

Main Street Advisory Board

Agenda – September 4, 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. Guests/Speakers
3. Citizens with Input
4. Old Business
5. New Business
  - a. Certificate of Appropriateness Review – 909 Main Street
  - b. Façade Grant Application – 921 Carroll Street and 910 Commerce Street
  - c. Façade Grant Application – 731 Carroll Street
  - d. Façade Grant Application – 1218 Main Street
  - e. Approve August 7, 2025, minutes
  - f. Approve July 2025 financials
6. Certificate of Appropriateness Comment Review for Historic Preservation Commission public hearing – September 9, 2025
  - a. 731 Carroll Street
  - b. 1218 Main Street
7. Chairman Items
8. Downtown Manager’s Report
  - a. Downtown Projects update
9. Promotion Committee Report
10. Other
11. Adjourn

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



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## STAFF REPORT

August 26, 2025

**CASE NUMBER:** COA-0166-2025  
**APPLICANT:** Alicia Hartley  
**REQUEST:** Mural Installation  
**LOCATION:** 909 Main Street; Parcel No. 0P0010 027000  
**DISTRICT:** Downtown District

**APPLICANT'S REQUEST:** The applicant proposes mural on western-facing side of the Perry Player's building.

**STAFF COMMENTS:** City Council authorized the installation of a new mural at 909 Main Street as presented and voted upon August 19, 2025.

The applicant has provided a maintenance plan for the mural's care, and shared an explanation of the mural content's significance to Perry history and current civic priorities. The rendering provided is a draft with color to be added, once fully finalized pending City Council input.

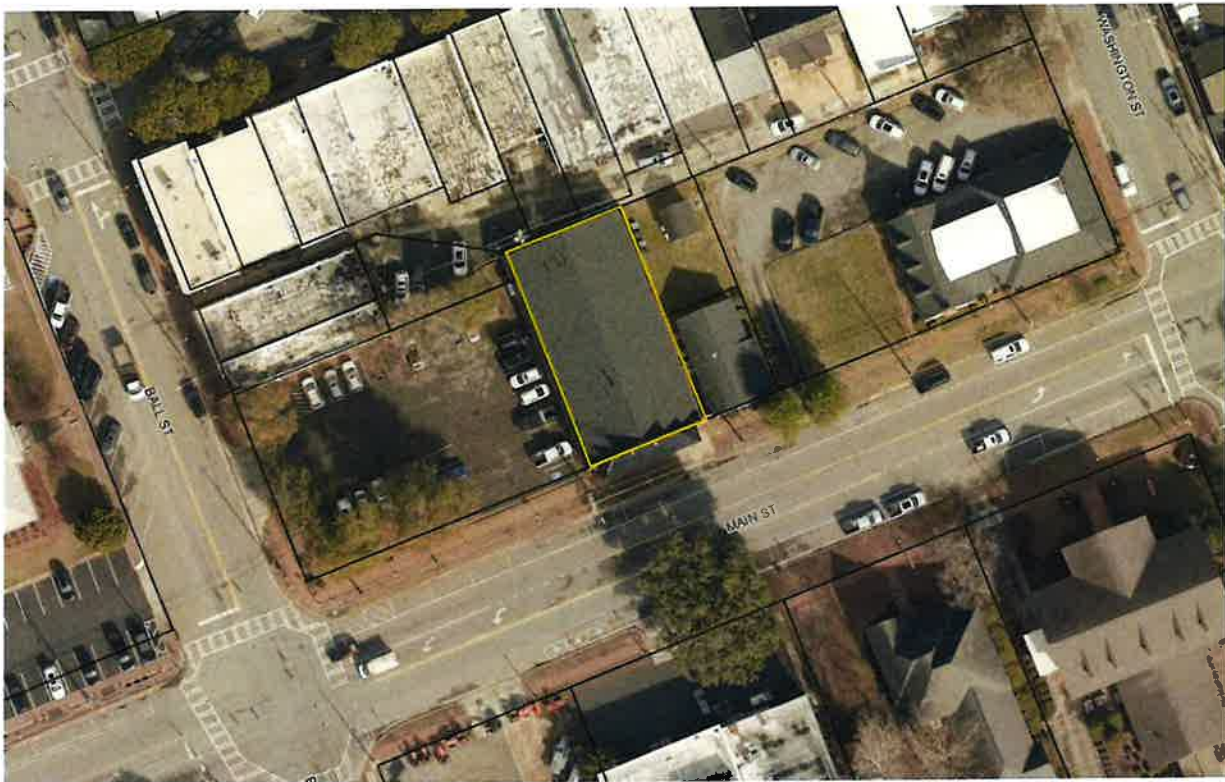
**STAFF RECOMMENDATION:** Staff recommend approval of the application as presented to City Council.

