

Main Street Advisory Board
Minutes - March 2, 2023

1. Call to Order: Chairman Cossart called the meeting to order at 5:05pm.

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

2. Guests/Speakers – Ellie Loudermilk and Terre Walker – Perry Area Historical Society and Eric Schultz and Anya Turpin – Visit Perry

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

3. Citizens with Input – None

Ms. Turpin re-introduced herself to the board as the new director for Visit Perry; and looks to continue the relationship and working with the city in her new capacity.

4. Old Business

- a. Perry Historical Society Street Sign Project

Ms. Walker advised the Historical Society had purchased five signs for Jernigan Street and is requesting reimbursement as there had been some misunderstanding as the DDA had chosen to purchase five signs, but that is not required as the street work that is being done the city will purchase the signs. There will be a plaque placed on each noting a gift from both Main Street and DDA. Director Moore motioned to provide \$5000 to the Perry Historical Society for reimbursement of five street signs; Director Gordon seconded; all in favor and was unanimously approved.

Ms. Loudermilk shared with the board the Governor awarded the society the 2022 Governor's Award for Art & Information. Ms. Loudermilk was thrilled for the honor as they are a small organization in comparison to others in the state. The board congratulated her and the society for all of their work.

- b. Review Certificate of Appropriateness – 805 Commerce Street

Ms. Hartley advised Mr. Durden was not able to attend the meeting, but she has spoken with him and provided a picture of the smoker enclosure with siding. Mr. Wood noted the Dept. of Agriculture governs the requirements for the screening of the smoker and that it must be enclosed. What is proposed is a metal carport with black wood siding and will be placed on the back corner of the property. Chairman Cossart suggested it be screened to the top. Director Loudermilk asked about the front building window; Mr. Wood advised his concern was with the wood accent proposed; and noted a full store front window system with a transom at the top be used. Director Gordon had concerns with parking in that the lot was uneven, damaged and cracked; Mr. Wood advised the property owner Mr. Fountain was not willing to make any changes, and is still enforcing no parking but is not consistent and may come back to the board for review of parking bollards.

Director Gordon motioned to approve for a full height window on the front of the building that can be two sections and the smoker screening has to reach the roof line of

the structure and utilize the fencing as shown; Director Presswood seconded; all in favor and was unanimously approved.

Director Presswood voiced concern with BBQ Monsters on Carroll Street who are doing the same thing and their smoker is not covered; Mr. Wood advised he would research, but the regulations for screening are governed by the Dept. of Agriculture.

c. Alleyway Maintenance

Ms. Hartley advised the area needs to be maintained and provided a quote from Dixie Landscaping to maintain the area, clean out trash/debris, prune shrubs as needed for \$125 per month; \$1500 annually. Director Moore motioned to approve Dixie Landscaping for \$1500 annually; Director DeShazier seconded; all in favor and was unanimously approved. Director Gordon suggested placing a trash can in the area

5. New Business

a. Review Certificate of Appropriateness – 719 Carroll Street

Mr. Wood advised the applicant proposes to add brick veneer to the front and sides of the existing convenience store building (two options offered), paint the side and rear walls an approved color, and paint the fascia of the building and fuel canopy red, white, and blue stripes. The owner has indicated the fuel element will be branded either as Citgo or Marathon. Staff believes the proposal in general will be an improvement to the over existing condition. Either of the proposed brick colors are appropriate, although standard light gray mortar should be used. The full brick front should wrap around the corners of the building and extend approximately 26 inches before the brick wainscot begins. The red, white, and blue stripes proposed on the fascia and fuel canopy are not appropriate. Staff suggests using a color on the fascia that is a lighter or darker version of the color used on the side wall stucco. Both colors should be neutral in the brown or gray tones and should be approved by Staff. Based on a prior MSAB decision, staff recommends the fuel canopy be recovered with the gasoline brand's standards. No portion of the company's logo shall extend above the top of the canopy. Staff is recommending approval with the following conditions: 1. Mortar on the brick veneer shall be a standard light gray color; 2. Full height brick veneer shall wrap around the front corners of the building approximately 26 inches; 3. Stucco walls and building fascia colors shall be neutral colors in the same tone and approved by Staff; 4. Fuel canopy shall be recovered with the gasoline brand's standards. No portion of the company logo shall extend above the top of the canopy.

