

Main Street Advisory Board  
Agenda – April 4, 2024 5:00 p.m.

Meeting to be held at Perry City Hall – 808 Carroll Street, Economic Development  
Conference Room

1. Call to Order
2. Decorum Guidelines
3. Guests/Speakers
4. Citizens with Input
5. Old Business
6. New Business
  - a. Certificate of Appropriateness Review – 1325 Washington Street
  - b. Small Area Plan Discussion – Emily Carson, Community Planner
  - c. Adopt 2024 Work Plan
  - d. Approve March 7, 2024 minutes
  - e. Approve February and March 2024 financials
7. Chairman Items
8. Downtown Manager's Report
  - a. Downtown Projects update
  - b. Strategic Plan Update
    - i. Workplan
9. Promotion Committee Report
10. Update on Downtown Development Authority
11. Other
12. Adjourn

**All meetings are open to the public unless otherwise posted**

# Downtown Small Area Planning Discussion

## Northside Drive/ Meeting Street Area



# What is a Small Area Plan?

**Small area plan** means a plan of development for multiple contiguous properties that guides land use, zoning, transportation, urban design, open space, and capital improvements at a high level of detail within an area.\*

- Can be commercial or residential
- Focuses on a neighborhood scale
- Compliments the Comprehensive Plan
- Relies on resident/property owner engagement
- Is adopted by Council as legislation once complete



Image from the West End Small Area Plan | Greenville, South Carolina





# Option 1

- 16 parcels
- Meeting St Block, Stanley and WCH Properties, Buzzell Residence, and Pensyl Property





## Option 2

- 25 parcels
- Meeting St Block, Stanley and WCH Properties, Buzzell Residence, Pensyl Property, Commercial Corner, Perry Presbyterian Properties

Main Street Advisory Board  
Minutes - March 7, 2024

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

Roll: Chairman Cossart; Directors Anderson-Cook, Jones, Lay, Moore, Presswood and Walker were present.

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

2. Guests/Speakers - Mike & Angie Stroman, Terre Walker -UPP, Joe Thomas, and Joe Shuttlesworth.

3. Citizens with Input – Mrs. Terre Walker on behalf of UPP (Uptown Perry Partnership) advised the organization is 501©3 and can act as a financial pass through for various boards and is in the process of reactivating.

4. Old Business

- a. May Historic Tours

Ms. Hartley advised she and Director Lay met with the Historical Society again and reviewed the request for the May Historic Tours. The board of education confirmed they can provide a 28-seat bus and driver, to include mileage for \$167 per tour, with the stipulation a city employee is one each tour. There will be a total of four bus tours the first two weeks of May on Tuesday and Thursday, and two Walking Wednesday tours. There will be a charge of \$5 for the bus tours and a charge implemented as in the past when the tours were free, spots would be taken for the single tour available and there would be no shows, which could have been filled. Director Moore motioned to approve the expenditure of the bus rental and \$5 ticket charge for the first two weeks of May; Director Jones seconded; all in favor and was unanimously approved with Director Lay abstaining.

5. New Business

- a. Preliminary review and comments for 713 Commerce Street

Mr. Mike Stroman advised he is in the process of acquiring the property to build an outdoor event venue for entertainment, yoga, small events, etc. The property would have gardens, a space for a food truck, a bar, bathrooms, an outdoor fire pit, covered seating area, and courtyard. Mr. Stroman provided various examples of the proposed buildings and showed a preliminary layout. Ms. Hartley inquired if there would be parking on site, although not required by the ordinance; Mr. Stroman advised there would not be, as there is parking in the area. Director Jones asked about a timeline; Mr. Stroman, advised no solid timeline yet, but is eager to get the process started. Mrs. Stroman advised they will start off slow and expand as they get the process together. Mr. Wood advised staff has met with the Stromans' and there are some issues to be worked through with some of the property in the flood plane and some potential ADA compliance concerns but will meet again with them and the engineer. The board concurred with the proposed designs presented and look forward to reviewing a formal COA request.

b. Review Certificate of Appropriateness – 1214 Washington Street

Mr. Joe Thomas with the Bank of Dudley advised they have recently purchased the property and will utilize as a full-service location and intend to re-landscape, add a rear addition, update the façade and adding a drive-thru. Mr. Wood advised they met with Mr. Thomas and the contractor Mr. Joe Shuttlesworth before submittal.

Mr. Wood read the staff report and the applicant proposes to add onto the rear of the existing building, add a covered drive-through lane on the left side of the building, and re-clad the exterior with cement fiber lap siding and board and batten material. Front windows will be removed or reduced in size. Exterior colors include SW0031 “Dutch Tile Blue” for the central entrance element; SW0050 “Classic Light Buff” for the trim and board and batten; and SW0053 “Porcelain” for the lap siding. All colors are from the Historic *Interior* Collection. The building was constructed in 2001 and has no historic significance. The proposed additions comply with required setbacks. The exterior cladding must include some brick – this was discussed with the applicant. With the inclusion of brick, the proposal complies with the design guidelines. The site must comply with current landscape requirements and staff recommends approval, subject to including brick on the exterior, which Mr. Wood noted for brick on the front would need to be at 80% and 50% on the sides. Director Presswood inquired if the drive-thru brick columns would be a match to exterior; Mr. Thomas advised they would be. Discussion ensued on how to incorporate more front brick, with suggestions of addition to cover the lap board, on the west side stop at the bump out for the drive-thru, and on the east side turning the corner and stopping at the window.

Director Presswood motioned to approve with incorporation of additional exterior brick on the front to cover the lap board, continue on the west side to the bump out of the drive-thru and on the east side turning the corner and stopping at the window; Director Moore seconded; all in favor and was unanimously approved.

c. Façade Grant Application – 1214 Washington Street

Ms. Hartley advised the request was for \$5000 however, in reviewing the guidelines is recommending \$2000.00. Director Jones motioned to approve the façade grant in the amount of \$2000.00; Director Presswood seconded; all in favor and was unanimously approved.

d. Review Certificate of Appropriateness – 803 Commerce Street

Mr. Wood reviewed the application and advised the city is seeking to demolish the building to extend Jernigan Street to Newman Place. The building, with Colonial Revival elements, was constructed in 1945 and served as City Hall until 1964. Several elements of the original building have been altered. The building was last occupied by Perry Volunteer Outreach. According to the 2003 Historic Resources Survey Report prepared by the Middle Georgia Regional Commission, the building does not appear to be eligible for National Register designation.

Director Lay motioned to approve; Director Jones seconded; all in favor with Director Moore abstaining resulting in a 6 to 1 approval.

e. Façade Grant Reimbursement Request – 909 Carroll Street



Director Moore motioned to approve the reimbursement in the amount of \$1,000.00; Director Jones seconded; all in favor and was unanimously approved.

- f. Approve February 1 and February 15, 2024, minutes

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

- g. Approve January 2024 financials

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

- 6. Chairman Items – Chairman Cossart advised she had attended the placemaking retreat and there has been someone assigned to work with the city and the committee has already selected ten potential locations for public art and will review and narrow down, but the process has commenced.
- 7. Downtown Manager's Report
  - a. Downtown Projects update

Ms. Hartley was asked to inquire of the board if they would host or co-host the National Day of Prayer, as doing so will allow the organization to use the city's stage on the lawn at city hall at no charge. The board voiced concern that if support was given it would set a precedent as they have not done so in the past for any other event and therefore the consensus was not to.

Ms. Hartley provided the following updates: Ghost Runner Pizza and Trattoria Di Napoli both continue to move forward, and work can be seen; Relocation of 10th Planet Jiu Jitsu to 721 Carroll Street; Sweet P's progress continues; City hosted Job Fair - March 21 GEPC Update Spring Retreat and Creative Placemaking conference; Interest in old Snyder Chapman house for potential retail use; property is currently going through rezoning; Peaches to Beaches this weekend and Perry Startup Week last week.

- b. Strategic Plan Update
    - i. Recap Work Session and Review Workplan

Ms. Hartley provided the revised and updated 2024 workplan from the previous work session and requested review and comment for further discussion at the April meeting.

- 8. Promotion Committee Report

Ms. Hartley advised the following: April 6 - Warehouse Sale, Food Trucks at SunMark Bank. April 19 - Wine Tasting - 160 tickets sold, 55 of which are VIP  
Hidden Leprechaun Promotion - Week of March 13 - Donation of \$250 from Walker Energy Group as prize money (Downtown Dollars)  
Fall Tasting Experience



9. Update on Downtown Development Authority – Chairman Cossart advised the board had their annual retreat and updated their strategic plan.
10. Other- None
11. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:23pm.