### APPLICABLE ORDINANCE SECTION:

#### 2-3.10. Mural permit.

- (A) *Purpose.* Because murals on exterior walls become de facto public art, the purpose of a mural permit is to provide a reasonable process of review that safeguards both the interests of the community and those of the individual building/property owner. The standards for evaluating murals are designed to assure that murals within the City of Perry enhance the community's appearance, promote its history, economic development, and Agri-tourism, without confusing drivers and pedestrians or causing any other negative impact on public safety or welfare.
- (B) *Authority.*
- (1) *Main street advisory board.* The main street advisory board is authorized to review and decide on an application for a mural permit pursuant to this section when the mural is to be in the downtown development overlay district.
  - (2) *Administrator.* The administrator is authorized to review and decide on an application for a mural permit pursuant to this section when the mural is to be located outside the downtown development overlay district.
- (C) *Procedures.*
- (1) *Initial submission of application.* Application for mural permit shall be submitted to the administrator in the form established by the administrator.
  - (2) *Review and action by the main street advisory board.* The main street advisory board shall consider an application for mural permit at a regularly scheduled meeting of the board, or a meeting called for such purpose. The main street advisory board shall consider the application, the relevant support materials, the staff report, and information presented at the meeting. The main street advisory board shall approve, approve with modifications, approve with conditions, or disapprove the application based on the standards in subsection 2-3.14(D), standards.
  - (3) *Review and action by the administrator.* The administrator shall review and act on the application for mural permit consistent with the procedures and requirements of subsection 2-1.4, duties and powers of the

administrator and on the standards in subsection 2-3.14(D), standards. The administrator may solicit advice from individuals, boards, or other organizations as he deems necessary to carry out the provisions of this section.





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**Application for Mural Permit**  
Contact Community Development (478) 988-2720

COA-166-2025  
Application #  
Mural 250623

**Applicant/Owner Information**

\*Indicates Required Field

	Applicant	Property Owner
*Name	Alicia Hartley	Perry Players Inc.
*Title	Downtown Manager	
*Address	809 Carroll Street	909 Main Street
*Phone	(478) 294-9039	
*Email	alicia.hartley@perry-ga.gov	

**Property Information**

*Street Address or Location	909 Main Street
*Tax Map #(s)	CP0010 027000

**Instructions**

- The application and \$168.00 fee (made payable to the City of Perry) shall be submitted to the Community Development Office. Applications for a mural to be located in the Downtown Development Overlay District must be received before the 3<sup>rd</sup> Thursday of the month to be scheduled for the regular monthly meeting of the Main Street Advisory Board.
- In addition to completing this application form, the applicant/owner must submit the following additional documentation:
  - A scaled color rendering of the proposed mural;
  - Photographs of the building on which the mural is proposed;
  - Artist's credentials, including photos of previous works, and references;
  - A statement indicating if the mural will be painted on a substrate material or directly on the building. If a substrate is used, identify the material and how will it be attached to the building;
  - A statement regarding the type of wall preparation, primers, paints, and sealers to be used;
  - A written plan for routine maintenance prepared in coordination with the building owner for proper long-term care of the artwork. The plan must address graffiti removal, maintenance of peeling/flaking paint, fading, etc.; and
  - A statement addressing how the proposed mural meets each of the 'standards' on page 2 of this application.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to consideration by the decision-making body.
- Applications for a mural to be located in the Downtown Development Overlay District will be heard and decided by the Main Street Advisory Board. The administrator will decide on all other applications for mural permit.
- The applicant and property owner must be present at the Main Street Advisory Board meeting to present the application and answer questions that may arise.
- 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. The property owner further affirms that he/she is responsible for maintenance of the mural and approves of the maintenance plan submitted with this application.*

*Applicant	Alicia Hartley	*Date	8/20/25
*Property Owner/Authorized Agent		*Date	

**Standards for Granting a Mural Permit**

A mural permit shall be approved only upon a finding of the decision-making body that the applicant has demonstrated compliance with ALL of the following standards:

