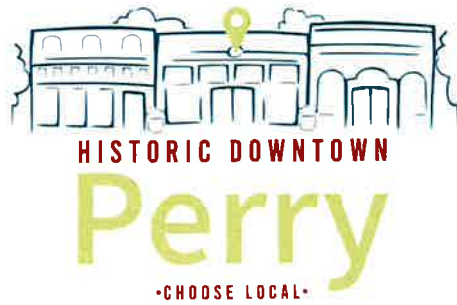


Main Street Advisory Board
Agenda – May 1, 2025, 4:00 p.m.

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

1. Call to Order
2. Introduction of New Member – Rob Ray
3. Guests/Speakers
 - a. Ms. Ansley White– Downtown Landscaping Improvements
 - b. Mrs. Terre Walker – Perry Arts Council
4. Citizens with Input
5. Old Business
6. New Business
 - a. Façade Grant – 917 Carroll Street
 - b. Certificate of Appropriateness Review – 1 Roughton Street
 - c. Certificate of Appropriateness Review – 3 Roughton Street
 - d. Certificate of Appropriateness Review – 713 Commerce Street
 - e. Discussion of approved color palettes
 - f. Approve April 3, 2025, minutes
 - g. Approve March 2025 financials
7. Chairman Items
 - a. Perry Players improvements
8. Downtown Manager's Report
 - a. Downtown Projects update
9. Promotion Committee Report
 - a. Wine Tasting Recap
10. Other
11. Adjourn

All meetings are open to the public unless otherwise posted



To: Main Street Advisory Board

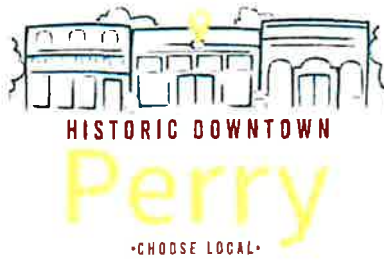
From: Alicia Hartley, Downtown Manager

Date: April 4, 2025

Re: Staff Recommendation: Façade Grant – 917 Carroll Street, Sugarplum Tree

At the April 3 Main Street Advisory Board Meeting, the board tabled the agenda item of the Façade Grant at 917 Carroll Street. With this item returning to the May agenda, I wanted to provide a staff recommendation for the item.

The applicant requested \$2,500 which would fall within the category of a Major Improvement, Restoration/Rehabilitation which is defined as “substantial recapturing of a building’s historic appearance.” Based on the request and the quote that was submitted for the work at 917 Carroll Street, staff recommends a façade grant of \$1,500. \$1,000 for a major improvement of paint and \$500 for other minor improvements such as the fix/replacement of trim and glaze/repair of the windows. This recommendation is within the standard for the façade grant award structure and program requirements.



Perry Main Street Advisory Board
Downtown Development District Façade Grant Program Application

Date: August 22, 2024 (Please, print your information and use blue or black ink.)

Name of Applicant: Juli Waller

Property Owner: Lucy Ayer (owns bldg)

Name of Business: Sugarplum Tree

Business Physical Address: 917 Carroll St

Applicant's Mailing Address: 519 Sewell Rd, Elko, GA 31025

Phone Number(s): 478.972.1245

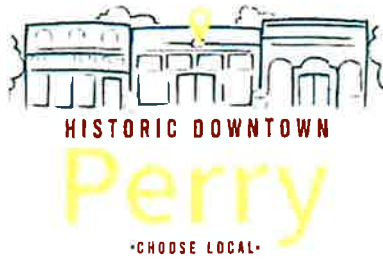
Email Address: sugarplumtreega@gmail.com Web Address: sugarplumtree.com

Description of Façade Improvement Project: Restoration of front and back siding, new paint, repair rotting wood, re-glazing front windows, etc.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? The proposed improvements would greatly change the sight of our building, making presence downtown much more enjoyable!

Project Start Date: ASAP

Project Completion Date: 4 weeks



Estimated Total Project Cost - Attach estimate(s):

\$ 7500.00

Amount Requested:

\$ 2500.00

Do you have the funds available to complete the project?

Yes ☒

No ☐

Have you applied for a Facade Grant before?

Yes ☒

No ☐

If yes, was the grant awarded?


Yes ☒

No ☐

If yes, what amount were you awarded?

\$ 1,000 (I THINK!)
2019 ?

- 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.


Applicant Signature

8/22/24
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

INVOICE

Luxury Transformations LLC
"Transforming to Luxury"
205 Hating Ridge Ct
Warner Robins, GA 31069

luxurytransformationsllc@gmail.com
cell: (478) 973-8121



Mike Waller

Bill to

Mike/Juli Waller
Sugarplum Tron
917 Carroll Street, Perry GA 31069

Ship to

Mike Waller
Sonic

Invoice details

Invoice no.: 1214

Terms: Net 30

Invoice date: 07/30/2024

Due date: 08/29/2024

#	Product or service	Description	Qty	Rate	Amount
1	Exterior Painting	- Replace fascial boards for exterior back walk (6ft) - Prep areas including pressure wash- Bondo any areas that might need it - minor to moderate prep-work will be done - Glaze or repair with Bondo front windows of shop - fix any boards with screws and finish nails to attach and wood 4 ft prior to painting fascial - 1x6 base 1x12 - repair corner skids of front side of building by covering it with board wood or any solution that cosmetically looks good - paint 2 coats of paint what is green will be light pink - Paint hardware Gold or metal hardware (5100 ea.) - Glass doors/eggshell on body	1	\$7,500.00	\$7,500.00

Total

\$7,500.00

Ways to pay





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STAFF REPORT

April 14, 2025

CASE NUMBER: COA-0057-2025 and COA-0058-2025
APPLICANT: Bryan Fountain for Triple Farm LLC
REQUEST: Demolish existing buildings
LOCATION: 1 & 3 Roughton Street; Parcel No. 0P0040 009000 and 0P0040 09A000

APPLICANT'S REQUEST: The applicant requests demolition of the existing two houses on each of the subject properties (four total buildings). The properties will be stabilized following demolition. The applicant has no plans for redevelopment of the parcels.

STAFF COMMENTS: The property at 1 Roughton Street contains two wood-clad houses built circa 1955. The property at 3 Roughton Street contains one brick veneer house and one wood-clad house, both built circa 1955. Both properties are zoned M-2, General Industrial district. The buildings are located behind commercial buildings on a dead-end, unpaved street off Main Street. Staff are not aware of any historical significance regarding the buildings.

STAFF RECOMMENDATION: Staff recommend approval of the applications.

APPLICABLE DESIGN GUIDELINES: Statement on demolition

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.





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 # 0057-
2025

Application for Certificate of Appropriateness
Main Street Advisory Board
Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Bryan Fountain	Triple F Farm LLC
*Title	managing member	
*Address	PO Box 460 Marshallville GA 31057	
*Phone	478-955-0823	
*Email	bfountain@gmail.com	
*Property Address	1 Raughton Street Perry GA 31069	

Project:
New Building ☐ Addition ☐ Alteration ☐ Demolition ☒ Relocation ☐


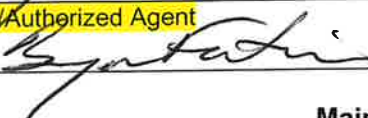
*Please describe the proposed modification:

Remove via demo the two houses and any associated debris, bricks, concrete, trash and leave as vacant land

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	3/24/25
*Property Owner/Authorized Agent		*Date	3/24/25

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: \$10,000



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Application # COA #0058-2025

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Bryan Fountain	Triple F Farm LLC
*Title	Managing member	
*Address	PO Box 460 Marshallville GA 31057	
*Phone	478-955-0823	
*Email	tbfountain@gmail.com	
*Property Address	3 Roughton Street Perry, GA 31069	

Project:

New Building ☐ Addition ☐ Alteration ☐ Demolition ☒ Relocation ☐

*Please describe the proposed modification:

Remove via demo the two houses and any associated debris, bricks, concrete, trash and leave as vacant land.

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	Bryan Fountain	*Date	4/9/25
*Property Owner/Authorized Agent	Triple F Farm LLC	*Date	4/9/25

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).

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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: \$10,000.00

CLAY RUCKER INC
.219 LAKE JOY ROAD
PERRY, GEORGIA 31069

April 23, 2025

To whom it may concern,

In reference to the buildings on 1 and 3 Roughton Street. It is my Profesional opinion that the cost to repair them exceeds their value.

Sincerely yours,

A handwritten signature in cursive script that reads "Clay Rucker".

Clay Rucker, President



SOUTHERN EQUIPMENT LLC.

PO Box 26549
Macon GA 31221
demolitionjeff@aol.com

Phone: 478-256-7867
Or : 478-784-9025
Fax: 478-254-6385

April 3, 2025

Re: 1 Roughton St
2 Roughton St
3 Roughton St
4 Roughton St, Perry, Ga 31069
Demolition, Removal and Stabilization

Demolition Schedule

After mobilization and safety meeting.
Clean out all areas of debris etc.
Setup containment for all work areas for demolition as asbestos removal.
Line all dumpsters with 6mil plastic.
Landfill manifest for asbestos loads.
All material hauled to a license waste facility.
Building will be demolished with excavators and loaded into dumpsters and/or dump trucks.



SOUTHERN EQUIPMENT LLC.

PO Box 26549
Macon GA 31221
demolitionjeff@aol.com

Phone: 478-256-7867
Or : 478-784-9025
Fax: 478-254-6385

Date: 04/22/2025

Subject: No Asbestos Present

Project Building address: 1 Roughton St, 2 Roughton St, 3 Roughton St, 4 Roughton St , Perry
Ga 31069

To whom it may concern,

Southern Equipment, LLC conducted a hazardous material assessment for suspected asbestos containing material (ACM) for a building located at the project address listed above. I am an accredited as Asbestos Inspector and Management Planner through an Environmental Protection Agency (EPA) approved training provider representing Southern Equipment LLC for this task.

This asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the sample locale. The results, findings, conclusions and recommendations expressed in certification are based on conditions observed during our survey of the building.

Southern Equipment LLC's professional opinion all parts of the building affected by the planned demolition or renovation work do not contain asbestos. This certification may be used as an asbestos survey.

It must be realized that hidden ACMs may be present which may not be exposed or defined prior to actual demolition or renovation. Any such previously concealed ACMs which are revealed during the work process should be sampled for testing by a licensed inspector and shall be removed according to 29 CFR 1926.1101 Safety and Health Regulations for Construction (OSHA) protocols, 40 CFR 763 Asbestos Hazard Response Act (AHERA) protocols and 40 CFR Part 61 National Emissions Standard for Hazardous Material (NESHAP) (EPA) protocols. The information contained in this letter is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This letter is not a bidding document. Contractors or consultants reviewing this letter must draw their own conclusions regarding further investigation or remediation deemed necessary. Southern Equipment LLC does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this letter. No warranty, express or implied is made.

If for some reason you have any questions regarding this report, please do not hesitate to contact us.

Sincerely,

Jeff Surles

Southern Equipment, LLC
PO Box 26549
Macon, GA 31221 US
4787849025
demolitionjeff@aol.com
www.southernequipment.net

Estimate 917

ADDRESS	SHIP TO	DATE	TOTAL
Robbie Russell 913 Evergreen ST Perry, GA 31069	Brian Fountain Demo - 4 house 1 Roughton St 2 Roughton St 3 Roughton St 4 Roughton St	03/27/2025	\$22,776.00

EMAIL
robbylrussell@yahoo.com

PHONE NUMBER
478-808-5811

DATE	ACTIVITY	QTY	RATE	AMOUNT
	02.10 Demo Demo - 4 house - Perry Ga - 1 Roughton St, 2 Roughton St, 3 Roughton St, 4 Roughton St - Removal of structure to the ground. includes labor, equipment, license, insurance, notification, permit, hauling, and disposal of building. All demolition waste and debris hauled to an allowed facility and provide manifest. Does NOT include any fees payable to any utility providers for services or disconnects.	1	20,000.00	20,000.00
	Asbestos Inspection Asbestos Inspection & Permits	4	475.00	1,900.00
	Credit Card Service Fee Credit Card Service Fee of 4 % if using a credit card for payment	21,900	0.04	876.00

Thank you for your business. We accept credit cards, ACH
payments, and checks to Southern Equipment, LLC, P O Box
26549, Macon, Ga 31221.

If using a credit card for payment, a 4% charge will be added to
the invoice.

SUBTOTAL	22,776.00
TAX	0.00

TOTAL	\$22,776.00
--------------	--------------------

THANK YOU.

Accepted By

Accepted Date

Wine Tasting Updates

From Holly Wharton <holly.wharton@perry-ga.gov>

Date Mon 4/21/2025 10:16 AM

To Community Development <comm.development@perry-ga.gov>

Cc Alicia Hartley <alicia.hartley@perry-ga.gov>; aturpin@visitperry.com <aturpin@visitperry.com>; Tabitha Clark <tabitha.clark@perry-ga.gov>

Good morning, Christine,

Here's the wine tasting updates to provide to Main Street if I am unable to attend the meeting next week.

Total tickets sold: 441

Online sales – 435

Cash sales at check-in – 6

VIP Sales – 90

General Admission – 351

VIP check-in – 89/90 (98%)

General Admission check-in – 338/351 (96%)

Additional \$200 sponsorship collected due to unforeseen egg hunt activity by local real estate agent.

We will calculate profit for the event once all expenses are collected and paid out. It was an overall great event as usual with great weather. Many participants noted that the wine selection was better than in years past, and many of the vendors either ran out of wine or only had a bottle or two remaining (I will provide an update on collected leftover wine later). It was apparent that continuing to have the event on its regular date even though it was Good Friday did not cause any issues or lack of participation.



