

Main Street Advisory Board
Minutes - December 7, 2023

1. Call to Order : Chairman Cossart called the meeting to order at 5:03pm.

Roll: Chairman Cossart; Director Gordon, Lay, and Presswood were present. Director Moore and Jones were absent.

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

2. Guests/Speakers – Chad Bryant and Lindsay Young
3. Citizens with Input – None
4. Old Business – None

5. New Business

- a. Review Certificate of Appropriateness – 806 Commerce Street

Mr. Wood advised the applicant proposes an 18' X 5' shed addition to the west side of the Muse Theater. The addition will be used to store chairs and tables associated with the event venue. The shed will have board and batten siding with a cedar shake shingle roof. Colors will match those already used in the complex. The addition will be within the enclosed courtyard area and should have minimal visual impact from the streets, and minimal impact to the integrity of the theater building and recommends approval.

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

- b. Preliminary Certificate of Appropriateness review – 104/108 Mims Court & 1218 Washington Street

Mr. Wood advised the applicant proposes to construct 13 townhouses fronting Washington Street and Mims Court. Three of the units will face Washington Street. The 3-story structures will be clad primarily in vertical and horizontal siding with brick accenting the entrances. Three different contemporary elevation designs are proposed. Projecting and recessed balconies along with suspended entry canopies are proposed on 2 of the elevations. The third elevation has a projecting window box element on the front. Brick is proposed as Velour Black from Cherokee Brick's Architectural Collection. Siding colors are proposed to be Tyler Gray (CW-50) from the Benjamin Moore Williamsburg Historic Collection and black (not specified). Garages and parking are to be located at the rear of each unit. Other than the brick accent, the siding, trim, and foundation materials are not identified. Window/door, awning, balcony/railing materials/details and lighting details are not identified. Mortar color is not identified. Location of utility meters and mechanical equipment are not identified. Parking/ garages are located at the rear of the units. Mr. Wood noted items to consider: The proposed development is subject to the LMO standards for townhouses (Sec. 4-3.1(A) provided below) in addition to the Design Guidelines for the Downtown Development Overlay District. The proposed development is located on the edge of the Downtown Development Overlay District surrounded by suburban-style developments. Surrounding properties are developed with one- and two-story buildings setback from the street with parking in front or surrounding the buildings. These commercial buildings are generally either brick or stucco with pitched

roofs and designed in a colonial revival architectural style. The building directly to the north of the project is a single-family house converted to an insurance office set back about 70' from Washington Street. Across Mims Court is vacant single-story building and the Houston Home Journal building which both are about 75' from Washington Street. It is possible all these properties could be redeveloped with a more urban development pattern in the future. The City of Perry Administrative Building (60' setback) and parking lot are located across Washington Street. It is less likely this property would be redeveloped in the future. The townhouses are setback 40' from Washington street and 15' from Mims Court (subject to a variance from the Planning Commission). Developing a more dense, urban downtown area, even at the edge of the district, would suggest that the applicant request for a variance from the 40' setback along Washington Street. Considering the Form Based Code setbacks along Gen. Courtney Hodges, staff suggests a maximum setback of 20'.

Townhouse architectural standards in the LMO require at least 3 different front facades. The applicant would prefer using one façade (Unit #1 on attached renderings). Also attached are pictures of townhouses in downtown settings from Duluth, Suwanee, and Lawrenceville, which show how a slight changes in the facades provide some interest while maintaining simple design suitable for a downtown setting.

Staff suggests the building fronting Washington Street, at a minimum, should be primarily brick like other buildings downtown. A wrap-around "porch" on the corner unit would appropriately address both streets.

Mr. Bryant advised the units will be three story, 3 to 4 units each and a rear loaded two car garage and the intent is for the development to look like a downtown and with the preliminary review would like input from the board.

Chairman Cossart inquired about the three different facades; Mr. Wood advised they are subject to the design guidelines and referred to examples provided. Mr. Wood noted it would be preferable for a more urban looking façade and layout; Mr. Bryant agreed with this and can work with staff on the facades element. Mr. Bryant stated he would like to use the same brick colors, but is open to changing the pattern. Mr. Bryant also advised he is fine with the setback closer to Washington Street. Director Gordon felt the design should be less modern and more traditional with a mix of brick and hardiboard. On conclusion of discussion the applicant will take the changes suggested and bring back for a formal COA review.

c. Review and approve revisions to bylaws

Ms. Hartley advised changes were made to Article 1 Section 2 of the partner agencies, which is no longer applicable and updated the training requirements. Director Lay motioned to approve as amended; Director Gordon seconded; all in favor and was unanimously approved.

d. Approve November 1, 2023 minutes

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

e. Approve November 2023 financials

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

6. Chairman Items – None
7. Downtown Manager's Report
 - a. Downtown Projects update

Ms. Hartley advised a site visit with a new vendor the speakers was had, but they cannot do the project, so a search is being done to find a new vendor. Application has been submitted for the Georgia Placemaking Initiative. Ms. Hartley asked for input on the CVB's request to Council for a permanent sign in the right of way for the Farmer's Market; the board concurred with the request. Will begin work on the chamber magazine ad. Perry High School is hosting a pep rally on the city hall lawn for the football team. \$433 downtown dollars have been issued under the current promotion.

8. Promotion Committee Report – Ms. Hartley provided an update on the holiday budget expenditures.
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 5:46pm.

Approved 01.04.24