**Main Street Advisory Board Restricted Fund**  
**GL Account 100.00000.13.4208**

*J. Holland*  
*MHB*

**July 1, 2023 Beginning Balance**

**38,706.12**

| <b>Deposits:</b>       | <b>100.37.1024</b> | <b>Current</b> | <b>YTD</b>       | <b>Cumulative</b> |
|------------------------|--------------------|----------------|------------------|-------------------|
| July                   |                    |                | 0.00             |                   |
| August                 |                    |                | 0.00             |                   |
| September              |                    |                | 6,870.00         |                   |
| October                |                    |                | 6,400.00         |                   |
| November               |                    |                | 10,452.00        |                   |
| December               |                    |                | 90.00            |                   |
| January                |                    |                | 100.00           |                   |
| February               |                    |                |                  |                   |
| March                  |                    |                |                  |                   |
| April                  |                    |                |                  |                   |
| May                    |                    |                |                  |                   |
| June                   |                    |                |                  |                   |
| <b>Total Deposits:</b> |                    | <b>0.00</b>    | <b>23,912.00</b> | <b>62,618.12</b>  |

**Expenditures: 100.75510**

|                            |             |                    |
|----------------------------|-------------|--------------------|
| July                       | (3,625.00)  |                    |
| August                     | (2,749.25)  |                    |
| September                  | (674.25)    |                    |
| October                    | (6,726.84)  |                    |
| November                   | (2,120.92)  |                    |
| December                   | (1,048.60)  |                    |
| January                    | (2,669.00)  |                    |
| February                   | (1,357.00)  |                    |
| March                      |             |                    |
| April                      |             |                    |
| May                        |             |                    |
| June                       |             |                    |
| <b>Total Expenditures:</b> | <b>0.00</b> | <b>(20,970.86)</b> |

**Reserve Balance at 2/29/2024**

**41,647.26**

|                                  |                   |
|----------------------------------|-------------------|
| Current Reserve:                 | 41,647.26         |
| Less Prior Month Reserve         | 42,904.26         |
| Current Month Reserve Adjustment | <u>(1,257.00)</u> |



## Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

|  |                              | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|--|------------------------------|--------------------------|-------------------------|--------------------|--------------------|--|----------------------|
| <a href="#">100-00000.347536</a>                     | ADULT BASKETBALL             | 400.00                   | 400.00                  | 0.00               | 0.00               | -400.00                                | 100.00 %             |
| <a href="#">100-00000.347730</a>                     | FIREARMS SAFETY COURSE FEE   | 0.00                     | 0.00                    | 84.00              | 1,152.25           | 1,152.25                               | 0.00 %               |
| <a href="#">100-00000.347735</a>                     | CPR CERTIFICATION FEE        | 0.00                     | 0.00                    | 0.00               | 440.00             | 440.00                                 | 0.00 %               |
| <a href="#">100-00000.349100</a>                     | SALES OF BURIAL LOTS         | 0.00                     | 0.00                    | 0.00               | 8,281.00           | 8,281.00                               | 0.00 %               |
| <a href="#">100-00000.349219</a>                     | EMPLOYER CONTRIB-HEALTH      | 2,463,100.00             | 2,463,100.00            | 240,100.00         | 2,020,800.00       | -442,300.00                            | 17.96 %              |
| <a href="#">100-00000.349220</a>                     | EMPLOYEE CONTRIB-HEALTH      | 371,300.00               | 371,300.00              | 28,591.31          | 242,414.38         | -128,885.62                            | 34.71 %              |
| <a href="#">100-00000.349224</a>                     | COBRA PAYMENT - HEALTH       | 0.00                     | 0.00                    | 475.00             | 2,878.00           | 2,878.00                               | 0.00 %               |
| <a href="#">100-00000.349300</a>                     | RETURNED CHECK FEE           | 2,400.00                 | 2,400.00                | 315.00             | 2,000.00           | -400.00                                | 16.67 %              |
| <a href="#">100-00000.349903</a>                     | MISC SERVICES & CHARGES      | 1,700.00                 | 1,700.00                | 0.00               | 0.00               | -1,700.00                              | 100.00 %             |
| <a href="#">100-00000.349904</a>                     | CRIMINAL HISTORY CHECKS      | 23,600.00                | 23,600.00               | 4,160.00           | 36,035.00          | 12,435.00                              | 152.69 %             |
| <a href="#">100-00000.349909</a>                     | EDUCATION REIMBURSEMENT      | 0.00                     | 0.00                    | 0.00               | 14,768.41          | 14,768.41                              | 0.00 %               |
| <a href="#">100-00000.349910</a>                     | CURB CUT/DRIVEWAY PIPE       | 0.00                     | 0.00                    | 65.00              | 325.00             | 325.00                                 | 0.00 %               |
| CostCenter: 00000 - NON-DEPARTMENTAL Total:          |                              | 5,708,900.00             | 5,708,900.00            | 419,396.06         | 3,736,672.90       | -1,972,227.10                          | 34.55%               |
| RevCategory: 34 - Charges for Services Total:        |                              | 5,708,900.00             | 5,708,900.00            | 419,396.06         | 3,736,672.90       | -1,972,227.10                          | 34.55%               |
| RevCategory: 35 - Fines and Forfeitures              |                              |                          |                         |                    |                    |  |                      |
| CostCenter: 00000 - NON-DEPARTMENTAL                 |                              |                          |                         |                    |                    |  |                      |
| <a href="#">100-00000.351170</a>                     | COURT AND PARKING FINES      | 667,100.00               | 667,100.00              | 88,994.35          | 440,465.94         | -226,634.06                            | 33.97 %              |
| <a href="#">100-00000.351171</a>                     | COUNTY JAIL SURCHARGE        | 47,800.00                | 47,800.00               | 0.00               | 27,170.25          | -20,629.75                             | 43.16 %              |
| <a href="#">100-00000.351900</a>                     | OTHER FINES/FORFEITURES      | 0.00                     | 0.00                    | 0.00               | 2,461.81           | 2,461.81                               | 0.00 %               |
| CostCenter: 00000 - NON-DEPARTMENTAL Total:          |                              | 714,900.00               | 714,900.00              | 88,994.35          | 470,098.00         | -244,802.00                            | 34.24%               |
| RevCategory: 35 - Fines and Forfeitures Total:       |                              | 714,900.00               | 714,900.00              | 88,994.35          | 470,098.00         | -244,802.00                            | 34.24%               |
| RevCategory: 36 - Investment Income                  |                              |                          |                         |                    |                    |  |                      |
| CostCenter: 00000 - NON-DEPARTMENTAL                 |                              |                          |                         |                    |                    |  |                      |
| <a href="#">100-00000.361000</a>                     | INTEREST                     | 100,000.00               | 100,000.00              | 10,515.35          | 177,100.49         | 77,100.49                              | 177.10 %             |
| CostCenter: 00000 - NON-DEPARTMENTAL Total:          |                              | 100,000.00               | 100,000.00              | 10,515.35          | 177,100.49         | 77,100.49                              | 77.10%               |
| RevCategory: 36 - Investment Income Total:           |                              | 100,000.00               | 100,000.00              | 10,515.35          | 177,100.49         | 77,100.49                              | 77.10%               |
| RevCategory: 37 - Contributions and Donations        |                              |                          |                         |                    |                    |  |                      |
| CostCenter: 00000 - NON-DEPARTMENTAL                 |                              |                          |                         |                    |                    |  |                      |
| <a href="#">100-00000.371001</a>                     | RECREATION DEPT DONATIONS    | 0.00                     | 0.00                    | 0.00               | 1,422.00           | 1,422.00                               | 0.00 %               |
| <a href="#">100-00000.371006</a>                     | PUB SAFETY DEPT DONATIONS    | 0.00                     | 0.00                    | 125.00             | 125.00             | 125.00                                 | 0.00 %               |
| <a href="#">100-00000.371007</a>                     | NEW PERRY ANIMAL SHELTER BLD | 0.00                     | 0.00                    | 30.00              | 240.00             | 240.00                                 | 0.00 %               |
| <a href="#">100-00000.371017</a>                     | J E WORRALL MEM DONATIONS    | 0.00                     | 0.00                    | 0.00               | 5,000.00           | 5,000.00                               | 0.00 %               |
| <a href="#">100-00000.371024</a>                     | MAIN STREET ADVISORY DONATIO | 0.00                     | 0.00                    | 100.00             | 23,912.00          | 23,912.00                              | 0.00 %               |
| <a href="#">100-00000.371027</a>                     | FIREHOUSE SUB GRANT          | 0.00                     | 0.00                    | 0.00               | 17,683.00          | 17,683.00                              | 0.00 %               |
| <a href="#">100-00000.371037</a>                     | INTERNATIONAL FESTIVAL DONAT | 0.00                     | 0.00                    | 0.00               | 3,000.00           | 3,000.00                               | 0.00 %               |
| <a href="#">100-00000.371039</a>                     | FARMERS MKT INCOME           | 2,500.00                 | 2,500.00                | 265.00             | 2,280.00           | -220.00                                | 8.80 %               |
| <a href="#">100-00000.371202</a>                     | INDEPENDENCE DAY SPONSORSHIP | 0.00                     | 0.00                    | 0.00               | 3,000.00           | 3,000.00                               | 0.00 %               |
| <a href="#">100-00000.371203</a>                     | HISTORICAL SOCIETY DONATION  | 0.00                     | 0.00                    | 0.00               | 12,012.00          | 12,012.00                              | 0.00 %               |
| CostCenter: 00000 - NON-DEPARTMENTAL Total:          |                              | 2,500.00                 | 2,500.00                | 520.00             | 68,674.00          | 66,174.00                              | 2,646.96%            |
| RevCategory: 37 - Contributions and Donations Total: |                              | 2,500.00                 | 2,500.00                | 520.00             | 68,674.00          | 66,174.00                              | 2,646.96%            |
| RevCategory: 38 - Miscellaneous                      |                              |                          |                         |                    |                    |  |                      |
| CostCenter: 00000 - NON-DEPARTMENTAL                 |                              |                          |                         |                    |                    |  |                      |
| <a href="#">100-00000.381000</a>                     | PERRY EVENTS CENTER RENTAL   | 47,900.00                | 47,900.00               | 39,393.00          | 103,730.00         | 55,830.00                              | 216.56 %             |
| <a href="#">100-00000.381001</a>                     | CELL ANTENNA RENTAL FEE      | 33,100.00                | 33,100.00               | 37,857.00          | 37,857.00          | 4,757.00                               | 114.37 %             |
| <a href="#">100-00000.381011</a>                     | HERITAGE OAKS RENTALS        | 0.00                     | 0.00                    | 0.00               | 1,135.00           | 1,135.00                               | 0.00 %               |
| <a href="#">100-00000.383000</a>                     | REIMBURSE FOR DAMAGE PROP    | 0.00                     | 0.00                    | 125.00             | 23,441.00          | 23,441.00                              | 0.00 %               |
| <a href="#">100-00000.383002</a>                     | RESTITUTION PAYMENT          | 0.00                     | 0.00                    | 0.00               | 2,300.18           | 2,300.18                               | 0.00 %               |
| <a href="#">100-00000.389000</a>                     | OTHER REVENUES               | 0.00                     | 0.00                    | 1,678.00           | 13,026.54          | 13,026.54                              | 0.00 %               |
| <a href="#">100-00000.389001</a>                     | PD COPIES/REPORTS            | 1,300.00                 | 1,300.00                | 90.91              | 1,266.20           | -33.80                                 | 2.60 %               |
| <a href="#">100-00000.389010</a>                     | P-CARD REBATE                | 3,700.00                 | 3,700.00                | 1,677.81           | 3,707.89           | 7.89                                   | 100.21 %             |
| <a href="#">100-00000.389012</a>                     | WEX TAX/BILL ADJUSTMENT      | 0.00                     | 0.00                    | 77.80              | 920.53             | 920.53                                 | 0.00 %               |
| <a href="#">100-00000.389013</a>                     | MGAG PERFORMANCE ADJUST      | 170,700.00               | 170,700.00              | 0.00               | 0.00               | -170,700.00                            | 100.00 %             |
| <a href="#">100-00000.389022</a>                     | SR CTR UTILITIES REVENUE     | 4,600.00                 | 4,600.00                | 266.17             | 3,607.07           | -992.93                                | 21.59 %              |
| <a href="#">100-00000.389026</a>                     | TAX SALE EXCESS FUNDS        | 0.00                     | 0.00                    | -9,657.25          | -9,657.25          | -9,657.25                              | 0.00 %               |
| <a href="#">100-00000.389028</a>                     | SCHOOL CROSSING GUARD        | 6,000.00                 | 6,000.00                | 7,715.58           | 9,901.12           | 3,901.12                               | 165.02 %             |
| <a href="#">100-00000.389029</a>                     | SWAG ITEMS                   | 0.00                     | 0.00                    | 20.00              | 384.00             | 384.00                                 | 0.00 %               |

## Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

|  |                         | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|--|-------------------------|--------------------------|-------------------------|--------------------|--------------------|--|----------------------|
| <a href="#">100-75510.531650</a>                           | AWARDS                  | 0.00                     | 0.00                    | 0.00               | 2,742.50           | -2,742.50                              | 0.00 %               |
| <a href="#">100-75510.573001</a>                           | FACADE GRANT            | 0.00                     | 0.00                    | 0.00               | 6,000.00           | -6,000.00                              | 0.00 %               |
| <b>CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:</b> |                         | <b>0.00</b>              | <b>0.00</b>             | <b>1,357.00</b>    | <b>20,970.86</b>   | <b>-20,970.86</b>                      | <b>0.00%</b>         |
| <b>CostCenter: 75512 - FARMERS MARKET</b>                  |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-75512.522300</a>                           | RENTALS                 | 2,500.00                 | 2,500.00                | 0.00               | 738.30             | 1,761.70                               | 70.47 %              |
| <a href="#">100-75512.531100</a>                           | OPERATING SUPPLIES      | 0.00                     | 0.00                    | 0.00               | 243.94             | -243.94                                | 0.00 %               |
| <b>CostCenter: 75512 - FARMERS MARKET Total:</b>           |                         | <b>2,500.00</b>          | <b>2,500.00</b>         | <b>0.00</b>        | <b>982.24</b>      | <b>1,517.76</b>                        | <b>60.71%</b>        |
| <b>CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH</b>        |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-75630.522302</a>                           | FEE WAIVER              | 0.00                     | 0.00                    | 0.00               | 3,287.00           | -3,287.00                              | 0.00 %               |
| <a href="#">100-75630.577000</a>                           | APPROPRIATIONS          | 44,600.00                | 44,600.00               | 3,717.00           | 29,736.00          | 14,864.00                              | 33.33 %              |
| <b>CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH Total:</b> |                         | <b>44,600.00</b>         | <b>44,600.00</b>        | <b>3,717.00</b>    | <b>33,023.00</b>   | <b>11,577.00</b>                       | <b>25.96%</b>        |
| <b>CostCenter: 77050 - FIRE DEPT CAPITAL</b>               |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-77050.542200</a>                           | VEHICLES                | 1,000,000.00             | 1,000,000.00            | 0.00               | 232,000.00         | 768,000.00                             | 76.80 %              |
| <b>CostCenter: 77050 - FIRE DEPT CAPITAL Total:</b>        |                         | <b>1,000,000.00</b>      | <b>1,000,000.00</b>     | <b>0.00</b>        | <b>232,000.00</b>  | <b>768,000.00</b>                      | <b>76.80%</b>        |
| <b>CostCenter: 77060 - POLICE DEPT CAPITAL</b>             |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-77060.531600</a>                           | INVENTORY EQUIPMENT     | 0.00                     | 0.00                    | 0.00               | 6,063.00           | -6,063.00                              | 0.00 %               |
| <a href="#">100-77060.542200</a>                           | VEHICLES                | 414,000.00               | 414,000.00              | 0.00               | 267,192.96         | 146,807.04                             | 35.46 %              |
| <a href="#">100-77060.542500</a>                           | EQUIPMENT               | 15,800.00                | 15,800.00               | 0.00               | 0.00               | 15,800.00                              | 100.00 %             |
| <b>CostCenter: 77060 - POLICE DEPT CAPITAL Total:</b>      |                         | <b>429,800.00</b>        | <b>429,800.00</b>       | <b>0.00</b>        | <b>273,255.96</b>  | <b>156,544.04</b>                      | <b>36.42%</b>        |
| <b>CostCenter: 77070 - PUBLIC WORKS CAPITAL</b>            |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-77070.542200</a>                           | VEHICLES                | 105,000.00               | 105,000.00              | 0.00               | 102,164.96         | 2,835.04                               | 2.70 %               |
| <a href="#">100-77070.542500</a>                           | EQUIPMENT               | 20,000.00                | 20,000.00               | 0.00               | 14,957.00          | 5,043.00                               | 25.22 %              |
| <b>CostCenter: 77070 - PUBLIC WORKS CAPITAL Total:</b>     |                         | <b>125,000.00</b>        | <b>125,000.00</b>       | <b>0.00</b>        | <b>117,121.96</b>  | <b>7,878.04</b>                        | <b>6.30%</b>         |
| <b>CostCenter: 77083 - GREENSPACE</b>                      |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-77083.541100</a>                           | LAND ACQUISITION        | 0.00                     | 0.00                    | 0.00               | 225.00             | -225.00                                | 0.00 %               |
| <b>CostCenter: 77083 - GREENSPACE Total:</b>               |                         | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>225.00</b>      | <b>-225.00</b>                         | <b>0.00%</b>         |
| <b>CostCenter: 77311 - PINE NEEDLE PARK IMP</b>            |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-77311.541400</a>                           | INFRASTRUCTURE          | 0.00                     | 0.00                    | 0.00               | 34,546.00          | -34,546.00                             | 0.00 %               |
| <b>CostCenter: 77311 - PINE NEEDLE PARK IMP Total:</b>     |                         | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>34,546.00</b>   | <b>-34,546.00</b>                      | <b>0.00%</b>         |
| <b>CostCenter: 77344 - JACK LINKS</b>                      |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-77344.522302</a>                           | FEE WAIVER              | 0.00                     | 0.00                    | 0.00               | 40,725.00          | -40,725.00                             | 0.00 %               |
| <b>CostCenter: 77344 - JACK LINKS Total:</b>               |                         | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>40,725.00</b>   | <b>-40,725.00</b>                      | <b>0.00%</b>         |
| <b>CostCenter: 80000 - DEBT SERVICE</b>                    |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-80000.581200</a>                           | CAPITAL LEASE PRINCIPAL | 0.00                     | 0.00                    | 59,314.28          | 59,314.28          | -59,314.28                             | 0.00 %               |
| <a href="#">100-80000.582200</a>                           | CAPITAL LEASE INTEREST  | 0.00                     | 0.00                    | 7,496.87           | 7,496.87           | -7,496.87                              | 0.00 %               |
| <b>CostCenter: 80000 - DEBT SERVICE Total:</b>             |                         | <b>0.00</b>              | <b>0.00</b>             | <b>66,811.15</b>   | <b>66,811.15</b>   | <b>-66,811.15</b>                      | <b>0.00%</b>         |
| <b>CostCenter: 81500 - ADMINSTRATIVE DEBT SERV</b>         |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-81500.581200</a>                           | CAPITAL LEASE PRINCIPAL | 6,100.00                 | 6,100.00                | 2,503.76           | 11,942.64          | -5,842.64                              | -95.78 %             |
| <a href="#">100-81500.582200</a>                           | CAPITAL LEASE INTEREST  | 100.00                   | 100.00                  | 287.42             | 1,060.20           | -960.20                                | -960.20 %            |
| <b>CostCenter: 81500 - ADMINSTRATIVE DEBT SERV Total:</b>  |                         | <b>6,200.00</b>          | <b>6,200.00</b>         | <b>2,791.18</b>    | <b>13,002.84</b>   | <b>-6,802.84</b>                       | <b>-109.72%</b>      |
| <b>CostCenter: 81501 - CITY MANAGER DEBT SERV</b>          |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-81501.581200</a>                           | CAPITAL LEASE PRINCIPAL | 0.00                     | 0.00                    | 0.00               | 7,672.96           | -7,672.96                              | 0.00 %               |
| <a href="#">100-81501.582200</a>                           | CAPITAL LEASE INTEREST  | 0.00                     | 0.00                    | 0.00               | 91.82              | -91.82                                 | 0.00 %               |
| <b>CostCenter: 81501 - CITY MANAGER DEBT SERV Total:</b>   |                         | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>7,764.78</b>    | <b>-7,764.78</b>                       | <b>0.00%</b>         |
| <b>CostCenter: 81504 - PERRY PUBLIC FAC AUTH</b>           |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-81504.581300</a>                           | LOAN PRINCIPAL          | 275,000.00               | 275,000.00              | 0.00               | 0.00               | 275,000.00                             | 100.00 %             |
| <a href="#">100-81504.582300</a>                           | LOAN INTEREST           | 755,200.00               | 755,200.00              | 0.00               | 377,571.88         | 377,628.12                             | 50.00 %              |
| <b>CostCenter: 81504 - PERRY PUBLIC FAC AUTH Total:</b>    |                         | <b>1,030,200.00</b>      | <b>1,030,200.00</b>     | <b>0.00</b>        | <b>377,571.88</b>  | <b>652,628.12</b>                      | <b>63.35%</b>        |
| <b>CostCenter: 83200 - POLICE DEBT SERVICE</b>             |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-83200.581200</a>                           | CAPITAL LEASE PRINCIPAL | 421,900.00               | 421,900.00              | 34,198.53          | 369,693.34         | 52,206.66                              | 12.37 %              |
| <a href="#">100-83200.582200</a>                           | CAPITAL LEASE INTEREST  | 11,000.00                | 11,000.00               | 3,925.80           | 20,757.17          | -9,757.17                              | -88.70 %             |
| <b>CostCenter: 83200 - POLICE DEBT SERVICE Total:</b>      |                         | <b>432,900.00</b>        | <b>432,900.00</b>       | <b>38,124.33</b>   | <b>390,450.51</b>  | <b>42,449.49</b>                       | <b>9.81%</b>         |
| <b>CostCenter: 83500 - FIRE DEBT SERVICE</b>               |                         |                          |                         |                    |                    |  |                      |
| <a href="#">100-83500.581200</a>                           | CAPITAL LEASE PRINCIPAL | 50,600.00                | 50,600.00               | 22,405.15          | 85,978.47          | -35,378.47                             | -69.92 %             |



## Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

|   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|---|--------------------------|-------------------------|--------------------|--------------------|--|----------------------|
| <b>CostCenter: 75430 - WELCOME CENTER</b>                   |                          |                         |                    |                    |  |                      |
| <a href="#">100-75430.511100</a> REGULAR EMPLOYEES          | 74,200.00                | 74,200.00               | 7,508.50           | 63,146.97          | 11,053.03                              | 14.90 %              |
| <a href="#">100-75430.511210</a> PARTTIME WAGES             | 0.00                     | 0.00                    | 0.00               | 311.87             | -311.87                                | 0.00 %               |
| <a href="#">100-75430.511300</a> OVERTIME                   | 0.00                     | 0.00                    | 0.00               | 636.84             | -636.84                                | 0.00 %               |
| <a href="#">100-75430.512100</a> EMPLOYEE LIFE INSURANCE    | 1,700.00                 | 1,700.00                | 0.00               | 452.29             | 1,247.71                               | 73.39 %              |
| <a href="#">100-75430.512130</a> EMPLOYEE DENTAL INSURANCE  | 0.00                     | 0.00                    | 0.00               | 56.18              | -56.18                                 | 0.00 %               |
| <a href="#">100-75430.512140</a> VISION INSURANCE           | 0.00                     | 0.00                    | 0.00               | 13.50              | -13.50                                 | 0.00 %               |
| <a href="#">100-75430.512200</a> FICA                       | 5,700.00                 | 5,700.00                | 557.29             | 4,901.05           | 798.95                                 | 14.02 %              |
| <a href="#">100-75430.512401</a> RETIREMENT CONTRIBUT- ICMA | 0.00                     | 0.00                    | 199.00             | 1,203.14           | -1,203.14                              | 0.00 %               |
| <a href="#">100-75430.512700</a> WORKER'S COMPENSATION      | 0.00                     | 0.00                    | 0.00               | 1,000.40           | -1,000.40                              | 0.00 %               |
| <a href="#">100-75430.521300</a> TECHNICAL SERVICES         | 300.00                   | 300.00                  | 59.88              | 422.38             | -122.38                                | -40.79 %             |
| <a href="#">100-75430.521310</a> INTERNET                   | 200.00                   | 200.00                  | 0.00               | 668.18             | -468.18                                | -234.09 %            |
| <a href="#">100-75430.522130</a> CUSTODIAL SERVICES         | 2,000.00                 | 2,000.00                | 0.00               | 623.12             | 1,376.88                               | 68.84 %              |
| <a href="#">100-75430.522140</a> LAWN CARE                  | 4,500.00                 | 4,500.00                | 0.00               | 0.00               | 4,500.00                               | 100.00 %             |
| <a href="#">100-75430.522210</a> REPAIRS & MAINTENANCE-MNR  | 300.00                   | 300.00                  | 0.00               | 0.00               | 300.00                                 | 100.00 %             |
| <a href="#">100-75430.523120</a> GENERAL PROPERTY           | 0.00                     | 0.00                    | 0.00               | 3,767.78           | -3,767.78                              | 0.00 %               |
| <a href="#">100-75430.523220</a> TELEPHONE                  | 900.00                   | 900.00                  | 0.00               | 926.10             | -26.10                                 | -2.90 %              |
| <a href="#">100-75430.523500</a> TRAVEL                     | 0.00                     | 0.00                    | 384.59             | 464.54             | -464.54                                | 0.00 %               |
| <a href="#">100-75430.523702</a> VOLUNTARY TRAINING         | 0.00                     | 0.00                    | 0.00               | 1,072.95           | -1,072.95                              | 0.00 %               |
| <a href="#">100-75430.523856</a> SOLID WASTE SERVICES       | 100.00                   | 100.00                  | 0.00               | 194.84             | -94.84                                 | -94.84 %             |
| <a href="#">100-75430.523930</a> MEETINGS                   | 0.00                     | 0.00                    | 16.05              | 91.05              | -91.05                                 | 0.00 %               |
| <a href="#">100-75430.531100</a> OPERATING SUPPLIES         | 900.00                   | 900.00                  | 206.22             | 4,144.79           | -3,244.79                              | -360.53 %            |
| <a href="#">100-75430.531210</a> WATER & SEWER              | 400.00                   | 400.00                  | 0.00               | 497.24             | -97.24                                 | -24.31 %             |
| <a href="#">100-75430.531220</a> NATURAL GAS SERVICES       | 0.00                     | 0.00                    | 0.00               | 20.00              | -20.00                                 | 0.00 %               |
| <a href="#">100-75430.531230</a> ELECTRICITY                | 3,500.00                 | 3,500.00                | 0.00               | 1,266.46           | 2,233.54                               | 63.82 %              |
| <a href="#">100-75430.531270</a> VEHICLE GASOLINE           | 0.00                     | 0.00                    | 0.00               | 107.54             | -107.54                                | 0.00 %               |
| <a href="#">100-75430.531280</a> STORMWATER FEES            | 700.00                   | 700.00                  | 0.00               | 767.44             | -67.44                                 | -9.63 %              |
| <a href="#">100-75430.531281</a> FIRE PROTECTION FEE        | 600.00                   | 600.00                  | 0.00               | 651.44             | -51.44                                 | -8.57 %              |
| <b>CostCenter: 75430 - WELCOME CENTER Total:</b>            | <b>96,000.00</b>         | <b>96,000.00</b>        | <b>8,931.53</b>    | <b>87,408.09</b>   | <b>8,591.91</b>                        | <b>8.95%</b>         |
| <b>CostCenter: 75450 - GA NATIONAL FAIRGROUND</b>           |                          |                         |                    |                    |  |                      |
| <a href="#">100-75450.523302</a> EVENT PROMOTION            | 40,000.00                | 40,000.00               | 495.00             | 20,253.85          | 19,746.15                              | 49.37 %              |
| <b>CostCenter: 75450 - GA NATIONAL FAIRGROUND Total:</b>    | <b>40,000.00</b>         | <b>40,000.00</b>        | <b>495.00</b>      | <b>20,253.85</b>   | <b>19,746.15</b>                       | <b>49.37%</b>        |
| <b>CostCenter: 75460 - TOURISM PROMOTION</b>                |                          |                         |                    |                    |  |                      |
| <a href="#">100-75460.521200</a> PROFESSIONAL SERVICES      | 2,500.00                 | 2,500.00                | 0.00               | 1,037.60           | 1,462.40                               | 58.50 %              |
| <a href="#">100-75460.523300</a> ADVERTISING                | 30,000.00                | 30,000.00               | 19,611.63          | 29,339.78          | 660.22                                 | 2.20 %               |
| <a href="#">100-75460.523302</a> EVENT PROMOTION            | 7,000.00                 | 7,000.00                | 905.18             | 2,282.28           | 4,717.72                               | 67.40 %              |
| <a href="#">100-75460.523930</a> TRADE SHOWS                | 0.00                     | 0.00                    | 0.00               | 3,827.32           | -3,827.32                              | 0.00 %               |
| <a href="#">100-75460.531100</a> OPERATING SUPPLIES         | 0.00                     | 0.00                    | 0.00               | 51.69              | -51.69                                 | 0.00 %               |
| <a href="#">100-75460.531104</a> PROMOTIONAL/SWAG ITEM      | 5,000.00                 | 5,000.00                | 202.01             | 6,241.61           | -1,241.61                              | -24.83 %             |
| <b>CostCenter: 75460 - TOURISM PROMOTION Total:</b>         | <b>44,500.00</b>         | <b>44,500.00</b>        | <b>20,718.82</b>   | <b>42,780.28</b>   | <b>1,719.72</b>                        | <b>3.86%</b>         |
| <b>CostCenter: 75470 - BILLBOARDS</b>                       |                          |                         |                    |                    |  |                      |
| <a href="#">100-75470.522300</a> RENTALS                    | 0.00                     | 0.00                    | 4,840.00           | 4,840.00           | -4,840.00                              | 0.00 %               |
| <b>CostCenter: 75470 - BILLBOARDS Total:</b>                | <b>0.00</b>              | <b>0.00</b>             | <b>4,840.00</b>    | <b>4,840.00</b>    | <b>-4,840.00</b>                       | <b>0.00%</b>         |
| <b>CostCenter: 75500 - DOWNTOWN DEV AUTHORITY</b>           |                          |                         |                    |                    |  |                      |
| <a href="#">100-75500.521200</a> PROFESSIONAL SERVICES      | 0.00                     | 0.00                    | 0.00               | 3,500.00           | -3,500.00                              | 0.00 %               |
| <a href="#">100-75500.521201</a> AUDIT COST                 | 0.00                     | 0.00                    | 0.00               | 4,700.00           | -4,700.00                              | 0.00 %               |
| <a href="#">100-75500.523701</a> MANDATORY TRAINING         | 0.00                     | 0.00                    | 0.00               | 50.00              | -50.00                                 | 0.00 %               |
| <a href="#">100-75500.531100</a> OPERATING SUPPLIES         | 0.00                     | 0.00                    | 68.77              | 68.77              | -68.77                                 | 0.00 %               |
| <a href="#">100-75500.577000</a> APPROPRIATIONS             | 6,200.00                 | 6,200.00                | 517.00             | 4,136.00           | 2,064.00                               | 33.29 %              |
| <b>CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:</b>    | <b>6,200.00</b>          | <b>6,200.00</b>         | <b>585.77</b>      | <b>12,454.77</b>   | <b>-6,254.77</b>                       | <b>-100.88%</b>      |
| <b>CostCenter: 75510 - MAIN ST ADVISORY BD REST</b>         |                          |                         |                    |                    |  |                      |
| <a href="#">100-75510.521312</a> ARTIST FEES                | 0.00                     | 0.00                    | 1,000.00           | 3,250.00           | -3,250.00                              | 0.00 %               |
| <a href="#">100-75510.522300</a> RENTALS                    | 0.00                     | 0.00                    | 107.00             | 477.00             | -477.00                                | 0.00 %               |
| <a href="#">100-75510.523300</a> ADVERTISING                | 0.00                     | 0.00                    | 0.00               | 995.00             | -995.00                                | 0.00 %               |
| <a href="#">100-75510.523850</a> CONTRACT LABOR             | 0.00                     | 0.00                    | 250.00             | 2,000.00           | -2,000.00                              | 0.00 %               |
| <a href="#">100-75510.523851</a> SECURITY SERVICES          | 0.00                     | 0.00                    | 0.00               | 320.00             | -320.00                                | 0.00 %               |
| <a href="#">100-75510.531100</a> OPERATING SUPPLIES         | 0.00                     | 0.00                    | 0.00               | 5,186.36           | -5,186.36                              | 0.00 %               |