Holly Wharton
Economic Development Director
City of Perry
808 Carroll Street
P.O. Box 2030
Perry, GA 31069
Office: 478-988-2755
Cell: 478-206-1397
<https://www.perry-ga.gov>

Where Georgia comes together.



Placer.ai

Spring Wine Tasting

Apr 18 - Apr 18, 2025

Property:



Wine Tasting April 2025

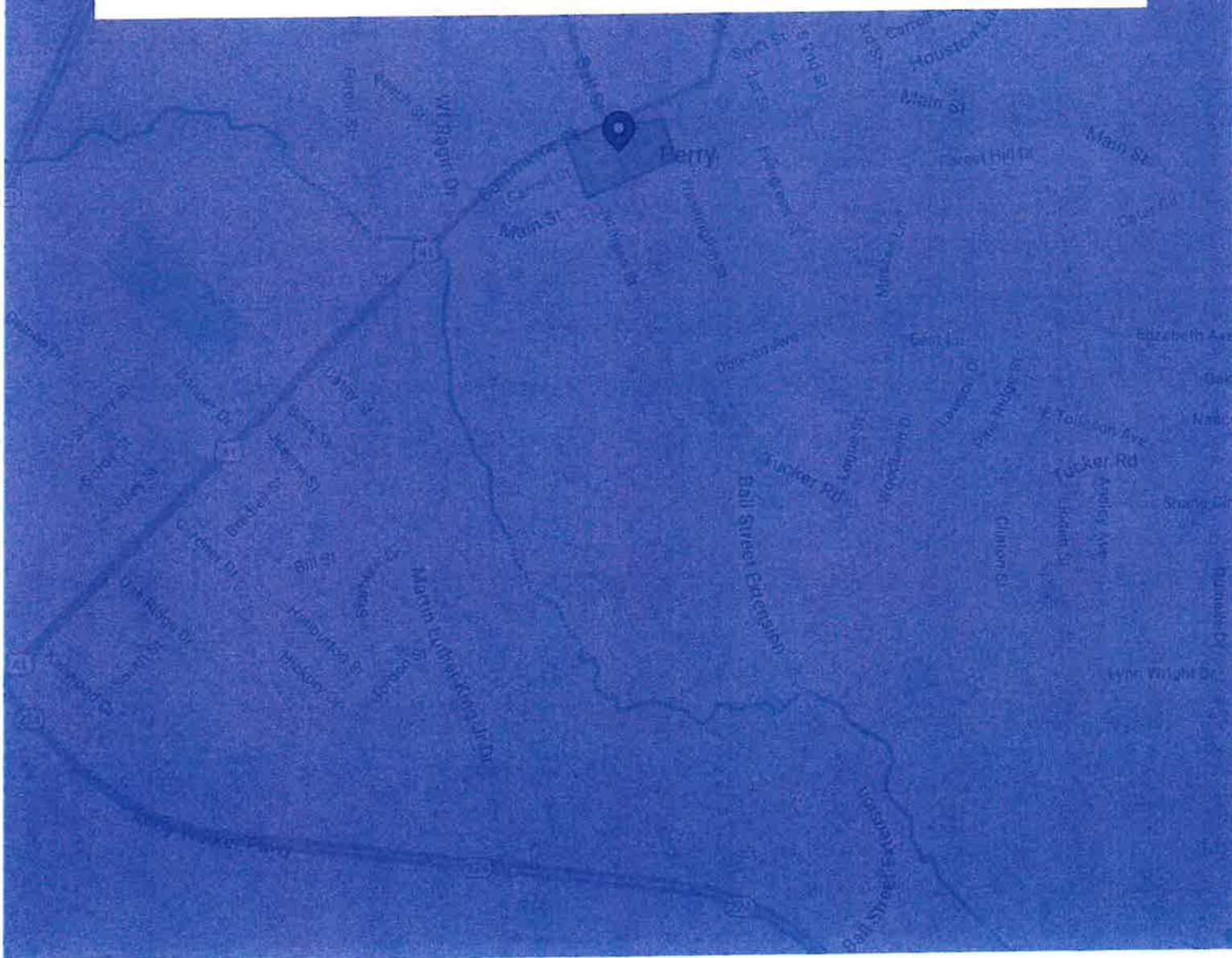
1002 Ball St, Perry, GA 31069

Applied Filters:

Time of Day: 4pm - 10pm



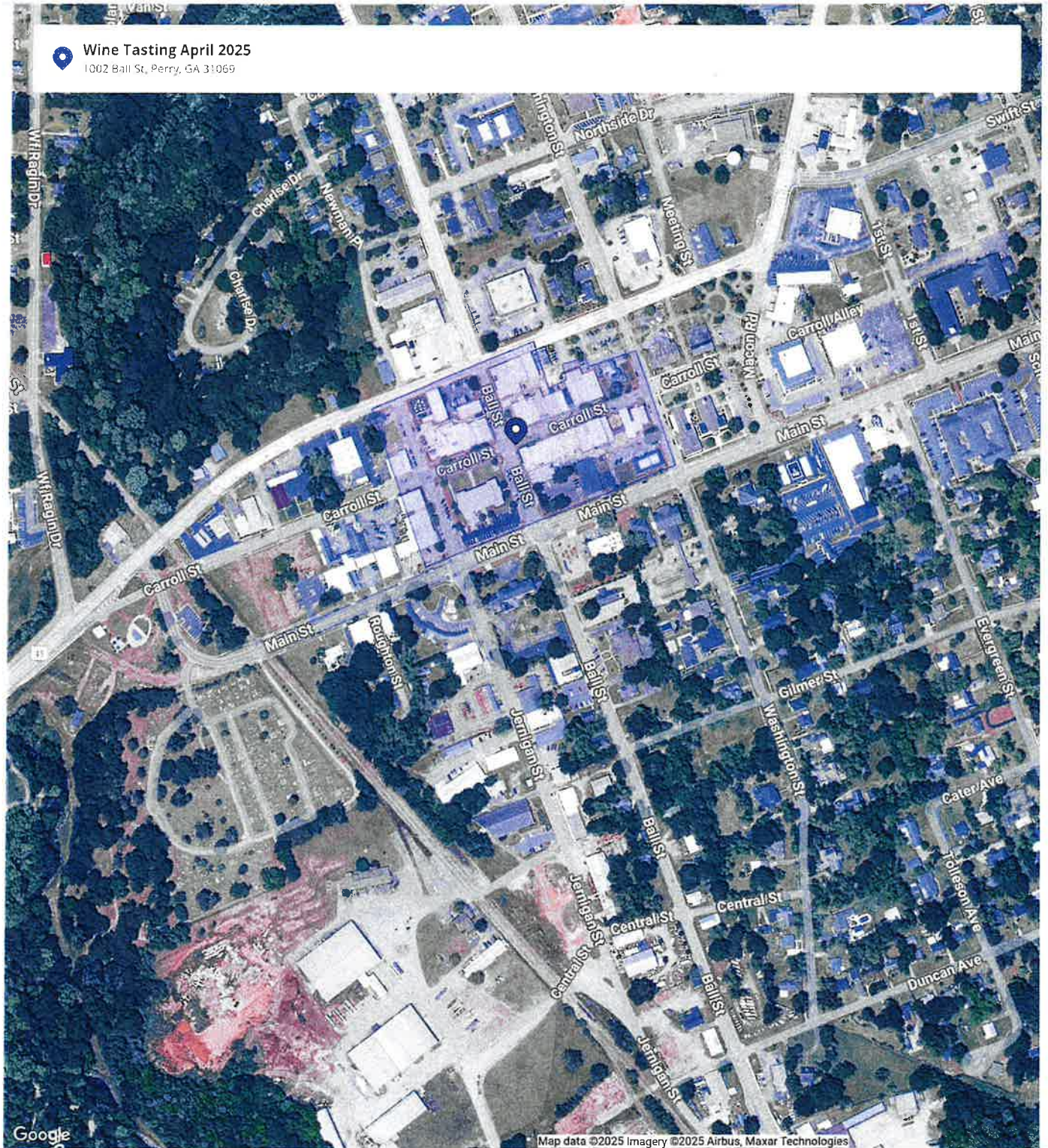
Scan to view on placer.ai platform





Spring Wine Tasting

Apr 18 - Apr 18, 2025





Spring Wine Tasting

Apr 18 - Apr 18, 2025

Metrics

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069

Visits	1.7K	Visit Frequency	1
Visitors	1.7K	Avg. Dwell Time	149 min

Apr 18th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Spring Wine Tasting

Apr 18 - Apr 18, 2025

Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
Wine Tasting April 2025 Ball St, Perry, GA	\$84.9K	38.2%	White (57.2%)	2.58
Georgia	\$76.3K	34.2%	White (50.5%)	2.61

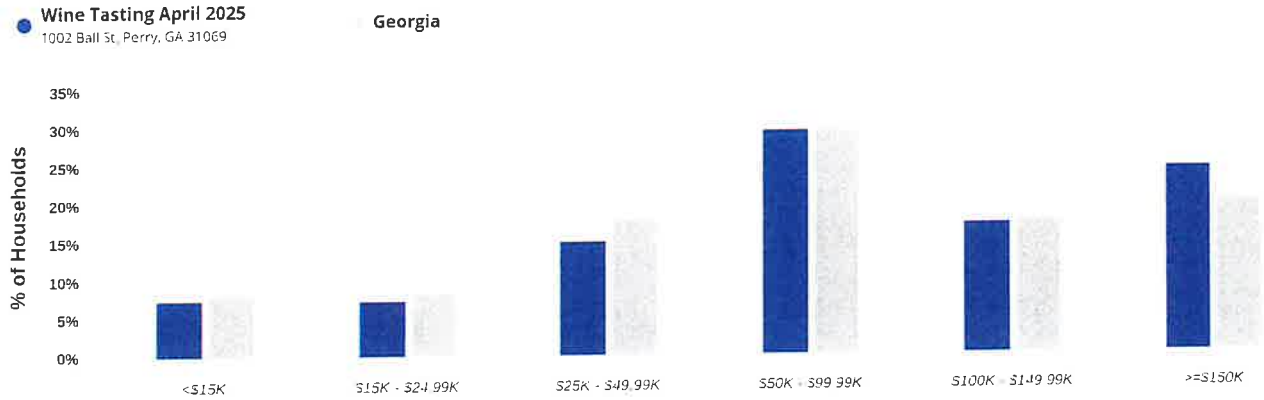
Apr 18th, 2025 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)



Spring Wine Tasting

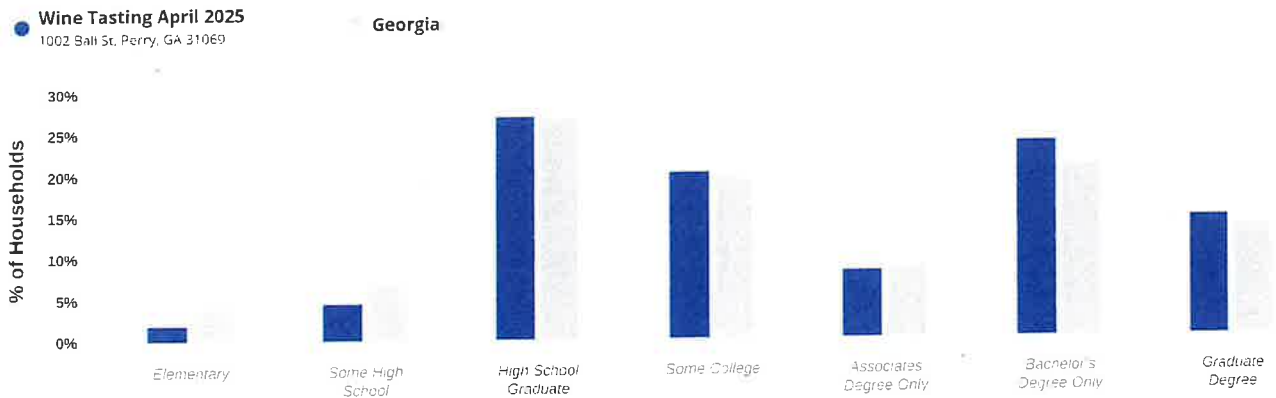
Apr 18 - Apr 18, 2025

Household Income



Apr 18th, 2025 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

Education



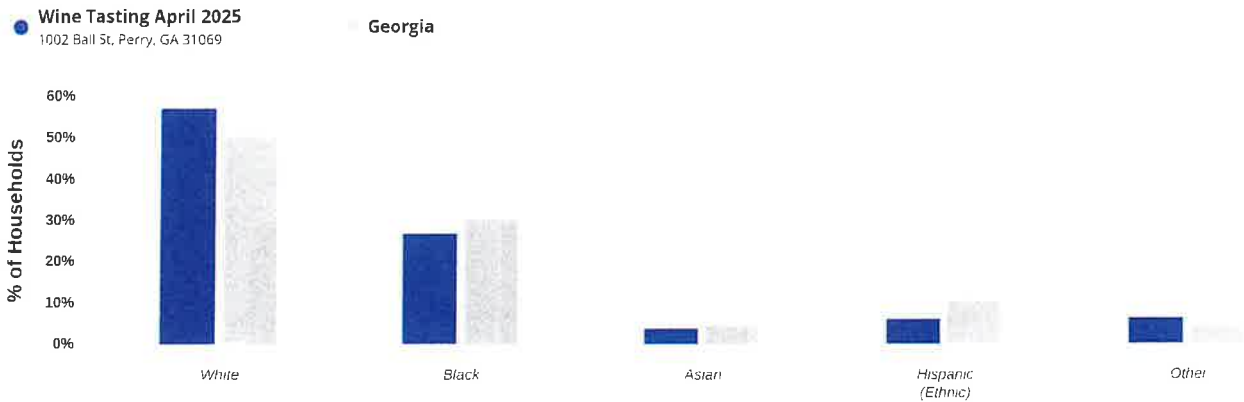
Apr 18th, 2025 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)



