G	B A L A N C E						0.00
75511.52.3300	ADVERTISING B E G I N N I N G	B A L A N C E						0.00
75511.52.3600	DUES & FEES B E G I N N I N G	B A L A N C E						0.00
75511.52.3701	MANDATORY TRAINING B E G I N N I N G	B A L A N C E						0.00
75511.52.3702	VOLUNTARY TRAINING B E G I N N I N G	B A L A N C E						0.00
75511.52.3850	CONTRACT LABOR B E G I N N I N G	B A L A N C E						0.00
10/19/22	10/19 A39357 CHK: 114330	03404 EASEMENT-DOWNTOWN DEV AU 1107				75.00		75.00
10/19/22	10/19 A39359 CHK: 114330	HOUSTON COUNTY CLERK OF S INV# 2022-00020411	/PO# EXEMPT					
		03404 EASE-RED BARD VINEYARDS/ 1107				75.00		150.00
		HOUSTON COUNTY CLERK OF S INV# 2022-00022042	/PO# EXEMPT					
75511.52.3930	MEETINGS B E G I N N I N G	B A L A N C E						0.00
75511.53.1100	OPERATING SUPPLIES B E G I N N I N G	B A L A N C E						0.00
75511.53.3701	MANDATORY TRAINING B E G I N N I N G	B A L A N C E						100.00
75511.57.3001	FACADE GRANT							

BEGINNING BALANCE	0.00
-------------------	------

BEGINNING BALANCE	0.00
-------------------	------

ATIONS	
BEGINNING BALANCE	0.00

```

*****000 ERRORS IN THIS REPORT!*****
** REPORT TOTALS **      --- DEBITS ---      --- CREDITS ---
BEGINNING BALANCES:      100.00      0.00
REPORTED ACTIVITY:      150.00      0.00
ENDING BALANCES:        250.00      0.00
TOTAL FUND ENDING BALANCE: 250.00

```

11-06-2022 10:55 PM

DETAIL LISTING

PAGE: 1

FUND : 275-HOTEL/MOTEL TAX FUND

PERIOD TO USE: Oct-2022 THRU Oct-2022

DEPT : 75 ECONOMIC DEVELOPMENT

ACCOUNTS: 75506.00.0000 THRU 75506.99.9999

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/PO/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
------	------	--------	-----------	-------------	------------------	------	-------------	------	------------------	-------------------

75506.52.2300			RENTAL		BEGINNING BALANCE					0.00
---------------	--	--	--------	--	-------------------	--	--	--	--	------

75506.52.2302			FEE WAIVER		BEGINNING BALANCE					0.00
---------------	--	--	------------	--	-------------------	--	--	--	--	------

75506.52.3300			ADVERTISING		BEGINNING BALANCE					0.00
---------------	--	--	-------------	--	-------------------	--	--	--	--	------

75506.52.3581			SECURITY SERVICES		BEGINNING BALANCE					0.00
---------------	--	--	-------------------	--	-------------------	--	--	--	--	------

75506.52.3850			CONTRACT LABOR		BEGINNING BALANCE					0.00
---------------	--	--	----------------	--	-------------------	--	--	--	--	------

10/13/22	10/13	A39073	CHK: 114225	03395 CANCELLATION FEE		3787			1,250.00	1,250.00
				FLYING IVORIES LLC		INV# 1328	/PO# EXEMPT			

75506.52.3851			SECURITY SERVICES		BEGINNING BALANCE					0.00
---------------	--	--	-------------------	--	-------------------	--	--	--	--	------

75506.53.1100			OPERATING SUPPLIES		BEGINNING BALANCE					0.00
---------------	--	--	--------------------	--	-------------------	--	--	--	--	------

--*-*-*

000 ERRORS IN THIS REPORT!

--*-*-*

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	0.00
REPORTED ACTIVITY:	1,250.00	0.00
ENDING BALANCES:	1,250.00	0.00
TOTAL FUND ENDING BALANCE:	1,250.00	



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
November 29, 2022

CASE NUMBER: COA-0165-2022
APPLICANT: Chad Bryant
REQUEST: Renovate the exterior of an existing building
LOCATION: 1139 Macon Road; Parcel No. 0P0020 026000

STAFF COMMENTS: The applicant proposes to renovate the existing structure. According to the applicant, the structure was originally a residence from the 1920's. It was later altered by adding a garage to the left side and a retail storefront across the front of the original building. The structure is currently clad in aluminum siding. If the structure was originally a residence, it presumably had a pitched roof. The structure currently has a flat roof

The applicant proposes to remove the aluminum siding and restore the original siding. Original windows on the side will be replaced with paintable wood composite double-hung windows. The front façade will be rebuilt with a board and batten finish. The garage door will be replaced with an all-glass garage door. New door with sidelights and double-hung windows will be installed on the front façade. The door is a Tucker wood door full lite; windows are a paintable wood composite. Shingled awnings with wood brackets will extend over the windows and garage door. The roof will be replaced with a flat roof.

The renderings submitted with the application show the body of the building being painted a grayish blue, with brown or stained wood trim. Specific colors were not submitted.

STAFF RECOMMENDATION: The form of the building is more commercial in character, with a flat roof and front parapet wall. However, the proposed siding, windows and doors are more residential in character than commercial.

The property is located at the end of a row of residential buildings which have been converted to commercial uses (between Northside Drive and Ashley Drive. Two of the residential structures are brick; the other three are clad in lap siding. All have pitched roofs. The grounds of the Presbyterian church occupy the opposite side of Macon Road.