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## STAFF REPORT

April 1, 2024

**CASE NUMBER:** COA-0047 I-2024  
**APPLICANT:** Lindsay Young for The Loudermilk Companies  
**REQUEST:** Renovation of existing building and Plan for future building  
**LOCATION:** 1325 Washington Street; Parcel No. 0P0390 003000

**APPLICANT'S REQUEST:** The applicant proposes to renovate the former Rite Aid building into a multi-tenant space by subdividing the interior and adding new storefront windows and entrances. Aluminum window and door frames will be black. The faux gable elements on the building will be replaced with hip roof elements. Black architectural shingle roofing will be installed on these elements and on the covered portico. Metal awnings are proposed where storefronts are introduced outside of the existing portico. Black elements will match SW 6258, Tricorn Black. The exterior brick will be painted SW 7006, Extra White. Wood slat elements, comprised of composite wood with a natural color, will be used as accents on the building.

The applicant also proposes to extend the developed portion of the site into the triangular section of the property between the Washington Street and Ball Street intersection. This area is proposed as an unspecified drive-through restaurant. While not labeled as such, it appears that a dumpster enclosure is proposed adjacent to Ball Street

**STAFF COMMENTS:** The building was constructed in 2004 with a corporate drug store architecture and has no historic significance and is located on the edge of the downtown district. The proposed alterations are a reasonable attempt to reduce the corporate identity of the building. The brick and mortar on the building is not old, so painting it should not cause damage like it could with old brick and mortar. The introduction of storefront glass and entrances on three sides will help reduce the massing of the building and provide a more urban-oriented scale to the large blank walls. Providing larger openings, extending the full width between pilasters would improve the proportions of the windows to the overall building mass.

The introduction of the wood slats or "baskets" appears to be a trendy afterthought rather than an element integral to the overall design.

While not in the approved color palette for downtown, Extra White was used on the Methodist Church buildings, and Tricorn Black was approved for the Landmark Realty building on Jernigan Street.

The expansion of the site into the triangle proposes a drive-through building surrounded by parking and pavement. While located on the edge of the downtown district, this is a principal entrance to downtown. However, the 40' building setbacks on this C-2-zoned parcel limit the buildable area of the site. Staff would support a variance from the setbacks to accommodate a more appropriate urban building on the site.

An additional question about the site is how its topography will be addressed. Will the site be cut and filled to provide a flatter building area? If so, will retaining walls be installed? How tall? How much landscape area will remain adjacent to existing sidewalks?

If the unidentified rectangle adjacent to Ball Street is proposed as a dumpster, the location is not appropriate.



**STAFF RECOMMENDATION:** Approval of the renovation of the existing building, with applicant consideration of larger openings in the building. More details are needed for thorough evaluation of the additional site work and new building location.

**APPLICABLE DESIGN GUIDELINES ATTACHED:** While there is renovation to an existing building proposed, the guidelines related to new construction appear to be more applicable: New Construction: Materials and Details, Openings, Placement; Site and Setting: Modern Features

### **APPLICABLE ORDINANCE SECTION:**

#### *6-6.3. Design Standards for the Downtown Development District.*

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
  - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
  - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
  - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
  - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
  - (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
  - (2) *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 to which it is visually related.
  - (3) *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 to which it is visually related.
  - (4) *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 to which it is visually related.
  - (5) *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 to which it is visually related.
  - (6) *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 to which it is visually related.
  - (7) *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. Brick or mortared stone shall be the predominant materials on new construction.
  - (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
  - (9) *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.
- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.

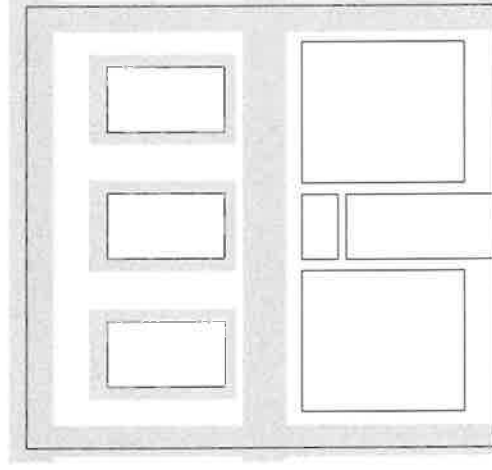


## GOAL:

The primary goal is to follow the pattern of use of materials within the downtown district.

Actions to achieve the goal:

- ▶ New buildings should respect the historic materials within the district by using the predominant exterior material - namely brick.
- ▶ New buildings should respect the ornamentation within the district by:
  - a) using ornamentation in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
  - b) using ornamentation to a degree equal to or less than that of nearby similar historic buildings or similar buildings within the district.



*Shaded areas are traditional locations of ornament on commercial buildings.*

**Materials** refers to the composition, texture, and appearance of the exterior surface of a building. Details refers to ornamentation that embellish the building.

### ***Glossary terms:***

#### **Facade.**

The front elevation or “face” of a building.

#### **Nearby historic buildings.**

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

#### **Solid-to-void.**

The total area of wall in comparison to the total area of openings on an elevation.

#### **Synthetic stucco (EIFS).**

Exterior insulation and finish systems (EIFS) are multi-component exterior wall systems which generally consist of: an insulation board; a base coat reinforced with glass fiber mesh ; and a finish coat.

#### **Variegated brick.**

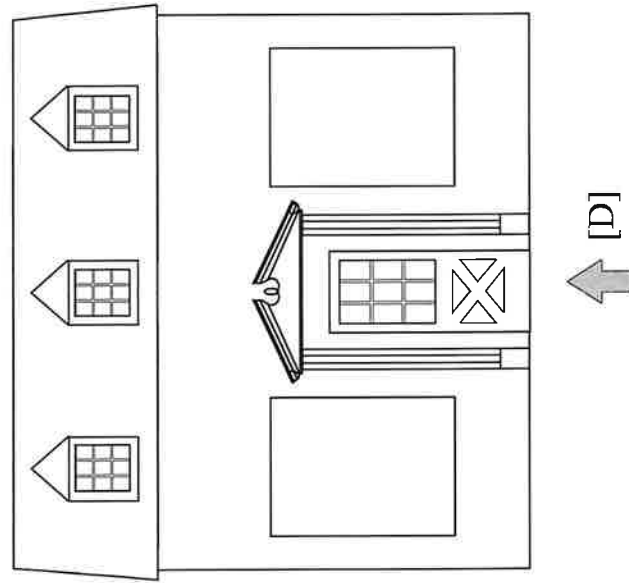
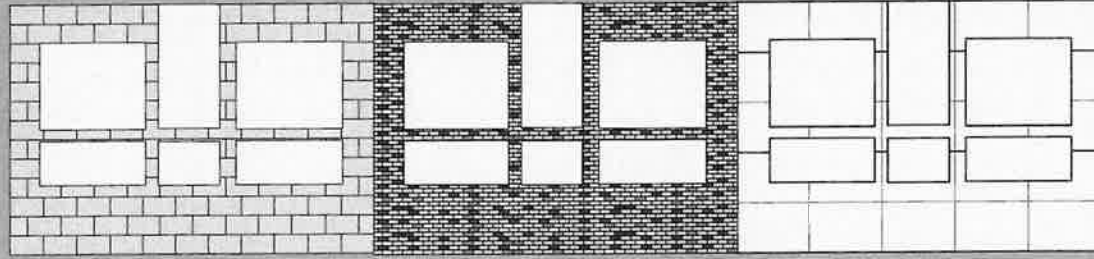
Multi-colored brick used in an attempt to create an antique look.