Spring Wine Tasting

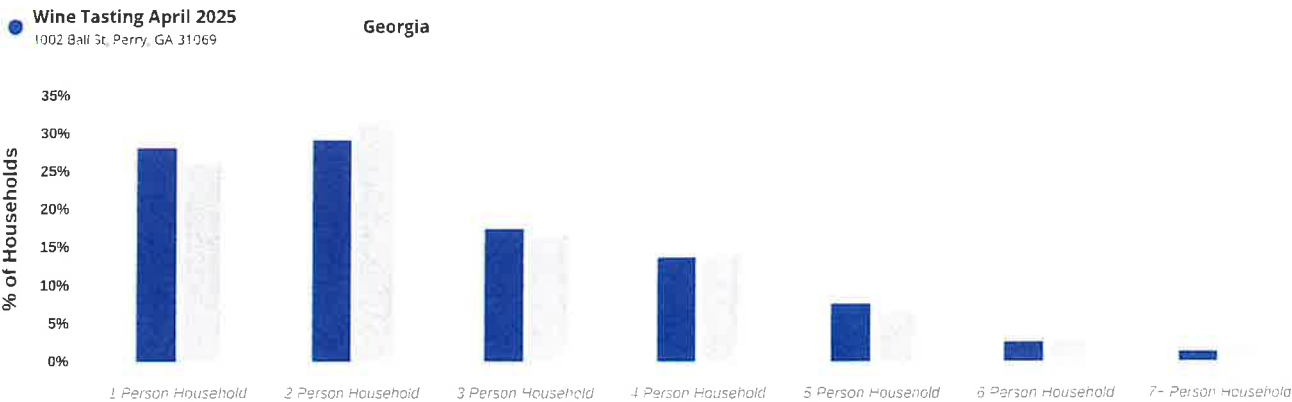
Apr 18 - Apr 18, 2025

Ethnicity



Apr 18th, 2025 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

Household Size



Apr 18th, 2025 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

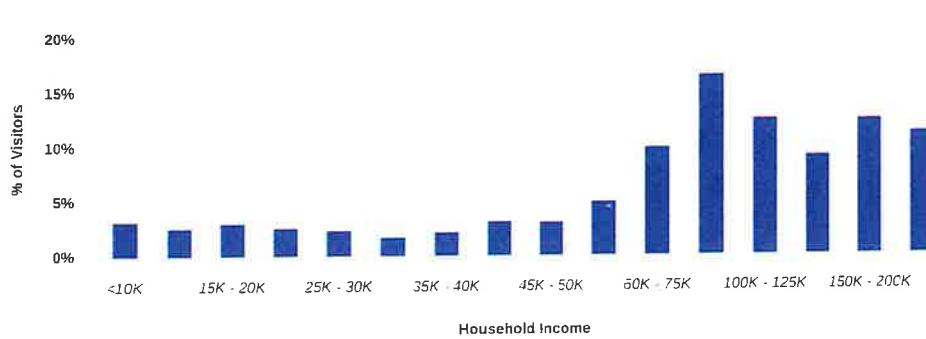


Spring Wine Tasting

Apr 18 - Apr 18, 2025

Household Income

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069



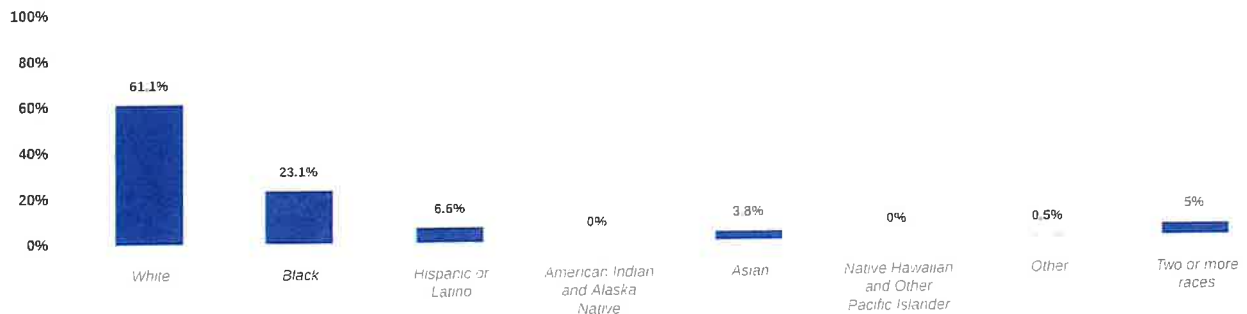
Average Income 109K
Median Income 93K

*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Apr 18th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Ethnicity

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Apr 18th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

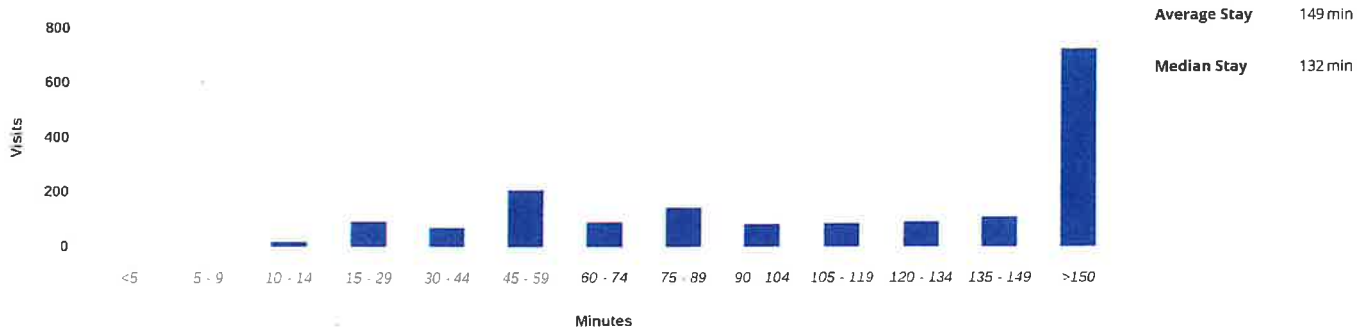


Spring Wine Tasting

Apr 18 - Apr 18, 2025

Visit Duration

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069



Visits | Apr 18th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



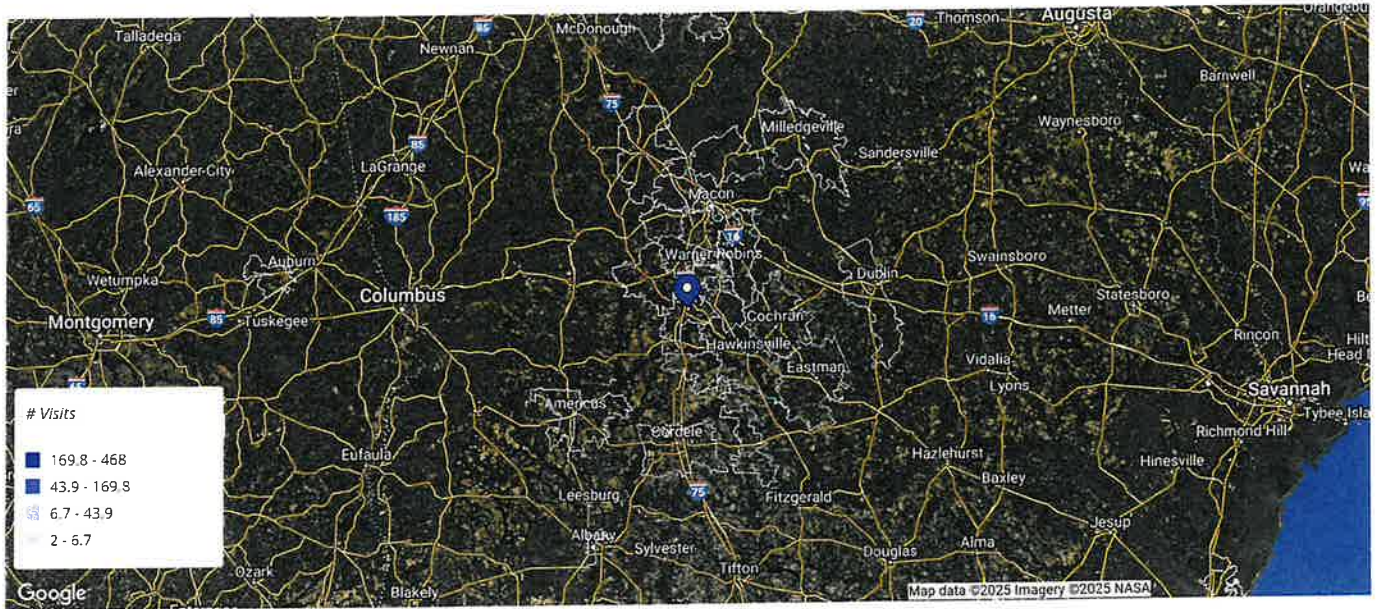
Spring Wine Tasting

Apr 18 - Apr 18, 2025

Visitors By Origin

Wine Tasting April 2025

1002 Ball St, Perry, GA 31069



Wine Tasting April 2025

1002 Ball St, Perry, GA 31069

Zipcode / City	Visits (% of Total)
31069 Perry, GA	468 (27.5%)
31088 Warner Robins, GA	244 (14.4%)
31047 Kathleen, GA	214 (12.6%)
31005 Bonaire, GA	143 (8.4%)
31036 Clinchfield, GA	71 (4.2%)
31030 Fort Valley, GA	48 (2.8%)
31093 Warner Robins, GA	45 (2.7%)
31008 Byron, GA	40 (2.3%)
31201 Macon, GA	31 (1.8%)
29860 North Augusta, SC	29 (1.7%)



Spring Wine Tasting

Apr 18 - Apr 18, 2025

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069

Zipcode / City

Visits
(% of Total) ▾

31025



31023	13 (0.8%)
Eastman, GA	
31020	12 (0.7%)
Dry Branch, GA	
30040	12 (0.7%)
Cumming, GA	
37122	11 (0.6%)
Gladeville, TN	
31709	11 (0.6%)
Americus, GA	
13166	11 (0.7%)
Weedsport, NY	
31701	10 (0.6%)
Albany, GA	
31032	10 (0.6%)
Gray, GA	
31014	10 (0.6%)
Cochran, GA	
31220	9 (0.5%)
Macon, GA	
28217	9 (0.5%)
Charlotte, NC	
31305	8 (0.5%)
Darien, GA	
31079	8 (0.5%)
Rochelle, GA	
31028	8 (0.5%)
Centerville, GA	



Spring Wine Tasting

Apr 18 - Apr 18, 2025

Wine Tasting April 2025

1002 Ball St, Perry, GA 31069

Zipcode / City

31701
Albany, GA

31032
Gray, GA

31014
Cochran, GA

31220
Macon, GA

28217
Charlotte, NC
Forsyth, GA

30056
Newborn, GA

31052
Lizella, GA

31021
Dublin, GA

30711
Crandall, GA

30144
Kennesaw, GA

29706
Chester, SC

36832
Auburn, AL

31061
Milledgeville, GA

29634
Clemson, SC

30609
Athens, GA

Visits

10 (0.6%)

10 (0.6%)

10 (0.6%)

9 (0.5%)

9 (0.5%)

7 (0.4%)

6 (0.3%)

5 (0.3%)

5 (0.3%)

5 (0.3%)

5 (0.3%)

4 (0.3%)

4 (0.2%)

3 (0.2%)

2 (0.1%)

Apr 18th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Spring Wine Tasting

Apr 18 - Apr 18, 2025

Trade Area

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069



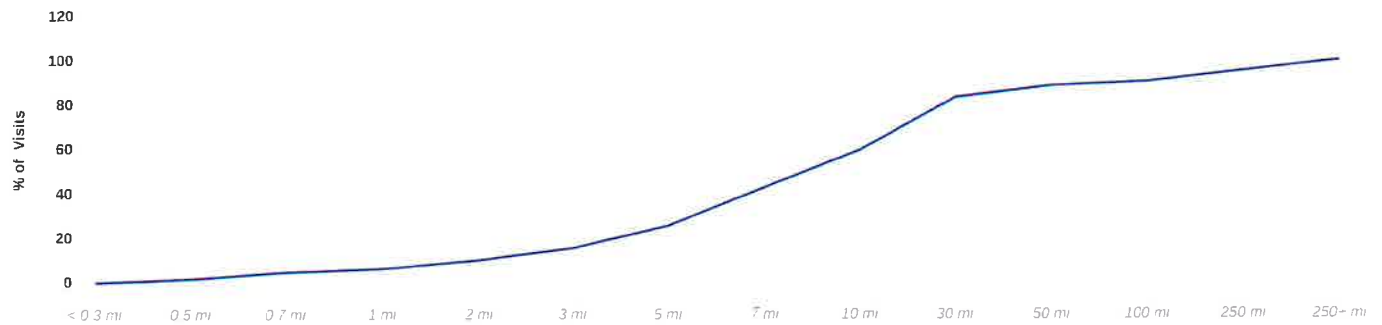
Home locations are obfuscated for privacy and are only placed within a city's block. They do not represent actual home addresses.