Because of the buildings existing flat roof, it appears out of scale with the adjacent residential buildings.

Staff recommends the applicant consider adding a pitched roof on the building to be consistent with the nearby residential structures and design standards (h), Roof Shapes and (j), Scale of a Building.

APPLICABLE ORDINANCE SECTION(S): Sec. 2-3.8.1 of the Land Management Ordinance regarding procedures for a Certificate of Appropriateness in the Downtown Development District; Sec. 6-6.3, Design Standards for the Downtown Development District:

Within the Downtown Development District, new construction and existing buildings, structure, and appurtenances attached thereto which are moved, reconstructed, materially altered, repaired, or painted, including repainting the

same color, shall be visually compatible with buildings, squares, and places to which they are visually related generally, in terms of the following factors:

- (a) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings. Buildings located within an area bounded by Main Street, Macon Road, Northside Drive, Ball Street, Commerce Street, and Marion Street shall have a maximum height of 37 feet as measured from the public sidewalk serving the building.
 - (i) Temporary structures are permitted for construction projects or catastrophic loss. These structures require approval from the Community Development Department.
- (b) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings, squares, and places to which it is visually related.
- (c) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings, squares, and places to which it is visually related.
- (d) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.
- (e) *Rhythm of Spacing of Buildings on Streets.* The relationship of buildings to open space between it and the adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.
- (f) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings, squares, or places to which it is visually related.
- (g) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related.
- (h) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (i) *Walls of Continuity.* Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the buildings, squares, or places to which it is visually related.
- (j) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.
- (k) *Directional Expression of Front Elevation.* A building shall be visually compatible with the buildings, squares, and places to which it is visually related in the directional character, whether this is vertical character, horizontal character, or non-directional character.
- (l) *Temporary structures are permitted for construction projects or catastrophic loss.* These structures require approval from the Downtown Development Authority.
- (m) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

