

Main Street Advisory Board
Agenda – November 7, 2024, 4:00 p.m.

Meeting to be held at Perry City Hall – 808 Carroll Street, Downtown Perry
Council Chambers

1. Call to Order
 - a. Decorum Guidelines
2. Guests/Speakers
 - a. Tabitha Clark – Holiday Trolley Tours – December 18, 19, 20 from 7:00pm – 8:30pm
3. Citizens with Input
4. Old Business
5. New Business
 - a. Certificate of Appropriateness Review – 1201 Main Street
 - b. Certificate of Appropriateness Review – 1107 Meeting Street
 - c. Certificate of Appropriateness Review – 1017 Northside Drive
 - d. Certificate of Appropriateness Review – 1009 Northside Drive
 - e. Façade Grant Reimbursement – 1214 Washington Street
 - f. Design Committee Discussion
 - g. Approve October 3, 2024 minutes
 - h. Approve September 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



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STAFF REPORT

November 04, 2024

CASE NUMBER: COA-0136-2024

APPLICANT: Nadeau James, The Floor Store

REQUEST: New Internally Illuminated Wall Sign

LOCATION: 1201 Main Street; Parcel No. 0P0020 083000

APPLICANT'S REQUEST: The applicant proposes a 56.44 sq ft channel letter wall sign along their store front. The sign requires a COA because it is internally illuminated which is inconsistent with the sign ordinance.

STAFF COMMENTS: The City's sign standards were revised and adopted in August of last year. Wall, canopy, projecting and under canopy signs in the C-3, Central Business District, and the Downtown Development Overlay District are no longer allowed to be internally illuminated. The Design Guidelines for the Downtown Development Overlay District state that using internally lit plastic signs is a common mistake.

The sign has already been installed and is operational. It does not appear that external illumination of the sign would cause a hazard to the building façade. Other than the internal illumination, the sign complies with the City's sign standards.

STAFF RECOMMENDATION: Denial as presented. The sign does not meet the standards of the Land Management Ordinance or the Downtown Development Overlay District.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting – Signs.

APPLICABLE ORDINANCE SECTION:

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

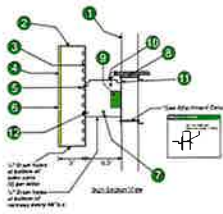
- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay 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).

CHANNEL LETTERS ATTACHED TO RACEWAY / INSTALLED TO FACE OF BLDG.



50' storefront

20' oah



Remove sign from 4027 Watson Blvd. Warner Robins
install sign 1201 Main Street Perry

	Client: _____	Original Rendering: _____	 478-922-8877
	Site #: _____	_____	
	Address: _____	_____	
	_____	_____	
Customer Approval: _____		_____	This rendering is the property of Best Signs, Inc. It is for the exclusive use of Best Signs, Inc. and the party who requested the rendering. It is an unaltered original drawing not to be duplicated, reproduced or exhibited without the consent of Best Signs, Inc. Please contact your account manager with questions regarding this statement.
Date: _____		Signature: _____ Print Name: _____	

Excerpt from Land Management Ordinance

Sec. 6-9.6(B) *Wall, canopy, projecting and under canopy signs in nonresidential districts.* Wall, canopy, projecting and under canopy signs in the nonresidential base zoning districts and PC, DD, NC overlay districts shall comply with the provisions of Table 6-9-3.

Table 6-9-3. Standards for Wall, Canopy, Projecting, Under Canopy, and Window Signs in Nonresidential Zoning and Overlay Districts					
Zoning District	Sign Type	Maximum Number (multi-tenant building)	Maximum Number (single-tenant building)	Maximum Square Feet per Sign Face	Illumination Allowed
C-1, C-2 M-1, M-2 IMU, MUC, GU	Wall or Canopy	1 per tenant's exterior wall	1 per exterior wall	300 or 10% of each wall face, whichever is less	Internal or External; Canopy External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
LC, OI, NMU, Neighborhood Commercial Corridor Overlay (NC)	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	100 or 10% of each wall face, whichever is less	Internal or External; Canopy External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
C-3, Downtown Development Overlay (DD), Downtown Historic Preservation Overlay (HP)	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	1 for each linear foot of tenant's building frontage	External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
All Districts	Wall-mounted Flag	1 per tenant	1	24	External Only
	Window	n/a	n/a	20% of aggregate window area per tenant	Internal or External
Parkway Corridor Overlay (PC)	Same as base zoning district				
*Projecting signs and under canopy signs require 78" clearance from finished grade. Projecting signs shall not extent more than three feet from the building and shall not project into a vehicular use area.					

(C) Additional standards for signs in the C-3 zoning district, and the DD overlay district.

- (1) Wall signs in a planned center shall be composed of individual letters not exceeding 18 inches in height.
- (2) All signs require a Certificate of Appropriateness unless the administrator determines that a sign complies with the provisions of this section.
- (3) Prohibited signs in C-3 and DD districts:
 - (a) Multiple message signs, except as authorized in sec. 6-9.9.
 - (b) Neon tube signs, including neon and rope light building or window/door outlining.
 - (c) Signs incorporating reflective and luminescent materials.