Apr 18th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

Trade Area Coverage by Distance

Wine Tasting April 2025
1002 Ball St, Perry, GA 31069



Home Location : % of Visits | Min Visits: 1 | Apr 18th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

Main Street Advisory Board
Minutes - April 3, 2025

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

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

Staff: Alicia Hartley – Downtown Manager, Bryan Wood – Community Development Director, Ansley Fitzner -Public Works Superintendent, Anya Turpin – Visit Perry Executive Director, and Christine Sewell – Recording Clerk.

2. Guests/Speakers - Ms. Heather Anderson

Ms. Fitzner presented PowerPoint from board discussions on downtown landscaping which included direction from the city manager to provide conceptual designs with creative freedom. Each block on the downtown core was reviewed with proposed designs and implementing artwork. The question was asked who will maintain and fund; Ms. Fitzner advised there is a full-time employee for the downtown and the city will fund. Director Moore asked where the project would start; Ms. Fitzner advised behind city hall and the farmers market; most likely.

Ms. Turpin advised the FMCA concert was a success and has received positive feedback; the group will be back in two years. Bouquet stroll will be posted on social media this evening.

3. Citizens with Input – None

4. Old Business

- a. Review draft of 2025 Work Plan – Ms. Hartley in follow up to the retreat updated the draft presented last month which includes board members' responsibilities and a budget and asked for any additional comment/input. It was noted the plan is more robust and will be a working document that will be updated and edited as required. The board had no additional input.

5. New Business

- a. Certificate of Appropriateness Review – 725 Commerce Street

Mr. Wood reviewed the staff report which was a request to add handicapped parking. A gravel parking lot already exists on the side of the building and this request will add a paved parking pad for handicap access. The new parking pad will be located approximately 40 feet from the edge of the public sidewalk along Commerce Street. Some re-grading of the existing lot will be necessary to accommodate the paved parking pad. The design guidelines require a wall to screen new parking lots. Since modifications are being made to the existing lot, it is appropriate to require screening. However, since the lot is not directly adjacent to the sidewalk, landscaping (evergreen shrubs) is an appropriate screening material. Staff recommends approval of the application, subject to a row of evergreen shrubs (18 inches in height at the time of planting) being installed along the length of the new paved parking pad on the street side.

Ms. Anderson advised the planter boxes were removed as approved and because of the shared driveway with the barber shop the spot as planned would be facing the building and to add shrubs would block access. Also, the building official advised their contractor that the space would need to be two feet longer. Mr. Wood advised he was not aware of that. Ms. Anderson advised she is willing to comply, but is not understanding the requirements fully, and is trying to open the business to serve the community. Mr. Wood advised the board there are some questions staff needs to answer from the building side, but the application could be approved as submitted so as to not further delay the applicant.

Director Presswood motioned to recommend approval of the application as submitted; Director Lay seconded; all in favor and was unanimously approved.

- b. Certificate of Appropriateness Review – 917 Carroll Street
- c. Façade Grant – 917 Carroll Street

Mr. Wood advised the pink color selection as submitted is not in the approved color palette, the door color is similar to one in the palette and with the applicant not being present, advised the board could elect to approve the door color or table the application.

Director Lay motioned to table the application for the COA and façade grant until the applicant is available to be present; Director Anderson-Cook seconded; all in favor and was unanimously approved to table the May meeting.

- d. Approve March 6, 2025, minutes

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

- e. Approve February 2025 financials

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

- f. Adopt 2025 Work Plan

Director Anderson-Cook motioned to approve the plan as presented; 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 the Board of Education demolished 1202 Main Street, Madi Grace boutique was sold, and The Bold Kind will be opening in mid-April. Recommendation of sidewalks and crosswalks at Northside Drive. Lunch & Learn with the Office of Downtown Development on historic preservation commissions will be April 24th. Memorial bench is installed for Bill Loudermilk, dedication on April 9th. Council approved applying for the Flint Energies mural grant; submitted AARP grant for parklets on the Ball/Main Street lot. Ms. Hartley provided upcoming training opportunities.

8. Promotion Committee Report – Ms. Hartley provided update on ticket sales for wine tasting. May 9th flower crawl will begin social media promotions. And working on a Popsicle Pop-Up in mid to late July.
9. Other – Director Walker advised they are planning their one-year celebration for June 14th.
10. Adjourn – there being no further business to come before the board the meeting was adjourned at 5:20pm.

DRAFT

Hulland
no

Main Street Advisory Board Restricted Fund
GL Account 100.00000.13.4208

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		7,425.00	
	November		1,305.00	
	December		908.00	
	January		0.00	
	February		5,970.00	
	March		6,665.00	
	April			
	May			
	June			
Total Deposits:		0.00	29,588.00	95,357.15

Expenditures: 100.75510

July	(1,390.00)	
August	(3,638.26)	
September	(1,460.99)	
October	(10,303.06)	
November	(11,723.38)	
December	(664.01)	
January	(560.28)	
February	(2,079.32)	
March	(3,678.55)	
April		
May		
June		
Total Expenditures:	0.00	(35,497.85)

59,859.30

Reserve Balance at 3/31/2025

59,859.30

59,859.30

Current Reserve:	59,859.30
Less Prior Month Reserve	56,872.85
Current Month Reserve Adjustment	2,986.45