Perry, Georgia

Google

Street View - Apr 2022

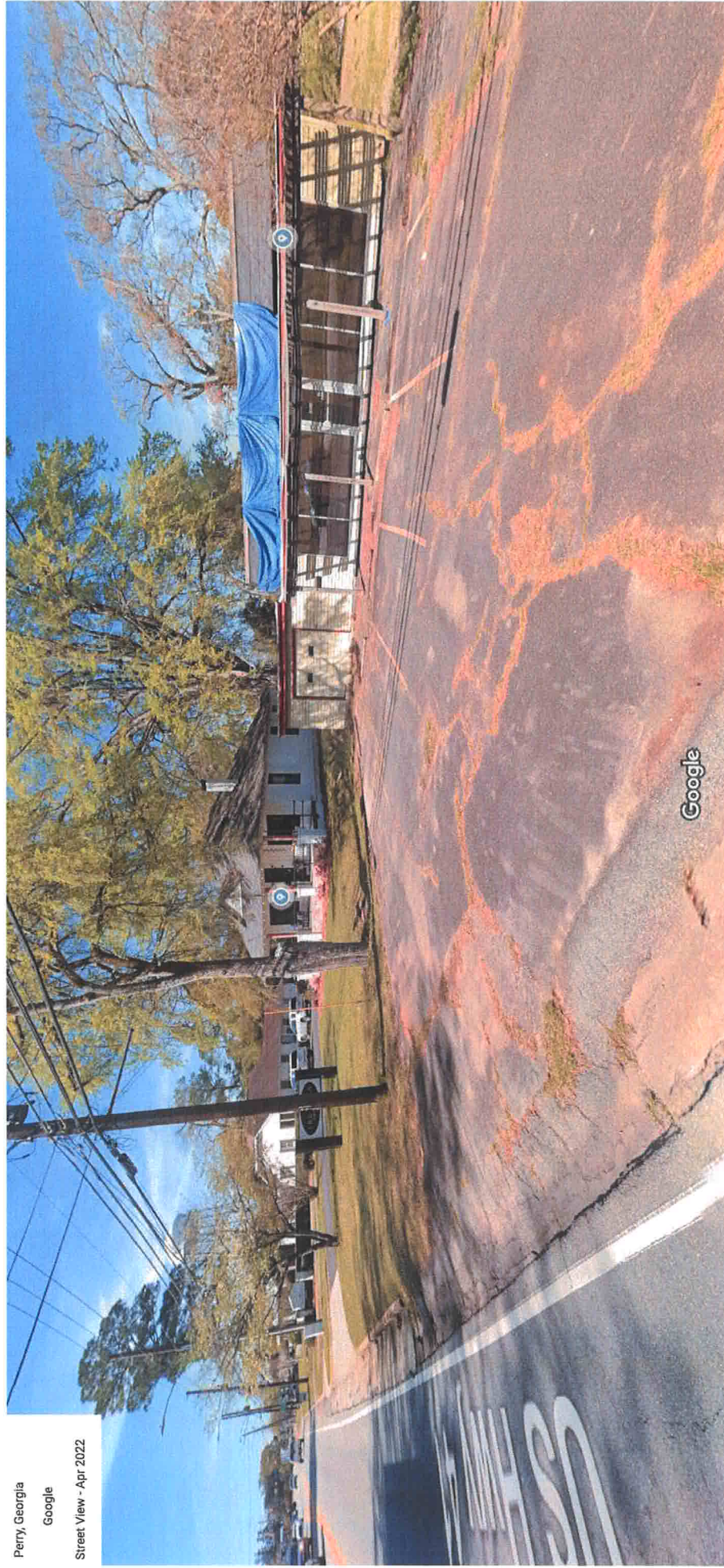
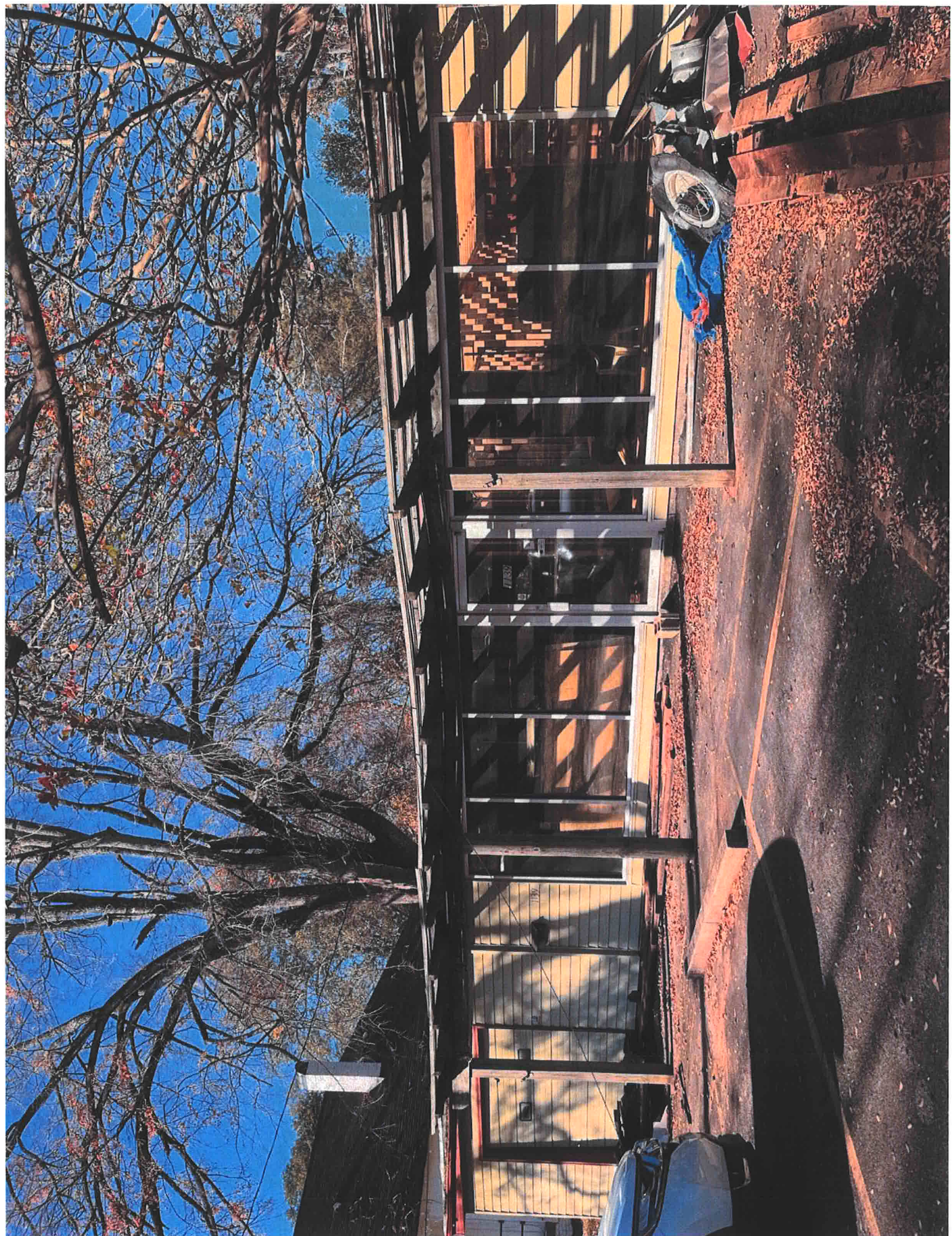


