

Main Street Advisory Board
Agenda – July 11, 2024 4:00 p.m.

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

1. Call to Order
 - a. Decorum Guidelines
2. Guests/Speakers
3. Citizens with Input
4. Old Business
5. New Business
 - a. Certificate of Appropriateness Review – 733 Carroll Street
 - b. Certificate of Appropriateness Review -- 1128 Macon Road
 - c. Certificate of Appropriateness Review – 1009 Northside Drive
 - d. Certificate of Appropriateness Review – 911 Jernigan Street
 - e. Certificate of Appropriateness Review – 1021 Ball Street
 - f. Façade Grant Application – 1021 Ball Street
 - g. Approve June 6, 2024 minutes
 - h. Approve May and June 2024 financials
6. Chairman Items
7. Downtown Manager's Report
 - a. Downtown Projects update
 - b. Strategic Plan Update
8. Promotion Committee Report
9. Update on Downtown Development Authority
10. Other
11. Adjourn

All meetings are open to the public unless otherwise posted

Main Street Advisory Board
Minutes - June 6, 2024

1. Call to Order : Chairman Cossart called the meeting to order at 4:00pm.

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

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

2. Guests/Speakers - Danny Rosales

3. Citizens with Input – None

4. Old Business – None

5. New Business

- a. Certificate of Appropriateness – 800 Main Street

Mr. Wood advised the applicant wishes to demolish the existing buildings and a redevelopment plan will be presented at a later date. The New Perry Hotel and Motel was listed on the National Register of Historic Places on April 1, 2004. While the listing provides recognition, prestige, and the opportunity for tax credits, it does not provide any protection of the buildings from alteration or demolition. The buildings have been unoccupied for the past decade and have fallen into disrepair. The current owner and at least two previous owners have evaluated the feasibility of renovating the buildings for use as a hotel or other uses. Even with the benefit of state and federal historic tax credits the structure of the buildings makes renovations meeting today's hotel standards economically infeasible. The adopted design guidelines include the following statement regarding demolition: *"The demolition of historic buildings diminishes the built environment and creates unnecessary waste. Demolition of a historic structure is only approved in very rare, specific, and narrowly defined circumstances, and no demolition occurs without approval of post-demolition plans. The aspects [for] commission consideration include but are not limited to: age, integrity, significance, condition, alternative, and overall effect."*

Given the feasibility evaluations of various recent owners and the condition of the buildings, it is unlikely that the buildings will be renovated. If they are allowed to stand, they will continue to deteriorate and become a public nuisance. Unfortunately, demolition appears to be the only reasonable resolution. Staff recommends approval of the application subject to a post-demolition plan being approved by the board prior to issuance of a demolition permit.

Mr. Wood advised Mr. Danny Rosales, owner of the property submitted within the last day, and preliminary rendering of a future development, which included a mixed-use development where the current hotel is, new retail buildings with interior parking, which is appropriate with the design guidelines. Mr. Wood was recommending move the separate retail buildings closer (one on each street side Ball & Jernigan Street) to the main building, which will provide better pedestrian circulation and not cross a vehicular driveway and provide for more retail space with minor elimination of parking spaces and

personal transportation vehicle spaces. Mr. Wood advised what was provided was a preliminary concept and the board can approve either plan or a more detailed architectural plan.

Director Jones suggested recommending approval of the demolition after building renditions are provided. Mr. Rosales advised he can agree to some extent with that recommendation, however, it is unknown what issues may be encountered when demolition begins with both the interior and grounds. He also noted the front portion will be greenspace and it is his intention to save the existing magnolia tree. Chairman Cossart advised would like to see a conceptual rendering; Mr. Rosales advised that is currently being developed with an architect out of New York who specializes in historic renovations and mixed-use development and it is his intention to compliment the downtown core and fit the community with the new structures. Director Lay inquired if it was to rebuilt like what was existing; Mr. Rosales advised it was intended to develop more retail space for downtown and have it look like a historic development. Chairman Cossart asked if the rendering would be complete by July; Mr. Rosales advised it should be. Mr. Wood advised asbestos abatement can start and inquired how much of the post-demolition plans the board wanted to see or is the preliminary plan presented now was sufficient.

Director Jones motioned to recommend approval of the COA for demolition per staff recommendation with the provided site plan; Director Presswood seconded; all in favor and was unanimously recommended for approval.

b. Certificate of Appropriateness – 901 Carroll Street

Mr. Wood advised the applicant is proposing to cover the existing arbor with a metal roof matching the existing roof, cover the concrete floor area with turf, add new fans and televisions, paint the back wall and columns SW 0066 “Cascade Green”, trim SW 0050 “Classic Light Buff”, and exposed wood ceiling SW 2822 “Downing Sand.” The proposed Cascade Green and Classic Light Buff are not in the approved color palette for downtown. The Board has approved Classic Light Buff on a previous application. The structures on the property are less than 10 years old, so there is no historic significance and therefore, staff is recommending approval.

Director Jones motioned to recommend approval of the COA as presented; Director Moore seconded; all in favor and was unanimously recommended for approval.

c. Certificate of Appropriateness – 905 Carroll Street

Mr. Wood advised the applicant is proposing to replace the entire storefront with a PVC material due to existing rotted wood. The new storefront will look exactly the same as existing regarding details and color. Mr. Wood noted, if the applicant were replacing existing wood with wood, this would be considered ordinary repair and maintenance, however, since the proposed material is PVC, it requires review. The storefront was constructed around 2019, so it is not the original, and therefore, not historic. The applicant indicates the new material will have the same texture and details of what exists. Since the existing storefront is not historic and there will be no change in appearance, staff recommends approval.

Director Presswood motioned to recommend approval of the COA as presented; Director Jones seconded; all in favor and was unanimously recommended for approval.

d. Extension of mural permit for 806 Commerce Street

Mr. Wood advised the mural permit has expired and the ordinance states the decision-making body may extend for up to three additional years. The property owner has requested an extension and staff is recommending extension as it is in good repair.

Director Lay motioned to extend the mural permit for 806 Commerce Street for three additional years; Director Moore seconded; all in favor and was unanimously approved.

e. Façade grant reimbursement - 742 Main Street

Ms. Hartley advised work has been completed and as previously approved is recommending payment in the amount of \$3500.00.

Director Moore motioned to authorize payment in the amount of \$3500.00 for 742 Main Street; Director Jones seconded; all in favor and was unanimously approved with Director Walker abstaining from vote.

f. Preliminary discussion of 1013 Jernigan Street

Mr. Wood advised the owners of the building have been discussing with the Community Development department the possibility of a second story addition. They have consulted with an architect and contractor, with both suggesting it would be less expensive to demolish the existing building and rebuild. Mr. Wood advised, although the property has not been yet designated as historic it is in the Downtown Development Overlay District, and felt it was appropriate to bring before the board for preliminary comments for the owners to consider on how to proceed. Mr. Wood advised the Historic Preservation Commission has provided their comment which is for it to not be demolished and Ms. Ellie Loudermilk had done some research and advised the building is original from the 1920's and had been Sam Nunn Sr. office building. Director Moore felt the building should not be demolished; Director Jones inquired what was the owner proposing for the second floor; Mr. Wood advised a residence. The consensus of the board was for the building to not be demolished.

g. Approve May 2, 2024 minutes

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

h. Approve April 2024 financials

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

6. Chairman Items – None

7. Downtown Manager's Report

- a. Downtown Projects update – Ms. Hartley advised 1325 Washington Street has sold, 911 Jernigan Street plans are in review, The lofts on Northside Drive are being advertised for occupancy September 1st, letters have been sent to property owners for the Small Area Plan. New landscaping will be done at City Hall and ADA improvements on the lot at Ball & Main Street. Placemaking Committee is working on a temporary art project with Perry Players, bike racks have been ordered, and proposed asphalt art for crosswalks.

Ms. Hartley requested additional funds for main street merchandise. Director Moore motion to allow \$1000 for expenditure of main street merchandise; Director Lay seconded; all in favor and was unanimously approved.

Ms. Hartley advised in visiting another community solicited thoughts on as a fund raiser selling Veteran's Day banners for the 14 downtown spots. The board felt was a good idea, but asked if they could also be done down the Courtney Hodges Corridor; Ms. Hartley advised she would speak with management regarding this.

*Director Walker left the meeting at 4:45pm.

- b. Strategic Plan Update
 - i. Workplan – Ms. Hartley advised one goal was to have live entertainment downtown on a Thursday or Friday from 5pm-7pm in June/July/August. Ms. Hartley is requesting \$200 per performance artist for the full series with a total of \$1200 to be expended. Director Moore motioned to approve expenditure of \$1200 for performance artists; Director Jones seconded; all in favor and was unanimously approved.
8. Promotion Committee Report – Ms. Hartley advised the Drink & Dine campaign kicked off June 1st. Requesting funding for the NBHA Horse Ducks seek & find for a \$5 Yiftee card while the visitors are in town the last full week of July. Director Moore motioned to approve the expenditure of \$150; Director Presswood seconded; all in favor and was unanimously approved.
9. Update on Downtown Development Authority- Ms. Wharton advised the board that the DDA discussed the ADA updates to the parking lot at Ball & Main Street. She also shared that the DDA was happy to support the Drink & Dine Promotion in the amount of \$1,500 and was willing to provide more funding if needed.
10. Other
 - a. July Meeting Date – due to the holiday the board concurred to reschedule to July 11th.
11. Adjourn – there being no further business to come before the board the meeting was adjourned at 5:03pm.

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208



July 1, 2023 Beginning Balance

38,706.12

Deposits:	100.37.1024	Current	YTD	Cumulative
	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		0.00	
	March		10,350.00	
	April		9,930.57	
	May		13,005.47	
	June			
Total Deposits:		0.00	57,198.04	95,904.16

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		(423.00)	
	April		(6,318.66)	
	May		(1,367.36)	
	June			
Total Expenditures:		0.00	(29,079.88)	66,824.28

Reserve Balance at 5/31/2024

66,824.28

Current Reserve:	66,824.28
Less Prior Month Reserve	55,186.17
Current Month Reserve Adjustment	<u>11,638.11</u>

My Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
100-00000.347533	YOUTH T-BALL	7,700.00	7,700.00	0.00	5,857.50	-1,842.50	23.93 %
100-00000.347534	5-6 YR OLD BASKETBALL FEE	4,600.00	4,600.00	0.00	7,384.50	2,784.50	160.53 %
100-00000.347535	KICKBALL FEE	2,200.00	2,200.00	100.00	525.00	-1,675.00	76.14 %
100-00000.347536	ADULT BASKETBALL	400.00	400.00	0.00	0.00	-400.00	100.00 %
100-00000.347591	FLAG FOOTBALL	0.00	0.00	480.00	1,530.00	1,530.00	0.00 %
100-00000.347730	FIREARMS SAFETY COURSE FEE	0.00	0.00	0.00	1,096.25	1,096.25	0.00 %
100-00000.347735	CPR CERTIFICATION FEE	0.00	0.00	44.00	484.00	484.00	0.00 %
100-00000.349100	SALES OF BURIAL LOTS	0.00	0.00	0.00	8,281.00	8,281.00	0.00 %
100-00000.349219	EMPLOYER CONTRIB-HEALTH	2,463,100.00	2,463,100.00	240,100.00	2,741,100.00	278,000.00	111.29 %
100-00000.349220	EMPLOYEE CONTRIB-HEALTH	371,300.00	371,300.00	46,346.55	348,923.19	-22,376.81	6.03 %
100-00000.349224	COBRA PAYMENT - HEALTH	0.00	0.00	0.00	3,353.00	3,353.00	0.00 %
100-00000.349300	RETURNED CHECK FEE	2,400.00	2,400.00	350.00	2,945.00	545.00	122.71 %
100-00000.349903	MISC SERVICES & CHARGES	1,700.00	1,700.00	6,943.65	6,943.65	5,243.65	408.45 %
100-00000.349904	CRIMINAL HISTORY CHECKS	23,600.00	23,600.00	2,125.00	45,114.50	21,514.50	191.16 %
100-00000.349909	EDUCATION REIMBURSEMENT	0.00	0.00	0.00	14,768.41	14,768.41	0.00 %
100-00000.349910	CURB CUT/DRIVEWAY PIPE	0.00	0.00	65.00	390.00	390.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		5,708,900.00	5,708,900.00	453,257.20	5,109,838.90	-599,061.10	10.49%
RevCategory: 34 - Charges for Services Total:		5,708,900.00	5,708,900.00	453,257.20	5,109,838.90	-599,061.10	10.49%
RevCategory: 35 - Fines and Forfeitures							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.351170	COURT AND PARKING FINES	667,100.00	667,100.00	71,414.58	602,127.92	-64,972.08	9.74 %
100-00000.351171	COUNTY JAIL SURCHARGE	47,800.00	47,800.00	0.00	40,874.14	-6,925.86	14.49 %
100-00000.351900	OTHER FINES/FORFEITURES	0.00	0.00	113,702.40	116,164.21	116,164.21	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		714,900.00	714,900.00	185,116.98	759,166.27	44,266.27	6.19%
RevCategory: 35 - Fines and Forfeitures Total:		714,900.00	714,900.00	185,116.98	759,166.27	44,266.27	6.19%
RevCategory: 36 - Investment Income							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.361000	INTEREST	100,000.00	100,000.00	3,583.18	246,762.45	146,762.45	246.76 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		100,000.00	100,000.00	3,583.18	246,762.45	146,762.45	146.76%
RevCategory: 36 - Investment Income Total:		100,000.00	100,000.00	3,583.18	246,762.45	146,762.45	146.76%
RevCategory: 37 - Contributions and Donations							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.371001	RECREATION DEPT DONATIONS	0.00	0.00	0.00	6,311.00	6,311.00	0.00 %
100-00000.371002	FLINT FOUNDATION GRANT	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00 %
100-00000.371006	PUB SAFETY DEPT DONATIONS	0.00	0.00	0.00	125.00	125.00	0.00 %
100-00000.371007	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	330.00	330.00	0.00 %
100-00000.371017	J E WORRALL MEM DONATIONS	0.00	0.00	0.00	5,000.00	5,000.00	0.00 %
100-00000.371024	MAIN STREET ADVISORY DONATIO	0.00	0.00	13,005.47	57,198.04	57,198.04	0.00 %
100-00000.371027	FIREHOUSE SUB GRANT	0.00	0.00	0.00	17,683.00	17,683.00	0.00 %
100-00000.371037	INTERNATIONAL FESTIVAL DONAT	0.00	0.00	0.00	3,000.00	3,000.00	0.00 %
100-00000.371038	FIRE EDUCATION DONATION	0.00	0.00	0.00	750.00	750.00	0.00 %
100-00000.371039	FARMERS MKT INCOME	2,500.00	2,500.00	755.00	4,052.00	1,552.00	162.08 %
100-00000.371202	INDEPENDENCE DAY SPONSORSHIP	0.00	0.00	0.00	3,000.00	3,000.00	0.00 %
100-00000.371203	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	23,790.47	119,461.04	116,961.04	4,678.44%
RevCategory: 37 - Contributions and Donations Total:		2,500.00	2,500.00	23,790.47	119,461.04	116,961.04	4,678.44%
RevCategory: 38 - Miscellaneous							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.381000	PERRY EVENTS CENTER RENTAL	47,900.00	47,900.00	5,321.00	117,342.00	69,442.00	244.97 %
100-00000.381001	CELL ANTENNA RENTAL FEE	33,100.00	33,100.00	0.00	37,857.00	4,757.00	114.37 %
100-00000.381011	HERITAGE OAKS RENTALS	0.00	0.00	0.00	1,198.00	1,198.00	0.00 %
100-00000.383000	REIMBURSE FOR DAMAGE PROP	0.00	0.00	724.00	24,490.00	24,490.00	0.00 %
100-00000.383002	RESTITUTION PAYMENT	0.00	0.00	0.00	2,300.41	2,300.41	0.00 %
100-00000.389000	OTHER REVENUES	0.00	0.00	7,816.45	26,532.99	26,532.99	0.00 %
100-00000.389001	PD COPIES/REPORTS	1,300.00	1,300.00	85.85	1,892.52	592.52	145.58 %
100-00000.389010	P-CARD REBATE	3,700.00	3,700.00	1,756.92	5,464.81	1,764.81	147.70 %

My Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75500.577000	APPROPRIATIONS	6,200.00	6,200.00	517.00	5,687.00	513.00	8.27 %
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:		6,200.00	6,200.00	1,009.62	14,540.34	-8,340.34	-134.52%
CostCenter: 75510 - MAIN ST ADVISORY BD REST							
100-75510.521312	ARTIST FEES	0.00	0.00	0.00	4,250.00	-4,250.00	0.00 %
100-75510.522300	RENTALS	0.00	0.00	385.00	1,352.00	-1,352.00	0.00 %
100-75510.523300	ADVERTISING	0.00	0.00	0.00	995.00	-995.00	0.00 %
100-75510.523850	CONTRACT LABOR	0.00	0.00	357.00	2,589.00	-2,589.00	0.00 %
100-75510.523851	SECURITY SERVICES	0.00	0.00	160.00	480.00	-480.00	0.00 %
100-75510.531100	OPERATING SUPPLIES	0.00	0.00	465.36	10,671.38	-10,671.38	0.00 %
100-75510.531660	AWARDS	0.00	0.00	0.00	2,742.50	-2,742.50	0.00 %
100-75510.573001	FACADE GRANT	0.00	0.00	0.00	6,000.00	-6,000.00	0.00 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:		0.00	0.00	1,367.36	29,079.88	-29,079.88	0.00%
CostCenter: 75512 - FARMERS MARKET							
100-75512.522300	RENTALS	2,500.00	2,500.00	0.00	845.30	1,654.70	66.19 %
100-75512.531100	OPERATING SUPPLIES	0.00	0.00	0.00	243.94	-243.94	0.00 %
CostCenter: 75512 - FARMERS MARKET Total:		2,500.00	2,500.00	0.00	1,089.24	1,410.76	56.43%
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH							
100-75630.522302	FEE WAIVER	0.00	0.00	0.00	3,287.00	-3,287.00	0.00 %
100-75630.523600	DUES & FEES	0.00	0.00	25.00	25.00	-25.00	0.00 %
100-75630.577000	APPROPRIATIONS	44,600.00	44,600.00	3,717.00	40,887.00	3,713.00	8.33 %
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH Total:		44,600.00	44,600.00	3,742.00	44,199.00	401.00	0.90%
CostCenter: 77050 - FIRE DEPT CAPITAL							
100-77050.542200	VEHICLES	1,000,000.00	1,000,000.00	57,853.00	3,028,362.00	-2,028,362.00	-202.84 %
CostCenter: 77050 - FIRE DEPT CAPITAL Total:		1,000,000.00	1,000,000.00	57,853.00	3,028,362.00	-2,028,362.00	-202.84%
CostCenter: 77060 - POLICE DEPT CAPITAL							
100-77060.531600	INVENTORY EQUIPMENT	0.00	0.00	0.00	6,063.00	-6,063.00	0.00 %
100-77060.542200	VEHICLES	414,000.00	414,000.00	0.00	267,192.96	146,807.04	35.46 %
100-77060.542500	EQUIPMENT	15,800.00	15,800.00	10,865.00	10,865.00	4,935.00	31.23 %
CostCenter: 77060 - POLICE DEPT CAPITAL Total:		429,800.00	429,800.00	10,865.00	284,120.96	145,679.04	33.89%
CostCenter: 77070 - PUBLIC WORKS CAPITAL							
100-77070.542200	VEHICLES	105,000.00	105,000.00	0.00	136,542.96	-31,542.96	-30.04 %
100-77070.542500	EQUIPMENT	20,000.00	20,000.00	0.00	14,957.00	5,043.00	25.22 %
CostCenter: 77070 - PUBLIC WORKS CAPITAL Total:		125,000.00	125,000.00	0.00	151,499.96	-26,499.96	-21.20%
CostCenter: 77083 - GREENSPACE							
100-77083.541100	LAND ACQUISITION	0.00	0.00	0.00	225.00	-225.00	0.00 %
CostCenter: 77083 - GREENSPACE Total:		0.00	0.00	0.00	225.00	-225.00	0.00%
CostCenter: 77311 - PINE NEEDLE PARK IMP							
100-77311.541400	INFRASTRUCTURE	0.00	0.00	0.00	34,546.00	-34,546.00	0.00 %
CostCenter: 77311 - PINE NEEDLE PARK IMP Total:		0.00	0.00	0.00	34,546.00	-34,546.00	0.00%
CostCenter: 77344 - JACK LINKS							
100-77344.522302	FEE WAIVER	0.00	0.00	2,564.98	43,289.98	-43,289.98	0.00 %
CostCenter: 77344 - JACK LINKS Total:		0.00	0.00	2,564.98	43,289.98	-43,289.98	0.00%
CostCenter: 81500 - ADMINISTRATIVE DEBT SERV							
100-81500.581200	CAPITAL LEASE PRINCIPAL	6,100.00	6,100.00	2,531.12	16,010.10	-9,910.10	-162.46 %
100-81500.582200	CAPITAL LEASE INTEREST	100.00	100.00	260.06	1,327.02	-1,227.02	-1,227.02 %
CostCenter: 81500 - ADMINISTRATIVE DEBT SERV Total:		6,200.00	6,200.00	2,791.18	17,337.12	-11,137.12	-179.63%
CostCenter: 81501 - CITY MANAGER DEBT SERV							
100-81501.581200	CAPITAL LEASE PRINCIPAL	0.00	0.00	0.00	10,250.98	-10,250.98	0.00 %
100-81501.582200	CAPITAL LEASE INTEREST	0.00	0.00	0.00	102.07	-102.07	0.00 %
CostCenter: 81501 - CITY MANAGER DEBT SERV Total:		0.00	0.00	0.00	10,353.05	-10,353.05	0.00%
CostCenter: 81504 - PERRY PUBLIC FAC AUTH							
100-81504.581300	LOAN PRINCIPAL	275,000.00	275,000.00	0.00	275,000.00	0.00	0.00 %
100-81504.582300	LOAN INTEREST	755,200.00	755,200.00	0.00	755,143.76	56.24	0.01 %
CostCenter: 81504 - PERRY PUBLIC FAC AUTH Total:		1,030,200.00	1,030,200.00	0.00	1,030,143.76	56.24	0.01%

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208



July 1, 2023 Beginning Balance

38,706.12

Deposits:	100.37.1024	Current	YTD	Cumulative
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			0.00	
March			10,350.00	
April			9,930.57	
May			13,005.47	
June			95.99	
Total Deposits:		0.00	57,294.03	96,000.15

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			(423.00)	
April			(6,318.66)	
May			(1,367.36)	
June			(1,151.12)	
Total Expenditures:		0.00	(30,231.00)	65,769.15

Reserve Balance at 6/30/2024

65,769.15

Current Reserve:	65,769.15
Less Prior Month Reserve	66,824.28
Current Month Reserve Adjustment	<u>(1,055.13)</u>