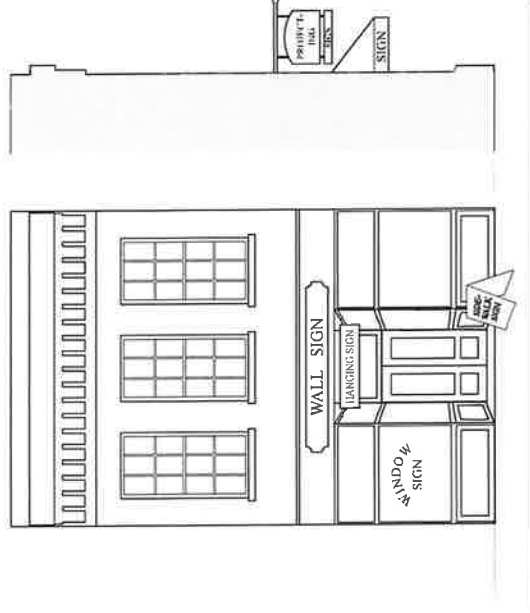
40 SITE & SETTING SIGNS

GOAL:

The primary goal is to create signs which both inform the public and compliment 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

Changes requiring a COA Examples:

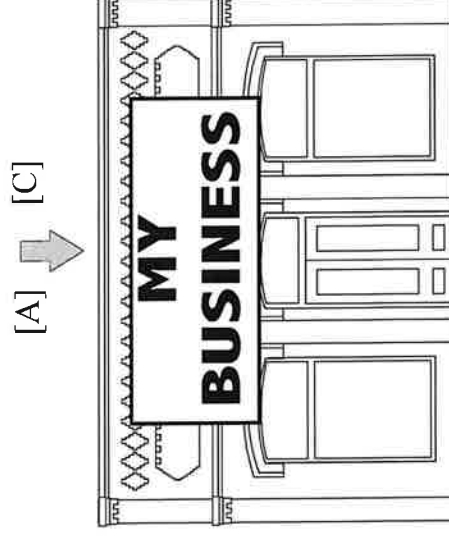
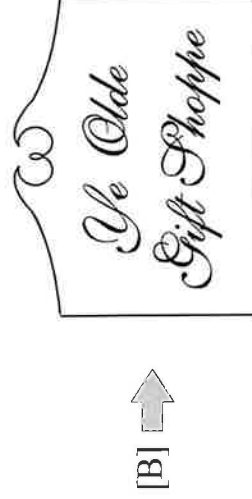
- * Placing a new sign on a building or property.

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.





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Application # COA0136-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Parkway Flooring Inc dba The Floor Store	Lessee James Nadeau
*Title	Lessee	
*Address	1201 Main St. Perry GA	
*Phone	478-333-3396	
*Email	thefloorstore4027@gmail.com	
*Property Address	1201 Main Street	

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

As in the attached sign drawing we ask for approval of a prelit sign. Our building is located behind gas pumps and a lighted sign is our best way to be seen from the road. Best Signs did the original submission which was approved. After that we put approx \$4000.00 additional into the sign for wiring and new bulbs.

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	10/24/24
*Property Owner/Authorized Agent		*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 \$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: Additional \$4000



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STAFF REPORT

November 4, 2024

CASE NUMBER: COA-0138-2024
APPLICANT: WCH Development LLC
REQUEST: Demolish existing building
LOCATION: 1107 Meeting Street; Parcel No. 0P0020 13B000

APPLICANT'S REQUEST: The applicant requests demolition of the existing building on the subject property. The property will be stabilized following demolition. The applicant anticipates submitting a redevelopment plan in approximately one year for the Board's consideration.

STAFF COMMENTS: The property consists of a brick, detached single-family residential building which was constructed circa 1949. Several additions have been made to the house over the years. The building does not appear to have historical significance. The property is zoned C-3, Central Business District, which allows a mix of commercial, service and residential uses, but not detached single-family residences. A certificate of appropriateness application must be filed and approved by the Board before permits for redevelopment of the property are issued.

STAFF RECOMMENDATION: Staff recommend approval of the application.

APPLICABLE ORDINANCE SECTION:

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

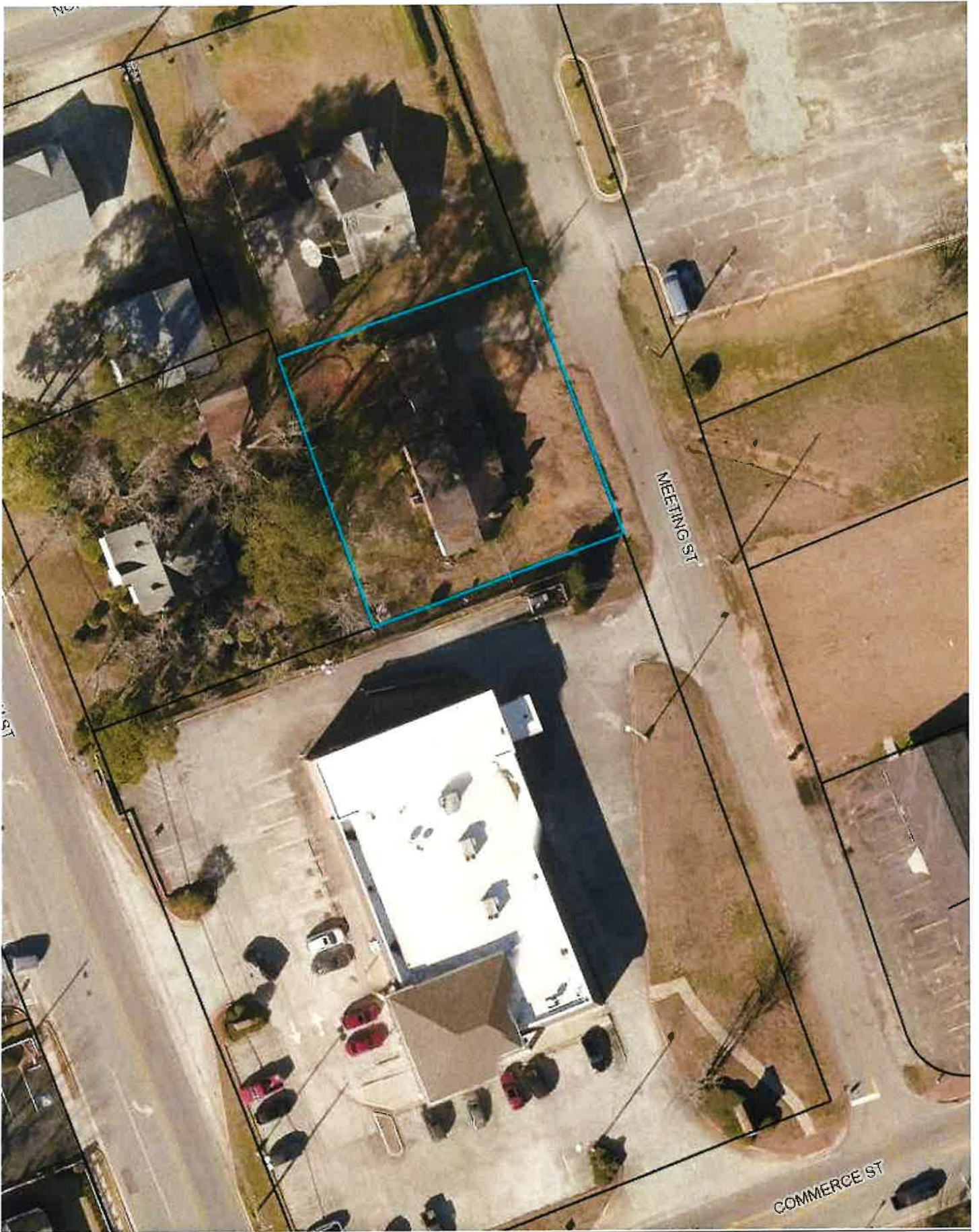
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- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design 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.