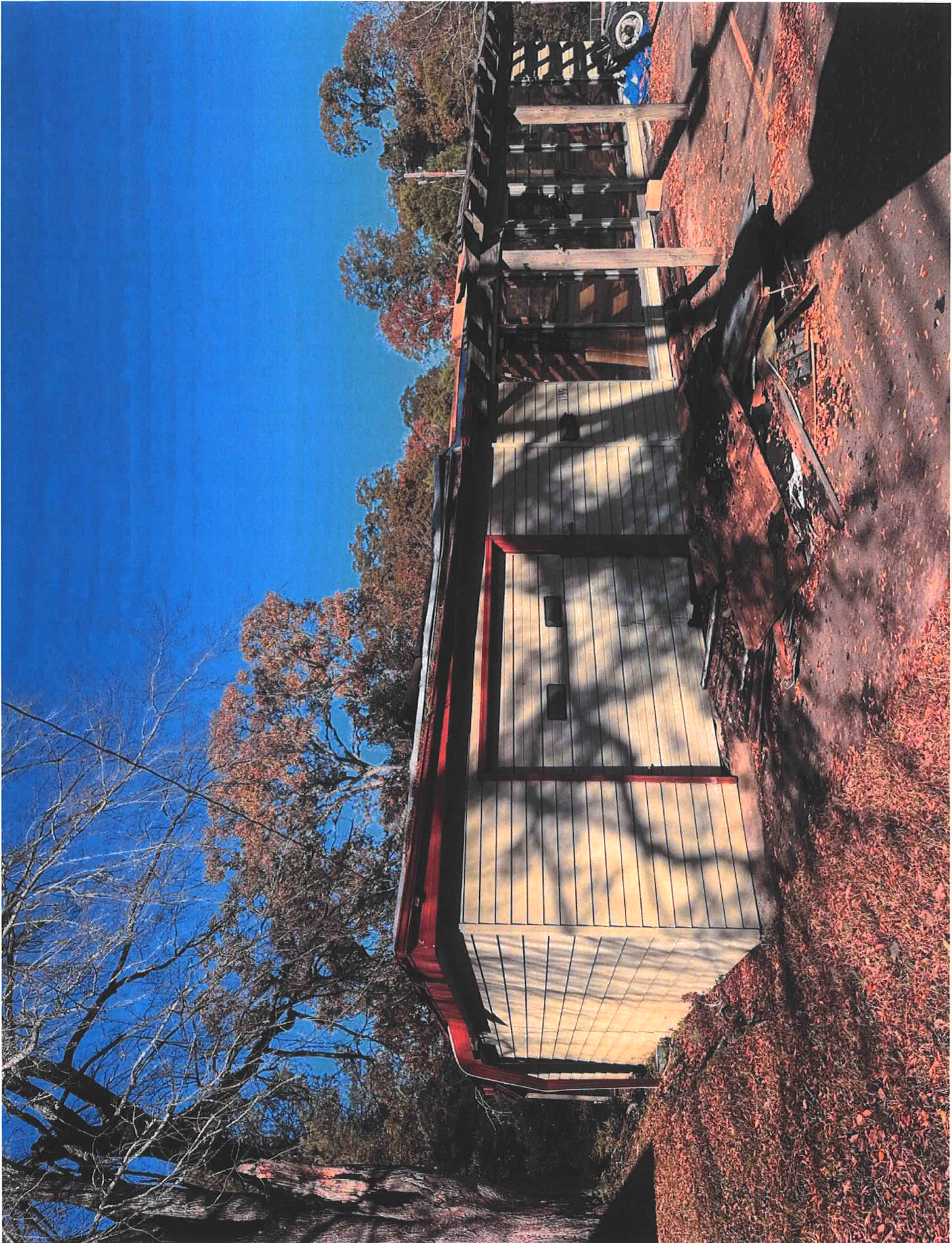
Image capture: Apr 2022 © 2022 Google

MISSROAD PACKAGE S

Bernice's Beauty St

SWING ST









Where Georgia comes together.

Application for Certificate of Appropriateness

Contact Community Development (478) 988-2720

Application # COA#0165-
2022

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant	Ocmulgee Developments, LLC
*Title	Owner	Chad Bryant, owner
*Address	P.O. Box 1821 Perry GA 31069	P.O. Box 1821 Perry, GA 31069
*Phone	478-224-7070	478-224-7070
*Email	Chad@bryantengllc.com	Chad@bryantengllc.com

Property Information

*Street Address	1179 Macon Road
*Tax Map #(s)	DP 0020 - 026000
	Historic or <u>Downtown</u> District

Request

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

*Please describe the proposed modification: exterior demo/modification

Instructions

1. This application must be submitted when alterations are proposed to the exterior of a building located in a historic district or in the Downtown Development Overlay District; when a new building is proposed in these districts; or when an existing building in these districts is proposed to be demolished or relocated.
2. Projects located in the Downtown Development Overlay District, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness. All other projects are reviewed by the administrator.
3. The application must be submitted to the Community Development office during normal business hours.
4. The applicant/owner must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8, Certificate of Appropriateness.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal.

- ☐ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements;
- ☒ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes;
- ☐ Detailed drawing(s) or sketch(s) depicting size, location and colors of signage;
- ☒ Sample(s) for all proposed wall and trim paint colors;
- ☒ Sample(s) or photo(s) of proposed awning/canopy materials and color;
- ☒ Photo(s) of proposed doors, windows, lights or other features that will be added to the building;
- ☒ Photo(s) or sample of proposed roofing materials and color if roof will be visible;
- ☐ Photo(s) or sample of brick, stone, tile, mortar or other exterior construction materials that will be added to the building; and
- ☒ Other information that helps explain details of the proposal.

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted to the Community Development office at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm in Council Chambers at Perry City Hall.
7. Please read carefully: 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.
8. Signatures:

*Applicant	*Date
*Property Owner/Authorized Agent	*Date 11/16/22

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in a historic district or the Downtown Development Overlay District when the repair does not involve a change in design, material, color or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$226.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA.