Budget Report

For Fiscal: 2023-2024 Period Ending: 06/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75430.531280	STORMWATER FEES	700.00	700.00	0.00	767.44	-67.44	-9.63 %
100-75430.531281	FIRE PROTECTION FEE	600.00	600.00	0.00	651.44	-51.44	-8.57 %
CostCenter: 75430 - WELCOME CENTER Total:		96,000.00	96,000.00	9,209.37	131,474.46	-35,474.46	-36.95%
CostCenter: 75450 - GA NATIONAL FAIRGROUND							
100-75450.523302	EVENT PROMOTION	40,000.00	40,000.00	0.00	22,063.25	17,936.75	44.84 %
CostCenter: 75450 - GA NATIONAL FAIRGROUND Total:		40,000.00	40,000.00	0.00	22,063.25	17,936.75	44.84%
CostCenter: 75460 - TOURISM PROMOTION							
100-75460.521200	PROFESSIONAL SERVICES	2,500.00	2,500.00	0.00	1,037.60	1,462.40	58.50 %
100-75460.523300	ADVERTISING	30,000.00	30,000.00	235.50	44,882.41	-14,882.41	-49.61 %
100-75460.523302	EVENT PROMOTION	7,000.00	7,000.00	0.00	2,490.38	4,509.62	64.42 %
100-75460.523405	INFORMATIONAL BROCHURES	0.00	0.00	0.00	9,031.03	-9,031.03	0.00 %
100-75460.523600	DUES & FEES	0.00	0.00	0.00	229.50	-229.50	0.00 %
100-75460.523930	TRADE SHOWS	0.00	0.00	0.00	8,621.45	-8,621.45	0.00 %
100-75460.531100	OPERATING SUPPLIES	0.00	0.00	0.00	801.69	-801.69	0.00 %
100-75460.531104	PROMOTIONAL/SWAG ITEM	5,000.00	5,000.00	0.00	9,413.42	-4,413.42	-88.27 %
CostCenter: 75460 - TOURISM PROMOTION Total:		44,500.00	44,500.00	235.50	76,507.48	-32,007.48	-71.93%
CostCenter: 75470 - BILLBOARDS							
100-75470.522300	RENTALS	0.00	0.00	0.00	4,840.00	-4,840.00	0.00 %
CostCenter: 75470 - BILLBOARDS Total:		0.00	0.00	0.00	4,840.00	-4,840.00	0.00%
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY							
100-75500.521200	PROFESSIONAL SERVICES	0.00	0.00	0.00	3,500.00	-3,500.00	0.00 %
100-75500.521201	AUDIT COST	0.00	0.00	0.00	4,700.00	-4,700.00	0.00 %
100-75500.523701	MANDATORY TRAINING	0.00	0.00	0.00	50.00	-50.00	0.00 %
100-75500.531100	OPERATING SUPPLIES	0.00	0.00	0.00	603.34	-603.34	0.00 %
100-75500.577000	APPROPRIATIONS	6,200.00	6,200.00	517.00	6,204.00	-4.00	-0.06 %
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:		6,200.00	6,200.00	517.00	15,057.34	-8,857.34	-142.86%
CostCenter: 75510 - MAIN ST ADVISORY BD REST							
100-75510.521312	ARTIST FEES	0.00	0.00	600.00	4,850.00	-4,850.00	0.00 %
100-75510.522300	RENTALS	0.00	0.00	0.00	1,352.00	-1,352.00	0.00 %
100-75510.523300	ADVERTISING	0.00	0.00	0.00	995.00	-995.00	0.00 %
100-75510.523850	CONTRACT LABOR	0.00	0.00	107.00	2,696.00	-2,696.00	0.00 %
100-75510.523851	SECURITY SERVICES	0.00	0.00	0.00	480.00	-480.00	0.00 %
100-75510.531100	OPERATING SUPPLIES	0.00	0.00	444.12	11,115.50	-11,115.50	0.00 %
100-75510.531660	AWARDS	0.00	0.00	0.00	2,742.50	-2,742.50	0.00 %
100-75510.573001	FACADE GRANT	0.00	0.00	0.00	6,000.00	-6,000.00	0.00 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:		0.00	0.00	1,151.12	30,231.00	-30,231.00	0.00%
CostCenter: 75512 - FARMERS MARKET							
100-75512.522300	RENTALS	2,500.00	2,500.00	0.00	845.30	1,654.70	66.19 %
100-75512.531100	OPERATING SUPPLIES	0.00	0.00	0.00	243.94	-243.94	0.00 %
CostCenter: 75512 - FARMERS MARKET Total:		2,500.00	2,500.00	0.00	1,089.24	1,410.76	56.43%
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH							
100-75630.522302	FEE WAIVER	0.00	0.00	0.00	3,287.00	-3,287.00	0.00 %
100-75630.523600	DUES & FEES	0.00	0.00	0.00	25.00	-25.00	0.00 %
100-75630.577000	APPROPRIATIONS	44,600.00	44,600.00	3,717.00	44,604.00	-4.00	-0.01 %
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH Total:		44,600.00	44,600.00	3,717.00	47,916.00	-3,316.00	-7.43%
CostCenter: 77050 - FIRE DEPT CAPITAL							
100-77050.542200	VEHICLES	1,000,000.00	1,000,000.00	0.00	3,028,362.00	-2,028,362.00	-202.84 %
CostCenter: 77050 - FIRE DEPT CAPITAL Total:		1,000,000.00	1,000,000.00	0.00	3,028,362.00	-2,028,362.00	-202.84%
CostCenter: 77060 - POLICE DEPT CAPITAL							
100-77060.531600	INVENTORY EQUIPMENT	0.00	0.00	0.00	6,063.00	-6,063.00	0.00 %
100-77060.542200	VEHICLES	414,000.00	414,000.00	0.00	267,192.96	146,807.04	35.46 %
100-77060.542500	EQUIPMENT	15,800.00	15,800.00	0.00	10,865.00	4,935.00	31.23 %
CostCenter: 77060 - POLICE DEPT CAPITAL Total:		429,800.00	429,800.00	0.00	284,120.96	145,679.04	33.89%
CostCenter: 77070 - PUBLIC WORKS CAPITAL							
100-77070.542200	VEHICLES	105,000.00	105,000.00	0.00	136,542.96	-31,542.96	-30.04 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 06/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-00000.347533	YOUTH T-BALL	7,700.00	7,700.00	0.00	5,857.50	-1,842.50	23.93 %
100-00000.347534	S-6 YR OLD BASKETBALL FEE	4,600.00	4,600.00	0.00	7,384.50	2,784.50	160.53 %
100-00000.347535	KICKBALL FEE	2,200.00	2,200.00	-525.00	0.00	-2,200.00	100.00 %
100-00000.347536	ADULT BASKETBALL	400.00	400.00	0.00	0.00	-400.00	100.00 %
100-00000.347591	FLAG FOOTBALL	0.00	0.00	720.00	2,250.00	2,250.00	0.00 %
100-00000.347730	FIREARMS SAFETY COURSE FEE	0.00	0.00	0.00	1,096.25	1,096.25	0.00 %
100-00000.347735	CPR CERTIFICATION FEE	0.00	0.00	44.00	528.00	528.00	0.00 %
100-00000.349100	SALES OF BURIAL LOTS	0.00	0.00	0.00	8,281.00	8,281.00	0.00 %
100-00000.349219	EMPLOYER CONTRIB-HEALTH	2,463,100.00	2,463,100.00	340,120.00	3,081,220.00	618,120.00	125.10 %
100-00000.349220	EMPLOYEE CONTRIB-HEALTH	371,300.00	371,300.00	30,772.58	379,695.77	8,395.77	102.26 %
100-00000.349224	COBRA PAYMENT - HEALTH	0.00	0.00	0.00	3,353.00	3,353.00	0.00 %
100-00000.349300	RETURNED CHECK FEE	2,400.00	2,400.00	210.00	3,190.00	790.00	132.92 %
100-00000.349903	MISC SERVICES & CHARGES	1,700.00	1,700.00	2,169.51	9,113.16	7,413.16	536.07 %
100-00000.349904	CRIMINAL HISTORY CHECKS	23,600.00	23,600.00	2,625.00	47,760.50	24,160.50	202.38 %
100-00000.349909	EDUCATION REIMBURSEMENT	0.00	0.00	0.00	14,768.41	14,768.41	0.00 %
100-00000.349910	CURB CUT/DRIVEWAY PIPE	0.00	0.00	0.00	390.00	390.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		5,708,900.00	5,708,900.00	513,248.28	5,681,765.44	-27,134.56	0.48%
RevCategory: 34 - Charges for Services Total:		5,708,900.00	5,708,900.00	513,248.28	5,681,765.44	-27,134.56	0.48%
RevCategory: 35 - Fines and Forfeitures							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.351170	COURT AND PARKING FINES	667,100.00	667,100.00	72,586.31	652,031.76	-15,068.24	2.26 %
100-00000.351171	COUNTY JAIL SURCHARGE	47,800.00	47,800.00	0.00	45,644.33	-2,155.67	4.51 %
100-00000.351900	OTHER FINES/FORFEITURES	0.00	0.00	0.00	116,164.21	116,164.21	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		714,900.00	714,900.00	72,586.31	813,840.30	98,940.30	13.84%
RevCategory: 35 - Fines and Forfeitures Total:		714,900.00	714,900.00	72,586.31	813,840.30	98,940.30	13.84%
RevCategory: 36 - Investment Income							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.361000	INTEREST	100,000.00	100,000.00	619.93	266,145.16	166,145.16	266.15 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		100,000.00	100,000.00	619.93	266,145.16	166,145.16	166.15%
RevCategory: 36 - Investment Income Total:		100,000.00	100,000.00	619.93	266,145.16	166,145.16	166.15%
RevCategory: 37 - Contributions and Donations							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.371001	RECREATION DEPT DONATIONS	0.00	0.00	1,000.00	7,311.00	7,311.00	0.00 %
100-00000.371002	FLINT FOUNDATION GRANT	0.00	0.00	0.00	10,000.00	10,000.00	0.00 %
100-00000.371006	PUB SAFETY DEPT DONATIONS	0.00	0.00	0.00	125.00	125.00	0.00 %
100-00000.371007	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	360.00	360.00	0.00 %
100-00000.371010	BUZZARD DROP DONATIONS	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00 %
100-00000.371017	J E WORRALL MEM DONATIONS	0.00	0.00	0.00	5,000.00	5,000.00	0.00 %
100-00000.371024	MAIN STREET ADVISORY DONATIO	0.00	0.00	95.99	57,294.03	57,294.03	0.00 %
100-00000.371027	FIREHOUSE SUB GRANT	0.00	0.00	0.00	17,683.00	17,683.00	0.00 %
100-00000.371037	INTERNATIONAL FESTIVAL DONAT	0.00	0.00	0.00	3,000.00	3,000.00	0.00 %
100-00000.371038	FIRE EDUCATION DONATION	0.00	0.00	0.00	750.00	750.00	0.00 %
100-00000.371039	FARMERS MKT INCOME	2,500.00	2,500.00	355.00	4,407.00	1,907.00	176.28 %
100-00000.371202	INDEPENDENCE DAY SPONSORSHIP	0.00	0.00	1,500.00	4,500.00	4,500.00	0.00 %
100-00000.371203	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	4,480.99	123,942.03	121,442.03	4,857.68%
RevCategory: 37 - Contributions and Donations Total:		2,500.00	2,500.00	4,480.99	123,942.03	121,442.03	4,857.68%
RevCategory: 38 - Miscellaneous							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.381000	PERRY EVENTS CENTER RENTAL	47,900.00	47,900.00	1,133.00	118,475.00	70,575.00	247.34 %
100-00000.381001	CELL ANTENNA RENTAL FEE	33,100.00	33,100.00	0.00	37,857.00	4,757.00	114.37 %
100-00000.381011	HERITAGE OAKS RENTALS	0.00	0.00	0.00	1,198.00	1,198.00	0.00 %
100-00000.383000	REIMBURSE FOR DAMAGE PROP	0.00	0.00	0.00	24,490.00	24,490.00	0.00 %
100-00000.383002	RESTITUTION PAYMENT	0.00	0.00	0.00	2,300.41	2,300.41	0.00 %
100-00000.389000	OTHER REVENUES	0.00	0.00	3,520.37	30,532.07	30,532.07	0.00 %
100-00000.389001	PD COPIES/REPORTS	1,300.00	1,300.00	226.20	2,118.72	818.72	162.98 %



Where Georgia comes together.

STAFF REPORT

July 1, 2024

CASE NUMBER: COA-0096-2024
APPLICANT: 4th Day Farms LLC
REQUEST: Construct new building and site
LOCATION: 911 Jernigan Street; Parcel No. 0P0040 004000

APPLICANT'S REQUEST: Demolish existing metal shed and replace it with a new building. The exterior materials will be brick and a board-and-batten-look metal siding. Windows and door frames will be bronze aluminum. The site plan includes parking on the street, similar to existing, access to a dumpster, additional parking, and outdoor space between the new building and the existing barn at the rear of the property.

STAFF COMMENTS: The subject property is in an area transitioning from service/ industrial type uses to more commercial and entertainment uses. The existing buildings on the site and south of the site are more industrial in character. Buildings along the 900 block of Jernigan Street are mostly stand-alone structures separated by parking or driveways. Most are brick and have pitched roofs. Some metal or wood sided buildings are located at the south end of the street.

Although a single story, the proposed building represents a 2-story height with a contemporary take on historic mill architecture. The two sides of the building will be constructed with a red clay colored brick, designed to look like thick brick walls with faux double chimneys. The rear and street-facing facades are rendered in metal siding with a board & batten look (specific material detail and color to be presented at a later date). Openings at the pedestrian level are large and proportionate to the scale of the building. Large clerestory windows are proposed on the upper façade. A gable roof is proposed, and a flat metal awning extends across the entire front façade.

The new building will be situated in approximately the same location as the existing metal shed being demolished. On-street parking (partially on the site) will be retained but better defined with curbing and landscape islands. A 10' wide sidewalk is proposed between this parking and the building. A loading and service area is located on the south side of the building, while additional off-street parking is proposed on the north side. The owner intends to restore the old metal barn at the rear of the property for event space (at a later date). The area between the new and old buildings is proposed as a multi-level space for outdoor activities. A custom grain bin booth is shown on the site plan behind the new building but is not included in this application.

The applicant states that signs will be painted directly on the building facades. Proposed signs are shown on the rendering of the building. Specifications have not been provided. Staff will review signs for compliance with the City's sign standards when a sign permit is requested. Gooseneck light fixtures, not specified, will illuminate the signs

STAFF RECOMMENDATION: The proposed building and site improvements appear to comply with applicable design guidelines and standards. Staff recommends approval, subject to approval of final siding material/color.

APPLICABLE DESIGN GUIDELINES ATTACHED. New Construction, Site & Setting

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.

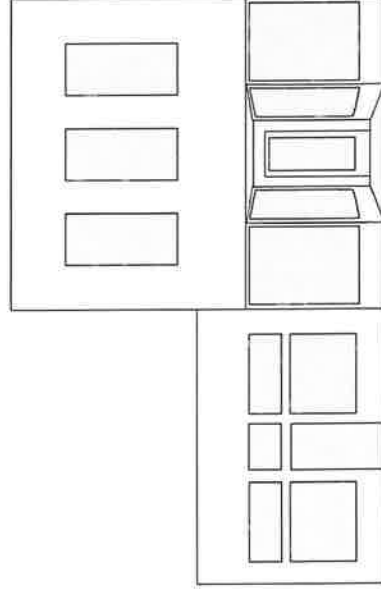


GOAL:

The primary goal is to follow the 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.

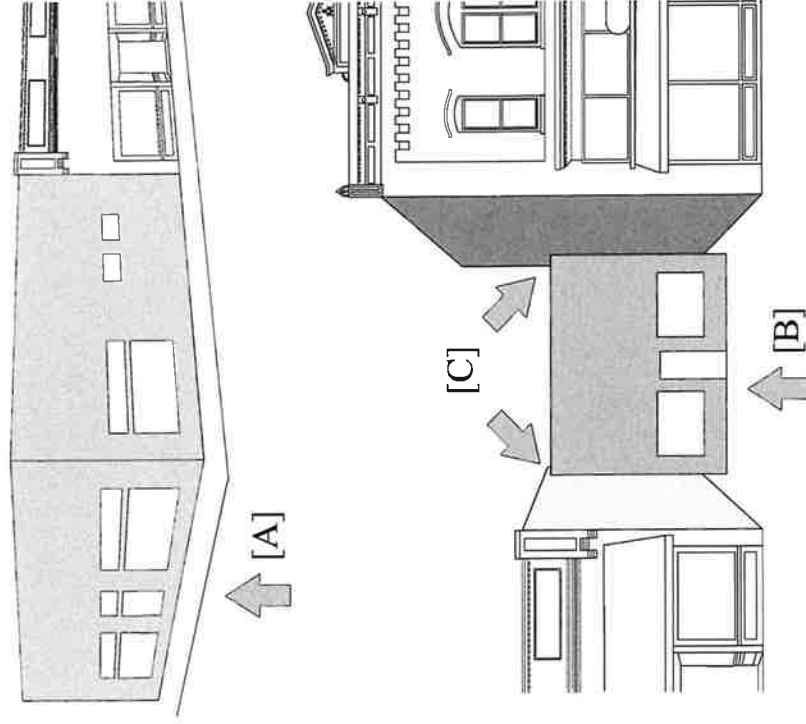
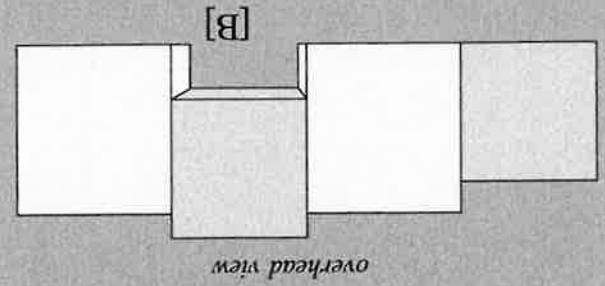
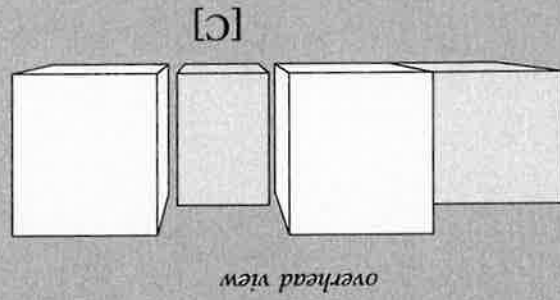
The distance between adjacent buildings.

- 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]



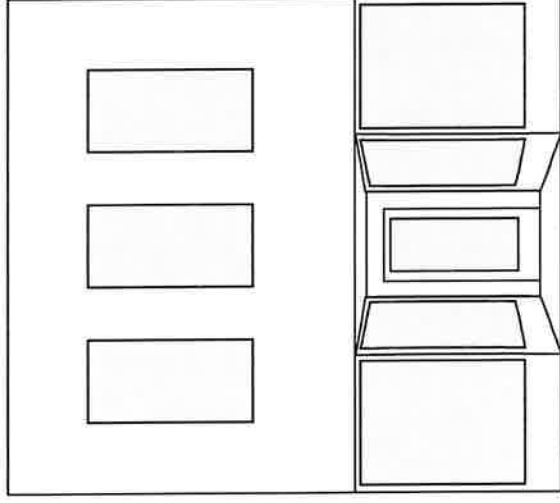
GOAL:

The primary goal is to follow the established dimensions of historic buildings within the district.