(1) *Content, design and location.*

- (a) A mural shall not be a sign which includes words, letters, figures, symbols, or logos which advertise, identify, direct or attract attention to a business, institution, organization, person, idea, product, or service. Directional elements, such as super graphics, signage and color-coding shall not be allowed, except where these elements are an integral part of the work of art. Work that portrays school, team, corporate or organizational mascots, and art that has singularly religious or sectarian purposes shall not be allowed. The mural artist's signature may appear, provided that it is not so prominent as to detract from the mural display.
- (b) Murals shall have relevance to the building, the neighborhood or to Perry, its values, culture, and people, and contribute to the fabric of the city. Murals should be based on the natural beauty of Perry and its surroundings; Perry's history or historic figures; local agriculture; or other relevant themes.
- (c) Murals must be of appropriate scale. Mural size shall be determined by the wall surface to be covered. Smaller walls may be completely covered. On large walls, murals should be large enough to dominate the wall surface, but not so large as to overwhelm the local streetscape.
- (d) A mural must be composed of one cohesive design, not disparate elements. Generally, only one mural will be permitted per structure.
- (e) Colors, though vibrant, should be complimentary and harmonious with the exterior colors of the building structure, as well as consistent with the chosen theme. Neon, fluorescent, or reflective-type paints or materials are discouraged. In the Downtown Development Overlay District colors should complement the approved color palette for this district.
- (f) A mural shall be an original work of art. If the artwork is a multiple, it will only be accepted if it is a limited edition. Reproductions; unlimited editions; decorative, ornamental and functional elements of architecture shall not be allowed.
- (g) Relationship to the building on which a mural is proposed. A mural, by its design, construction, and location, shall not obscure or detract from the significant architectural features of the building structure; nor should the building's architecture be altered to accommodate the mural. A mural should not obscure windows or entranceways.
- (h) A mural may be painted on an appropriate substrate and attached to the building. A mural should not be painted on a brick or stone wall that has not been previously painted.
- (i) A mural, by its design, construction, and location, shall not have an adverse impact on adjacent properties or permitted uses. It should not be so large as to overwhelm adjacent architecture or become a visual distraction.
- (j) A mural shall not be located in a residential zoning district.
- (k) A mural should be located in a site where it will enhance and activate the pedestrian and the streetscape experience. The proposed site should be one with high levels of pedestrian traffic and is part of the city's circulation paths or should help to create a place of congregation and activity. A map of appropriate locations for murals may be provided by the City.
- (l) A mural should not cause distraction for pedestrians or drivers, nor should it cause any other negative impact on public safety and welfare.

(2) *Construction and Maintenance.*

- (a) The mural shall be designed and painted by a qualified artist/muralist with a successful track record of construction and installation of murals.
- (b) Murals shall be well designed and incorporate high-quality materials that enhance the overall appearance of the site. Materials may include paint or other media appropriate for exterior use, such as tile or mosaic. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible.
- (c) Consideration of the structural and surface soundness, operational costs, and inherent resistance to nuisance, vandalism, weathering and excessive maintenance of the artwork.
- (d) If a substrate material is proposed, the material shall be appropriately weather resistant, and the method of attachment shall not permanently damage the building.
- (e) An acceptable plan for routine maintenance shall be submitted. Routine maintenance of an artwork becomes the responsibility of the owner of the building on which the artwork is located. The artist should develop a maintenance program in coordination with the building owner for the proper long-term care of the artwork.

# Surface Considerations and Paint Systems for Murals

## Surface Conditions

The condition of the surface to be painted is perhaps the greatest concern. If the structural or surface integrity of the wall or other surface is failing, the paint will, too. Even a dirty surface can cause paint to fail. To ensure a successful and long-lasting mural, a prospective mural surface should be carefully inspected for:

- loose or peeling paint
- loose or broken concrete
- cracked stucco material
- signs of water leaks (new or old)
- staining or rusting
- the ability to remove metal screws, anchors, or nails (recommended)
- large cracks
- foreign material, such as plant or synthetic material growing through or being deposited from an adjacent or nearby source
- bird or bat droppings, insects, etc.
- electrical wiring or other nearby safety and access hazards

The best type of surface to receive paint is one that is a raw, unpainted stone or concrete material that is free of any of the above conditions. Wood, metal, and other materials that are in new or good condition can also be satisfactory if properly prepared and sealed. If the surface is not new, or if there are any causes for concern, consult a reputable artist, mason, or painting contractor for further assessment and recommended treatment.

## Alternatives to Working on Existing Surfaces

If your selection of a particular venue demands that you utilize a wall or other surface that is not in satisfactory condition, you might consider painting on a separate substrate that can be affixed to the surface either before or after the artwork has been applied to it.

Examples of excellent substrates include, but are not limited to:

- aluminum sheet or panel
- aluminum composite sheets, such as Dibond, Alucobond, or Reynobond
- medium density fiberboard (MDF)
- cement board, such as Wonderboard; Cement board is also known as backerboard and is typically used with mosaic tile murals
- polyester fabric (aka "parachute cloth")

These types of substrates have been used very effectively for large-scale murals where site conditions required use of a substandard wall. Painting the mural on a separate substrate is also beneficial when community members such as children are participating in the painting as it allows access to the full surface while avoiding creating hazardous conditions that would require climbing a high scaffolding. Another benefit is that the artwork can be created in a sheltered space, including during winter or inclement weather conditions.

Utilizing a substrate can also allow the removal and relocation of your mural, on the possibility of the property changing owners or if the wall is scheduled for future destruction or removal. Some spaces even utilize a fixed structure that offers the ability to display temporary fabric or vinyl murals in an outdoor revolving "gallery."