STANDARDS & GUIDELINES

design guidelines

Developed for the Main Street Advisory Board, the design guidelines within this booklet are based upon the visual character of Perry's downtown. The Board also considers the *Secretary of the Interior's Standards for Rehabilitation*, which present general guidelines for the rehabilitation of historic buildings.

rehabilitation

Rehabilitation is a sensitive approach to historic design and materials during simple repairs and during alterations. Rehabilitation permits contemporary use while preserving those features of the building which are significant to its historic character. Such character-defining features are an integral part of each building and contribute to the visual character of the surrounding area.

new construction

New construction can be compatible with historic properties and buildings through attention to design and materials. In addition, existing non-historic buildings can increase their compatibility by following similar design considerations during renovation projects. Sensitive design of new construction is imperative when planning either new buildings, additions to existing buildings, or renovating intrusive non-historic buildings.

special consideration

Institutional properties, both public and private, are often the exception to the rule. While historic institutional properties should follow the same guides for rehabilitation, new institutional buildings may vary from the surrounding district in some respects to distinguish the property's civic importance. For example, a new government building may utilize a deeper setback than surrounding historic buildings while using a similar exterior material.

demolition

The demolition of 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 the commission consideration include but are not limited to: age, integrity, significance, condition, alternatives, and overall effect.

relocation

Relocation falls into one of three categories: 1) removing a structure from the Downtown Development district, 2) moving a structure into the Downtown Development district, or 3) moving a structure to a different location within the district. Different criteria are applied to each. Proposed relocation out of the district constitutes a loss and therefore, demolition guidelines apply. New construction guidelines apply for proposed relocations into the district. For proposed relocations within the district, the following considerations apply: age, previous relocation, compatibility of the new site, significance, condition, alternatives, and overall effect.



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Application # COA 138-2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	WCH Development LLC	
*Title	Owner	
*Address	317 Hwy 247 unit 10 Kathleen GA	← SAME
*Phone	478-322-0023	
*Email	keeb@wdg.com	

*Property Address	1107 Meeting Street
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Project:
New Building ☐ Addition ☐ Alteration ☐ Demolition ☒ Relocation ☐

*Please describe the proposed modification:


Tear Down

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 - ☐ 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
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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 10-28-2024
*Property Owner/Authorized Agent	*Date

Maintenance and Repair

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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: \$ 14,200.00



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STAFF REPORT

November 4, 2024

CASE NUMBER: COA-0139-2024
APPLICANT: WCH Development LLC
REQUEST: Demolish existing building
LOCATION: 1017 Northside Drive; Parcel No. 0P0020 021000

APPLICANT'S REQUEST: The applicant requests demolition of the existing building on the subject property. The property will be stabilized following demolition. The applicant anticipates submitting a redevelopment plan in approximately one year for the Board's consideration.

STAFF COMMENTS: The property consists of a brick, detached single-family residential building which was constructed circa 1912. Several additions have been made to the house over the years. The building does not appear to have historical significance. The property is zoned C-3, Central Business District, which allows a mix of commercial, service and residential uses, but not detached single-family residences. A certificate of appropriateness application must be filed and approved by the Board before permits for redevelopment of the property are issued.

STAFF RECOMMENDATION: Staff recommend approval of the application.

APPLICABLE ORDINANCE SECTION:

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- (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.
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- (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.

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Institutional properties, both public and private, are often the exception to the rule. While historic institutional properties should follow the same guides for rehabilitation, new institutional buildings may vary from the surrounding district in some respects to distinguish the property's civic importance. For example, a new government building may utilize a deeper setback than surrounding historic buildings while using a similar exterior material.

demolition

The demolition of 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 the commission consideration include but are not limited to: age, integrity, significance, condition, alternatives, and overall effect.

relocation

Relocation falls into one of three categories: 1) removing a structure from the Downtown Development district, 2) moving a structure into the Downtown Development district, or 3) moving a structure to a different location within the district. Different criteria are applied to each. Proposed relocation out of the district constitutes a loss and therefore, demolition guidelines apply. New construction guidelines apply for proposed relocations into the district. For proposed relocations within the district, the following considerations apply: age, previous relocation, compatibility of the new site, significance, condition, alternatives, and overall effect.



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Application # COA 139-
2024

Application for Certificate of Appropriateness
Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	WCH Development LLC	
*Title	Owner	
*Address	717 Hwy 247 Unit 10 Kathleen GA	← SAME
*Phone	478-322-0023	
*Email	Lee@wchgroup	

*Property Address	1017 Northside Drive Perry GA
-------------------	-------------------------------

Project:

New Building _____ Addition _____ Alteration _____ Demolition ☒ Relocation _____


*Please describe the proposed modification:

Tear Down

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 10-28-2024
*Property Owner/Authorized Agent	*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 \$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: \$ 18,000.00



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STAFF REPORT

November 04, 2024

CASE NUMBER: COA-0141-2024

APPLICANT: Gary McDuffie, McDuffie Designs

REQUEST: New Internally Illuminated Wall Sign

LOCATION: 1009 Northside Dr; Parcel No. 0P0020 018000

APPLICANT'S REQUEST: The applicant proposes two, 46.88 sq ft individual letter signs along the side and front walls of their mixed-use development. The sign requires a COA because they are internally illuminated which is inconsistent with the sign ordinance.