Actions to achieve the goal:

- ▶ New buildings should respect the existing scale of historic buildings by being:
 - a) either one-story or two-story depending upon the uniformity of height displayed by nearby historic buildings,
 - b) approximately the same width as nearby historic buildings of similar form, and
 - c) approximately the same depth of nearby historic buildings; for more depth, new buildings should follow the addition pattern of nearby historic buildings of similar scale.

width includes the actual width and the number of bays



height includes both the number of stories as well as story heights

Scale refers to a building's dimensions - height, width, and depth - particularly in comparison to other buildings in the vicinity.

Glossary terms:

Bay.

The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

Nearby historic buildings.

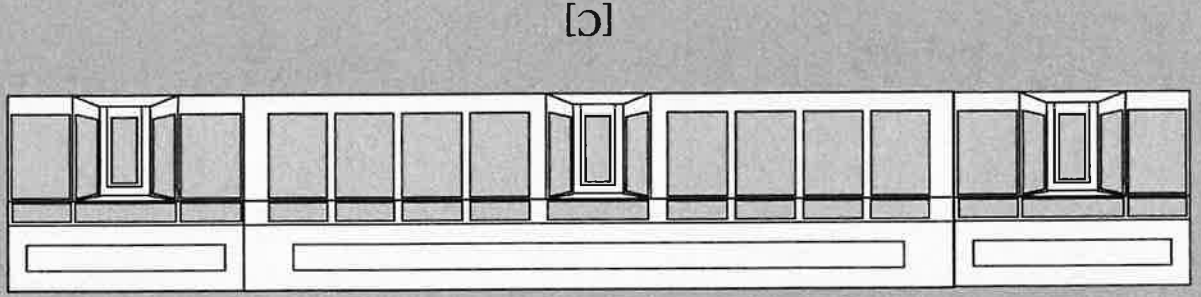
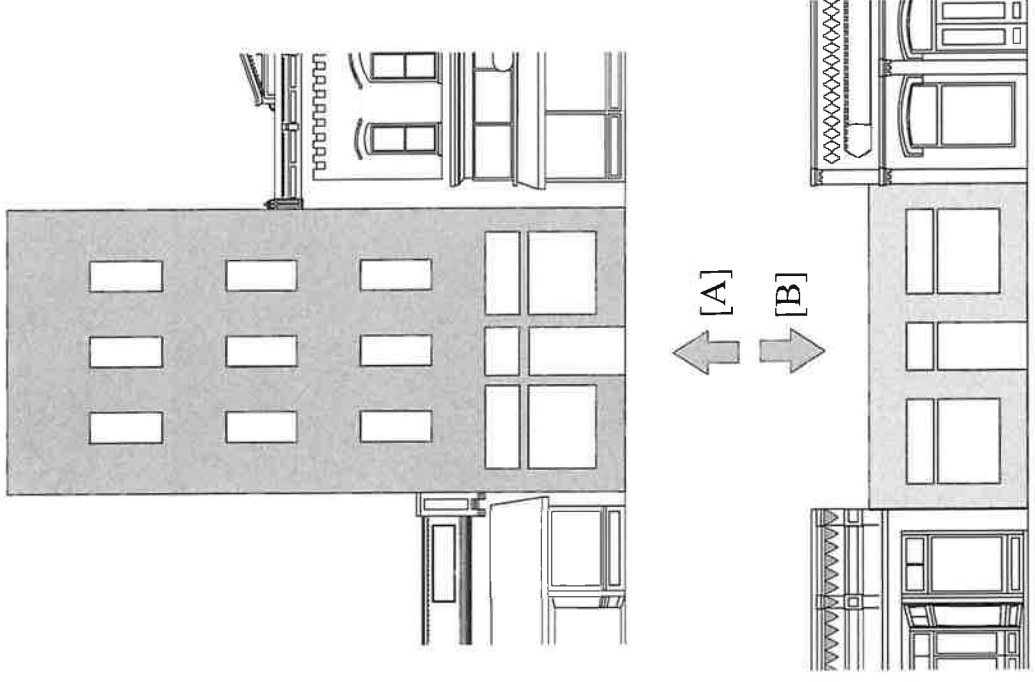
The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

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

Notes/Revisions:

Common Mistakes

- ▶ *Constructing a building of more than two stories.*
[A]
- ▶ *Constructing a building out of scale with its neighbors even though the number of stories is equal.*
[B]
- ▶ *Constructing a building that is too wide and creates an inappropriate horizontal appearance.*
[C]

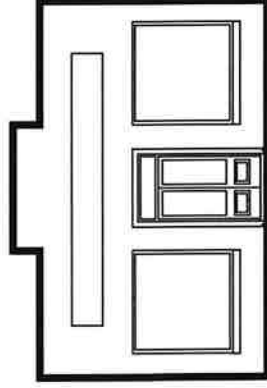


GOAL:

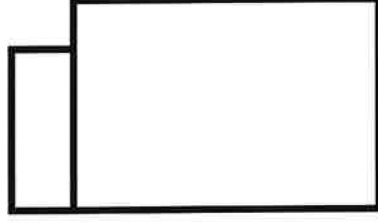
The primary goal is to follow the unique pattern of building forms found within the downtown district.

Actions to achieve the goal:

- ▶ New buildings should respect the existing form represented among historic buildings by:
 - a) using roof shapes, pitches, and parapets such as those on nearby similar historic buildings or similar buildings within the district,
 - b) creating a main block and using secondary blocks in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) having foundations of the similar height and pattern as similar historic buildings.



From the front each building creates a silhouette. On blueprints, this known as an "elevation."



Each building creates a "footprint" created by the exterior walls of the building. On blueprints, this is called the "plan" or "floor plan."

Form refers to a building's overall shape and composition. Vertically there are three divisions of form: the roof, the body, and the foundation.

Glossary terms:

Main block.

The central mass of a building, generally excluding secondary blocks such as additional wings, projections, dormers, or porches.

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.

Pitch. A term which refers to the steepness of roof slope.

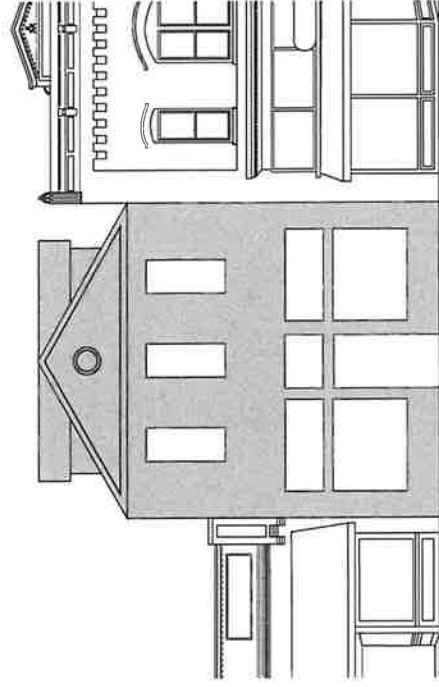
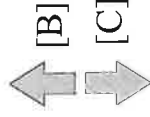
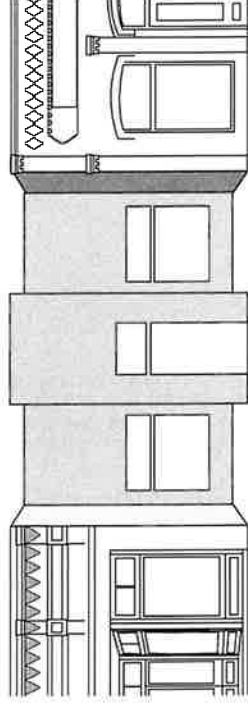
Secondary blocks. Portions of the building attached to the central mass of a building, generally such as additional wings, projections, dormers, or porches.

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

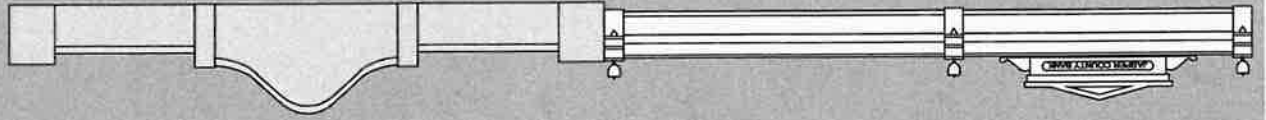
Notes/Revisions:

Common Mistakes

- ▶ Constructing a parapet with a form or style atypical to the area. [A]
- ▶ Constructing a building with secondary blocks rather than one main block. [B]
- ▶ Constructing a building with a roof form unlike the established pattern. [C]



[A]

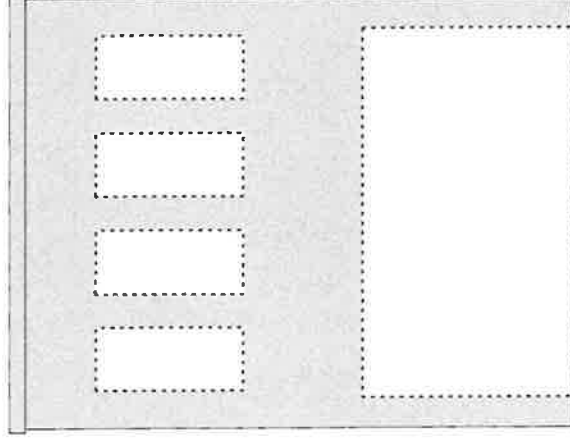


GOAL:

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.

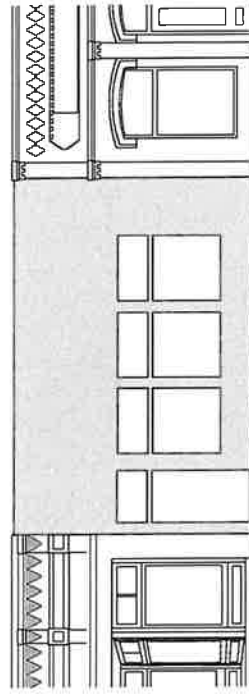
The total area of wall in comparison to the total area of openings on an elevation.

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

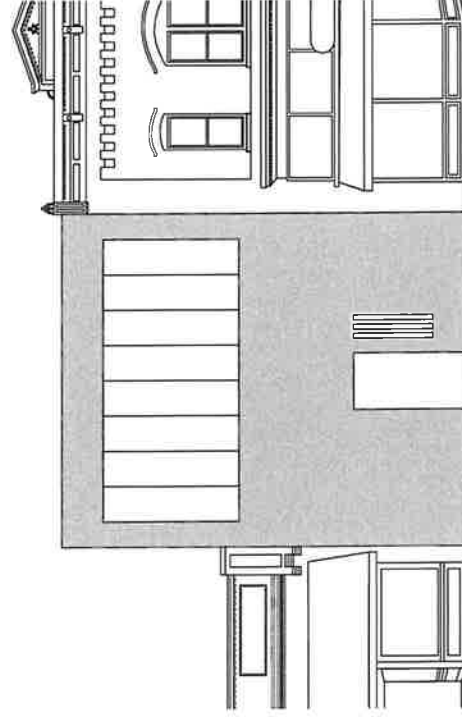
Notes/Revisions:

Common Mistakes

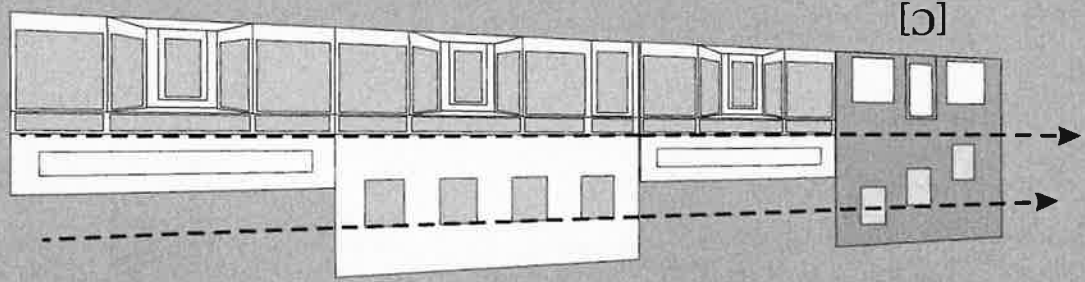
- ▶ *Using an asymmetrical distribution of windows and doors when symmetrical facades are the established pattern within that block. [A]*
- ▶ *Using a high solid-to-void ratio at ground level (the storefront) or a low solid-to-void ratio on upper floors. [B]*
- ▶ *Failing to align openings with other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



↑ [A]



↑ [B]

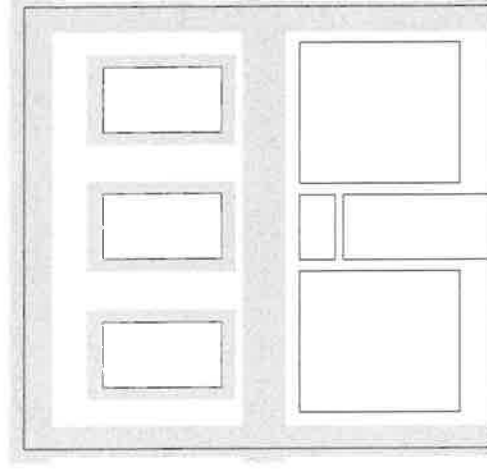


GOAL:

The primary goal is to follow the 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.

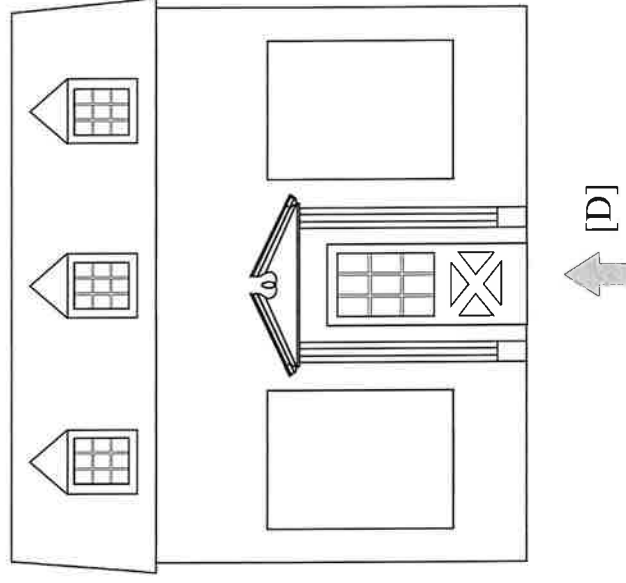
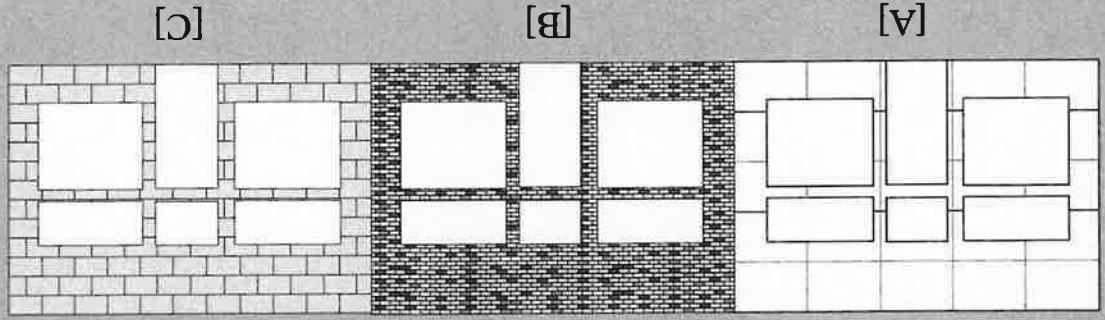
Multi-colored brick used in an attempt to create an antique look.