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
100-00000.347591	FLAG FOOTBALL	0.00	400.00	0.00	465.00	65.00	116.25 %
100-00000.347730	FIREARMS SAFETY COURSE FEE	0.00	200.00	120.00	450.00	250.00	225.00 %
100-00000.347735	CPR CERTIFICATION FEE	0.00	400.00	311.00	893.00	493.00	223.25 %
100-00000.349219	EMPLOYER CONTRIB-HEALTH	2,904,800.00	2,904,800.00	442,109.00	2,378,981.00	-525,819.00	18.10 %
100-00000.349220	EMPLOYEE CONTRIB-HEALTH	355,200.00	355,200.00	39,659.50	322,103.85	-33,096.15	9.32 %
100-00000.349300	RETURNED CHECK FEE	2,700.00	2,700.00	210.00	1,995.00	-705.00	26.11 %
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	3,303.00	40,477.40	-2,122.60	4.98 %
100-00000.349910	CURB CUT/DRIVEWAY PIPE	0.00	0.00	0.00	268.00	268.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		6,134,200.00	6,712,600.00	648,938.00	4,646,203.74	-2,066,396.26	30.78 %
RevCategory: 34 - Charges for Services Total:		6,134,200.00	6,712,600.00	648,938.00	4,646,203.74	-2,066,396.26	30.78 %
RevCategory: 35 - Fines and Forfeitures							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.351170	COURT AND PARKING FINES	632,400.00	632,400.00	71,277.63	394,985.36	-237,414.64	37.54 %
100-00000.351171	COUNTY JAIL SURCHARGE	41,300.00	41,300.00	0.00	25,959.01	-15,340.99	37.15 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		673,700.00	673,700.00	71,277.63	420,944.37	-252,755.63	37.52 %
RevCategory: 35 - Fines and Forfeitures Total:		673,700.00	673,700.00	71,277.63	420,944.37	-252,755.63	37.52 %
RevCategory: 36 - Investment Income							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.361000	INTEREST	100,000.00	100,000.00	8,524.03	140,926.85	40,926.85	140.93 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		100,000.00	100,000.00	8,524.03	140,926.85	40,926.85	40.93 %
RevCategory: 36 - Investment Income Total:		100,000.00	100,000.00	8,524.03	140,926.85	40,926.85	40.93 %
RevCategory: 37 - Contributions and Donations							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.371001	RECREATION DEPT DONATIONS	0.00	0.00	5,912.00	7,448.25	7,448.25	0.00 %
100-00000.371004	DONATIONS	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00 %
100-00000.371007	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	240.00	240.00	0.00 %
100-00000.371017	J E WORRALL MEM DONATIONS	0.00	5,000.00	0.00	5,000.00	0.00	0.00 %
100-00000.371024	MAIN STREET ADVISORY DONATIO	0.00	16,900.00	6,665.00	29,588.00	12,688.00	175.08 %
100-00000.371037	INTERNATIONAL FESTIVAL DONAT	0.00	500.00	0.00	500.00	0.00	0.00 %
100-00000.371039	FARMERS MKT INCOME	2,500.00	2,500.00	1,075.00	4,445.00	1,945.00	177.80 %
100-00000.371040	ART IN THE PARK SPONSORSHIP	0.00	800.00	0.00	800.00	0.00	0.00 %
100-00000.371100	CONTRIBUTIONS FOR CAPITAL PRO	0.00	271,200.00	0.00	271,272.75	72.75	100.03 %
100-00000.371202	INDEPENDENCE DAY SPONSORSHIP	0.00	5,000.00	0.00	5,000.00	0.00	0.00 %
100-00000.371205	TECH & ENTREPRENUER BOARD	0.00	1,700.00	1,500.00	12,792.26	11,092.26	752.49 %
100-00000.379004	ATLANTA HAWKS GRANT	0.00	2,300.00	0.00	2,380.00	80.00	103.48 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		2,500.00	305,900.00	18,182.00	342,466.26	36,566.26	11.95 %
RevCategory: 37 - Contributions and Donations Total:		2,500.00	305,900.00	18,182.00	342,466.26	36,566.26	11.95 %
RevCategory: 38 - Miscellaneous							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.381000	PERRY EVENTS CENTER RENTAL	73,400.00	73,400.00	6,134.00	54,882.00	-18,518.00	25.23 %
100-00000.381001	CELL ANTENNA RENTAL FEE	37,100.00	37,100.00	0.00	39,371.75	2,271.75	106.12 %
100-00000.381003	BILLBOARD RENTAL INCOME	0.00	4,200.00	0.00	4,200.00	0.00	0.00 %
100-00000.381011	HERITAGE OAKS RENTALS	0.00	1,800.00	160.00	2,045.00	245.00	113.61 %
100-00000.383000	REIMBURSE FOR DAMAGE PROP	0.00	32,400.00	0.00	32,497.25	97.25	100.30 %
100-00000.383002	RESTITUTION PAYMENT	0.00	0.00	0.00	0.12	0.12	0.00 %
100-00000.389000	OTHER REVENUES	0.00	7,800.00	150.00	8,160.00	360.00	104.62 %
100-00000.389001	PD COPIES/REPORTS	0.00	1,200.00	176.45	1,645.77	445.77	137.15 %
100-00000.389010	P-CARD REBATE	4,000.00	4,000.00	0.00	6,155.42	2,155.42	153.89 %
100-00000.389012	WEX TAX/BILL ADJUSTMENT	0.00	0.00	81.42	974.59	974.59	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	196.85	3,577.02	-722.98	16.81 %
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	2,569.23	20,084.38	-33,115.62	62.25 %
100-00000.389029	SWAG ITEMS	0.00	0.00	0.00	20.00	20.00	0.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75510.531100	OPERATING SUPPLIES	0.00	11,400.00	1,086.16	12,444.39	-1,044.39	-9.16 %
100-75510.531600	INVENTORY EQUIPMENT	0.00	8,500.00	0.00	10,579.32	-2,079.32	-24.46 %
100-75510.531660	AWARDS	0.00	2,000.00	352.39	2,508.14	-508.14	-25.41 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:		0.00	29,300.00	3,678.55	35,497.85	-6,197.85	-21.15 %
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY							
100-75511.523701	MANDATORY TRAINING	300.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.523702	VOLUNTARY TRAINING	300.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.573001	FACADE GRANT	8,000.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY Total:		8,600.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 75512 - FARMERS MARKET							
100-75512.522300	RENTALS	2,500.00	2,500.00	107.00	428.00	2,072.00	82.88 %
CostCenter: 75512 - FARMERS MARKET Total:		2,500.00	2,500.00	107.00	428.00	2,072.00	82.88 %
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH							
100-75630.577000	APPROPRIATIONS	44,600.00	44,600.00	3,717.00	33,453.00	11,147.00	24.99 %
CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH Total:		44,600.00	44,600.00	3,717.00	33,453.00	11,147.00	24.99 %
CostCenter: 77030 - DEPT OF ADMINISTRATION CAPITAL							
100-77030.542200	VEHICLES	0.00	0.00	47,825.00	47,825.00	-47,825.00	0.00 %
CostCenter: 77030 - DEPT OF ADMINISTRATION CAPITAL Total:		0.00	0.00	47,825.00	47,825.00	-47,825.00	0.00 %
CostCenter: 77050 - FIRE DEPT CAPITAL							
100-77050.542200	VEHICLES	143,000.00	143,000.00	0.00	386.53	142,613.47	99.73 %
CostCenter: 77050 - FIRE DEPT CAPITAL Total:		143,000.00	143,000.00	0.00	386.53	142,613.47	99.73 %
CostCenter: 77060 - POLICE DEPT CAPITAL							
100-77060.542200	VEHICLES	565,000.00	565,000.00	0.00	289,884.00	275,116.00	48.69 %
100-77060.542500	EQUIPMENT	0.00	0.00	128,089.15	128,089.15	-128,089.15	0.00 %
CostCenter: 77060 - POLICE DEPT CAPITAL Total:		565,000.00	565,000.00	128,089.15	417,973.15	147,026.85	26.02 %
CostCenter: 77070 - PUBLIC WORKS CAPITAL							
100-77070.542200	VEHICLES	105,000.00	105,000.00	0.00	155,035.29	-50,035.29	-47.65 %
100-77070.542500	EQUIPMENT	178,000.00	178,000.00	0.00	56,045.00	121,955.00	68.51 %
CostCenter: 77070 - PUBLIC WORKS CAPITAL Total:		283,000.00	283,000.00	0.00	211,080.29	71,919.71	25.41 %
CostCenter: 77080 - RECREATION CAPITAL							
100-77080.542200	VEHICLES	0.00	22,300.00	0.00	22,300.00	0.00	0.00 %
CostCenter: 77080 - RECREATION CAPITAL Total:		0.00	22,300.00	0.00	22,300.00	0.00	0.00 %
CostCenter: 77130 - CITY MANAGER CAPITAL							
100-77130.542200	VEHICLES	40,000.00	40,000.00	0.00	37,439.00	2,561.00	6.40 %
CostCenter: 77130 - CITY MANAGER CAPITAL Total:		40,000.00	40,000.00	0.00	37,439.00	2,561.00	6.40 %
CostCenter: 77250 - ANIMAL CONTROL FACILITY							
100-77250.541400	INFRASTRUCTURE	0.00	13,700.00	0.00	13,652.48	47.52	0.35 %
CostCenter: 77250 - ANIMAL CONTROL FACILITY Total:		0.00	13,700.00	0.00	13,652.48	47.52	0.35 %
CostCenter: 77344 - JACK LINKS							
100-77344.522302	FEE WAIVER	0.00	100.00	0.00	78.00	22.00	22.00 %
CostCenter: 77344 - JACK LINKS Total:		0.00	100.00	0.00	78.00	22.00	22.00 %
CostCenter: 81500 - ADMINISTRATIVE DEBT SERV							
100-81500.581200	CAPITAL LEASE PRINCIPAL	10,400.00	0.00	0.00	0.00	0.00	0.00 %
100-81500.582200	CAPITAL LEASE INTEREST	800.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 81500 - ADMINISTRATIVE DEBT SERV Total:		11,200.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 81501 - CITY MANAGER DEBT SERV							
100-81501.581200	CAPITAL LEASE PRINCIPAL	0.00	10,400.00	0.00	7,760.49	2,639.51	25.38 %
100-81501.582200	CAPITAL LEASE INTEREST	0.00	800.00	0.00	613.04	186.96	23.37 %
CostCenter: 81501 - CITY MANAGER DEBT SERV Total:		0.00	11,200.00	0.00	8,373.53	2,826.47	25.24 %
CostCenter: 81504 - PERRY PUBLIC FAC AUTH							
100-81504.581300	LOAN PRINCIPAL	615,000.00	615,000.00	615,000.00	615,000.00	0.00	0.00 %
100-81504.582300	LOAN INTEREST	1,128,000.00	1,128,000.00	576,378.13	1,127,953.55	46.45	0.00 %
CostCenter: 81504 - PERRY PUBLIC FAC AUTH Total:		1,743,000.00	1,743,000.00	1,191,378.13	1,742,953.55	46.45	0.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75420.531600	INVENTORY EQUIPMENT	1,000.00	1,000.00	0.00	1,629.99	-629.99	-63.00 %
CostCenter: 75420 - ADMINISTRATION Total:		265,500.00	265,500.00	12,760.65	141,506.26	123,993.74	46.70%
CostCenter: 75430 - WELCOME CENTER							
100-75430.511100	REGULAR EMPLOYEES	52,800.00	52,800.00	4,732.80	80,050.51	-27,250.51	-51.61 %
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	41.71	1,131.64	-131.64	-13.16 %
100-75430.512100	EMPLOYEE LIFE INSURANCE	800.00	800.00	34.58	163.62	636.38	79.55 %
100-75430.512120	EMPLOYEE HEALTH INSURANCE	17,900.00	17,900.00	2,725.00	14,661.00	3,239.00	18.09 %
100-75430.512130	EMPLOYEE DENTAL INSURANCE	500.00	500.00	31.88	157.60	342.40	68.48 %
100-75430.512140	VISION INSURANCE	0.00	0.00	7.50	38.00	-38.00	0.00 %
100-75430.512200	FICA	4,400.00	4,400.00	343.40	6,041.83	-1,641.83	-37.31 %
100-75430.512401	RETIREMENT CONTRIBUT- ICMA	2,400.00	2,400.00	238.73	4,058.91	-1,658.91	-69.12 %
100-75430.512700	WORKER'S COMPENSATION	1,000.00	1,000.00	0.00	91.63	908.37	90.84 %
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	1,186.88	-186.88	-18.69 %
100-75430.523500	TRAVEL	0.00	0.00	0.00	483.67	-483.67	0.00 %
100-75430.523600	DUES & FEES	0.00	0.00	1,047.00	1,572.00	-1,572.00	0.00 %
100-75430.523702	VOLUNTARY TRAINING	0.00	0.00	0.00	238.82	-238.82	0.00 %
100-75430.523930	MEETINGS	0.00	0.00	0.00	225.53	-225.53	0.00 %
100-75430.531100	OPERATING SUPPLIES	1,000.00	1,000.00	0.00	3,403.04	-2,403.04	-240.30 %
100-75430.531270	VEHICLE GASOLINE	0.00	0.00	0.00	55.00	-55.00	0.00 %
100-75430.531600	INVENTORY EQUIPMENT	1,000.00	1,000.00	0.00	686.59	313.41	31.34 %
CostCenter: 75430 - WELCOME CENTER Total:		90,600.00	90,600.00	9,351.06	114,246.27	-23,646.27	-26.10%
CostCenter: 75440 - MARKETING EDUCATION							
100-75440.523704	MARKETING EDUCATION	4,000.00	4,000.00	0.00	5,877.85	-1,877.85	-46.95 %
CostCenter: 75440 - MARKETING EDUCATION Total:		4,000.00	4,000.00	0.00	5,877.85	-1,877.85	-46.95%
CostCenter: 75450 - GA NATIONAL FAIRGROUND							
100-75450.523302	EVENT PROMOTION	40,000.00	40,000.00	0.00	31.59	39,968.41	99.92 %
CostCenter: 75450 - GA NATIONAL FAIRGROUND Total:		40,000.00	40,000.00	0.00	31.59	39,968.41	99.92%
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	26,699.00	-1,699.00	-6.80 %
100-75460.523300	ADVERTISING	40,000.00	40,000.00	2,097.50	16,935.97	23,064.03	57.66 %
100-75460.523302	EVENT PROMOTION	7,000.00	7,000.00	0.00	200.91	6,799.09	97.13 %
100-75460.523405	INFORMATIONAL BROCHURES	0.00	0.00	170.00	28,595.00	-28,595.00	0.00 %
100-75460.523930	TRADE SHOWS	10,000.00	10,000.00	150.00	3,291.00	6,709.00	67.09 %
100-75460.531100	OPERATING SUPPLIES	0.00	0.00	0.00	560.06	-560.06	0.00 %
100-75460.531104	PROMOTIONAL/SWAG ITEM	10,000.00	10,000.00	0.00	3,503.77	6,496.23	64.96 %
CostCenter: 75460 - TOURISM PROMOTION Total:		97,000.00	97,000.00	2,417.50	79,785.71	17,214.29	17.75%
CostCenter: 75470 - BILLBOARDS							
100-75470.522300	RENTALS	0.00	0.00	0.00	8,100.00	-8,100.00	0.00 %
CostCenter: 75470 - BILLBOARDS Total:		0.00	0.00	0.00	8,100.00	-8,100.00	0.00%
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY							
100-75500.521201	AUDIT COST	0.00	0.00	0.00	4,700.00	-4,700.00	0.00 %
100-75500.531100	OPERATING SUPPLIES	0.00	0.00	41.95	41.95	-41.95	0.00 %
100-75500.577000	APPROPRIATIONS	6,200.00	6,200.00	517.00	4,653.00	1,547.00	24.95 %
CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:		6,200.00	6,200.00	558.95	9,394.95	-3,194.95	-51.53%
CostCenter: 75510 - MAIN ST ADVISORY BD REST							
100-75510.521312	ARTIST FEES	0.00	3,100.00	775.00	4,025.00	-925.00	-29.84 %
100-75510.522300	RENTALS	0.00	1,400.00	690.00	2,083.00	-683.00	-48.79 %
100-75510.523300	ADVERTISING	0.00	100.00	0.00	40.00	60.00	60.00 %
100-75510.523850	CONTRACT LABOR	0.00	2,500.00	775.00	3,528.00	-1,028.00	-41.12 %
100-75510.523851	SECURITY SERVICES	0.00	300.00	0.00	290.00	10.00	3.33 %



Where Georgia comes together.

STAFF REPORT

April 29, 2025

CASE NUMBER: COA-0062-2025
APPLICANT: Michael Stroman
REQUEST: Build outdoor event venue
LOCATION: 713 Commerce Street; Parcel No. 0P0060 017000 and 0P0060 076000

APPLICANT'S REQUEST: The applicant proposes to construct an outdoor event venue consisting of an open-air pavilion with restrooms and bar area, a stage with storage, brick and wood privacy walls, modular retaining walls, patios and turf areas. Building materials will include brick and stone. The disturbed portion of the site will be landscaped.

STAFF COMMENTS: The applicant received preliminary comments from MSAB about a year ago. The brick privacy wall along the street frontage will act as the front building façade addressing the street. A paved parking space setback from the front façade will allow a food truck to serve the facility. A brick patio and pavilion will create the more formal setting directly behind the privacy wall. The proposed stage/storage building will be located behind the existing barber shop at 719 Commerce Street and will not be visible from the street. Artificial turf will establish an informal gathering space adjacent to the stage and behind the pavilion. The overall style of the structures and landscaping will be that of a formal English garden.

The site is located in an area with individual buildings separated by parking lots or open areas. The design guidelines are based on a development pattern with buildings contiguous to one another and set at the edge of a public sidewalk similar to a typical Main Street setting. The proposed development is consistent with the established setting in which it is located. The proposed structures appear to comply with applicable design guidelines

STAFF RECOMMENDATION: Staff recommend approval of the application, subject to staff approval of final building and landscaping details.

APPLICABLE DESIGN STANDARDS ATTACHED: Site and Setting; Modern Features; Walls and Fences; New Construction

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.

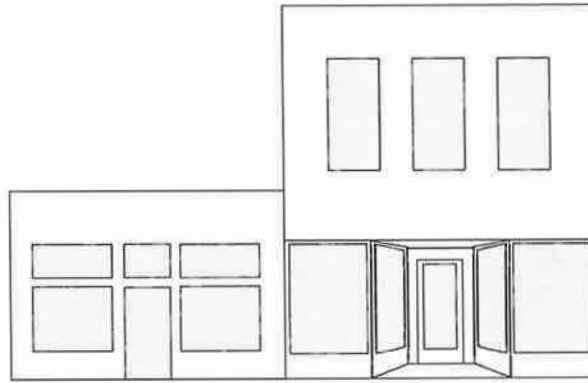


GOAL:

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.

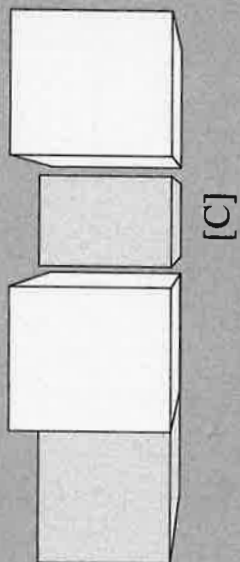
Spacing.

The distance between adjacent buildings.

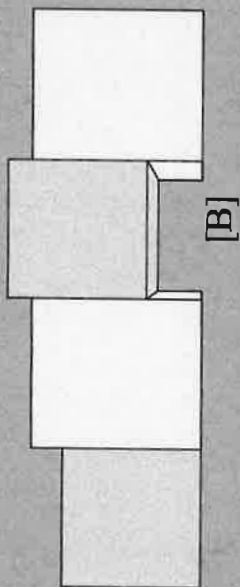
- more terms found in the Glossary, p. 42

Notes/Revisions:

overhead view

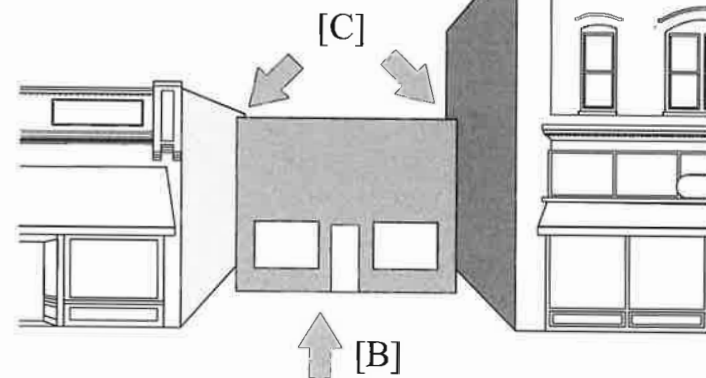
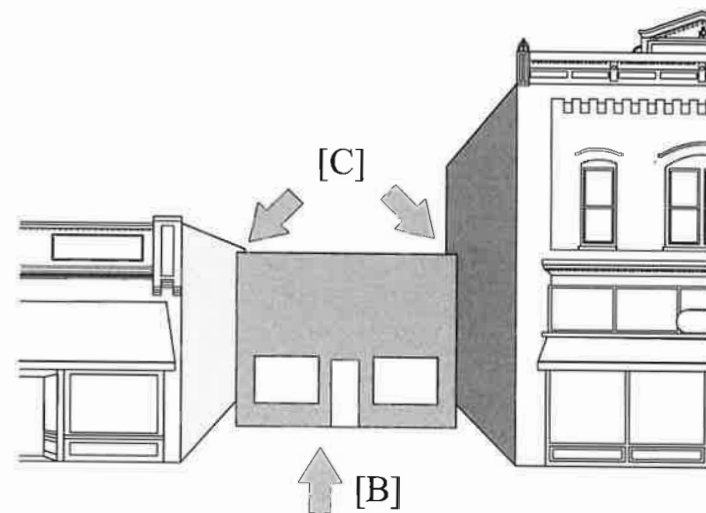
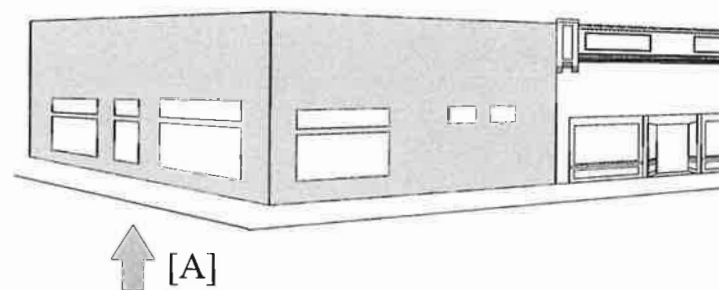


overhead view



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]