Estimated valuation of proposed modification: \$100,000

REVISION	DATE

PERRY

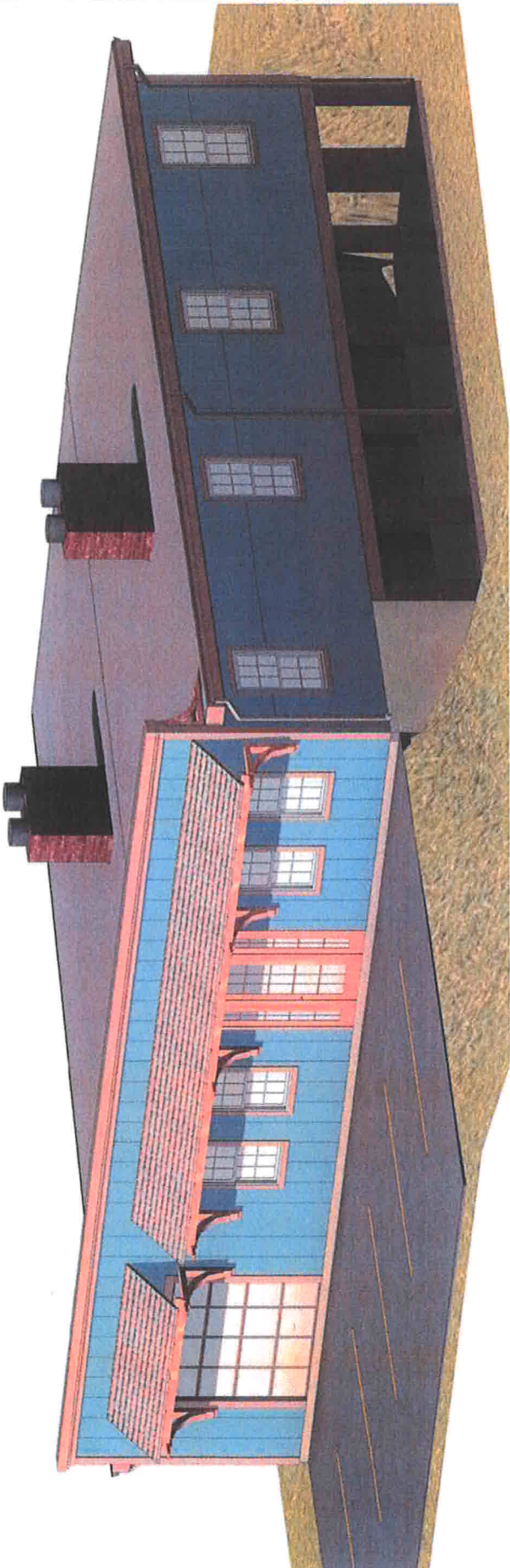
3D VIEW FOR:
1139 MACON ROAD

GEORGIA

COUNTY:
LIBERTY
TOWNSHIP:
DATE:
SCALE:
JOB NO.:

www.bryantengineering.com

BRYANT ENGINEERING
Bryant Engineering LLC
1417 N. Main Street
Forsyth, Georgia 31828
Phone: (770) 224-1872 FAX: (770) 224-1873
www.bryantengineering.com