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

Notes/Revisions:

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.



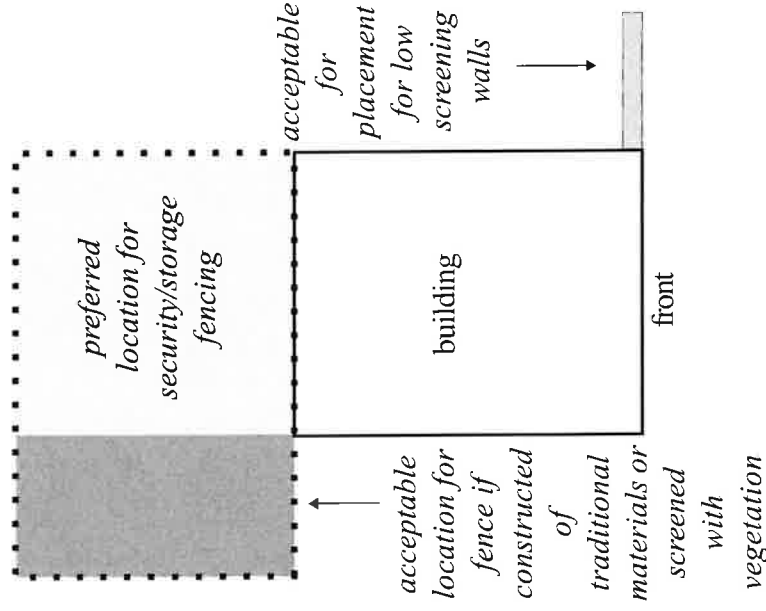
WALLS & FENCES

GOAL:

The primary goal is to maintain the pattern of fencing in the commercial area and to use fencing and walls to screen parking and storage areas.

Actions to achieve the goal:

- ▶ Historic fences and retaining walls should be maintained and not removed.
- ▶ New security fences should limit their impact by:
 - a) being placed behind the rear elevation, being no taller than 8 feet in height, and
 - b) using traditional materials (in most cases wood) or screening fence from the public view with evergreen vegetation or a second traditional fence.
- ▶ New screening walls can be used to limit the impact of parking on the district by:
 - a) being of a height to partially screen parked vehicles;
 - b) replicating the facade line of nearby historic buildings; and
 - c) using traditional materials (in most cases brick).



Walls and fences refers to nonvegetative elements used in and around a property for safety, security, and screening.

Glossary terms:

Elevation.

Any of the external faces of a building.

Evergreen vegetation.

Vegetation which retains foliage through the winter months maintaining its screening property.

Facade line.

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

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

Notes/Revisions:

Changes requiring a COA *Examples:*

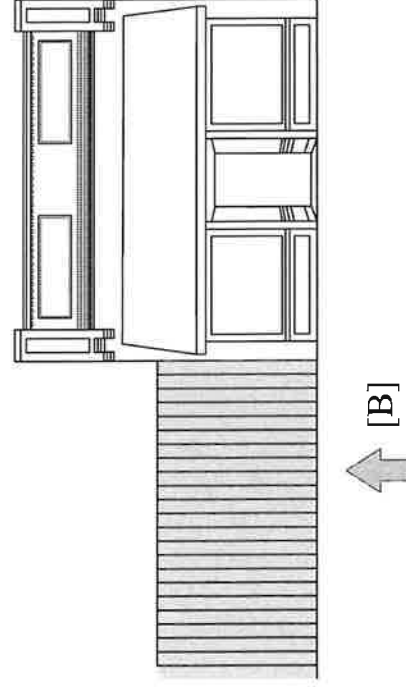
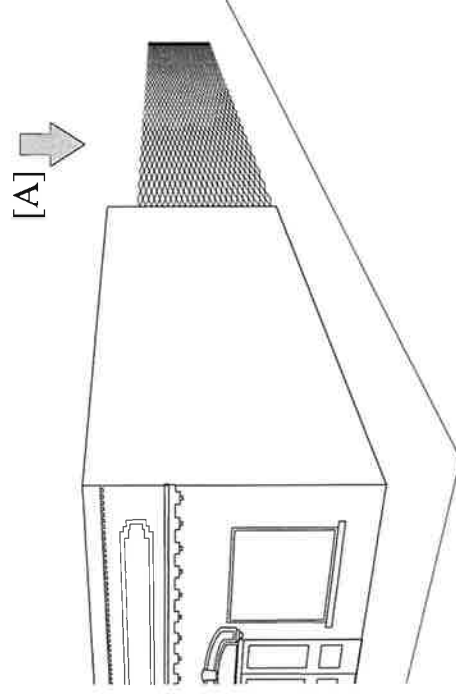
- * Construction of a new fence.
- * Construction of a new screening wall.

Changes not requiring a COA *Examples:*

- * Repair of an existing fence.
- * Painting an existing fence.
- * Repair of an existing wall.
- * Temporary fences at construction sites.

Common Mistakes

- ▶ *Using nontraditional materials, such as metal chainlink, for fences. [A]*
- ▶ *Placing a privacy fence flush with the facade of a building. [B]*



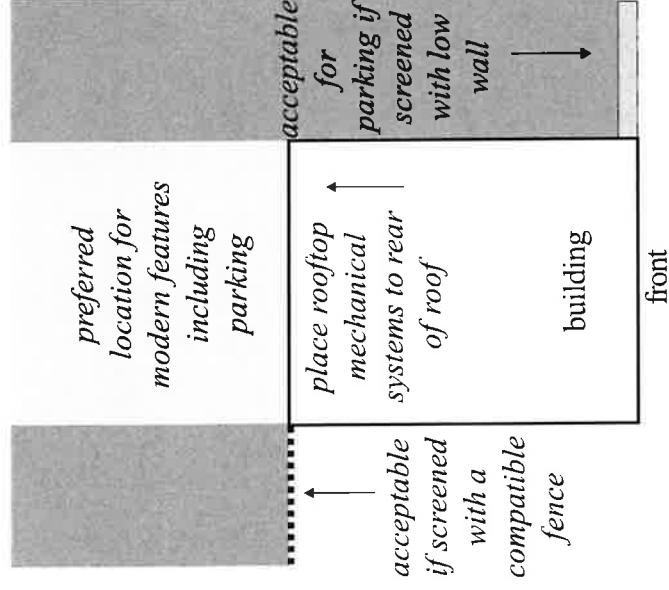
MODERN FEATURES

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:

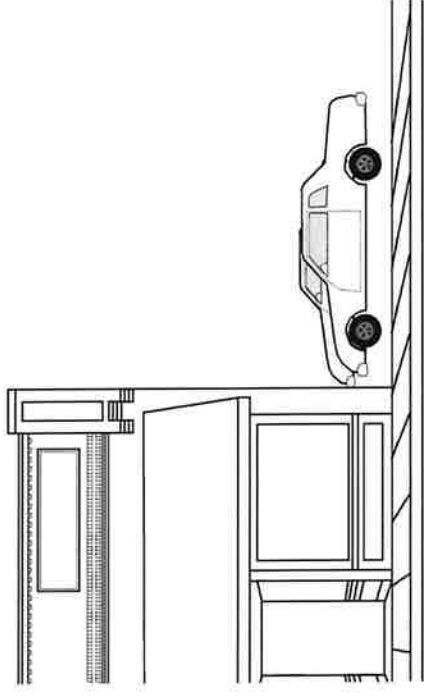
- * Adding parking areas.
- * Placing exterior mechanical systems such as satellite dishes, air-conditioning units, or utility meters.
- * Adding exterior lighting.

Changes not requiring a COA Examples:

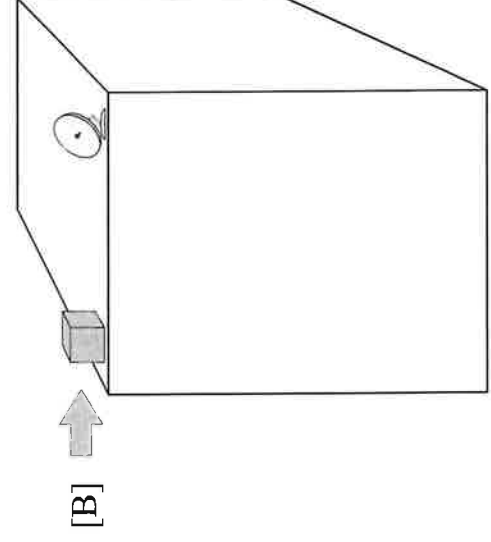
- * Resurfacing an existing parking area with the same material.
- * Interior changes to mechanical systems.
- * Temporary event lighting.

Common Mistakes

- ▶ *Demolishing historic buildings for parking (see demolition p.).*
- ▶ *Failing to screen parking from the public view (see Fences & Walls, p. 48)* [A]
- ▶ *Placing mechanical systems to the front of rooftops.* [B]



[A]



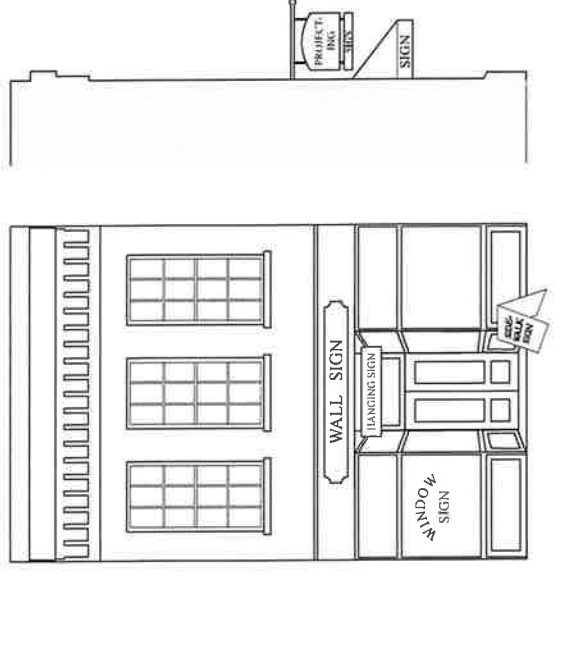
[B]

GOAL:

The primary goal is to create signs which both inform the public and complement the property where they are located.

Actions to achieve the goal:

- ▶ Historic signs should be maintained and preserved
- ▶ Signs must conform to the City of Perry sign ordinance and are to be approved on a case by case basis in the Downtown Development Overlay District (DD) by City Staff.
- ▶ Signs should:
 - a) be limited in number to the minimum necessary for identification purposes,
 - b) use traditional sign locations,
 - c) be of a scale appropriate to the building and the district,
 - d) be painted wood or metal,
 - e) have little ornament or use ornament similar to the style of the building, and
 - f) avoid attachment to roofs or cover architectural details.



Signs refers to permanent signs for business identification, advertisement, and operation.

Glossary terms:

Cast iron front.

A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

Corbeling.

A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

Recessed panel.

A decorative element that often functions as an area for signage.

Transom.

A small operable or fixed window located above a window or door.

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

Notes/Revisions:

Changes requiring a COA *Examples:*

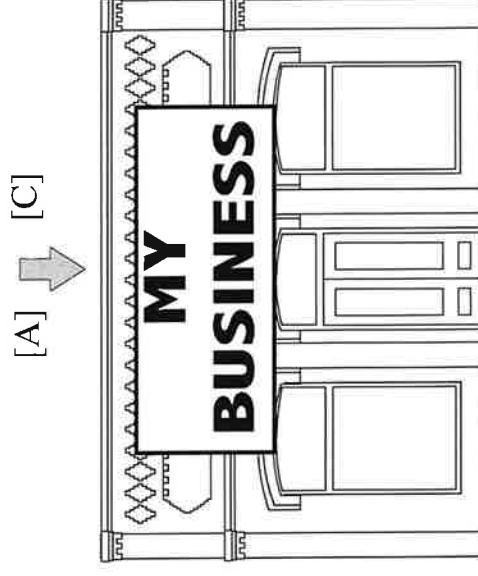
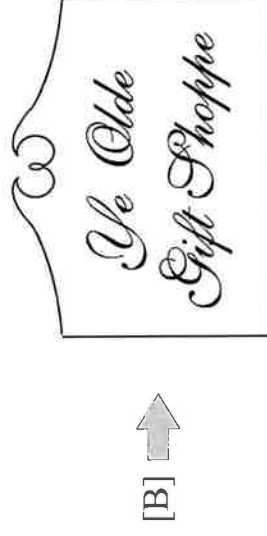
- * Placing a new sign on a building or property.

Changes not requiring a COA *Examples:*

- * Placing temporary signs such as event, political, or real estate signs (as allowed under the City of Perry sign ordinance).

Common Mistakes

- ▶ *Using more than two signs per building.*
- ▶ *Using internally lit plastic signs.*
- ▶ *Using unfinished wood, plastic substrate, or plywood signs.*
- ▶ *Using inappropriately large signs. [A]*
- ▶ *Using signs with a colonial motif. [B]*
- ▶ *Covering architectural details such as the cornice. [C]*
- ▶ *Painting over or stripping historic painted signs.*





Where Georgia comes together.