Director Loudermilk motioned to approve as presented by staff with conditions noted and that the brick color be Old Savannah and the brick on the sides be two feet; Director Lay seconded; all in favor and was unanimously approved.

b. Review Certificate of Appropriateness – 742 Main Street

Mr. Wood advised the applicant to increase the width of the front parapet wall to conceal a new raised roof. The modification to the parapet wall will be constructed in brick to match the existing brick on the façade. The existing storefront system will remain as is. A suspended aluminum canopy will be installed over the front door. The entire exterior will be painted. The new roof will be clad in black standing seam metal panels. A hood pan will be installed on the right side of the roof about halfway from the front of the

building. The hood pan should not be visible from the street. A cooler/freezer will be added to the rear of the building and will not be visible from the street.

Mr. Schultz advised the entire roof will be replaced and the exterior paint will be chosen from the approved color palette.

Director Loudermilk motioned to approve the application as submitted per staff recommendations in the report; Director Moore seconded; all in favor and was unanimously approved.

c. Review of Certificate of Appropriateness – 1009/1013 Northside Drive

Mr. Wood advised The applicant proposes to construct a new two-story mixed-use building on vacant parcels. The building will include spaces for 4 retail tenants and 2 restaurants on the ground floor, with 12 residential units on the second floor. The building will be centered on the property with residential parking on the east and commercial parking on the west. A front courtyard and angled on-street parking are proposed. The applicant proposes to extend a street-adjacent sidewalk along the frontage of the property. The building will be clad in brick (Cherokee Brick Ansley Park for the body; Mosstown for the columns and trim; ivory mortar) with bronze color storefront, residential windows and doors, and light fixtures. The subject properties are located adjacent to a 1914 Single-family house to the east, a 1975 bank (renovated in 2016) and parking to the west, and 1969-1971 apartment buildings to the north. Properties across Northside Drive include the Perry Events Center, a 1946 single-family house, and the relocated 1900 former train depot (currently offices). All existing buildings on the street are setback from the right-of-way. A street-adjacent sidewalk exists along a portion of the bank's frontage. On-street parking exists in front of the bank and at the Perry Events Center. The proposal appears to comply with design guidelines regarding placement, scale, form, openings, materials and details. Walls and fences are not proposed at this time. Modern features (mechanical systems, utility meters, etc.) should be located to limit negative visual impact. Staff will verify during the permit review process that modern features are properly located. Parking is located on the sides of the building. Parking should be partially screened per the Walls and Fences guideline. A large oak tree exists in the public right-of-way in front of the subject properties and should be saved if possible. The applicant should consult with City Staff and a certified arborist to determine if the tree is healthy and has a reasonable chance of survival after the proposed construction. Staff recommends approval with the following conditions:

1. Staff shall ensure the placement of modern features and screening of parking are consistent with applicable design guidelines.
2. Applicant shall consult with staff and a certified arborist regarding the health and survival of the large oak tree located in the public right-of-way and provide a report to staff.

Director Loudermilk motioned to approve the application as submitted with staff recommendations; Director Moore seconded; all in favor and was unanimously approved.

d. Approve February 2,2023 Minutes

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

- e. Approve December 2022, January 2023, February 2023 financials

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

6. Chairman Items – None

7. Downtown Manager's Report – Ms. Hartley

- a. Downtown Projects update - Italian Restaurant planned for Commodore Building, late summer; Wingate Development on Northside Drive Update - Site plans not yet submitted; retail/restaurant space available; Permits issued for work on Old Thornton's Closet Building; Old Daisy Patch available for rent; Downtown Solid Waste Updates; Parking Study draft expected mid- March with presentation to DDA at March 27 Meeting

- b. Strategic Plan Update – reviewed and noted two items have been completed.

8. Promotion Committee Report – Ms. Hartley advised to date 227 tickets sold, two more sponsors gained and is seeking approval for additional items to purchase (wine, cups, lanyards, etc.) requesting \$7000.00. Director Presswood motioned to authorize \$7000 for wine tasting expenditures; Director Moore seconded; all in favor and was unanimously approved.

9. Update on Downtown Development Authority – Director Gordon advised two firms have been interviewed for the downtown administration building with the DDA recommending to Council Parrish Construction. A feasibility study was also being considered.

10. Other: None

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:05pm.

Approved 04.06.23