3D COLOR

PERRY

3D VIEW FOR:
1139 MACON ROAD

GEORGIA

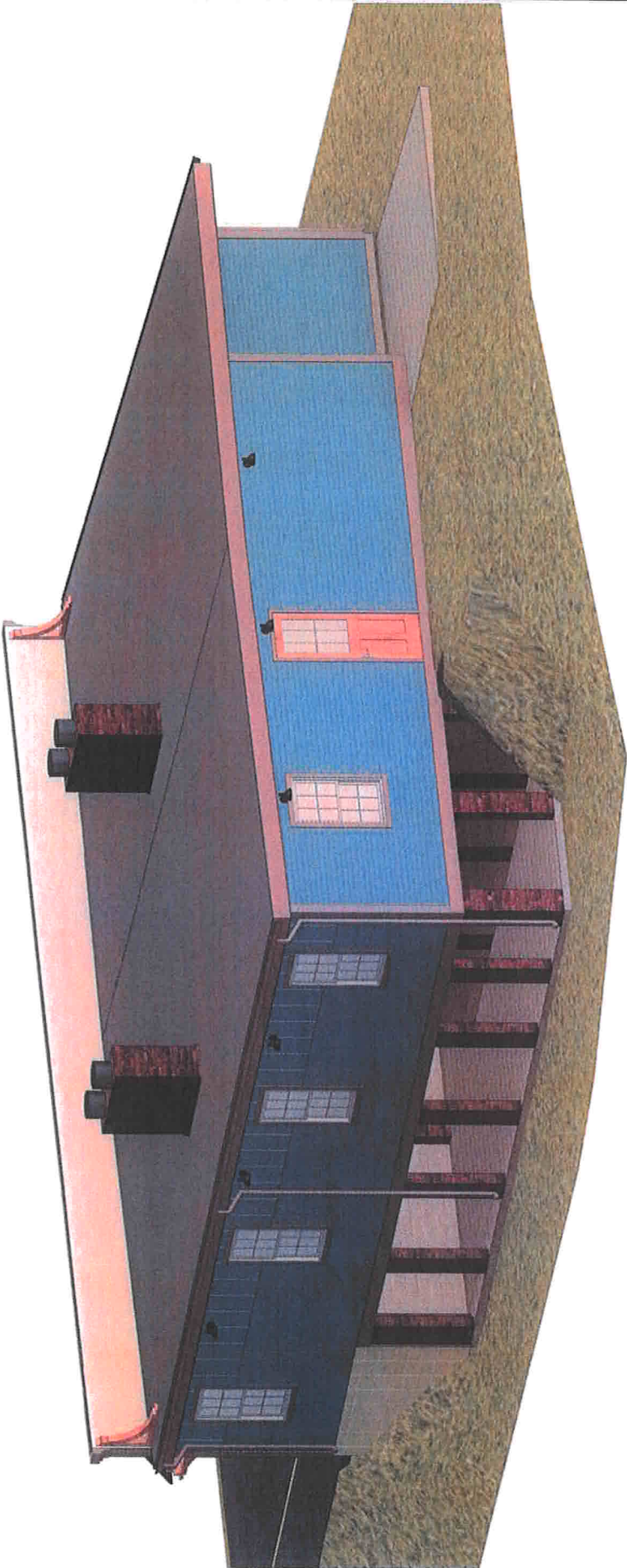
PROJECT NO.
SCALE
DATE
DWG. ARCH/MASTER
COUNTRY
DISTRICT

PROJECT NO.
SCALE
DATE
DWG. ARCH/MASTER
COUNTRY
DISTRICT

PROJECT NO.
SCALE
DATE
DWG. ARCH/MASTER
COUNTRY
DISTRICT

PROJECT NO.
SCALE
DATE
DWG. ARCH/MASTER
COUNTRY
DISTRICT

PROJECT NO.
SCALE
DATE
DWG. ARCH/MASTER
COUNTRY
DISTRICT



1. 3D COLOR 2



BRYANT ENGINEERING
DAVID A. BRYANT, JR.
PROFESSIONAL ENGINEER
MECHANICAL
LICENSE NO. 10000
EXPIRATION DATE 12/31/2024
Firm Name: Bryant Engineering, Inc.
Firm Address: 1139 Maccon Road, Marietta, GA 30067
Firm Phone: (770) 336-1139
Firm Fax: (770) 336-1139
Firm Email: info@bryanteng.com



PROJECT:
1139 MACCON ROAD
EXISTING FLOOR PLAN FOR
PERRY

COUNTRY:
GEORGIA

DATE:
10/1/2024

SCALE:
1/8" = 1'-0"

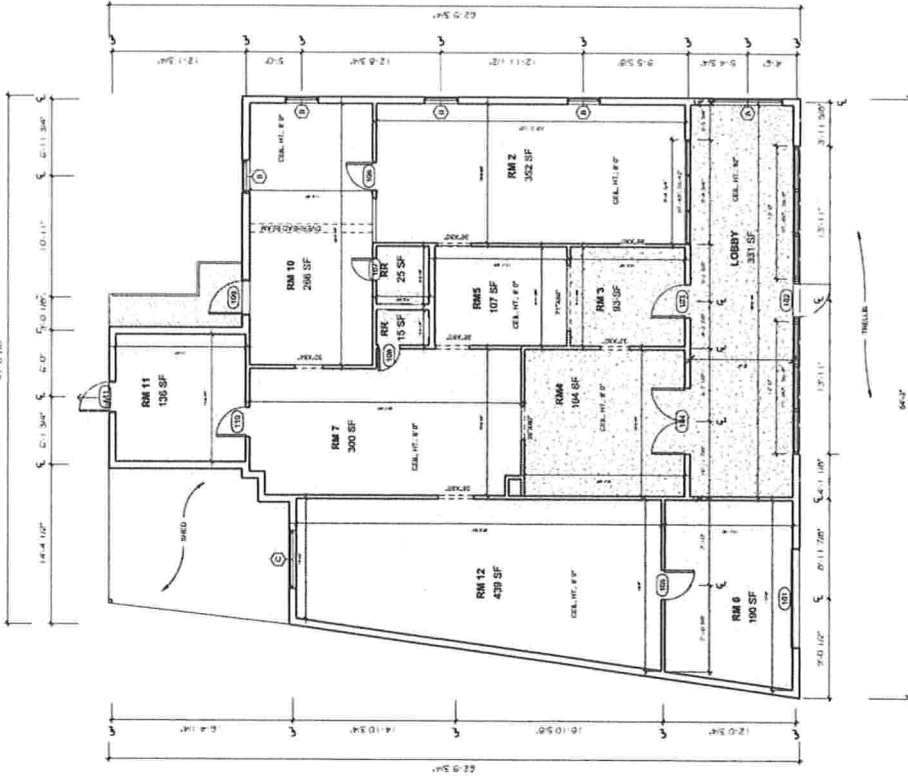
DESIGNED BY:
DAVID A. BRYANT, JR.

CHECKED BY:
DAVID A. BRYANT, JR.

Window Schedule			
Type Mark	Width	Height	Sub Height
A	6'-4"	3'-10"	3'-0"
B	3'-0"	3'-10"	<varies>
C	5'-3"	3'-0"	4'-2"
D	1'-0"	2'-3"	3'-0"
Grand Total: 12			

Mark	Width	Height	Description
101	9'-0"	7'-0"	GARAGE DOOR
102	3'-0"	6'-8 1/2"	ALUMINUM GLASS DOOR
103	3'-0"	6'-8"	
104	6'-0"	6'-10"	
105	2'-4"	6'-8"	
106	2'-4"	6'-8"	
107	2'-4"	6'-8"	
108	2'-4"	6'-8"	
109	3'-0"	6'-8"	
110	2'-8"	6'-8"	
111	2'-4"	6'-8"	
112	2'-4"	6'-8"	
113	0'-3"	5'-7"	
Grand Total: 13			

Room Schedule		
Number	Name	Area
1	LOBBY	331 SF
2	RM 2	352 SF
3	RM 3	15 SF
4	RM 4	107 SF
5	RM 5	107 SF
6	RM 6	190 SF
7	RM 7	300 SF
8	RM 8	15 SF
9	RM 9	25 SF
10	RM 10	290 SF
11	RM 11	130 SF
12	RM 12	439 SF
Grand Total: 12		2460 SF