Application # COA#0094-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	4th Day Farms, LLC	David & Julie Forrester
*Title		
*Address	11388 Hwy 127 E Marshallville, Ga 31057	
*Phone	478-396-4487 David 478-396-9113 Julie	
*Email	4thdaydave@gmail.com 4thdayjulie@gmail.com	

*Property Address 911 Jernigan Street Perry, Georgia 31069

Project:

New Building ☒ Addition ☐ Alteration ☐ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

We propose to build a 5000-6000 sq ft metal building with intended use of a family friendly brewery with tap room, outdoor space and a serving kitchen. The building will include brick ends as depicted in the attached drawing with brick in a red clay color as indigenous to this area similar in style to other buildings in Perry. Front and back of building will have a metal panel facade with roll up doors and window in dark bronze colors. A metal overhang will extend over the lower half of the building to shield from rain. Signage would include an outline of the logo pig painted on the upper sides of the building where normally you would see a vent, including a goose neck light overhead to illuminate. Across the front of the building we propose painted/letters "LEFT AT THE PIG BREWING" above the overhang.

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

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted 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 4th Day Farms, LLC	*Date 06/28/24
*Property Owner/Authorized Agent David and Julie Forrester	*Date

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: \$\$\$\$



NEW BREWERY

FOR
LEFT AT THE PIG

PROJECT LOCATION:
#SITE ADDRESS1
PERRY, GA 31069

	Issued
GENERAL	
G-100 COVER SHEET	<input type="checkbox"/>
G-101 EXTERIOR ELEVATIONS	<input type="checkbox"/>
A4	
SHEET INDEX	
NOT TO SCALE	

A1	PROJECT INFO
	NOT TO SCALE

A4
SHEET INDEX
NOT TO SCALE

A8	PROJ. TEAM
	NOT TO SCALE

OWNER / CLIENT:
Left at the Pig
#Client Address 1
Perry, GA 31069
PHONE (478) 396-9113
EMAIL: julie@kellithing.com
CONTACT PERSON: Dave & Julie Forrester


ARCHITECT:
AMBYO Design Group, LLC
 732 Main St
 Perry, GA 31069
 PHONE (478) 987-2521
 FACSIMILE (478) 987-2522

[illegible]

NEW BREWERY
FOR
LEFT AT THE PIG
PROJECT LOCATION:
#SITE ADDRESS1
PERRY, GA 31069

DATE	10/27/24	PROJECT NO:	230706
NAME	DATE	MODEL FILE:	
		DRAWN BY:	AARON HOOPE

[illegible]



AMBRYO

732 Main St., Perry, GA 31069
 Phone: 706.878.1234
 Fax: 706.878.1235
 Email: info@ambryo.net

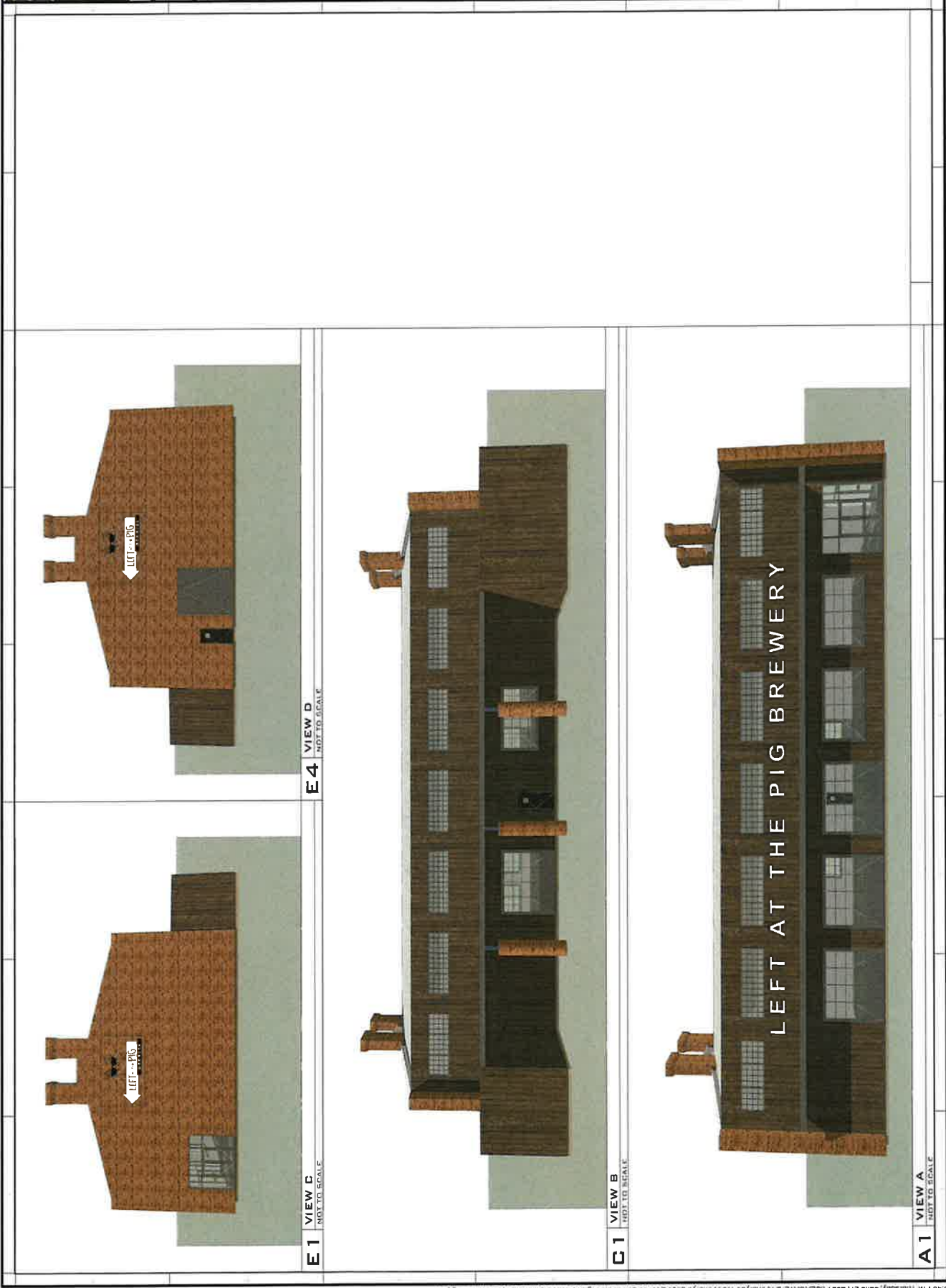
PROJECT LOCATION:
 LEFT AT THE PIG
 NEW BREWERY
 #SITE ADDRESS:
 PERRY, GA 31069

REGISTRATION SEAL

PROJECT NO: 230706
MODEL FILE:
DRAWN BY: AARON HODGES
CHECK BY: SHAD K. ARMIT

DATE: 06/27/24
ISSUE/REVISION

DISCLAIMER:
 THIS DRAWING IS THE PROPERTY OF AMBRYO ARCHITECTURE. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AMBRYO ARCHITECTURE. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT, IT OR ITS CONTENTS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AMBRYO ARCHITECTURE.





Where Georgia comes together.

STAFF REPORT

June 24, 2024

CASE NUMBER: COA-0087-2024
APPLICANT: Burke Murph, GWES
REQUEST: Add Awning
LOCATION: 733 Carroll Street; Parcel No. 0P0050 03A000

APPLICANT'S REQUEST: The applicant proposes adding a wood awning over the door of the former State Patrol office building. The awning structure will be made of cedar with cedar shake shingle roofing. The awning will be stained to match other cedar elements existing on the building.

STAFF COMMENTS: While the awning is not canvas, the form and size of the awning are consistent with the design guidelines. The building is the former State Patrol office constructed ca. 1940. The addition of the awning does not appear to significantly damage original elements of the building.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Commercial Rehabilitation - Awnings

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.

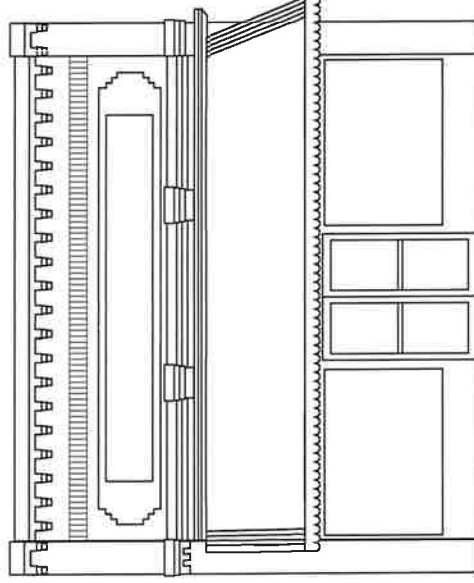


GOAL:

The primary goal is to promote the use of traditional form and design for awnings and canopies.

Actions to achieve the goal:

- ▶ Maintain historic awnings and canopies.
- ▶ Use canvas for awning materials.
- ▶ Match awnings shape to the shape of the window or door opening.
- ▶ Fit awning within the frame of the window or doorway without covering architectural detail.
- ▶ Traditional shed-style, sloping, fabric/canvas awnings are encouraged.



Awnings refers to elements projecting from the building which provide shade to the adjacent area. Canopies are included.

Glossary terms:

Awning.

A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

Canopy.

A flat projection from the building facade or attached to the building facade to shelter the storefront and pedestrian traffic.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

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

Notes/Revisions:

Changes requiring a COA Examples:

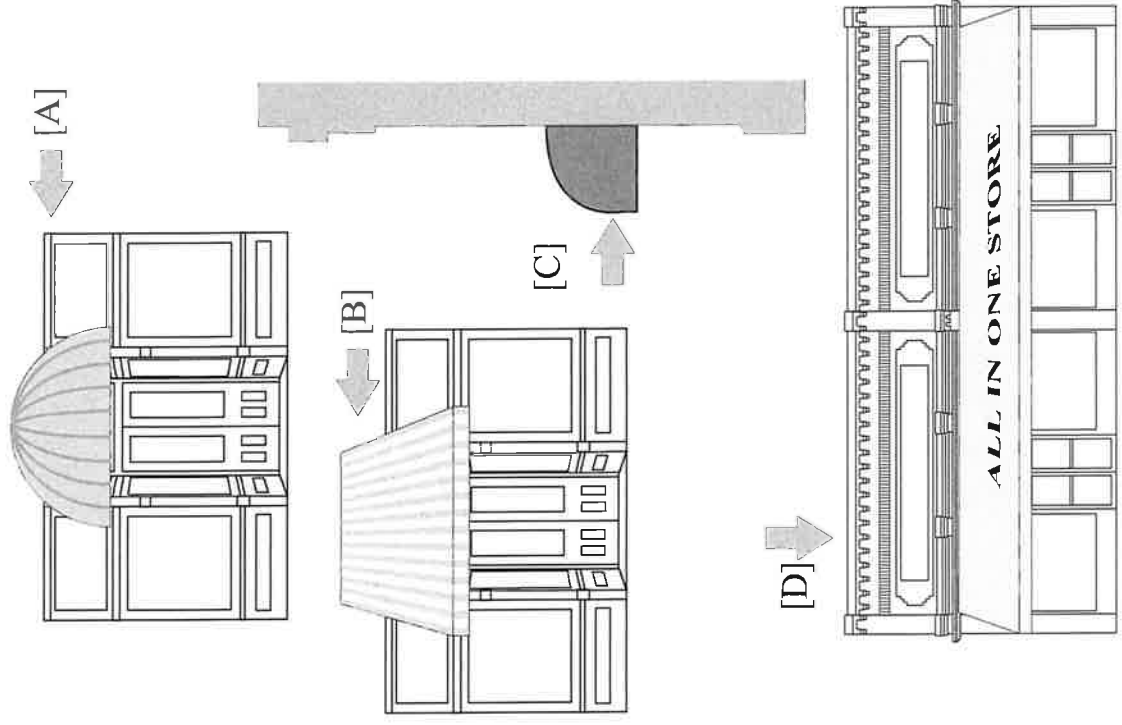
- * Removing awnings.
- * Adding a new awnings or canopies.

Changes not requiring a COA Examples:

- * Replacing awning canvas.
- * Repairing a metal awning.
- * Repainting a metal awning.

Common Mistakes

- ▶ Using a rounded awning for a rectangular doorway or window. [A]
- ▶ Using an awning which does not match the dimension of the doorway or window. [B]
- ▶ Using barrel-style awnings. [C]
- ▶ Using flat projecting metal or rigid plastic awnings.
- ▶ Lighting awnings internally.
- ▶ Using a continuous awning across two buildings to join them as one business. [D]
- ▶ Constructing a front porch and balcony where none existed before.





Where Georgia comes together.

Application # COA 0087-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Burke Murph - GWES	Taylor Murph, LLC
*Title	Managing Principal	
*Address	733 Carroll St. Perry, GA 31069	
*Phone	(478) 235-0307	
*Email	burke.murph@gwesllc.com	

*Property Address 733 Carroll St., Perry, GA 31069

Project:

New Building _____ Addition _____ Alteration _____ Demolition _____ Relocation _____

*Please describe the proposed modification:

We are replacing the decorative cedar boards that outlined the exterior front door with a cedar awning providing a more esthetically upscaled look.

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

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted 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	TAYLOR MURPHY	She B Murphy III	*Date	6-14-24
*Property Owner/Authorized Agent	She B Murphy III		*Date	6-14-24

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: \$1,000

SAMPLE 1



SAMPLE 2





The cedar will be stained the same color as the existing cedar shutters and siding.

Valspar Semi-Transparent Exterior Stain

Cedar Natural Tone



4.7ft wide

5 ft tall

3 ft deep





Where Georgia comes together.

STAFF REPORT

June 26, 2024

CASE NUMBER: COA-0090-2024
APPLICANT: Sole Shoe Company LLC
REQUEST: Change color of awning and front door
LOCATION: 1021 Ball Street; Parcel No. 0P0010 08A000

APPLICANT'S REQUEST: The applicant proposes changing the existing awning fabric and color of the front door to black, matching the adjacent building elements.

STAFF COMMENTS: From the drawing provided with the application (quote from Macon Awning and Canvas Products), it appears the awning will retain the existing concave curved shape, but the "fringe" will be squared off like the adjacent awning.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Commercial Rehabilitation - Awnings

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.