Substrates should always be carefully installed by professionals, and when the scale might require so, engineers to calculate weight, load, fasteners, and spacers upon a particular wall surface.

## Surface Preparation

Before you start any painting, including priming, your surface should be clean, dry, and free of loose material. Make any patches or repairs that are required and allow sufficient time for materials, such as mortar and

cement, to cure and dry thoroughly. If you are working on an existing surface that has been in place for some time (e.g., not new construction), you should power-wash the wall. Allow sufficient time for the wall to dry out after washing. Remember that some materials such as masonry will absorb water and “wick” it to the interior, so even if a surface appears to be dry quickly, give it some additional time.

### **Selecting a Paint System**

Choosing quality paint is essential to the long-term viability of a mural. A three-part “paint system” consisting of primer, paint, and final clear coat is recommended.

#### **Primer**

First, you must always match the type of primer to the type of substrate or surface that you are painting. Primer can be purchased at any quality paint retailer. Primers will come in gallon or five-gallon buckets and they will be labeled as to which surface types they are conducive. Primers are simple and straightforward, but remember that any paint store will tint the primer to any color for no additional charge. A light neutral grey, for instance, is typically preferred to a bright white when painting on a large-scale, highly visible/bright wall—simply for an easier painting experience, or for a particular effect of the subsequent artwork.

The most common surface is masonry of some sort. For this application, a good, time-tested product for large-scale painting is 100% acrylic artist-grade paint/primer. As noted above, always begin with a power-washing of the wall, and then apply a 100% acrylic primer made for the same surface type.

For surfaces other than masonry, use a corresponding primer type. There are myriad types for several surface types, and any good paint retailer can provide advice. A primer that is 100% acrylic, water-based or “water borne” is always preferred for longevity, clean up, and environmental concerns, but some materials, such as certain metals, may require a different type of primer. Consult with a paint supplier about the specifics of your surface if you have questions.

Primer can be applied to the surface by spray, roller, and/or brush. Roller, combined with brush, is the most typical and usually most effective method. Choose a roller type based on the surface texture you will be painting. Spray rigs can be rented and/or implemented by a paint contractor. Sometimes for rougher surfaces, or surfaces that have deep grooves or mortar lines, spraying can either cut down on prep time or be the only good solution.

#### **Paint**

When selecting the actual paint, 100% artist-grade acrylic is preferred. Try to avoid using commercial-grade paint—the type of paint that is tinted on site at the retail store using a base paint and sometimes described as “house paint”. Artist-grade paint is pigmented at the factory, and the difference is readily apparent when painting artwork at large scale. The artist-grade paint is more opaque, rich, and vibrant than commercial-grade paint.

There are many retailers that offer 100% acrylic artist-grade paint in larger quantities made for large-scale application. Typically, these quantities are gallon and five-gallon increments, but increasingly can be found in pints and quarts as well. These paints are similar or identical to other artist-grade paints in nomenclature, i.e., cadmium orange, dioxazine purple, phthalo blue, etc., and also should have lightfastness ratings that describe each color’s ability to resist fading in sunlight. Lightfastness ratings of #1 are best, decreasing in resistance from there as numbers increase to #2, #3, etc. Always pay close attention to reds and yellows on this rating as you can greatly affect the longevity of your artwork by simply choosing one type of red over another while not really changing the initial palette at all.

Always use a manufacturer’s directions on paint dilution. A mural painter will always want to make the paint as spreadable as possible over the large surface while also retaining opacity or creating a desired translucency. Typically, most acrylic paint manufacturers advise no more than 10% dilution of water by volume. Acrylic mediums and extenders/retarders can be utilized as well—again, check the manufacturer’s advice on such things before using, and perhaps utilize a test area before using at scale. Above all, don’t skimp on the paint. Use quality paint and use a lot of it. Even when translucency is desired, try to achieve the effect by carefully

mixing shades rather than “washing” the paint over the surface, as one might prefer on a canvas. By painting as much as possible with undiluted lightfast paint you will extend the life of your mural by years.

### **Clear Coat**

Finally, the clear coat. There are a few different opinions on the type of clear coat to apply to your finished mural, but there should not be any argument as to the need of some type of clear final coat.

In order to understand the purpose of a clear coat, think of automobile paint, as the same principle is applied in both. These are paintings that are outside 24/7. They get rain, dirt, wind, and all kinds of abuse constantly; they must have a protective coating of some kind in order to last and age well. These coatings not only protect from the elements and vandalism, but make it a lot easier to clean or repair when necessary. There are even some UV filtering coatings on the market that would further help keep the piece from fading in the sun. This is not typically necessary or cost effective when lightfast paint is used, but it is an option on the market.