STAFF COMMENTS: The City's sign standards were revised and adopted in August of last year. Wall, canopy, projecting and under canopy signs in the C-3, Central Business District, and the Downtown Development Overlay District are no longer allowed to be internally illuminated. The Design Guidelines for the Downtown Development Overlay District state that using internally lit plastic signs is a common mistake.

The sign has already been installed but is not yet operational. It does not appear that external illumination of the sign would cause a hazard to the building façade. Other than the internal illumination, the sign complies with the City's sign standards.

Sign specifications for individual tenants were approved with the COA for the building in 2023 (COA-0033-2023)

STAFF RECOMMENDATION: Denial as presented. The sign does not meet the standards of the Land Management Ordinance or the Design Guidelines for the Downtown Development Overlay District.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting – Signs.

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).

18.75 FT.

225"

Chalet LOFTS

White Acrylic faces backlit with Bronze metal Returns.

2 SIGNS

30' x 200' SIDE 13,400 sqft
30' x 67' FRONT 2,010. sqft

TOTAL
Sq.ft. EACH
46.88 sqft.

Washington Street front



Westside at front of building



Excerpt from Land Management Ordinance

Sec. 6-9.6(B) *Wall, canopy, projecting and under canopy signs in nonresidential districts.* Wall, canopy, projecting and under canopy signs in the nonresidential base zoning districts and PC, DD, NC overlay districts shall comply with the provisions of Table 6-9-3.

Table 6-9-3. Standards for Wall, Canopy, Projecting, Under Canopy, and Window Signs in Nonresidential Zoning and Overlay Districts					
Zoning District	Sign Type	Maximum Number (multi-tenant building)	Maximum Number (single-tenant building)	Maximum Square Feet per Sign Face	Illumination Allowed
C-1, C-2 M-1, M-2 IMU, MUC, GU	Wall or Canopy	1 per tenant's exterior wall	1 per exterior wall	300 or 10% of each wall face, whichever is less	Internal or External; Canopy External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
LC, OI, NMU, Neighborhood Commercial Corridor Overlay (NC)	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	100 or 10% of each wall face, whichever is less	Internal or External; Canopy External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
C-3, Downtown Development Overlay (DD), Downtown Historic Preservation Overlay (HP)	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	1 for each linear foot of tenant's building frontage	External Only
	Projecting*	1 per tenant	1	6	
	Under Canopy*	1 per tenant entrance	1 per building entrance	4	
All Districts	Wall-mounted Flag	1 per tenant	1	24	External Only
	Window	n/a	n/a	20% of aggregate window area per tenant	Internal or External
Parkway Corridor Overlay (PC)	Same as base zoning district				
*Projecting signs and under canopy signs require 78" clearance from finished grade. Projecting signs shall not extent more than three feet from the building and shall not project into a vehicular use area.					

(C) Additional standards for signs in the C-3 zoning district, and the DD overlay district.

- (1) Wall signs in a planned center shall be composed of individual letters not exceeding 18 inches in height.
- (2) All signs require a Certificate of Appropriateness unless the administrator determines that a sign complies with the provisions of this section.
- (3) Prohibited signs in C-3 and DD districts:
 - (a) Multiple message signs, except as authorized in sec. 6-9.9.
 - (b) Neon tube signs, including neon and rope light building or window/door outlining.
 - (c) Signs incorporating reflective and luminescent materials.

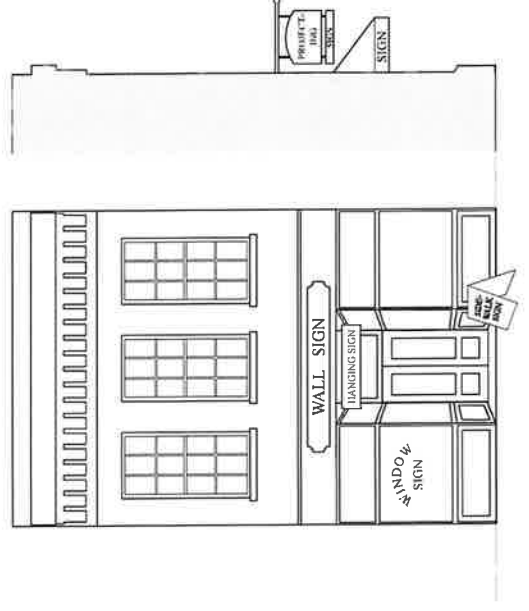
40 SITE & SETTING SIGNS

GOAL:

The primary goal is to create signs which both inform the public and compliment 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:

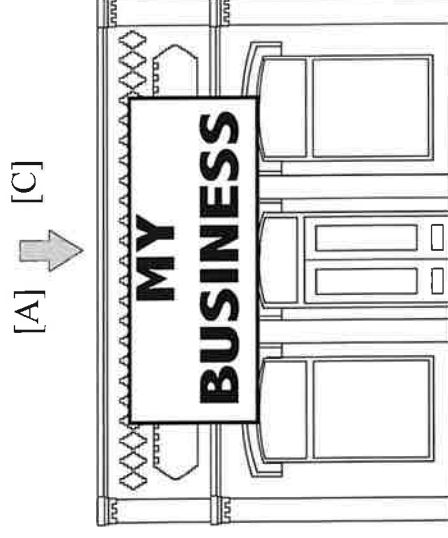
- * Placing a new sign on a building or property.

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.