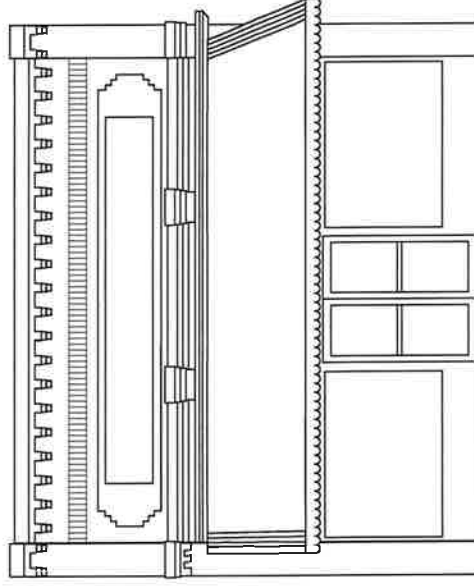


GOAL:

The primary goal is to promote the use of traditional form and design for awnings and canopies.

Actions to achieve the goal:

- ▶ Maintain historic awnings and canopies.
- ▶ Use canvas for awning materials.
- ▶ Match awnings shape to the shape of the window or door opening.
- ▶ Fit awning within the frame of the window or doorway without covering architectural detail.
- ▶ Traditional shed-style, sloping, fabric/canvas awnings are encouraged.



Awnings refers to elements projecting from the building which provide shade to the adjacent area. Canopies are included.

Glossary terms:

Awning.

A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

Canopy.

A flat projection from the building facade or attached to the building facade to shelter the storefront and pedestrian traffic.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

- more terms found in the Glossary, p. 42

Changes requiring a COA Examples:

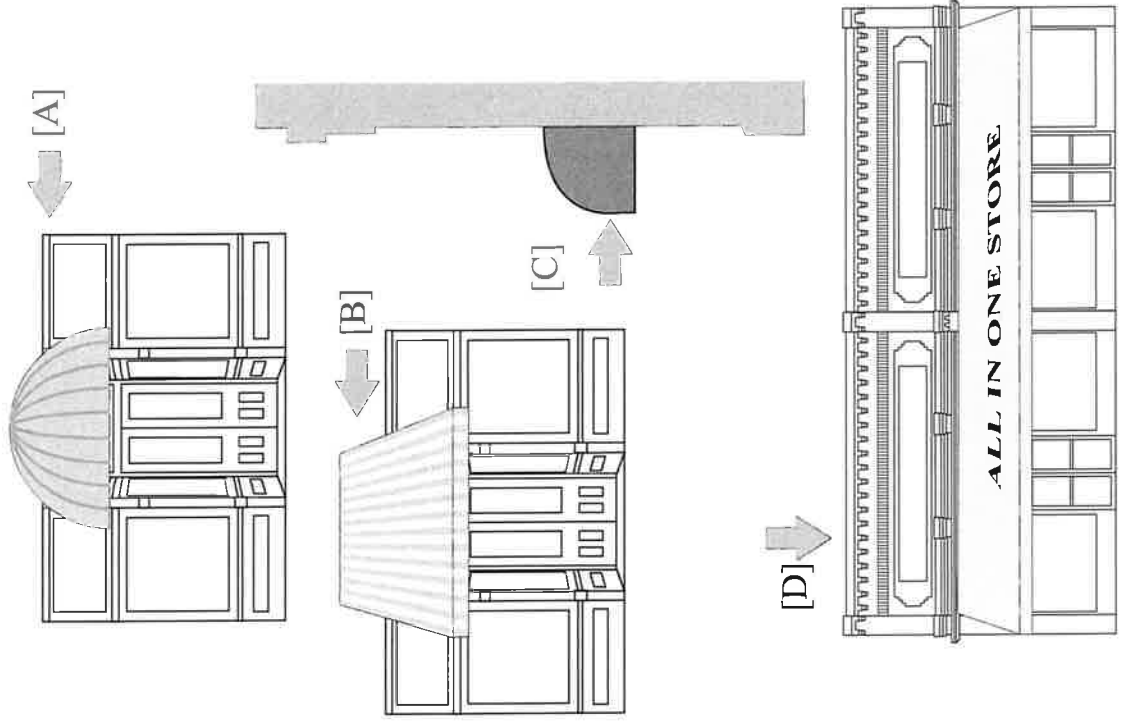
- * Removing awnings.
- * Adding a new awnings or canopies.

Changes not requiring a COA Examples:

- * Replacing awning canvas.
- * Repairing a metal awning.
- * Repainting a metal awning.

Common Mistakes

- ▶ Using a rounded awning for a rectangular doorway or window. [A]
- ▶ Using an awning which does not match the dimension of the doorway or window. [B]
- ▶ Using barrel-style awnings. [C]
- ▶ Using flat projecting metal or rigid plastic awnings.
- ▶ Lighting awnings internally.
- ▶ Using a continuous awning across two buildings to join them as one business. [D]
- ▶ Constructing a front porch and balcony where none existed before.





Where Georgia comes together.

Application # COA 0090
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Sole Shoe Company LLC	CCRBV, Inc. / John & Ashley Halber
*Title	Lynn Davis Owner	1023 Ball St. / 1021 Ball St.
*Address	1023 Ball Street Perry 31069	
*Phone	478-230-8891	
*Email	soleshoecompany@gmail.com	

*Property Address	1023 Ball Street Perry, 31069 1021
-------------------	--

Project:

New Building _____ Addition _____ Alteration X Demolition _____ Relocation _____

*Please describe the proposed modification:

Change awning canvas to black to match 1023 Ball St. awning.
Paint door black to match 1023 Ball St. door.

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

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm in 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 <i>Lynn R Davis</i>	*Date <i>5/25/24</i>
*Property Owner/Authorized Agent <i>John W. Davis</i>	*Date <i>5/25/24</i>

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 \$226.00 will be charged for work started without an approved Certificate of Appropriateness.

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

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

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

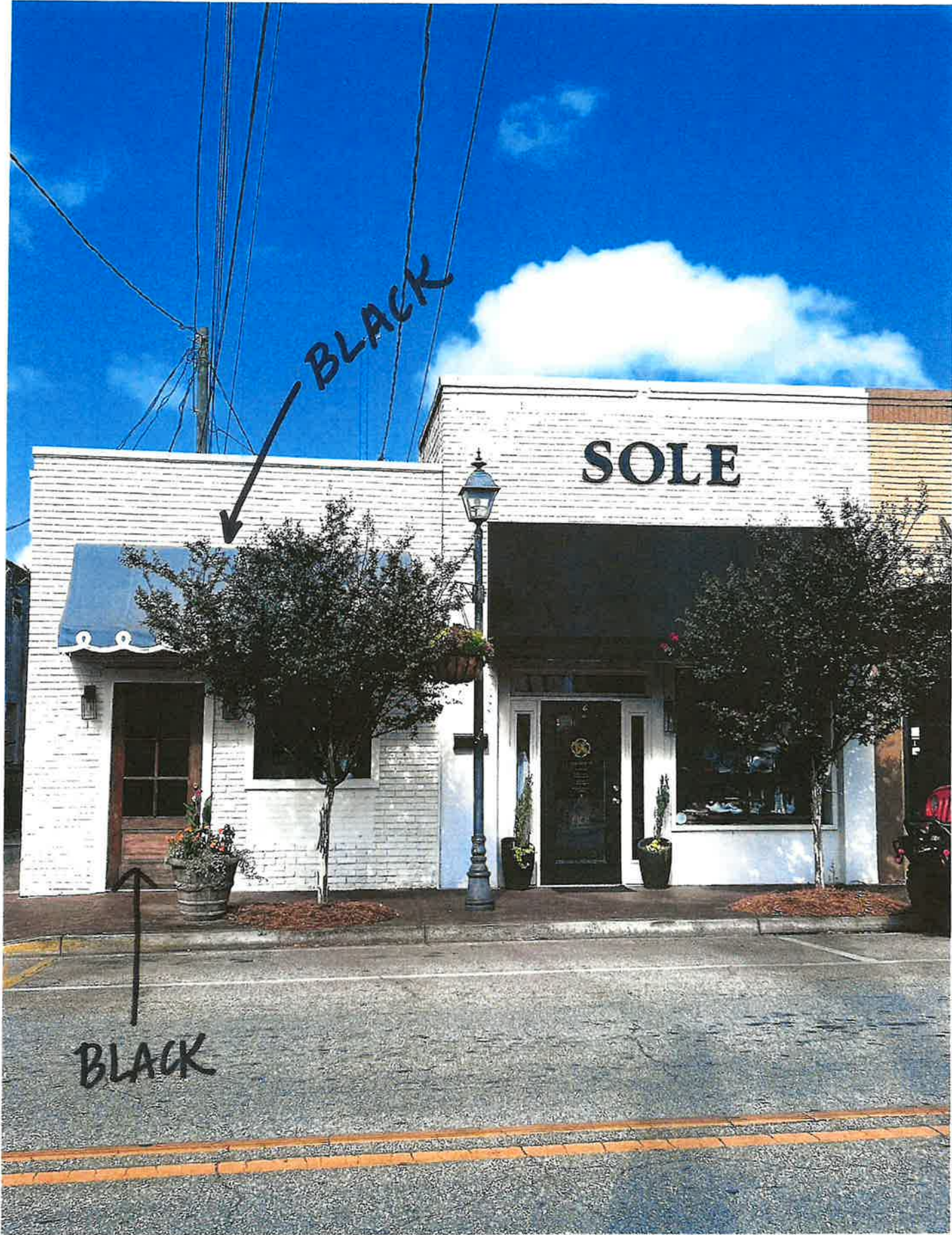
Estimated valuation of proposed modification: *\$1206.00 + door paint ? (Approx \$400)*
awning



CHANGE
TO BLACK

← CHANGE
to BLACK





CONDITIONAL SALES CONTRACT

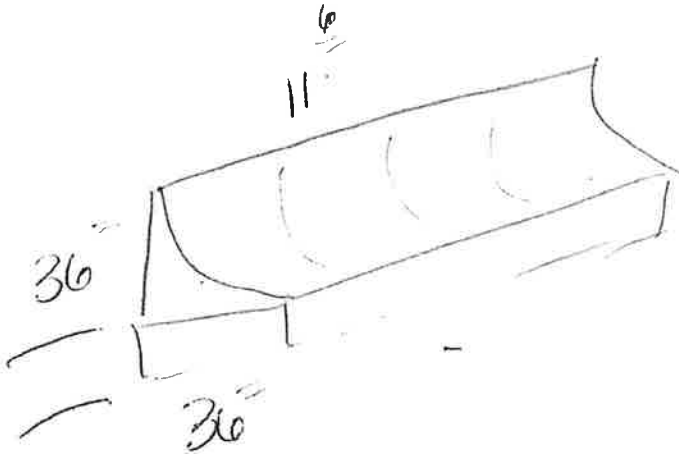
MACON AWNING & CANVAS PRODUCTS

P.O. BOX 393 • 230 SOUTH STREET

PHONE (478) 743-2684

MACON, GEORGIA 31202

Name	Lynn Davis	P.O. #:	
Street	1023 Ball Street	Date:	6/20/24
City	Perry, GA 31069	Phone	478-230-8891
		Est. Del. Date:	4-6 wks
No. Awnings	<u>soleshoecompany@gmail.com</u>		
Awning Recovers	(1)	Install @ 1021 Ball Street, Perry.....	
Binding			
Curtains			
Mat. Pattern	6008 Black		
Valance Size			
Valance Pattern	Hem		
Appliqué Color			
Post Size			
Pipe Size			
Spearheads			
Paint Frame			
Heading	V.R.		
Miscellaneous			
Labor	\$350.00		
Price	800.00		
Tax	56.00		
	ACCEPTED	BUYER	DATE
			SEAL
Total	\$1,206.00	PLEASE READ – In accordance with our terms, a charge of 1 1/2 % per month from date of invoice will be made on past due accounts.	
Deposit	603.00		
Balance Due	603.00		
Terms	Balance Due On Completion	BY <u>Ginger Eakin</u> SEAL	
		(AUTHORIZED REPRESENTATIVE OF MACON AWNING & CANVAS PRODUCTS, LLC.) (Please read reverse side for contract conditions)	





Where Georgia comes together.

STAFF REPORT

July 1, 2024

CASE NUMBER: COA-0092-2024
APPLICANT: Mayo D. Sexton for Perry Presbyterian Church
REQUEST: Paint exterior of building
LOCATION: 1128 Macon Road; Parcel No. 0P0020 033000

APPLICANT'S REQUEST: The applicant proposes to paint the exterior of the building. The brick and siding will be Saybrook Sage (Benjamin Moore HC-114); facia, trim around doors, and possibly the columns will be White Cloud Cover (Benjamin Moore).

STAFF COMMENTS: The subject building was constructed as a medical office in 1966. It is a good example of small office buildings of its time. The blonde brick used on the building was popular during that time period.

The design guidelines suggest that unpainted brick should be left unpainted and uncoated.

The proposed colors are not in the approved palette but are the same as those recently used on the building occupied by the HALO Group at 1140 Macon Road.

STAFF RECOMMENDATION: Approval of the colors for the wood siding and trim, but the brick should remain unpainted.

APPLICABLE DESIGN GUIDELINES ATTACHED. Rehabilitation - Materials

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.

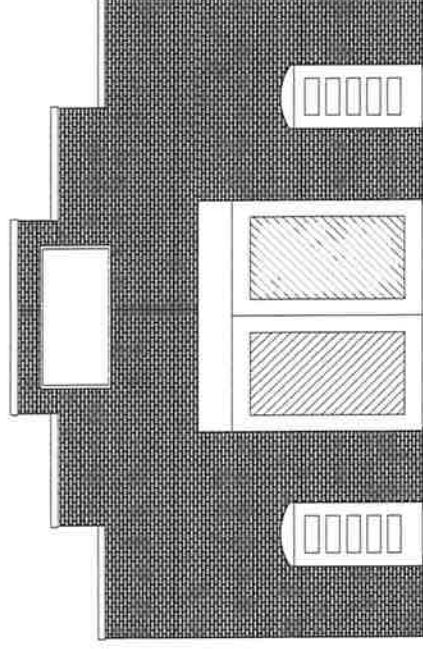


GOAL:

The primary goal is to maintain the texture created by historic exterior materials.

Actions to achieve the goal:

- ▶ Maintain historic exterior materials.
- ▶ Leave unpainted historic masonry unpainted and uncoated.
- ▶ Repair damaged exterior materials in-kind and only in the area of damage, rather than total replacement.
- ▶ Use a historic mortar mix [formula found in the glossary] and match the original mortar joints when repointing brick. Use a qualified professional mason.
- ▶ Use the gentlest means possible to clean exterior materials.