The most common type of clear coat used on murals is simply a 100% clear acrylic, which is the same composition as the primer and paint that was used on the mural itself. In this way, retouching can be made directly upon the surface, with a subsequent retouch of clear coat in a very easy manner over its entire lifespan. 100% acrylic clear coat is also available in many different types of sheen. You can choose from matte, semi-gloss, high gloss, etc. Semi-gloss is the most commonly selected sheen, as it most closely resembles the fresh, undiluted paint itself.

Acrylic clear coats can be applied by spray, brush, or lint-free rollers (always try for the lowest nap for clear coat) and are typically applied in one to two coats. Only use products labeled as “non-yellowing.” They are readily available from artist-grade retailers, home improvement stores, and commercial/residential paint retailers.

Certainly, if you are painting a mural in or on a highly vandalized area or surface, you might want to explore a true “anti-graffiti” type of clear coat. There are two categories of anti-graffiti coatings: sacrificial and non-sacrificial.

Sacrificial coatings are typically also water-borne acrylics that create a protective layer between the final paint and any graffiti that is applied to it. To remove the graffiti, the sacrificial coating is also removed. A new layer of the coating is then applied to the painted surface to protect the artwork from future graffiti. If you choose to use a sacrificial coating, always test it on a sample area or mock-up to make sure that the removal technique works without damaging the artwork.

Non-sacrificial coatings create a “scrubbable” barrier between the artwork and the graffiti, and traditionally have been two-part epoxy paint systems. This allows graffiti to be removed without removing the coating. Epoxy systems can contain very harsh chemicals and should be used with caution as they can be highly toxic. They may be even illegal in your state. However, there are increasingly more environmentally friendly products on the market in many states. It is critical that manufacturer’s instructions are followed and highly recommended that they are applied by a certified professional.

Be well aware that once an epoxy system is applied to the artwork, there is no going back. No removal or repair can be made to the painting underneath should you experience spalling, discoloration, peeling, etc. Regarding discoloration, this type of clear coat may experience adverse chemical reactions to the paint underneath—sometimes an acidic yellowing, or worse. This type of clear coat should only be used in extreme circumstances, over top of the highest grade of acrylic paint, and under the highest of professional supervision. Always consult your local retailers regarding the availability and proper use and disposal of these types of products in your area.



**Written Maintenance Plan for Flint Energies Grant Mural at Perry Players**  
**August 20, 2025**  
**Prepared by Alicia Hartley, Downtown Manager**

**Overview**

The Main Street Advisory Board will assume responsibility for all ongoing maintenance of the downtown mural. The stucco wall will be prepared by Grimes Diversified Services, Inc., who will patch existing surface infractions before the mural installation. To ensure the mural remains a vibrant and welcoming feature of Downtown Perry, the following plan outlines routine and as-needed maintenance procedures.

The artist, Chris Johnson, uses high-quality construction professional grade primer and paint that is proven to work as seen in his other work. He uses Loxon Sherwin Williams primer, which is a concrete masonry primer. The paint that is used is an ultra-exterior paint which he describes as the highest quality product. All of his murals are sealed with a long-lasting sealant.

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**Routine Maintenance Responsibilities**

**1. Graffiti Removal**

- In the event of graffiti, removal efforts will begin immediately to prevent long-term damage and discourage repeat vandalism. Environmentally safe, non-abrasive cleaning solutions will be used that protect the mural's paint integrity.
- If damage cannot be removed without affecting the mural, the affected section will be repainted by a qualified artist or designated contractor.

**2. Peeling or Flaking Paint**

- Quarterly visual inspections will be conducted to identify early signs of peeling or flaking.
- Any compromised areas will be gently cleaned, prepped, and repainted using the original mural color palette.
- Protective sealant may be reapplied to ensure strong adhesion and weather resistance.

**3. Fading**

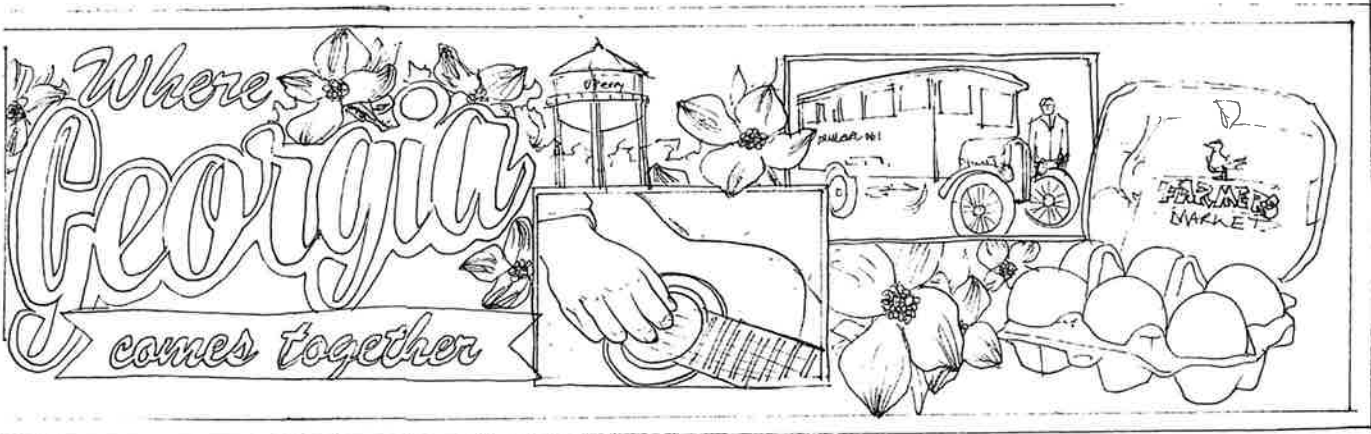
- The mural will be evaluated annually for color fading.
- 