Department of Community Development

March 8, 2023

Lee Wingate
817 GA 247 Unit 10
Kathleen, GA 31047

Via email: lee@wchhome.com

RE: Certificate of Appropriateness # COA-0033-2023, 1009 and 1013 Northside Drive, Perry, GA
Tax Map Number 0P0020 018000 & 0P0020 019000

Dear Mr. Wingate,

A Certificate of Appropriateness to construct a new mixed-use building at the referenced address is approved. The approval is based on the specifications and details submitted with your application and supplements. The approval is granted with the following conditions:

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

The approval is based on the recommendation of the Main Street Advisory Board at their March 2, 2023, meeting.

This Certificate is valid for 180 days from its issuance, within which time you must obtain any required permits.

Sincerely,

Bryan Wood, AICP
Director of Community Development
bryan.wood@perry-ga.gov

cc: Alicia Hartley, Downtown Manager



Where Georgia comes together.

Application # COA-0141-
2024

Application for Certificate of Appropriateness

Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	CARLY MCDUFFIE	DYLAN WINGATE
*Title	OWNER	DEVELOPER
*Address	3300 N. BATA PO BOX 6077	817 GA-247 UNIT KATHLEEN, GA
*Phone	478-256-2150	31047
*Email	mcduffie.design@gmail.com	dylanw@pd.group
*Property Address	1009 Northside Drive	

Project:

New Building ☐ Addition ☐ Alteration ☐ Demolition ☐ Relocation ☐



*Please describe the proposed modification:

LIGHTED CHANNEL LETTERS ON BUILDING - CHALET LOFTS

Instructions

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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 10-31-24
*Property Owner/Authorized Agent 	*Date 10-31-24

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

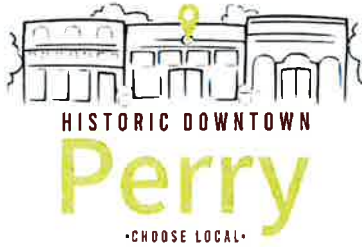
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Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

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: \$15,000



Perry Main Street Advisory Board

Downtown Development District Façade Grant Program Payment Request

Date: 10/17/2024 (Please, print your information and use blue or black ink.)

Name of Applicant: Joe Thomas

Name of Business: Bank of Dudley

Business Physical Address: 1214 Washington Street

Applicant's Mailing Address: PO Box 4098 31040

Phone Number(s): 478-277-1500

Email Address: jthomas@bankofdudley.com

Web Address: www.bankofdudley.com

Project Start Date: March 2024

Project Completion Date: 10/17/2024

Completed Project Total Cost: \$ 455,000

Grant Amount Payment Requested: \$ 2000

Attach photos of completed work (required).

A completed W-9 for you/your business is required with the application; payment cannot be issued without the W-9.

As a condition of receipt of the grant funds, I agree to maintain the grant-funded project improvements and the Perry Main Street Advisory Board's investment.

Name of Applicant: Joe Thomas

Signature of Applicant: Joe Thomas





Main Street Advisory Board
Minutes - October 3, 2024

1. Call to Order: Chairman Cossart called the meeting to order and referred to the decorum guidelines.

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

Staff: Alicia Hartley – Downtown Manager and Christine Sewell – Recording Clerk

2. Guests/Speakers

- a. Haley Myers – Ghouls Night Out Merchant Donation Request – Ms. Myers on behalf of the Merchants Association is requesting a \$100 gift card donation for the downtown Ghouls Night Out on October 24th from 5-8pm. The event involves no city services, and each of the participating merchants will be doing a giveaway. The gift card will be for the virtual costume contest. Director Lay motioned to provide a \$100 downtown gift card; Director Anderson-Cook seconded; all in favor and was unanimously approved. Ms. Hartley advised since the last two Live at Five were cancelled the merchants are requesting for the October 24th event, she will speak with management on allowing since it was approved for Fridays only.

3. Citizens with Input – None

4. Old Business – None

5. New Business

- a. Approve September 5, 2024, minutes

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

- b. Approve August financials

Director Anderson-Cook motioned to approve as submitted; Director Walker seconded; all in favor and was unanimously approved.

6. Chairman Items – None

7. Downtown Manager's Report

- a. Downtown Projects update

Ms. Hartley advised on September 10th a meeting with the stakeholders was held and participants were asked to prioritize the development of the area; it was noted that parking & road improvements, sidewalks & crosswalks, public spaces, and greenspace upgrades were needed.

Ms. Hartley reminded the board of the joint meeting with DDA and the Mayor on October 7th. GDOT will hold a public outreach meeting on October 16th regarding the reconfiguration of Swift Street at Macon Road. The downtown planter project is on hold due to the estimated costs, however, new pine straw and other ground cover improvements.

Bank of Dudley ribbon cutting on October 23rd, new restaurant at the Chalet Lofts, and 713 Commerce Street is moving forward with the outdoor garden space.

Ms. Hartley asked for the boards input on the Perry Chamber magazine for a half page ad at a cost of \$1295; it was the consensus of the board not to proceed with for 2025.

Members of the Placemaking Committee recently attended a conference in Gainesville and some useful resources for ideas and grants was received. The crosswalk design has been selected and will be presented to Council on October 15th.

Director Presswood arrived at 4:39pm.

8. Promotion Committee Report – Ms. Hartley advised the Veteran's banners are ordered and will be installed on November 1st. The nature loom project on the side of Perry Players will be in place on October 12th. Warehouse Sale had mixed reviews, there were more visitors downtown than at the events center; may look into having only once a year, but two sidewalk sales. Beer, Bourbon, BBQ event has two more sponsors, will increase promotion.
9. Update on Downtown Development Authority: Chairman Cossart advised the board agreed to fund the electrical portion of the downtown project with rewiring the trees and adding the electrical sources.

Director Walker left the meeting at 4:55pm.