- more terms found in the *Glossary*, p. 42



### ***Common Mistakes***

- ▶ *Using synthetic stucco (E.I.F.S.) [A]*
- ▶ *Using variegated brick . [B] or concrete block. [C]*
- ▶ *Using any material other than brick.*
- ▶ *Copying historic styles or themes not common to the area such as colonial or wild west. [D]*
- ▶ *Use of stock details which do not match the proportions and degree of craftsmanship of historic details.*

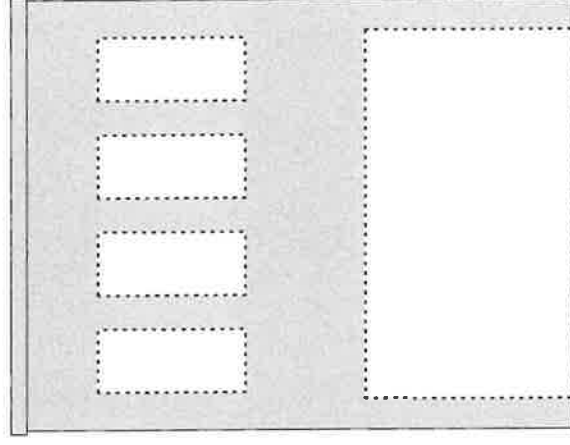


## GOAL:

The primary goal is to follow the solid-to-void ratio characteristic of historic buildings in the district.

Actions to achieve the goal:

- ▶ New buildings should respect the pattern of openings on historic buildings by:
  - a) using openings of similar dimensions and shape,
  - b) placing or distributing openings in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
  - c) balancing the ratio of solid-to-void by using the appropriate amount of opening on an elevation.



*Downtown commercial buildings have a high degree of void at street level and evenly spaced smaller voids on upper floors.*

**Openings** refers to windows and doors. Void is another term for openings.

### Glossary terms:

#### **Elevation.**

Any of the external faces of a building.

#### **Facade.**

The front elevation or “face” of a building.

#### **Nearby historic buildings.**

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

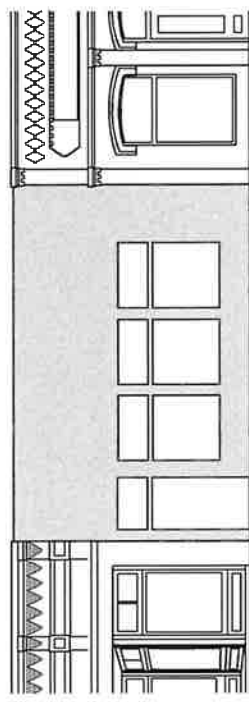
#### **Solid-to-void.**

The total area of wall in comparison to the total area of openings on an elevation.

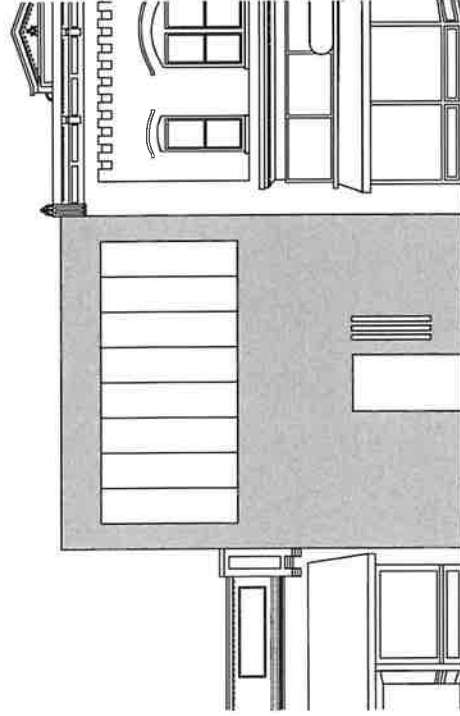
*- more terms found in the Glossary, p. 42*

## Common Mistakes

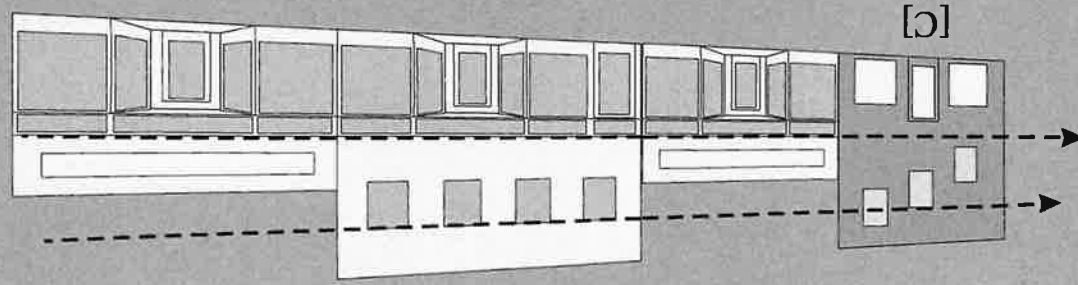
- ▶ Using an asymmetrical distribution of windows and doors when symmetrical facades are the established pattern within that block. [A]
- ▶ Using a high solid-to-void ratio at ground level (the storefront) or a low solid-to-void ratio on upper floors. [B]
- ▶ Failing to align openings with other buildings on the same block. [C]



↑ [A]



↑ [B]



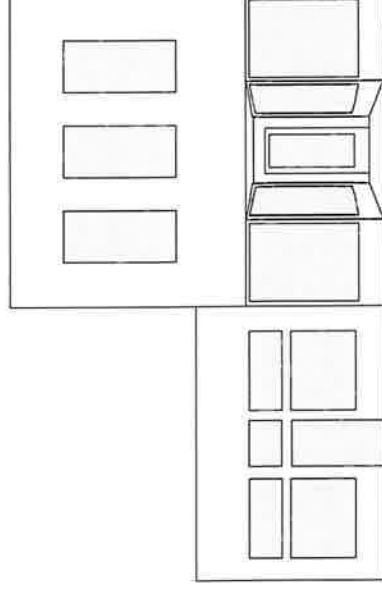


## GOAL:

The primary goal is to follow the distinct rhythm established by the placement pattern of historic buildings in the district.

Actions to achieve the goal:

- ▶ New buildings should respect the placement of nearby historic buildings by being:
  - a) placed at a setback equal to or within 10 feet of that of nearby similar historic buildings or similar buildings within the district,
  - b) placed centrally on a lot with equal spacing on each side (party walls for buildings on Carroll Street, and on Jernigan Street and Ball Street between Main and Commerce Streets), and
  - c) oriented towards (or facing) the same street as nearby historic buildings.



*Downtown buildings are placed at the front of their lots (zero lot line) and share side walls with adjacent buildings (party walls).*

**Placement** refers to how the building is located or situated upon its lot. Placement includes building setback, spacing, and orientation.

---

### **Glossary terms:**

#### **Nearby historic buildings.**

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

#### **Orientation.**

The direction that the building (usually includes the primary entrance) faces.

#### **Party wall.**

A common, shared wall between two buildings; typical of downtown brick buildings.

#### **Rhythm.**

The pattern created by the relationship of elements along a street or on individual buildings (e.g. buildings to the open space or windows to wall space).

#### **Setback.**

A term used to define the distance a building is located from a street or sidewalk.

#### **Spacing.**

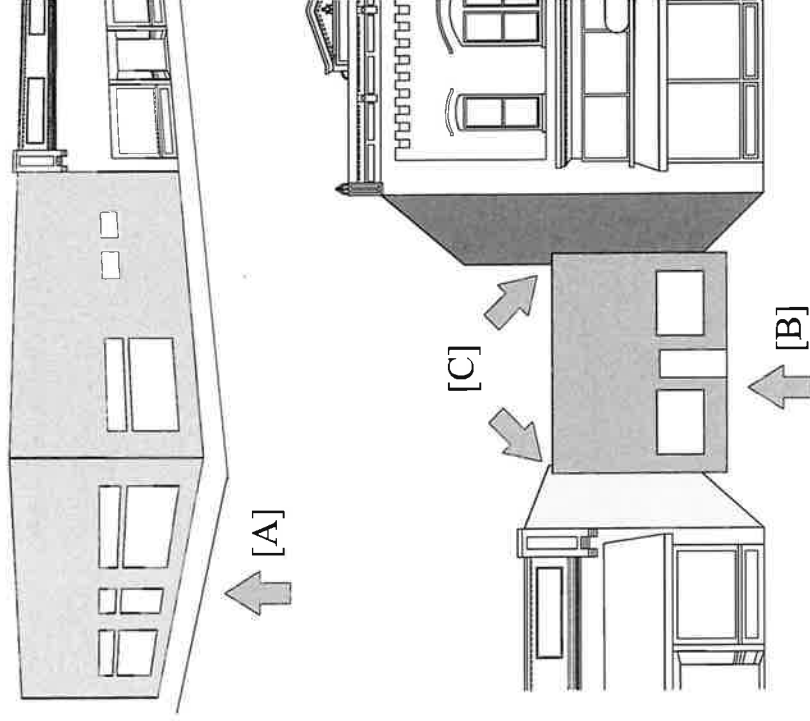
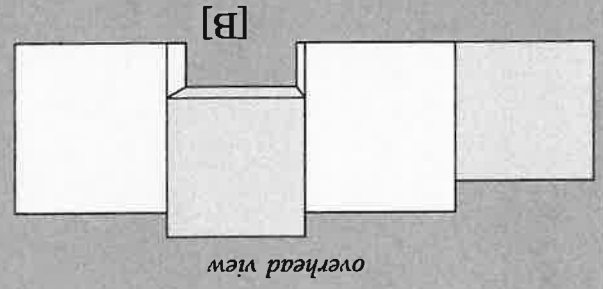
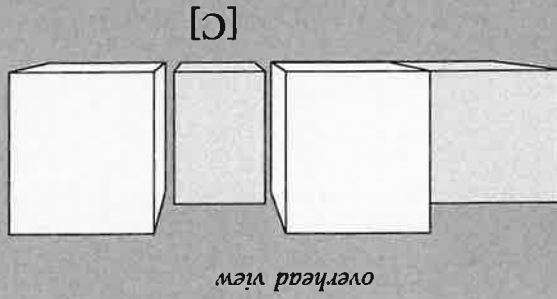
The distance between adjacent buildings.