Materials. In this instance, refers to the materials of the exterior walls.

Glossary terms:

Bond.

A term used to describe the various patterns in which brick is laid.

Gentlest means possible.

The least abrasive, intrusive, damaging means of preserving historic material.

Historic mortar mix.

There are designated five mortar types.

Typically, the repointing mortar for historic buildings will be a Type O or K mortar.

Mortar specifications permit a range of proportions, but typical proportions by volume are: Type O - 1 part portland cement, 2 parts hydrated lime, and 9 parts sand; Type K - 1 part portland cement, 4 parts hydrated lime and 15 parts sand.

In-kind.

Using the exact same material when replacing a damaged element (e.g. using a wood element to replace a wood element).

Reveal.

The vertical profile created by the lap of siding, window casings, muntins, door surrounds, etc.

Siding. The exterior wall covering or sheathing of a structure.

- more terms found in the Glossary, p. 42

Notes/Revisions:

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

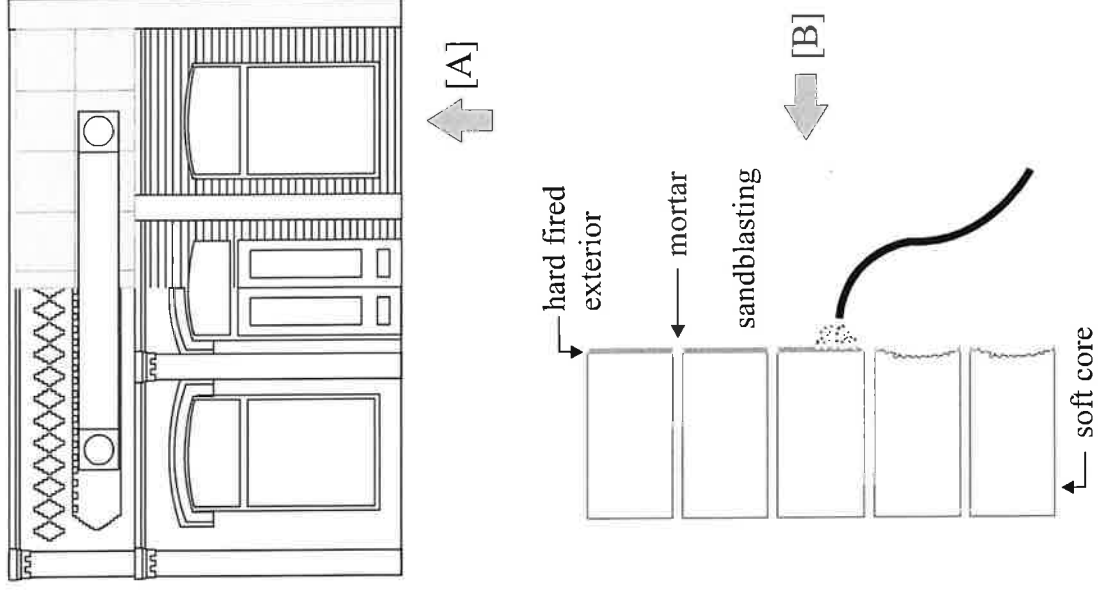
- * Removing siding material (historic or non-historic).
- * Residing a building.
- * Painting unpainted masonry.
- * Entirely removing paint from a building.

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

- * Repainting a building.
- * Preparing surfaces for repainting.

Common Mistakes

- ▶ *Placing vinyl siding, aluminum, exterior insulating finishing systems (E.I.F.S. or synthetic stucco), or another type of synthetic siding on a historic building. [A]*
- ▶ *Sandblasting exterior surfaces which will remove historic brick's protective exterior. [B]*
- ▶ *Painting or "waterproof" coating unpainted masonry. "Waterproofing" rarely corrects water infiltration and often worsens damage by trapping the moisture.*





Where Georgia comes together.

Application for Certificate of Appropriateness

Main Street Advisory Board

Contact Community Development (478) 988-2720

Application # COA#
0092-2024

*Indicates Required Field

	Applicant	Property Owner
*Name	Mayo D. Sexton	Perry Presbyterian Church
*Title	Elder	
*Address	109 Lakewood Dr Perry GA	1111 2nd St Perry, GA 31069
*Phone	478 542 0310	478-987-1403
*Email	mayosexton9@gmail.com	N/A

*Property Address	1128 Macon Rd. Perry, GA 31069
-------------------	--------------------------------

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

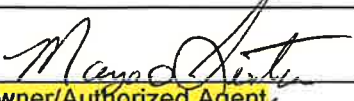
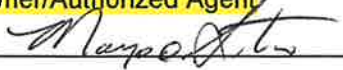
*Please describe the proposed modification:

Paint old Dr Bell Building (Exterior Walls & Trim)
Colors: Saybrook Sage + White Cloud Cover (Trim)
(exterior) by Sherwin Williams
Same as HALO Building Benjamin Moore

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

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted 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 	*Date 6/24/24
*Property Owner/Authorized Agent 	*Date 6/24/24

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: 



Where Georgia comes together.

STAFF REPORT

June 27, 2024

CASE NUMBER: COA-0093-2024
APPLICANT: Dylan Wingate
REQUEST: Construct privacy fence
LOCATION: 1009/ 1013 Northside Drive; Parcel No. 0P0020 018000 & 0P0020 019000

APPLICANT'S REQUEST: The applicant proposes constructing a 15-foot-tall horizontal wood slat privacy fence along the rear property line.

STAFF COMMENTS: The Planning Commission granted a variance to allow the 15' tall fence along the rear property line. The proposed fence appears to comply with the applicable design guidelines. As a screening fence, rather than a security fence, there is no height limit in the design guidelines. The approved landscape plan for the property includes trees and some shrubs along the rear property line.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting – Walls & Fences

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.



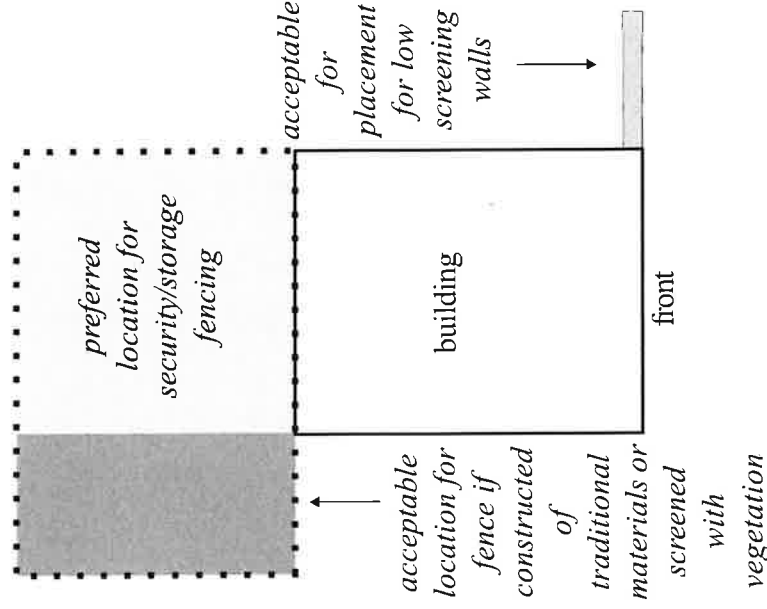
WALLS & FENCES

GOAL:

The primary goal is to maintain the pattern of fencing in the commercial area and to use fencing and walls to screen parking and storage areas.

Actions to achieve the goal:

- ▶ Historic fences and retaining walls should be maintained and not removed.
- ▶ New security fences should limit their impact by:
 - a) being placed behind the rear elevation, being no taller than 8 feet in height, and
 - b) using traditional materials (in most cases wood) or screening fence from the public view with evergreen vegetation or a second traditional fence.
- ▶ New screening walls can be used to limit the impact of parking on the district by:
 - a) being of a height to partially screen parked vehicles;
 - b) replicating the facade line of nearby historic buildings; and
 - c) using traditional materials (in most cases brick).



Walls and fences refers to

nonvegetative elements used in and around a property for safety, security, and screening.

Glossary terms:

Elevation.

Any of the external faces of a building.

Evergreen vegetation.

Vegetation which retains foliage through the winter months maintaining its screening property.

Facade line.

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

- more terms found in the Glossary, p. 42

Notes/Revisions:

Changes requiring a COA Examples:

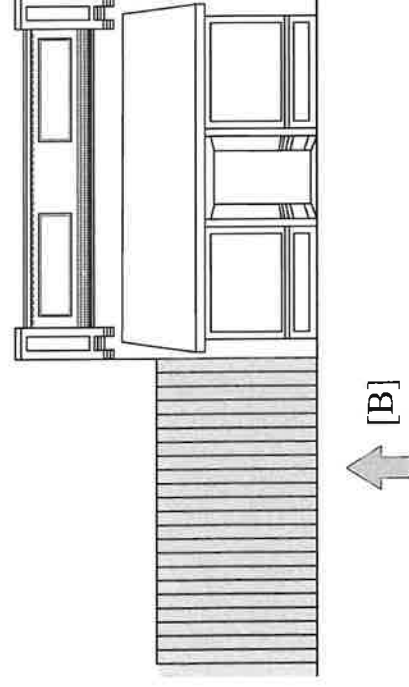
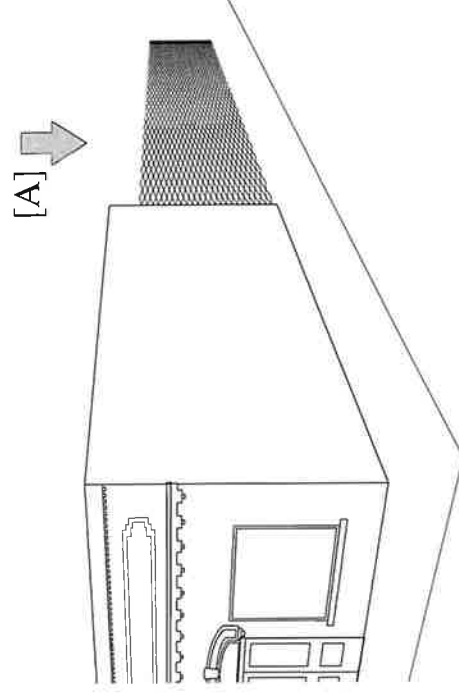
- * Construction of a new fence.
- * Construction of a new screening wall.

Changes not requiring a COA Examples:

- * Repair of an existing fence.
- * Painting an existing fence.
- * Repair of an existing wall.
- * Temporary fences at construction sites.

Common Mistakes

- ▶ *Using nontraditional materials, such as metal chainlink, for fences. [A]*
- ▶ *Placing a privacy fence flush with the facade of a building. [B]*





Where Georgia comes together.

Application # COA#0093-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Dylan Wingate	Perry Loft DVP LLC
*Title	Vice President	
*Address	817 GA Hwy 247 J, Unit 10, Kathleen, GA, 31047	Jane
*Phone	478-322-0028	"
*Email	DylanW@wchhome.com	"

*Property Address 1009 & 1013 Northside Dr., Perry, GA, 31069

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

Extend fence height from 10' to 15' all the way across.

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

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted 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		*Date 6/26/24
*Property Owner/Authorized Agent		*Date 6/26/24

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

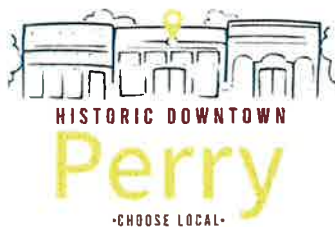
There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$238.00 will be charged for work started without an approved Certificate of Appropriateness.

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: \$ 40,000.00



Perry Main Street Advisory Board

Downtown Development District Façade Grant Program Application

Date: 6/25/24 (Please, print your information and use blue or black ink.)

Name of Applicant: Lynn Davis

Property Owner: John & Ashley Hulbert

Name of Business: Sole Shoe Company

Business Physical Address: 1023 Ball St and 1021 Ball St.

Applicant's Mailing Address: 114 Brittany Drive, Perry 31069

Phone Number(s): 478-230-8891

Email Address: SoleShoeCompany@gmail.com Web Address: N/A

Description of Façade Improvement Project: _____

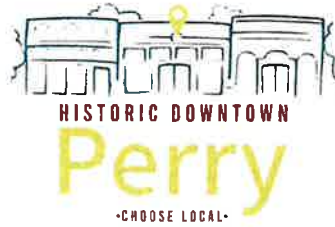
As we expand our store into 1021 Ball St. we would like to paint the door black as well as replace the awning canvas to match the one above our existing door. (black)

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? We will be

increasing our showroom space which will allow more room for customers. By painting the door and replacing the awning, we will create a more uniform appearance for these 2 buildings.

Project Start Date: 8/1/24

Project Completion Date: approx 8/15/24



Estimated Total Project Cost - Attach estimate(s):

400.00 Door
\$ 1206.00 Awning

Amount Requested:

\$ 1206.00 + 400.00 = \$1606.00

Do you have the funds available to complete the project?

Yes X No

Have you applied for a Facade Grant before?

Yes X No

If yes, was the grant awarded?

Yes X No

If yes, what amount were you awarded?

\$ 1997.00

- If applicant does not own the property, a **letter from the property owner** authorizing the applicant to make the proposed improvements **or joint application with the property owner** is required.
- Upon completion of all work, photographs of the final project must be submitted in order to receive final payment from the Facade Grant Program.
- Completion and approval of the grant application does not guarantee that the proposed project will receive grant funding.
- The Perry Main Street Advisory Board must review and approve all plans prior to project start date or before any work begins on the structure.
- Applicants must have received a Certificate of Appropriateness (COA) for the project for which grant funds are sought.
- Please see attached information regarding the Facade Grant Program and Eligibility Requirements.
- As a condition of receipt of the grant funds, applicant commits to maintain the grant-funded project improvements and the Perry Main Street Advisory Board's investment.
- Grant payment form must be submitted within 60 days of project completion.

Lynn R Dairic

Applicant Signature

5/25/24

Date

All Facade Grant Program applications must be completed and submitted to the City of Perry, Downtown Manager at:

Alicia Hartley, Downtown Manager
478-988-2730
Alicia.hartley@perry-ga.gov

City of Perry
1211 Washington Street
Perry, GA 31069

7 -- Updated March 15, 2022