10. Other – None
11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:01pm.

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208

J. Holland
M. D.

July 1, 2024 Beginning Balance 65,769.15

Deposits:	100.37.1024	Current	YTD	Cumulative
	July		5,575.00	
	August		790.00	
	September		950.00	
	October			
	November			
	December			
	January			
	February			
	March			
	April			
	May			
	June			
Total Deposits:		0.00	7,315.00	73,084.15

Expenditures:	100.75510			
	July		(1,390.00)	
	August		(3,638.26)	
	September		(1,460.99)	
	October			
	November			
	December			
	January			
	February			
	March			
	April			
	May			
	June			
Total Expenditures:		0.00	(6,489.25)	66,594.90

Reserve Balance at 9/30/2024 66,594.90 79,573.40

Current Reserve:	66,594.90
Less Prior Month Reserve	67,105.89
Current Month Reserve Adjustment	(510.99)

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-00000.349903	MISC SERVICES & CHARGES	2,300.00	2,300.00	0.00	66.13	-2,233.87	97.12 %
100-00000.349904	CRIMINAL HISTORY CHECKS	42,600.00	42,600.00	12,219.50	14,568.50	-28,031.50	65.80 %
100-00000.349910	CURB CUT/DRIVEWAY PIPE	0.00	0.00	0.00	67.00	67.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		6,134,200.00	6,134,200.00	462,712.54	1,446,774.36	-4,687,425.64	76.41%
RevCategory: 34 - Charges for Services Total:		6,134,200.00	6,134,200.00	462,712.54	1,446,774.36	-4,687,425.64	76.41%
RevCategory: 35 - Fines and Forfeitures							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.351170	COURT AND PARKING FINES	632,400.00	632,400.00	61,608.15	153,606.67	-478,793.33	75.71 %
100-00000.351171	COUNTY JAIL SURCHARGE	41,300.00	41,300.00	0.00	4,755.39	-36,544.61	88.49 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		673,700.00	673,700.00	61,608.15	158,362.06	-515,337.94	76.49%
RevCategory: 35 - Fines and Forfeitures Total:		673,700.00	673,700.00	61,608.15	158,362.06	-515,337.94	76.49%
RevCategory: 36 - Investment Income							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.361000	INTEREST	100,000.00	100,000.00	0.00	34,664.91	-65,335.09	65.34 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		100,000.00	100,000.00	0.00	34,664.91	-65,335.09	65.34%
RevCategory: 36 - Investment Income Total:		100,000.00	100,000.00	0.00	34,664.91	-65,335.09	65.34%
RevCategory: 37 - Contributions and Donations							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.371001	RECREATION DEPT DONATIONS	0.00	0.00	0.00	66.25	66.25	0.00 %
100-00000.371007	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	90.00	90.00	0.00 %
100-00000.371024	MAIN STREET ADVISORY DONATIO	0.00	0.00	950.00	7,315.00	7,315.00	0.00 %
100-00000.371037	INTERNATIONAL FESTIVAL DONAT	0.00	0.00	500.00	500.00	500.00	0.00 %
100-00000.371039	FARMERS MKT INCOME	2,500.00	2,500.00	310.00	1,255.00	-1,245.00	49.80 %
100-00000.371202	INDEPENDENCE DAY SPONSORSHIP	0.00	0.00	0.00	5,000.00	5,000.00	0.00 %
100-00000.371205	TECH & ENTREPRENUER BOARD	0.00	0.00	0.00	1,792.26	1,792.26	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		2,500.00	2,500.00	1,790.00	16,018.51	13,518.51	540.74%
RevCategory: 37 - Contributions and Donations Total:		2,500.00	2,500.00	1,790.00	16,018.51	13,518.51	540.74%
RevCategory: 38 - Miscellaneous							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.381000	PERRY EVENTS CENTER RENTAL	73,400.00	73,400.00	6,392.00	22,169.00	-51,231.00	69.80 %
100-00000.381001	CELL ANTENNA RENTAL FEE	37,100.00	37,100.00	0.00	0.00	-37,100.00	100.00 %
100-00000.381003	BILLBOARD RENTAL INCOME	0.00	0.00	0.00	4,200.00	4,200.00	0.00 %
100-00000.389000	OTHER REVENUES	0.00	0.00	290.00	4,930.00	4,930.00	0.00 %
100-00000.389001	PD COPIES/REPORTS	0.00	0.00	92.25	413.78	413.78	0.00 %
100-00000.389010	P-CARD REBATE	4,000.00	4,000.00	0.00	2,095.52	-1,904.48	47.61 %
100-00000.389012	WEX TAX/BILL ADJUSTMENT	0.00	0.00	0.00	245.55	245.55	0.00 %
100-00000.389013	MGAG PERFORMANCE ADJUST	210,900.00	210,900.00	0.00	0.00	-210,900.00	100.00 %
100-00000.389022	SR CTR UTILITIES REVENUE	4,300.00	4,300.00	558.89	1,714.44	-2,585.56	60.13 %
100-00000.389026	TAX SALE EXCESS FUNDS	0.00	0.00	0.00	-3,202.31	-3,202.31	0.00 %
100-00000.389028	SCHOOL CROSSING GUARD	53,200.00	53,200.00	2,424.04	2,424.04	-50,775.96	95.44 %
100-00000.389030	PACVB - OPERATING REIMB	500,300.00	500,300.00	0.00	0.00	-500,300.00	100.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		883,200.00	883,200.00	9,757.18	34,990.02	-848,209.98	96.04%
RevCategory: 38 - Miscellaneous Total:		883,200.00	883,200.00	9,757.18	34,990.02	-848,209.98	96.04%
RevCategory: 39 - Other Financing Sources							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.391112	TRANS IN STORMWATER/PPFA DS	84,700.00	84,700.00	0.00	0.00	-84,700.00	100.00 %