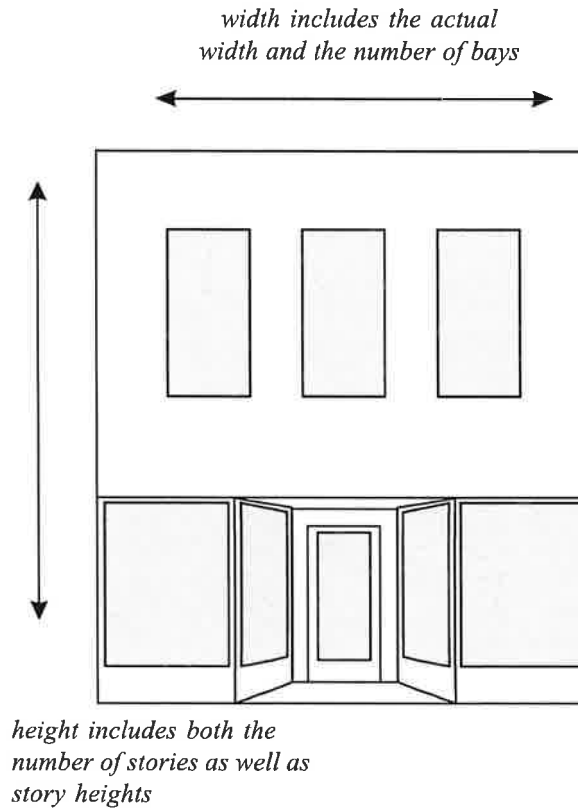


GOAL:

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.



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.

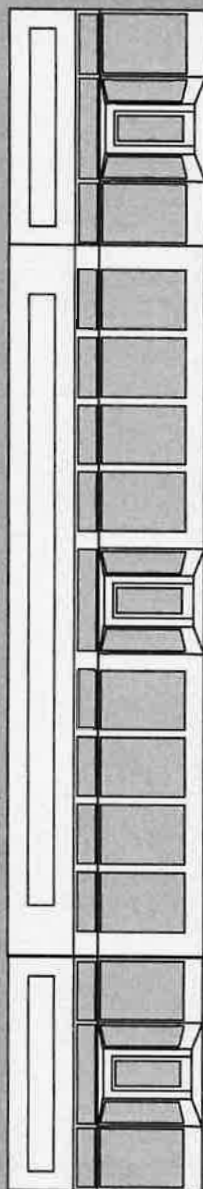
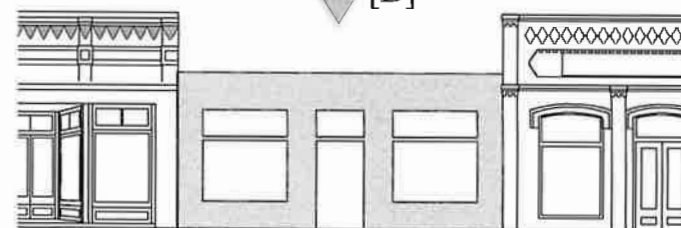
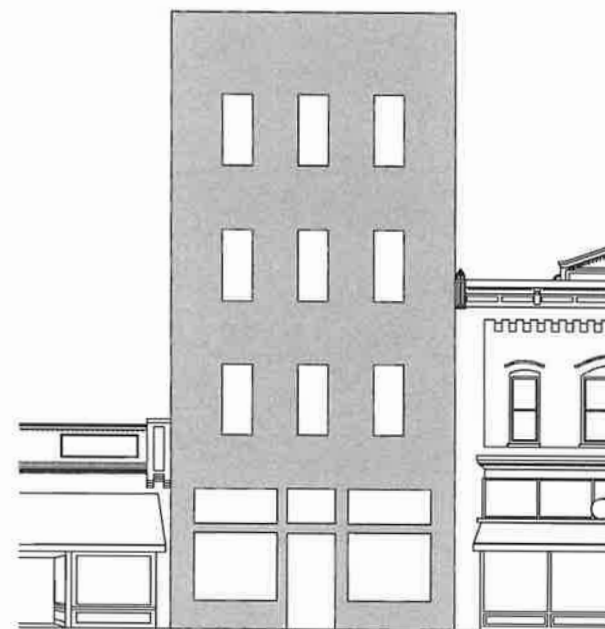
The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

- 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]



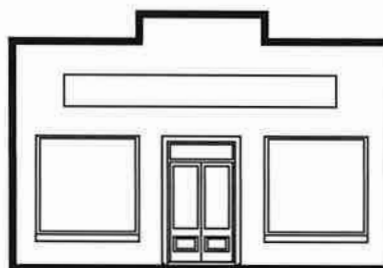
[C]

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.

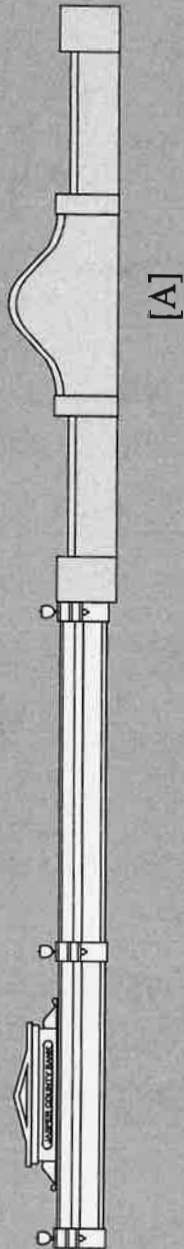
Nearby historic buildings.

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.

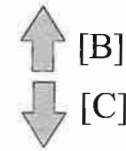
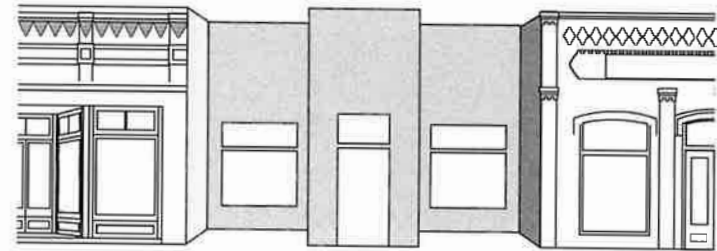
Secondary blocks. Portions of the building attached to the central mass of a building, generally such as additional wings, projections, dormers, or porches.

- more terms found in the Glossary, p. 42



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]*



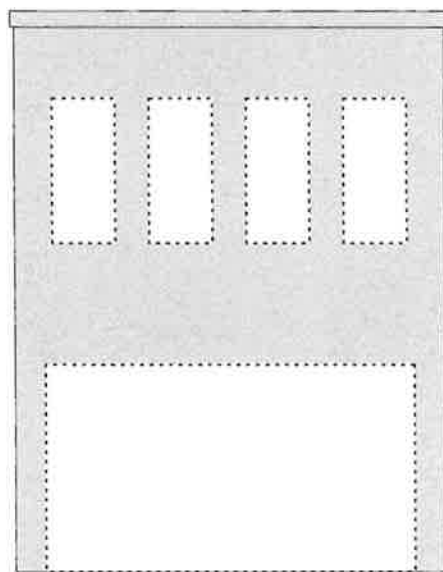
32 NEW CONSTRUCTION OPENINGS

GOAL:

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

Actions to achieve the goal:

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



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

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

Glossary terms:

Elevation.

Any of the external faces of a building.

Facade.

The front elevation or "face" of a building.

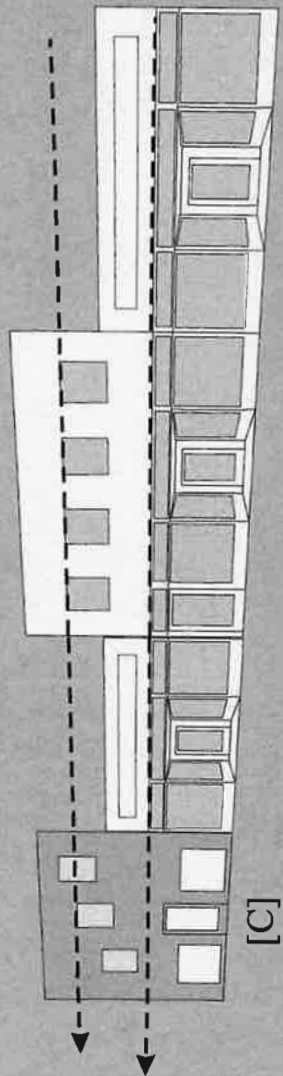
Nearby historic buildings.

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

Solid-to-void.

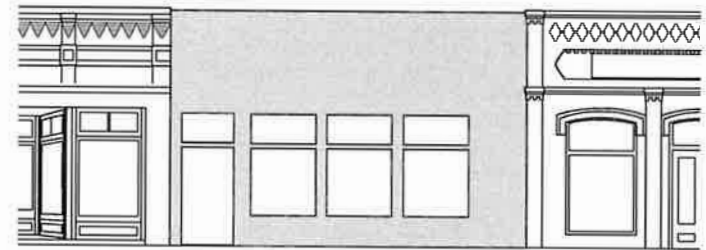
The total area of wall in comparison to the total area of openings on an elevation.

- more terms found in the Glossary, p. 42

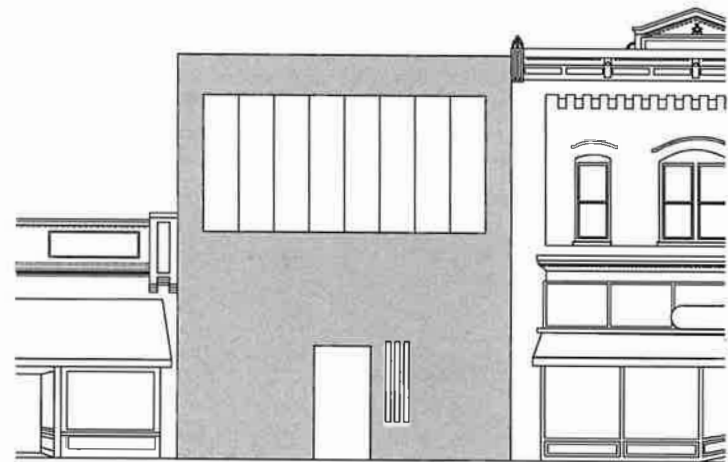


Common Mistakes

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



↑ [A]



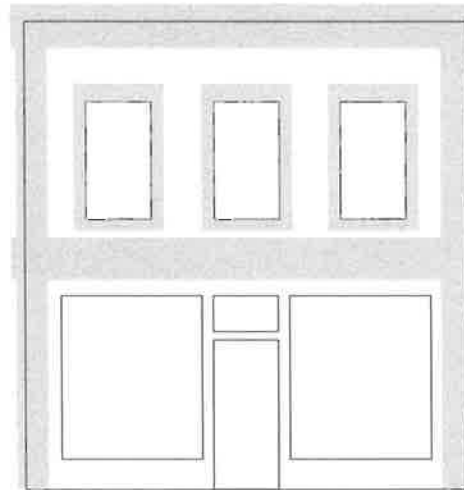
↑ [B]

GOAL:

The primary goal is to follow the 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).

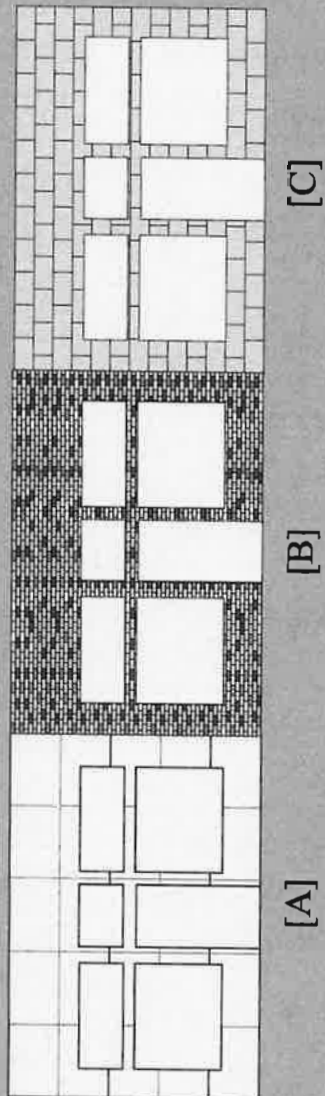
Exterior insulation and finish systems (EIFS) are multi-component exterior wall systems which generally consist of: an insulation board; a base coat reinforced with glass fiber mesh; and a finish coat.