### **Preventative Care Measures**

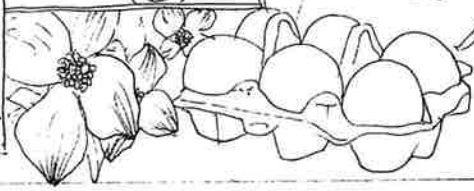
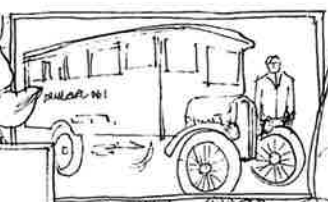
- **Cleaning as needed:** A soft wash with mild soap and water to remove dirt, dust, and pollutants.
  - **Protective Sealant:** A clear long-lasting sealant will be applied after initial completion.
  - **Documentation:** Maintenance activities will be logged, including inspection dates, issues identified, and corrective actions taken.
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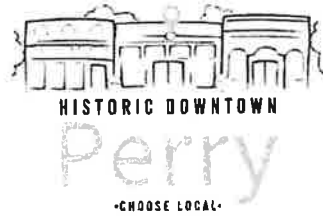
### **Conclusion**

This maintenance plan ensures the long-term preservation of the mural as a cultural and aesthetic asset to Downtown Perry. The Main Street Advisory Board is committed to safeguarding this investment through timely upkeep, proactive care, and consistent oversight.



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**Applicant:** Trey Moody

**Address:** 921 Carroll Street

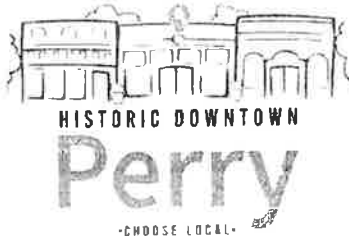
**Request:** Façade Grant

**Date:** August 5, 2025

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The applicant is requesting \$2,500 for a Major Improvement of Restoration/Rehabilitation. This project will include replacing the rotting awning, installing new windows, painting, and attempting to bring the building back to the original design. The estimated cost of the project is \$30,500.

Staff recommends approval of the \$2,500 as it is in line with the Façade Grant Award Structure and less than 50% of the total project cost.



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

Date: 8-5-2025 (Please, print your information and use blue or black ink.)

Name of Applicant: Trey Moody

Property Owner: Trey Moody

Name of Business: Moody Law PC

Business Physical Address: 921 Carroll St

Applicant's Mailing Address: 921 Carroll St

Phone Number(s): (478) 988-3114

Email Address: trey@moodylawpc.com Web Address: \_\_\_\_\_

Description of Façade Improvement Project: see attached

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

Replacing rotting mansard/awning

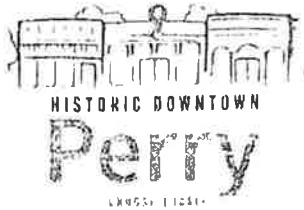
Installing new windows

Attempting to bring building back to original design

Paint historic color

Project Start Date: Sept 10, 2025

Project Completion Date: Nov 10, 2025



Estimated Total Project Cost - Attach estimate(s):

\$ 30,500

Amount Requested:

\$ 2,500

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?

\$

- 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

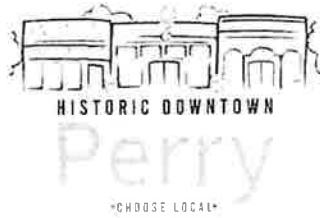
Date

8-5-25

**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



**Applicant:** Trey Moody

**Address:** 910 Commerce Street

**Request:** Façade Grant

**Date:** August 5, 2025

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The applicant is requesting \$2,500 for a Major Improvement of Restoration/Rehabilitation. This project will include replacing the rotting awning, installing new windows, painting, and attempting to bring the building back to the original design. The estimated cost of the project is \$25,000.