100-00000.391117	TRANSFER IN - PPFA	0.00	0.00	329.23	329.23	329.23	0.00 %
100-00000.391121	TRANS IN WATER/PPFA DEBT SER	401,200.00	401,200.00	0.00	0.00	-401,200.00	100.00 %
100-00000.391142	TRANS IN GAS/PPFA DEBT SER	62,600.00	62,600.00	0.00	0.00	-62,600.00	100.00 %
100-00000.392100	SALE OF ASSET	0.00	0.00	0.00	1,026,247.54	1,026,247.54	0.00 %
100-00000.393500	CAPITAL LEASE	1,031,000.00	1,031,000.00	0.00	0.00	-1,031,000.00	100.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		1,579,500.00	1,579,500.00	329.23	1,026,576.77	-552,923.23	35.01%
RevCategory: 39 - Other Financing Sources Total:		1,579,500.00	1,579,500.00	329.23	1,026,576.77	-552,923.23	35.01%
Revenue Total:		28,098,000.00	28,098,000.00	13,542,284.57	16,323,620.42	-11,774,379.58	41.90%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75510.531660 AWARDS	0.00	0.00	553.50	1,383.50	-1,383.50	0.00 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:	0.00	0.00	1,460.99	6,489.25	-6,489.25	0.00%
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY						
100-75511.523701 MANDATORY TRAINING	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75511.523702 VOLUNTARY TRAINING	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75511.573001 FACADE GRANT	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY Total:	8,600.00	8,600.00	0.00	0.00	8,600.00	100.00%
CostCenter: 75512 - FARMERS MARKET						
100-75512.522300 RENTALS	2,500.00	2,500.00	0.00	107.00	2,393.00	95.72 %
CostCenter: 75512 - FARMERS MARKET Total:	2,500.00	2,500.00	0.00	107.00	2,393.00	95.72%
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH						
100-75630.577000 APPROPRIATIONS	44,600.00	44,600.00	3,717.00	11,151.00	33,449.00	75.00 %
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH Total:	44,600.00	44,600.00	3,717.00	11,151.00	33,449.00	75.00%
CostCenter: 77050 - FIRE DEPT CAPITAL						
100-77050.542200 VEHICLES	143,000.00	143,000.00	386.53	386.53	142,613.47	99.73 %
CostCenter: 77050 - FIRE DEPT CAPITAL Total:	143,000.00	143,000.00	386.53	386.53	142,613.47	99.73%
CostCenter: 77060 - POLICE DEPT CAPITAL						
100-77060.542200 VEHICLES	565,000.00	565,000.00	0.00	0.00	565,000.00	100.00 %
CostCenter: 77060 - POLICE DEPT CAPITAL Total:	565,000.00	565,000.00	0.00	0.00	565,000.00	100.00%
CostCenter: 77070 - PUBLIC WORKS CAPITAL						
100-77070.542200 VEHICLES	105,000.00	105,000.00	0.00	0.00	105,000.00	100.00 %
100-77070.542500 EQUIPMENT	178,000.00	178,000.00	0.00	38,500.00	139,500.00	78.37 %
CostCenter: 77070 - PUBLIC WORKS CAPITAL Total:	283,000.00	283,000.00	0.00	38,500.00	244,500.00	86.40%
CostCenter: 77130 - CITY MANAGER CAPITAL						
100-77130.542200 VEHICLES	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
CostCenter: 77130 - CITY MANAGER CAPITAL Total:	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
CostCenter: 81500 - ADMINSTRATIVE DEBT SERV						
100-81500.581200 CAPITAL LEASE PRINCIPAL	10,400.00	10,400.00	0.00	2,558.77	7,841.23	75.40 %
100-81500.582200 CAPITAL LEASE INTEREST	800.00	800.00	0.00	232.41	567.59	70.95 %
CostCenter: 81500 - ADMINSTRATIVE DEBT SERV Total:	11,200.00	11,200.00	0.00	2,791.18	8,408.82	75.08%
CostCenter: 81504 - PERRY PUBLIC FAC AUTH						
100-81504.581300 LOAN PRINCIPAL	615,000.00	615,000.00	0.00	0.00	615,000.00	100.00 %
100-81504.582300 LOAN INTEREST	1,128,000.00	1,128,000.00	0.00	0.00	1,128,000.00	100.00 %
CostCenter: 81504 - PERRY PUBLIC FAC AUTH Total:	1,743,000.00	1,743,000.00	0.00	0.00	1,743,000.00	100.00%
CostCenter: 83200 - POLICE DEBT SERVICE						
100-83200.581200 CAPITAL LEASE PRINCIPAL	445,300.00	445,300.00	47,213.49	107,988.70	337,311.30	75.75 %
100-83200.582200 CAPITAL LEASE INTEREST	20,100.00	20,100.00	1,321.46	9,568.20	10,531.80	52.40 %
CostCenter: 83200 - POLICE DEBT SERVICE Total:	465,400.00	465,400.00	48,534.95	117,556.90	347,843.10	74.74%
CostCenter: 83500 - FIRE DEBT SERVICE						
100-83500.581200 CAPITAL LEASE PRINCIPAL	307,000.00	307,000.00	9,143.89	38,688.66	268,311.34	87.40 %
100-83500.582200 CAPITAL LEASE INTEREST	23,000.00	23,000.00	255.93	5,577.90	17,422.10	75.75 %
CostCenter: 83500 - FIRE DEBT SERVICE Total:	330,000.00	330,000.00	9,399.82	44,266.56	285,733.44	86.59%
CostCenter: 84000 - PUBLIC WORKS DEBT SERVICE						
100-84000.581200 CAPITAL LEASE PRINCIPAL	217,500.00	217,500.00	6,306.51	34,913.95	182,586.05	83.95 %
100-84000.582200 CAPITAL LEASE INTEREST	12,700.00	12,700.00	176.51	3,721.86	8,978.14	70.69 %
CostCenter: 84000 - PUBLIC WORKS DEBT SERVICE Total:	230,200.00	230,200.00	6,483.02	38,635.81	191,564.19	83.22%
CostCenter: 90000 - OTHER FINANCING USES						
100-90000.611040 TRANSFER TO GEN CAP PROJ	0.00	0.00	0.00	1,026,247.54	-1,026,247.54	0.00 %
100-90000.611230 TRANSFER TO CDBG/CHIP	0.00	0.00	278.25	834.52	-834.52	0.00 %