Variegated brick.

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

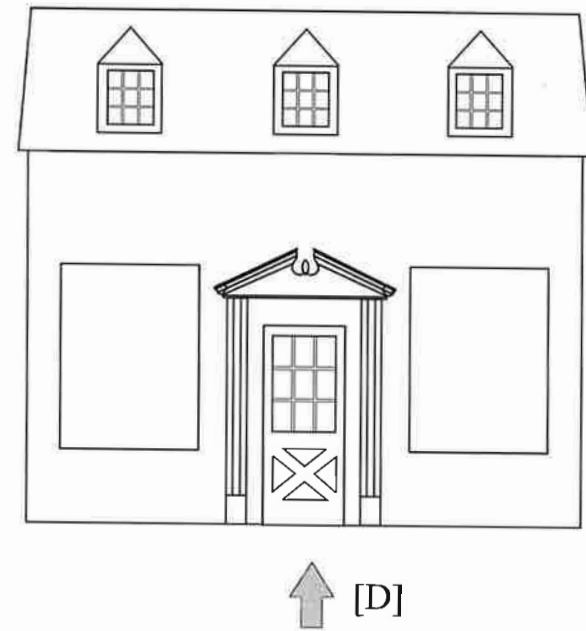
- more terms found in the Glossary, p. 42

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.*



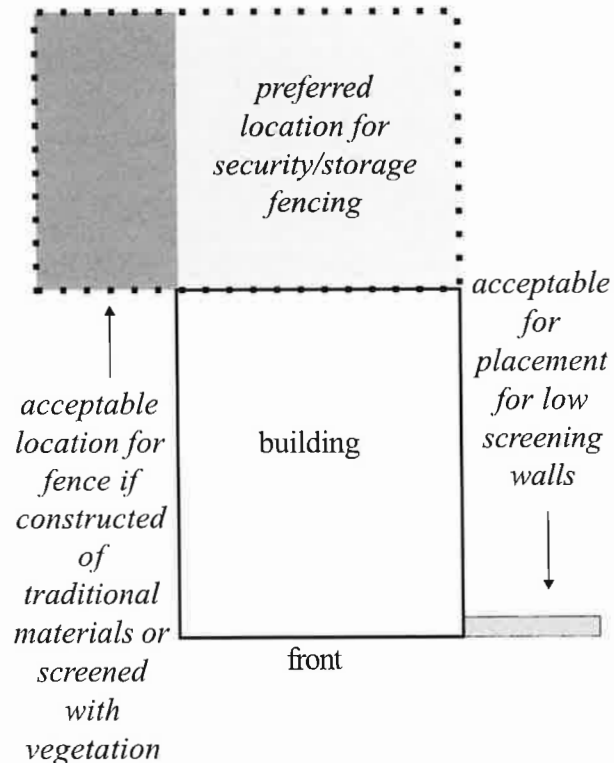
WALLS & FENCES

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

Changes requiring a COA

Examples:

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

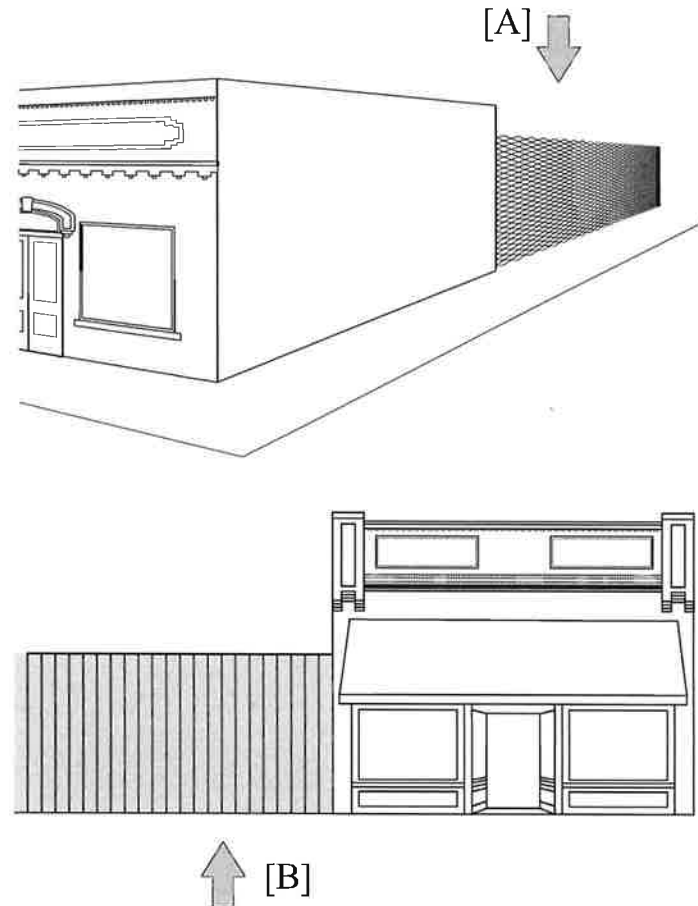
Changes not requiring a COA

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]*



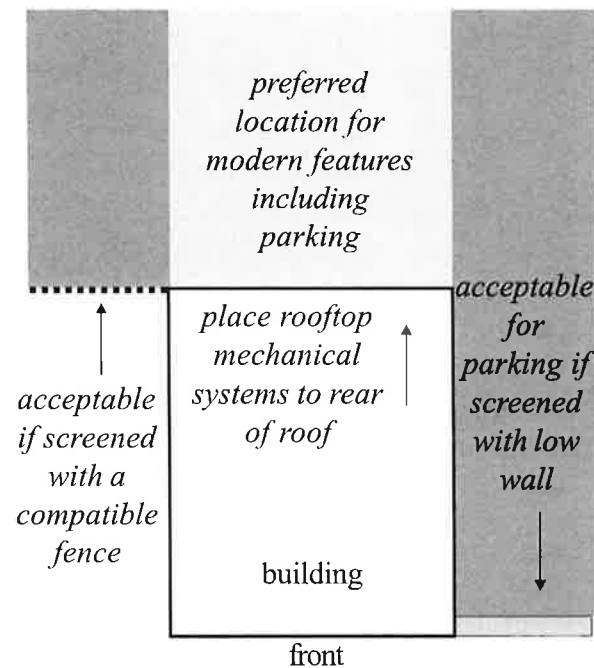
38 SITE & SETTING MODERN FEATURES

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:

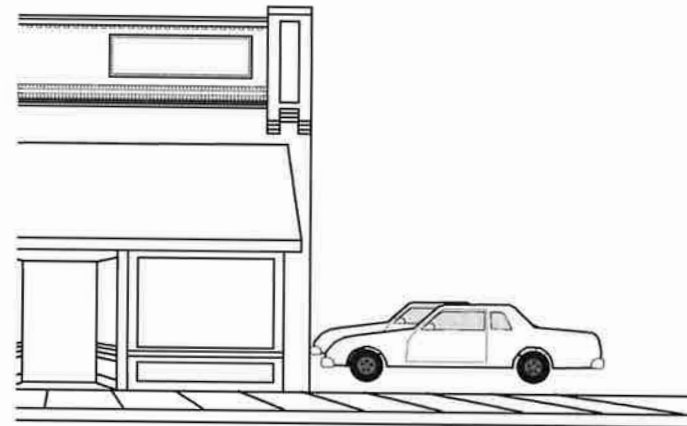
Changes requiring a COA

Examples:

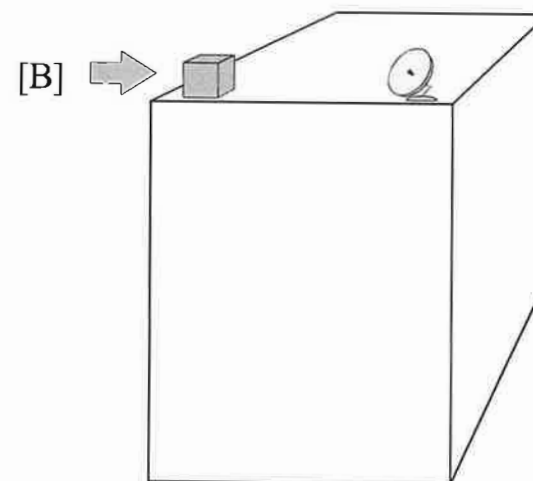
- * Adding parking areas.
- * Placing exterior mechanical systems such as satellite dishes, air-conditioning units, or utility meters.
- * Adding exterior lighting.

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]

Changes not requiring a COA

Examples:

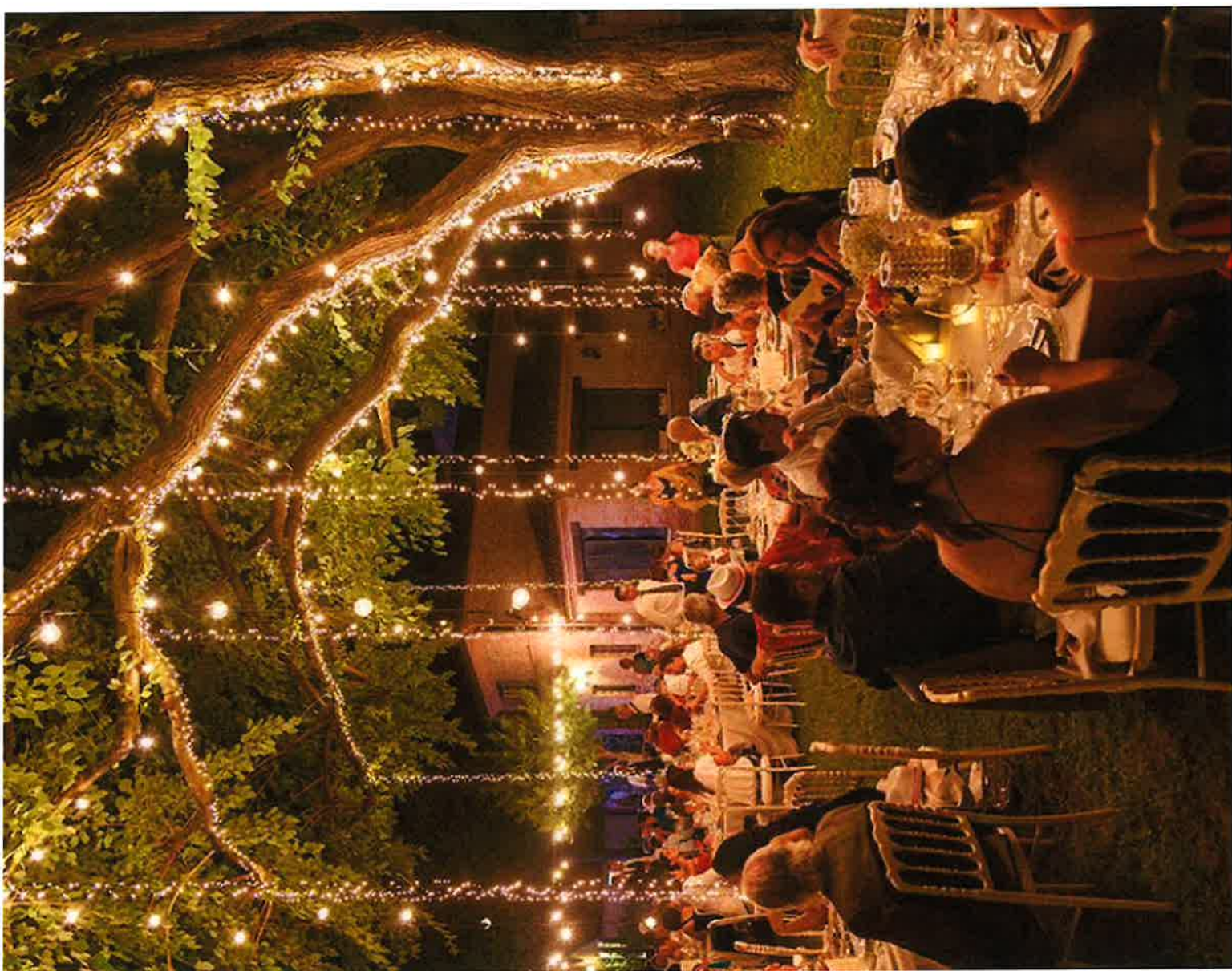
- * Resurfacing an existing parking area with the same material.
- * Interior changes to mechanical systems.
- * Temporary event lighting.