Staff recommends approval of the \$2,500 as it is in line with the Façade Grant Award Structure and less than 50% of the total project cost. Note, staff is recommending one \$2,500 grant for the Commerce Street façade and one \$2,500 grant for the Carroll Street façade.

910 Commerce  
Trey Moody Law  
Back Facade



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

Date: 8/29/25 (Please, print your information and use blue or black ink.)

Name of Applicant: Trey MOODY

Property Owner: Trey Moody

Name of Business: MOODY LAW PC

Business Physical Address: 910 Commerce St

Applicant's Mailing Address: 921 Carroll St

Phone Number(s): (478) 988-3114

Email Address: trey@moodylawpc.com Web Address: \_\_\_\_\_

Description of Façade Improvement Project: see attached

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

will repair rotting wood

Unsightly drain system will be replaced

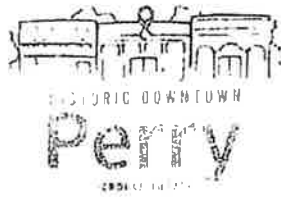
A door & window will be replaced to meet code

Repaint all to enhance appearance

Project Start Date: Sept 2025

Project Completion Date: Dec 2025





Estimated Total Project Cost - Attach estimate(s): \$ 25,000

Amount Requested: \$ 2,500

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? \$ \_\_\_\_\_

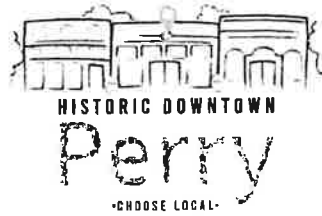
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- Applicants must have received a Certificate of Appropriateness (COA) for the project for which grant funds are sought.
- Please see attached information regarding the Facade Grant Program and Eligibility Requirements.
- As a condition of receipt 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 [Signature] Date 8-5-25

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



**Applicant:** Bruke Murph

**Address:** 731 Carroll Street

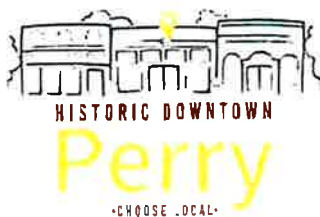
**Request:** Façade Grant

**Date:** August 18, 2025

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The applicant is requesting \$2,500 for a Major Improvement of Restoration/Rehabilitation of the \$12,000 total project cost. This project will include replacing the soffits, painting the siding, adding cedar posts, and more.

Staff recommends approval of the \$2,500 as it is in line with the Façade Grant Award Structure and less than 50% of the total project cost.



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

Date: 8/18/25 (Please, print your information and use blue or black ink.)

Name of Applicant: Burke B. Murph, III

Property Owner: East Coast Butcher, LLC

Name of Business: N/A (Improving Building for Lease/Rent)

Business Physical Address: 731 Carroll St., Perry, GA 31069

Applicant's Mailing Address: 733 Carroll St., Perry, GA 31069

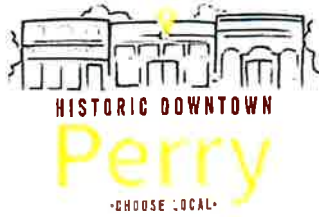
Phone Number(s): (478)235-0307  
P.O. Box 2055, Perry, GA 31069

Email Address: burke.murph@gwesllc.com Web Address: N/A

Description of Façade Improvement Project: The body of the building which includes the tan siding will be painted SW 2837 Colonial Renval Stone. The soffits will be replaced. The front of the building will be updated to match 733 Carroll St. next door. This includes painting the metal awning and solid surface pieces on the front facade to SW 6258 Tricorn Black. Cedar posts to match those next door will be placed under each side of the awning as faux support. Exterior Landscaping will also be done similar to next door.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? These changes will update the exterior finishes per the standards of the downtown historic district thus blending in with the historical character of downtown. These changes will add to the architectural and update the complete appearance of the building similar to next door at 733 Carroll St. Landscaping will add to curb appeal and give the building a fresh new look.

Project Start Date: August 2025 Project Completion Date: Sept. 2025



Estimated Total Project Cost - Attach estimate(s): \$ \$12,000.00

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  *not for this property*

If yes, was the grant awarded? Yes  No

If yes, what amount were you awarded? \$ n/a

- 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.