1. SEE
316\"/>

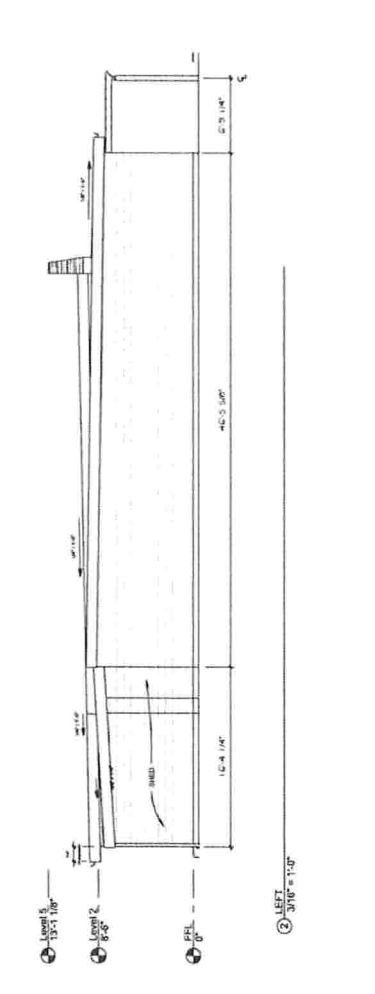
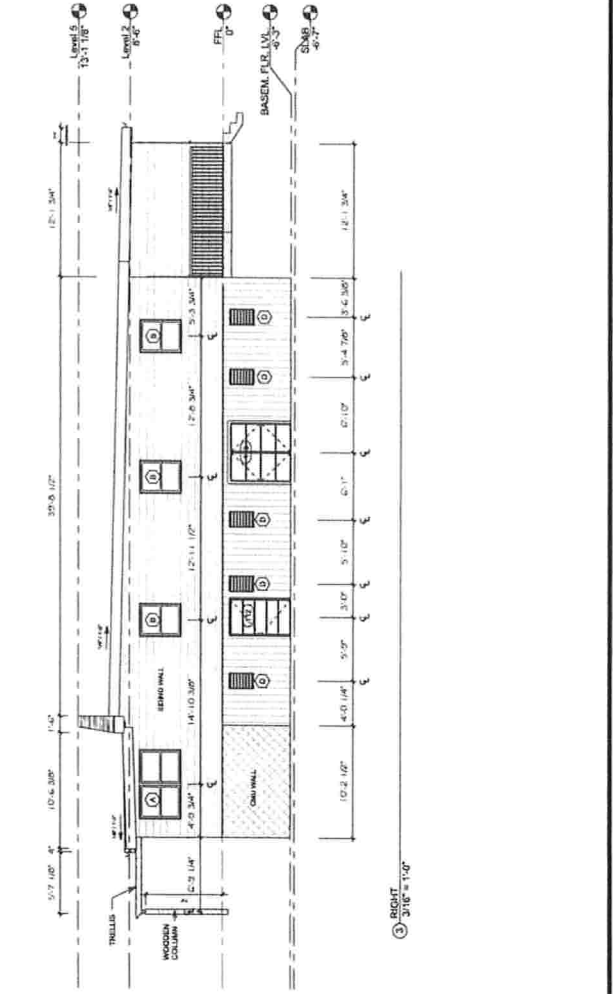
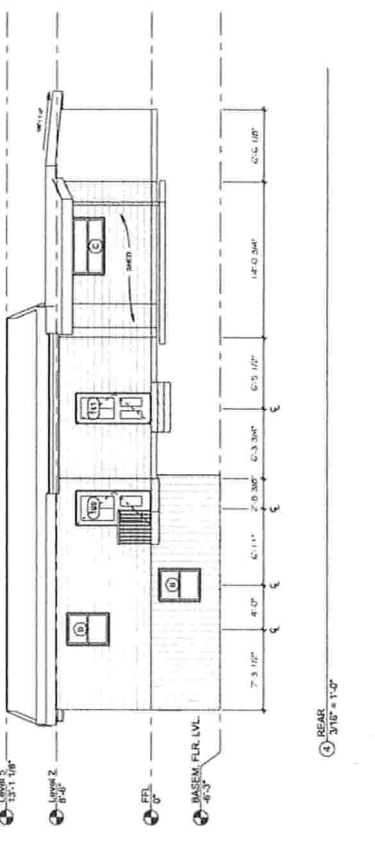
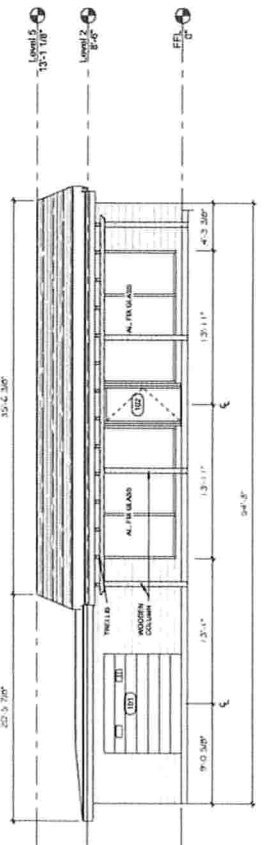
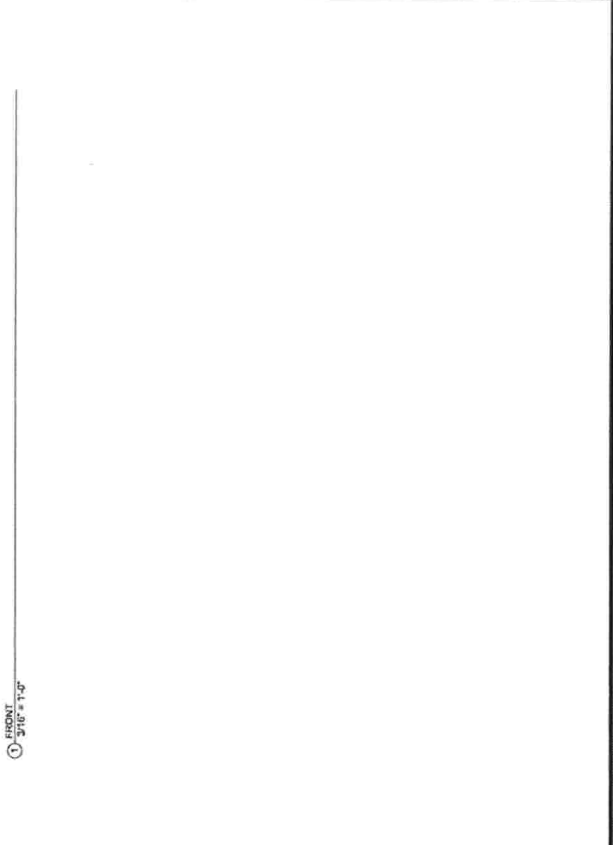
DATE	
BY	
CHECKED	
APPROVED	