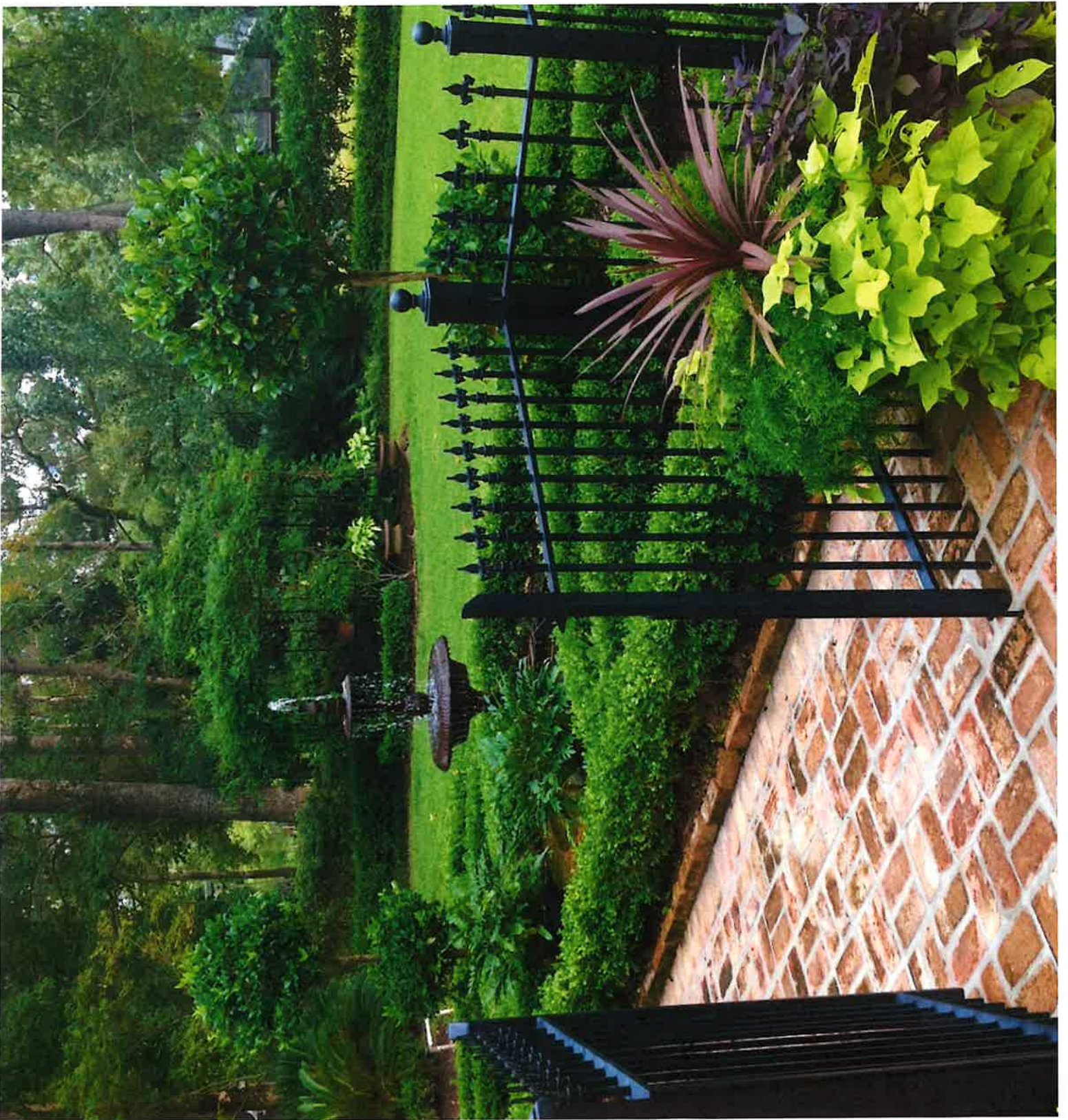


THE GARDEN AT 713 COMMERCE STREET
 MICHAEL STROMAN
 SITE PLAN

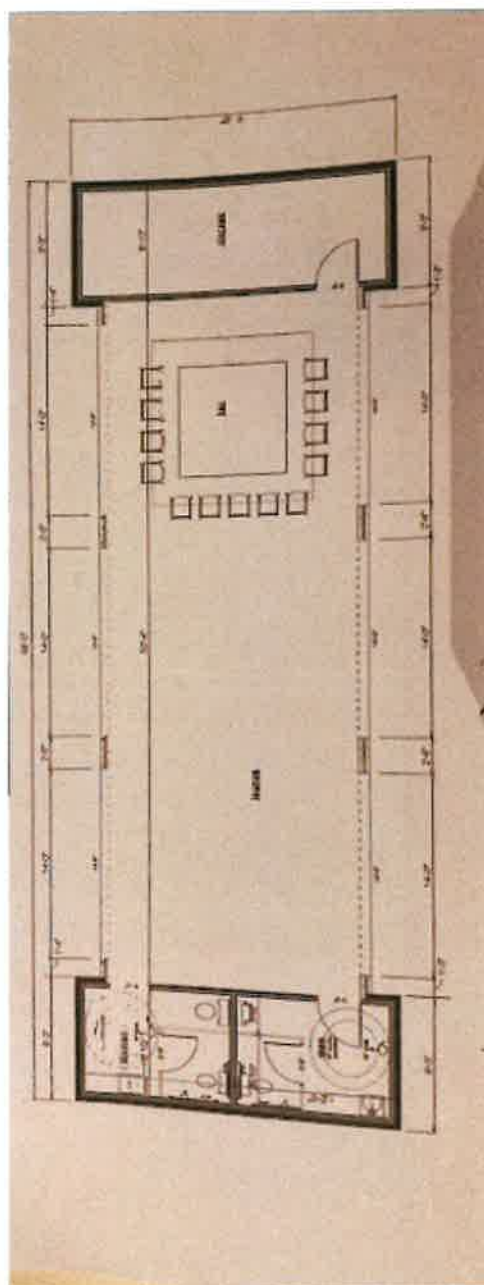
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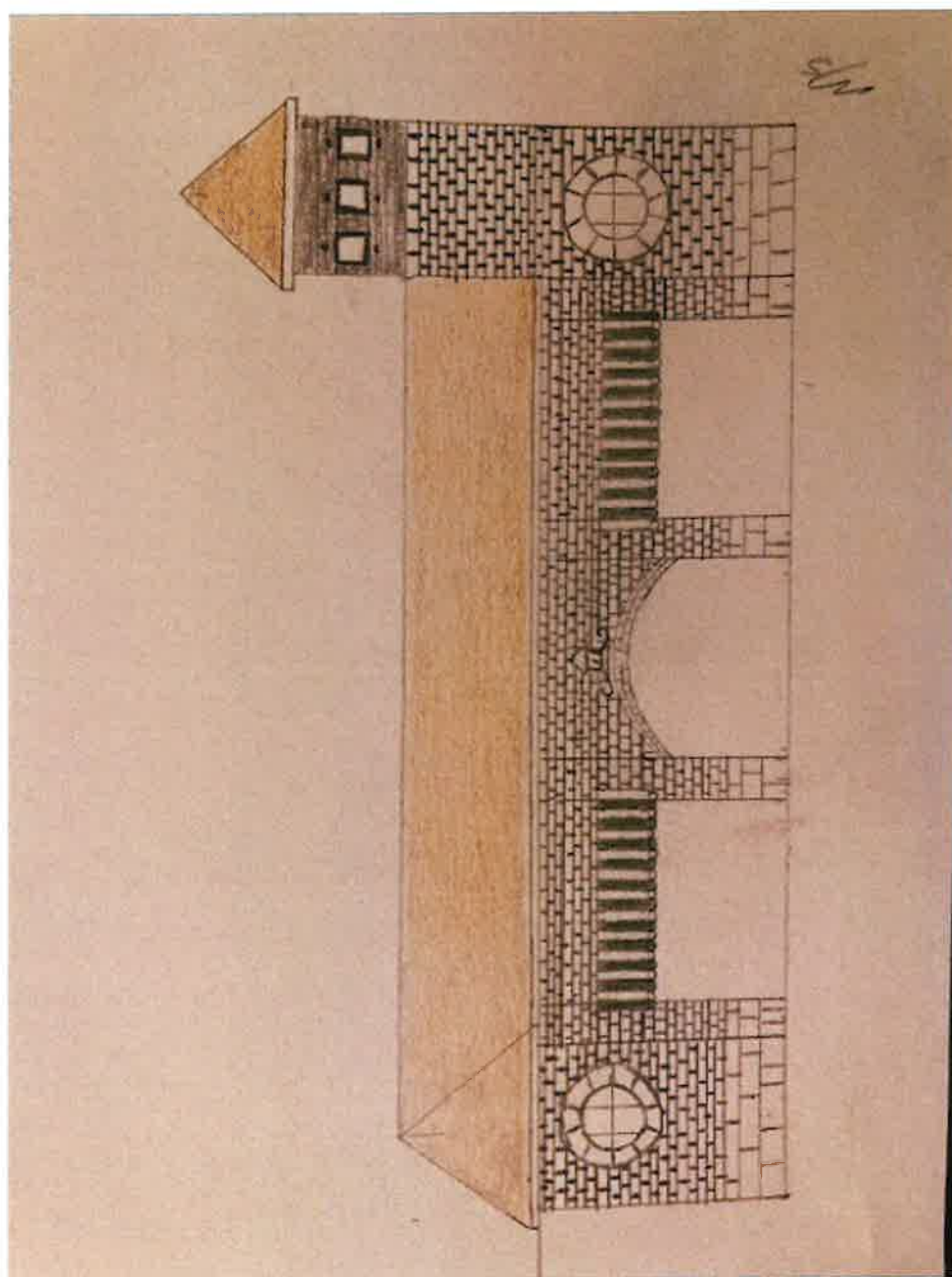














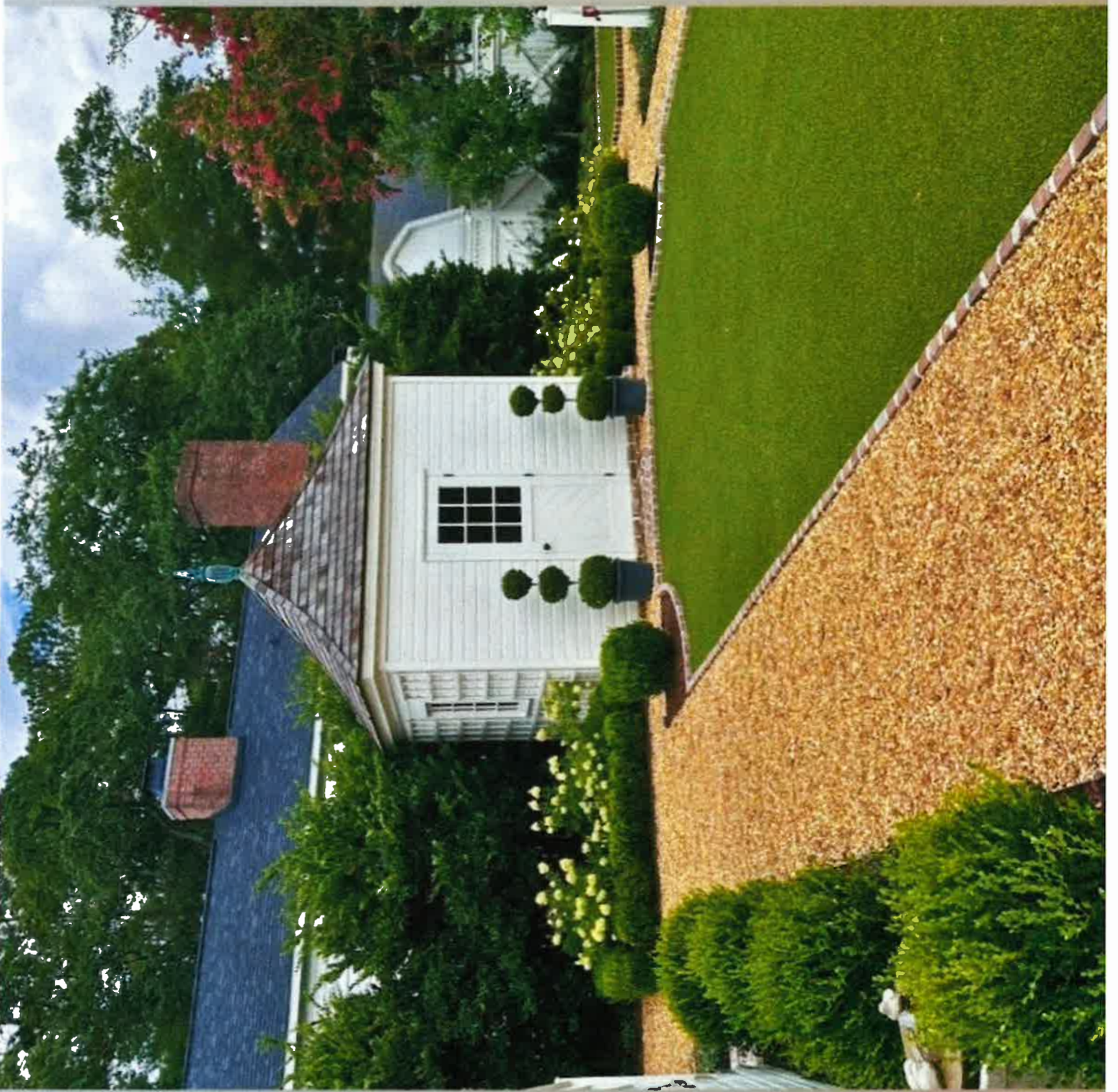














Where Georgia comes together.

Application # COA 0062-
2025

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

***Indicates Required Field**

	Applicant	Property Owner
*Name	Michael Stroman	Michael Stroman
*Title	Owner/ Applicant	Owner/ Applicant
*Address	2116 GA Hwy 127, Perry, GA 31069	2116 GA Hwy 127, Perry, GA 31069
*Phone	478-258-3169	478-258-3169
*Email	stroman.michael2@gmail.com	stroman.michael2@gmail.com

***Property Address** 713 Commerce Street, Perry, GA 31069

Project:

New Building ☒ Addition ☐ Alteration ☐ Demolition ☐ Relocation ☐

***Please describe the proposed modification:**

The propose project consist of the construction of a 1,860 SF event venue, stage area, bathrooms, asphalt drive areas, pedestrian sidewalk, utility infrastructure improvements, storm water management system and landscape areas.

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	4/16/2025
*Property Owner/Authorized Agent		*Date	4/16/2025

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: _____