- more terms found in the *Glossary*, p. 42

Notes/Revisions:

## Common Mistakes

- ▶ Placement of a building facing a different street; corner or dual frontage properties should follow the example set by nearby historic corner properties. [A]
- ▶ Placement of a building not on the front lot line. [B]
- ▶ Placement of a building with side setbacks not party walls. [C]



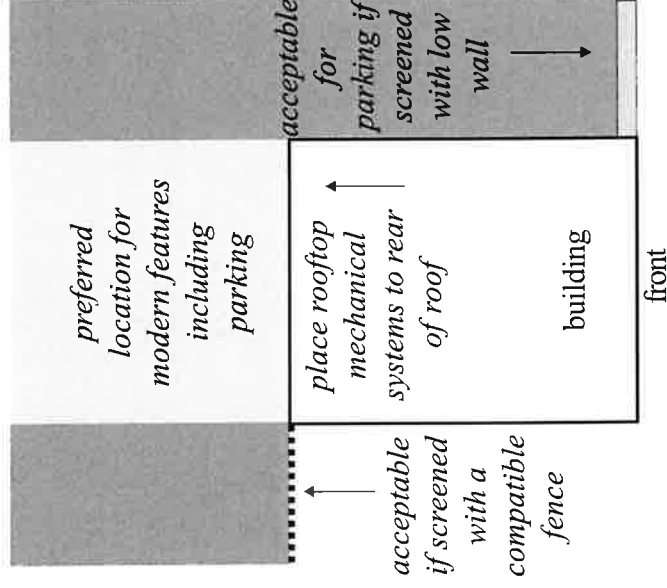
# MODERN FEATURES

## GOAL:

The primary goal is to integrate modern features while limiting the negative impact to the downtown district.

Actions to achieve the goal:

- ▶ Mechanical systems placed behind the building and out of the public view.
- ▶ Rooftop mechanical systems, utility meters and security lighting should be placed unobtrusively.
- ▶ New lighting should use traditional designs appropriate to the character of the building.
- ▶ New parking should:
  - a) be placed as unobtrusively as possible;
  - b) use traditional materials: concrete, stone pavers, and asphalt is allowed in the downtown; and
  - c) use appropriate screening (see *Walls & Fences* p. 50).



**Modern features** refers to equipment and functions not used in the past such as dumpsters, fire escapes, mechanical systems, and parking areas.

### Glossary terms:

#### **Facade line.**

An imaginary line established by the fronts of buildings on a block.

#### **Parking.**

Areas, generally paved, provided for the storage of automobiles.

#### **Paving.**

Any material used for pavement such as asphalt, brick, concrete, gravel, or pavers.

#### **Public view.**

That which can be seen from any public right-of-way.

- more terms found in the *Glossary*, p. 42



Notes/Revisions:

## ***Changes requiring a COA Examples:***

- \* Adding parking areas.
- \* Placing exterior mechanical systems such as satellite dishes, air-conditioning units, or utility meters.
- \* Adding exterior lighting.

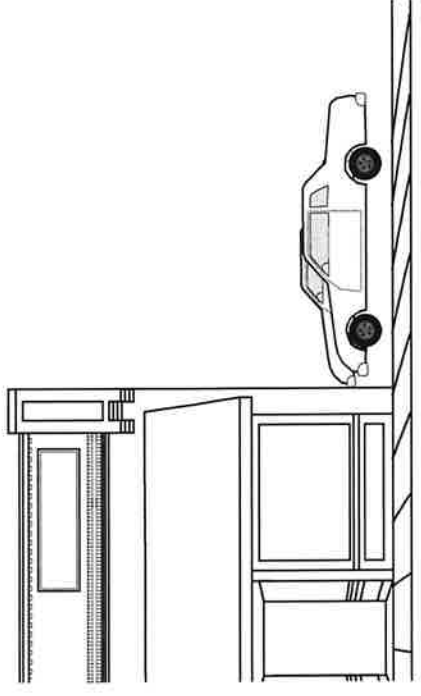
## ***Changes not requiring a COA Examples:***

- \* Resurfacing an existing parking area with the same material.
- \* Interior changes to mechanical systems.
- \* Temporary event lighting.

## ***Common Mistakes***

- ▶ *Demolishing historic buildings for parking (see demolition p.).*
- ▶ *Failing to screen parking from the public view (see Fences & Walls, p. 48)*

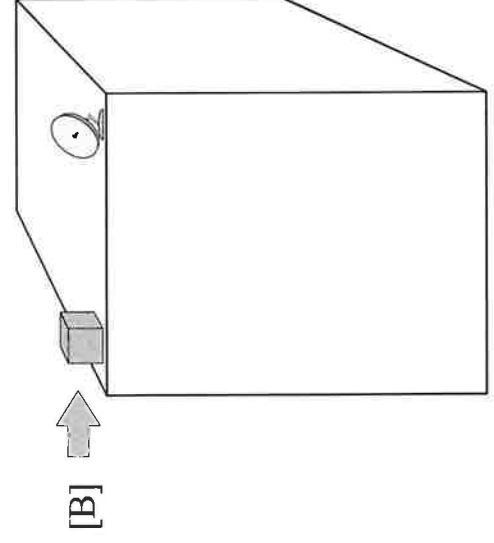
[A]



[A]

- ▶ *Placing mechanical systems to the front of rooftops. [B]*

[B]





Where Georgia comes together.

Application # COA  
0047-2025

## Application for Certificate of Appropriateness

### Main Street Advisory Board

Contact Community Development (478) 988-2720

\*Indicates Required Field

|          | Applicant                                    | Property Owner   |
|----------|--|--|
| *Name    | Lindsay Young, The Loudermilk Companies      | Robin Loudermilk, Perry Capital, LLC                     |
| *Title   | Development Manager                          | CEO  |
| *Address | 111 Perimeter Road, Suite B, Perry, GA 31069 | 309 East Paces Ferry Road, Suite 1200, Atlanta, GA 30305 |
| *Phone   | 478-952-7466                                 | 404-233-8164   |
| *Email   | lyoung@loudermilkco.com                      | rloudermilk@loudermilkco.com                             |

\*Property Address 1325 Washington Street

Project:

New Building \_\_\_\_\_ Addition \_\_\_\_\_ Alteration X \_\_\_\_\_ Demolition \_\_\_\_\_ Relocation \_\_\_\_\_

\*Please describe the proposed modification:

\*Exterior renovation per provided drawings.

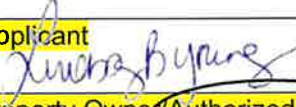
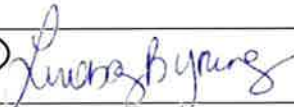
\*Cover letter provides detailed information.

### Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, 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.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. \*The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
  - X Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
  - X 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,
  - TBD Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
  - X Sample(s) for all proposed wall and trim paint colors,
  - X Sample(s) or photo(s) of proposed awning/canopy materials and color,
  - X Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
  - X Photo(s) or sample of proposed roofing materials and color if roof will be visible,
  - X Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
  - X 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 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 at the Community Development office, 741 Main Street.
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<br>                       | *Date<br>3/28/24 |
| *Property Owner/Authorized Agent<br> | *Date<br>3/28/24 |

**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 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 \$230.00 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. A COA associated with a permit remains valid for the life of the permit.

Estimated valuation of proposed modification: TBD





THE  
LOUDERMILK  
COMPANIES

March 28, 2024

Ms. Alicia Hartley  
Downtown Manager  
City of Perry  
808 Carroll Street  
Perry, GA 31069  
Mobile (478) 294-9039  
[alicia.hartley@perry-ga.gov](mailto:alicia.hartley@perry-ga.gov)  
[www.perry-ga.gov](http://www.perry-ga.gov)

Subject: Application for Certificate of Appropriateness  
1325 Washington Street  
Perry, GA

Ms. Hartley,

The Loudermilk Companies is pleased to apply for Certificate of Appropriateness for 1325 Washington Street the "old Rite Aid Building" consisting of a 2.77-acre tract for a renovation project. Proposed site improvements consist of sub-dividing the tract into 2 parcels. A site survey has been ordered and will be complete within the next few weeks. Within this application, you will find the application, proposed site plan, existing façade improvements, and interior building concept. We would like to be placed on the Mainstreet Board agenda for Thursday, April 4, 2024.

Below you will find a detailed explanation of requested information within the application.