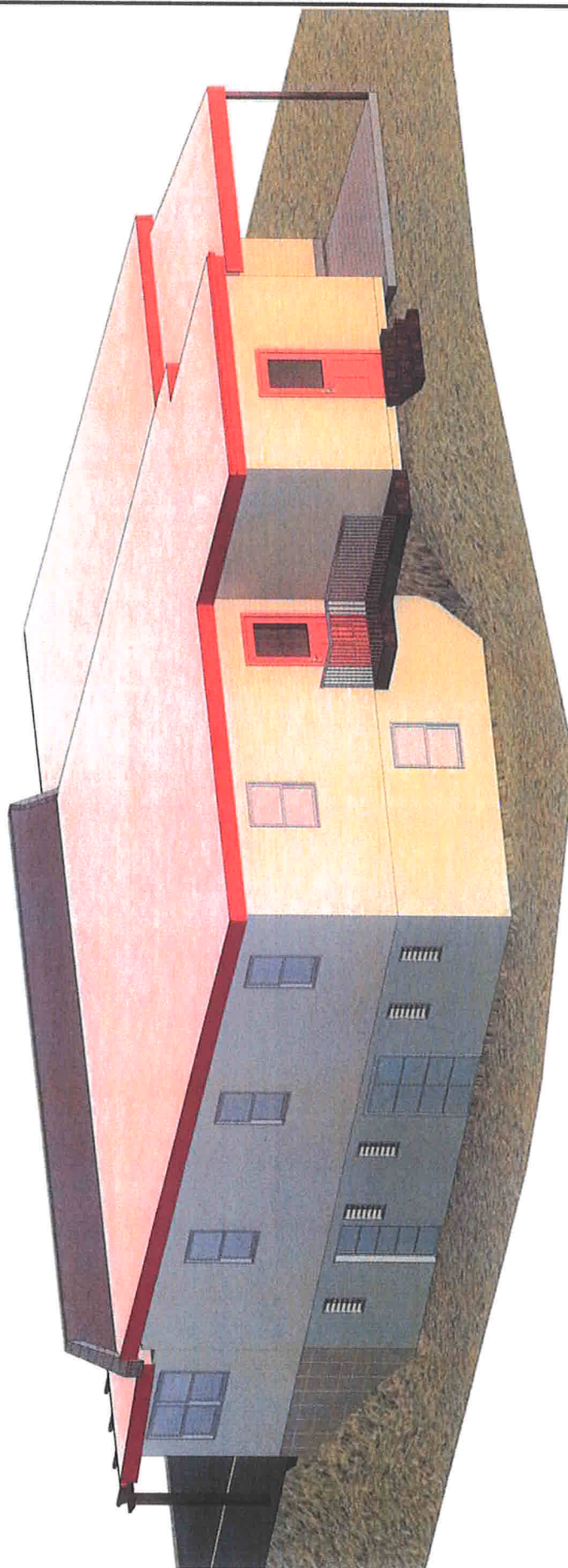
PROJECT NO.	
CLIENT	
LOCATION	
DATE	

(EXISTING) ELEVATIONS FOR:
1139 MACON ROAD
GEORGIA

DATE: _____
SCALE: _____
JOB NO.: _____
D.R.G. ARCHITECTS
COUNTY: _____
DISTRICT: _____

BRYANT
ENGINEERING
4075 Peachtree Road, Suite 100
Atlanta, Georgia 30340
Phone: (404) 241-1111
Fax: (404) 241-1112
Email: info@bryanteng.com





REVISION	DATE

PERRY

3D VIEW FOR:
1139 MACON ROAD

GEORGIA

PROJECT NO.
DATE
SCALE
JOB NO.

COUNTY
DISTRICT
DRG. ARCH-MASTER
DATE

BE
ENGINEERING

BRYANT
ENGINEERING

1139 MACON ROAD
PERRY, GEORGIA 31067
PHONE: (770) 237-7000
FAX: (770) 237-7001
WWW.BEENGINEERING.COM