CostCenter: 90000 - OTHER FINANCING USES Total:	0.00	0.00	278.25	1,027,082.06	-1,027,082.06	0.00%
Expense Total:	27,097,900.00	27,097,900.00	2,056,992.98	6,981,309.95	20,116,590.05	74.24%
Fund: 100 - GENERAL FUND Surplus (Deficit):	1,000,100.00	1,000,100.00	11,485,291.59	9,342,310.47	8,342,210.47	-834.14%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75420.522300	RENTAL	2,000.00	2,000.00	245.07	614.79	1,385.21	69.26 %
100-75420.523210	POSTAGE & FREIGHT	500.00	500.00	71.50	114.65	385.35	77.07 %
100-75420.523222	TELEPHONE WIRELESS	2,000.00	2,000.00	103.42	206.84	1,793.16	89.66 %
100-75420.523500	TRAVEL	7,000.00	7,000.00	36.01	362.90	6,637.10	94.82 %
100-75420.523600	DUES & FEES	4,000.00	4,000.00	418.00	1,232.88	2,767.12	69.18 %
100-75420.523702	VOLUNTARY TRAINING	8,000.00	8,000.00	0.00	2,426.30	5,573.70	69.67 %
100-75420.523930	MEETINGS	5,000.00	5,000.00	37.14	1,142.91	3,857.09	77.14 %
100-75420.531100	OPERATING SUPPLIES	6,000.00	6,000.00	0.00	791.75	5,208.25	86.80 %
100-75420.531105	HOSPITALITY EXPENSE	2,000.00	2,000.00	615.62	1,547.98	452.02	22.60 %
100-75420.531110	UNIFORMS & CLOTHING	0.00	0.00	0.00	4.28	-4.28	0.00 %
100-75420.531600	INVENTORY EQUIPMENT	1,000.00	1,000.00	0.00	1,751.33	-751.33	-75.13 %
CostCenter: 75420 - ADMINISTRATION Total:		265,500.00	265,500.00	10,999.89	48,135.33	217,364.67	81.87%
CostCenter: 75430 - WELCOME CENTER							
100-75430.511100	REGULAR EMPLOYEES	52,800.00	52,800.00	8,327.19	22,891.96	29,908.04	56.64 %
100-75430.511210	PARTTIME WAGES	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
100-75430.511300	OVERTIME	1,000.00	1,000.00	667.01	793.12	206.88	20.69 %
100-75430.512100	EMPLOYEE LIFE INSURANCE	800.00	800.00	0.00	0.00	800.00	100.00 %
100-75430.512120	EMPLOYEE HEALTH INSURANCE	17,900.00	17,900.00	1,492.00	4,476.00	13,424.00	74.99 %
100-75430.512130	EMPLOYEE DENTAL INSURANCE	500.00	500.00	0.00	0.00	500.00	100.00 %
100-75430.512200	FICA	4,400.00	4,400.00	670.95	1,764.88	2,635.12	59.89 %
100-75430.512401	RETIREMENT CONTRIBUT- ICMA	2,400.00	2,400.00	449.71	1,184.26	1,215.74	50.66 %
100-75430.512700	WORKER'S COMPENSATION	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-75430.521300	TECHNICAL SERVICES	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75430.521310	INTERNET	200.00	200.00	0.00	0.00	200.00	100.00 %
100-75430.522130	CUSTODIAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-75430.522210	REPAIRS & MAINTENANCE-MNR	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75430.523220	TELEPHONE	1,000.00	1,000.00	148.36	296.72	703.28	70.33 %
100-75430.523500	TRAVEL	0.00	0.00	0.00	272.70	-272.70	0.00 %
100-75430.523930	MEETINGS	0.00	0.00	0.00	30.00	-30.00	0.00 %
100-75430.531100	OPERATING SUPPLIES	1,000.00	1,000.00	110.31	251.38	748.62	74.86 %
100-75430.531600	INVENTORY EQUIPMENT	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
CostCenter: 75430 - WELCOME CENTER Total:		90,600.00	90,600.00	11,865.53	31,961.02	58,638.98	64.72%
CostCenter: 75440 - MARKETING EDUCATION							
100-75440.523704	MARKETING EDUCATION	4,000.00	4,000.00	3,712.85	4,362.85	-362.85	-9.07 %
CostCenter: 75440 - MARKETING EDUCATION Total:		4,000.00	4,000.00	3,712.85	4,362.85	-362.85	-9.07%
CostCenter: 75450 - GA NATIONAL FAIRGROUND							
100-75450.523302	EVENT PROMOTION	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
CostCenter: 75450 - GA NATIONAL FAIRGROUND Total:		40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
CostCenter: 75460 - TOURISM PROMOTION							
100-75460.521200	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-75460.521300	TECHNICAL SERVICES	25,000.00	25,000.00	0.00	26,250.00	-1,250.00	-5.00 %
100-75460.523300	ADVERTISING	40,000.00	40,000.00	5,612.75	6,955.75	33,044.25	82.61 %
100-75460.523302	EVENT PROMOTION	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-75460.523930	TRADE SHOWS	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-75460.531104	PROMOTIONAL/SWAG ITEM	10,000.00	10,000.00	435.59	1,764.32	8,235.68	82.36 %
CostCenter: 75460 - TOURISM PROMOTION Total:		97,000.00	97,000.00	6,048.34	34,970.07	62,029.93	63.95%
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY							
100-75500.577000	APPROPRIATIONS	6,200.00	6,200.00	517.00	1,551.00	4,649.00	74.98 %
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:		6,200.00	6,200.00	517.00	1,551.00	4,649.00	74.98%
CostCenter: 75510 - MAIN ST ADVISORY BD REST							
100-75510.521312	ARTIST FEES	0.00	0.00	0.00	900.00	-900.00	0.00 %
100-75510.522300	RENTALS	0.00	0.00	740.00	1,072.00	-1,072.00	0.00 %
100-75510.523850	CONTRACT LABOR	0.00	0.00	125.00	250.00	-250.00	0.00 %
100-75510.523851	SECURITY SERVICES	0.00	0.00	0.00	290.00	-290.00	0.00 %
100-75510.531100	OPERATING SUPPLIES	0.00	0.00	42.49	2,593.75	-2,593.75	0.00 %