- Site plan depicting building footprint, parking, landscaping, and other site improvements. See attached site plan depicting subdivision of the tract into 2 parcels, building footprint, and parking. A landscape architect will be contracted later to provide enhancement to the overall design.
- Detailed drawings or sketches showing the views of all building facades facing public streets and building features, such as recessed doors, dormers, and sizes. See attached building model showing façade improvements of all 4 sides of the building.
- Detailed drawing or sketch depicting size, location, and colors of signage. TBD
- Samples for all proposed wall and trim paint colors. Paint color has been chosen from the Sherwin-Williams Historic Exterior Collection SW7006 Extra White.
- Sample or photos of proposed awning/canopy materials and color. Canopies will be modified with aluminum standing seam in the color black. Facia will be from the Sherwin-Williams Historic Exterior Collection in Tri-Con Black.

309 East Paces Ferry Road, NE  
Suite 1200  
Atlanta, GA, 30305  
[loudermilkco.com](http://loudermilkco.com)



THE  
LOUDERMILK  
COMPANIES

- Photos of proposed doors, windows, lights, or other features that will be added to the building. The proposed doors and windows will be aluminum in the color black. The decorative wood framing or “baskets” will be constructed of composite wood and will be left natural in color. Lighting TBD.
- Photo or sample of proposed roofing materials and color if roof will be visible. The roof will be constructed of black metal standing seam to coordinate with canopies.
- Photo or sample of brick, stone, tile mortar, or other exterior construction materials that will be added to the building. See attached building model for any additional details to consider.

Additionally, we have provided an interior building concept to relay our intent for this project.

We are within our due diligence period to purchase property which expires May 5, 2024. We would appreciate feedback and approval from the board prior to the deadline to ensure the economics make sense to pursue this project.

We look forward to working with the City of Perry to make this project a successful renovation project providing a premier retail facility as the gateway to Downtown Perry. If additional information is needed, please let me know. We are eager to keep the project moving forward.

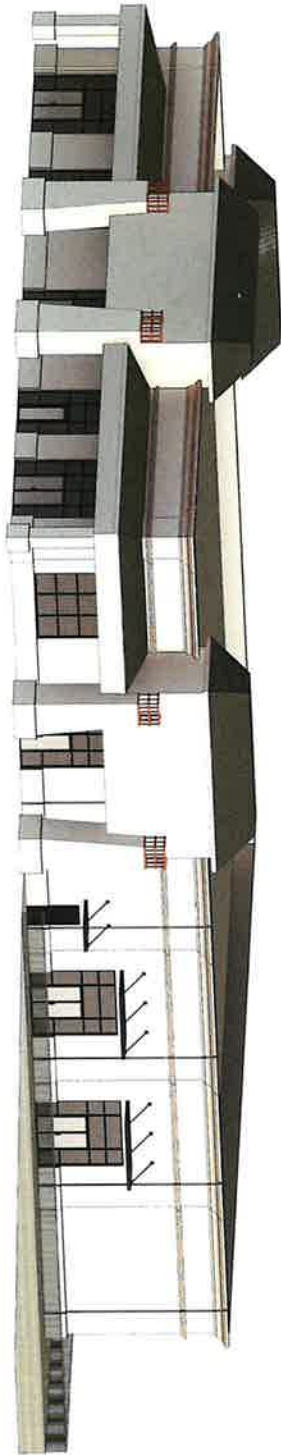
Warm regards,

Lindsay Young  
Development Manager  
Middle Georgia  
The Loudermilk Companies  
111 Perimeter Road Suite B  
Perry, GA 31069  
478-952-7466  
[lyoung@loudermilkco.com](mailto:lyoung@loudermilkco.com)

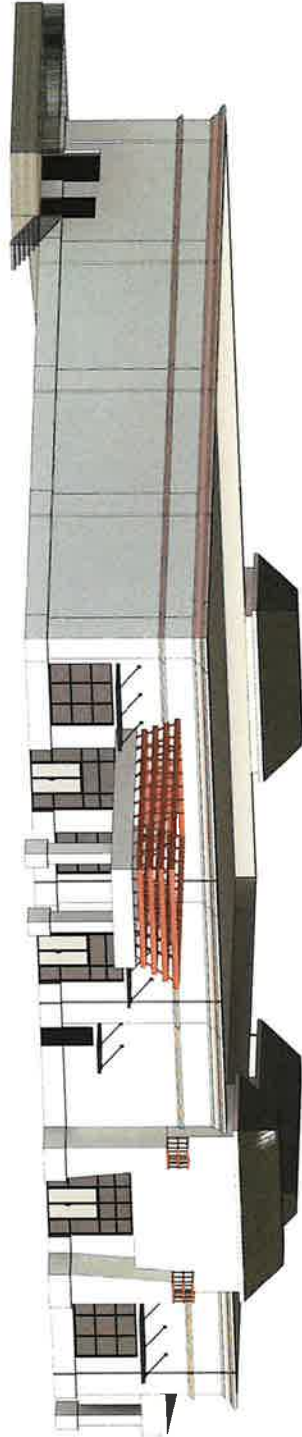
Attached:      Application for Certificate of Appropriateness  
                 Preliminary Plat  
                 Color Renderings  
                 Site Plan  
                 Building Layout

309 East Paces Ferry Road, NE  
Suite 1200  
Atlanta, GA, 30305  
[loudermilkco.com](http://loudermilkco.com)

2 3D COG GR C-397.2



1 3D COG GR C-397.2



A103

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3D VIEW FOR:  
1325 WASHINGTON STREET

PERRY

GEORGIA

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| COUNTY      |          |
| LL DISTRICT |          |
| DWG.        | V. PATEL |
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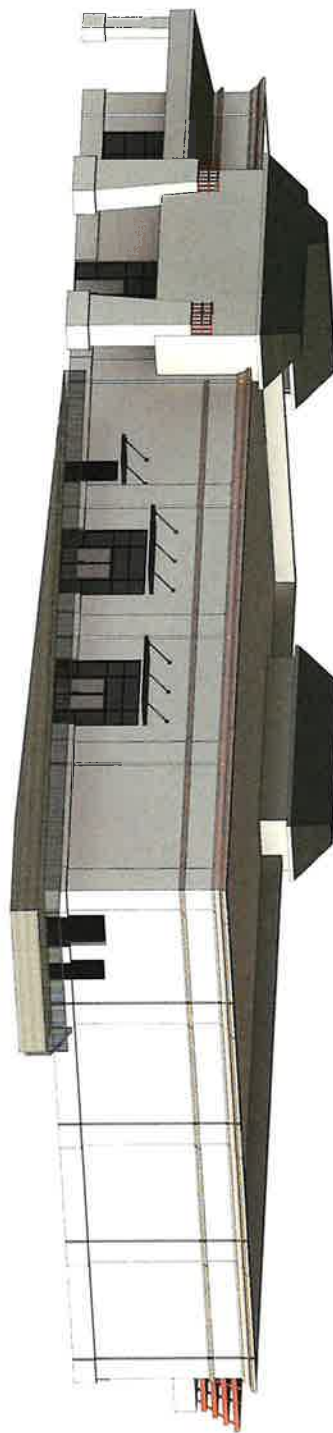


**BRYANT  
ENGINEERING**  
Perry 1325 Washington Street  
111 Perimeter Road, Suite A-4 7700 Bldg 1521  
Doraville, Georgia 30094 770-411-1100

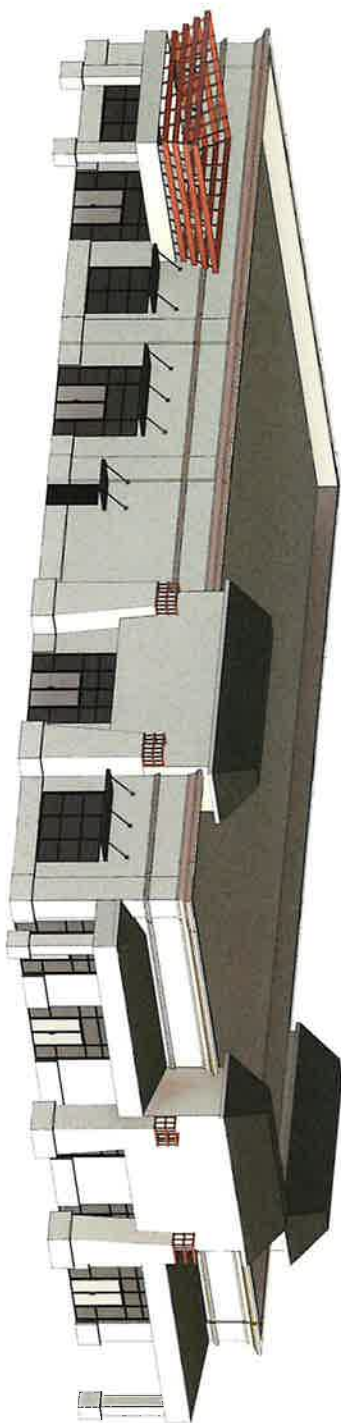
THE STATE OF GEORGIA  
COUNTY OF DEKALB  
BRYANT ENGINEERING  
A PROFESSIONAL ENGINEERING FIRM



① 建設費



② 3D COLOR COPY







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COVER SHEET FOR:

PROJECT NAME

WARNER ROBINS

GEORGIA

|               |            |
|---------------|------------|
| COUNTY:       | ROCKFORD   |
| AL. DISTRICT: |            |
| DATE:         | 06/06/2022 |
| DATE:         | 06/06/2022 |
| SCALE:        | 1"=50'     |
| JOB NO.:      | 10000000   |

**BRYANT ENGINEERING**

111 Roberts Road, Suite A, Perry, Georgia 31067

Phone: (478) 224-1818 Fax: (478) 224-1818

www.bryantga.com





1 Level  
1/8" = 1'-0"