*[Handwritten Signature]*  
Applicant Signature

8/18/25  
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

731 Carroll Street



733 Carroll Street



731 Carroll Street

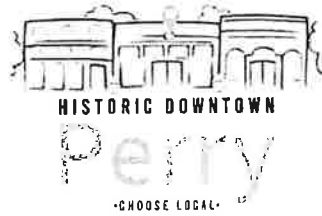


733 Carroll Street



731 Carroll Street





**Applicant:** AKTDB Properties, LLC (Nick Bedgood State Farm)

**Address:** 1218 Main Street

**Request:** Façade Grant

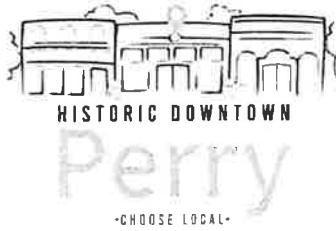
**Date:** August 28, 2025

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The applicant is requesting \$2,500 for a Major Improvement of Restoration/Rehabilitation. This project will include replacing the steps with brick materials that will more resemble the rest of the porch, replacing the porch railings with aluminum rails, and replace front porch lighting.

Staff recommends approval of the \$2,500 as it is in line with the Façade Grant Award Structure and less than 50% of the total project cost.





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

Date: 08/28/2025 (Please, print your information and use blue or black ink.)

Name of Applicant: AKTDB Properties, LLC (Nick Bedgood State Farm)

Property Owner: AKTDB Properties, LLC (Nicholas Bedgood)

Name of Business: Nick Bedgood State Farm

Business Physical Address: 1218 Main St Perry, GA 31069

Applicant's Mailing Address: 110 Twelfth Fairway Warner Robins, GA 31088

Phone Number(s): 229-460-7353

Email Address: ngb618@gmail.com Web Address: www.nickbedgoodinsurance.com

Description of Façade Improvement Project: Replace steps with like materials (brick), replace porch railings with aluminum rails as well as handrails on steps, replace front porch lighting with updated lighting. Pressure wash building

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? All of the above will improve curb appeal to the downtown area for this building and also bring the items back up to code allowing customers to visit the new office, all while exploring downtown Perry.

Project Start Date: 09/09/2025

Project Completion Date: 10/01/2025



Estimated Total Project Cost - Attach estimate(s): \$ 7500.00

**Amount Requested:** \$2500.00

Do you have the funds available to complete the project? Yes X No \_\_\_\_\_

Have you applied for a Facade Grant before? Yes \_\_\_\_\_ No X

If yes, was the grant awarded? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, what amount were you awarded? \$ \_\_\_\_\_

- 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.

Nicholas Bedgood  08/28/2025  
**Applicant Signature** **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

Main Street Advisory Board  
Minutes – August 07, 2025

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

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

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

Guests: Mike Klug, Mark Byrd, Ben Hulbert, John Hall and Brian Braun

- 2. Guests/Speakers

- a. Visit Perry – Visitor Center Signage Inquiry – Ms. Hartley provided on behalf of Visit Perry input for signage either as a banner on the lamp posts on Main Street or in one of the planters on Carroll Street; two examples were provided. Chairman Cossart felt the banner would be fine, but the planter signage would be more effective. Ms. Hartley advised Visit Perry would design the sign and work with Community Development on requirements; Mr. Duffy concurred. The board agreed on supporting the request and Ms. Hartley advised Ms. Turpin will present to Council for their decision.

- 3. Citizens with Input – None

- 4. Old Business – None

- 5. New Business

- a. Approval of expenditure at Welcome Park for musical fixtures

Ms. Hartley provided the quote for the four musical fixtures for a total of \$8206.00 with public works installing, is an eight-week lead time and before ordering and placement approval will be sought from Council. Chairman Cossart asked if the DDA could be asked to provide funding; Ms. Hartley advised she will make the request to them. Director Moore motioned to approve the expenditure as presented and to request the DDA provide funding for half of the expenditure; Director Anderson-Cook seconded; all in favor and was unanimously approved.

- b. Approve July 24, 2025, minutes

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

- c. Approve June 2025 financials

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

6. Certificate of Appropriateness Comment Review for Historic Preservation Commission public hearing – August 12, 2025

- a. COA-0120-2025- Replace (29) existing steel frame windows in basement at 1002 Carroll Street. The applicant is Perry Methodist Church.

Mr. Duffy advised the applicant proposes to replace 29 existing steel frame, single-pane, casement windows in facility basement with double pane, vinyl frame, picture windows with simulated-divided-light grid to mimic existing windows. Existing windows are described as rusted, broken, and corroded beyond repair. Mr. Duffy advised he had met with Mr. Klug on site, and the proposed windows keep with the design of the previously replaced windows. Staff is requesting input from the board as the COA will go before the Historic Preservation Commission (HPC) on August 12<sup>th</sup>. Director Lay asked if there will be an external grid in lieu of internal; Mr. Klug advised they will match the upper windows, and these windows will not open as they are at the basement level and barely visible. The board had no additional comment for the HPC.

- b. COA-0128-2025- New construction of financial institution at 800 Main Street. The applicant is Morris Bank.

Mr. Duffy advised the applicant proposes constructing a new 8,344 square-foot, two story building to house a commercial bank. Additional site improvement proposed are asphalt-paved parking lot, drive areas, pedestrian sidewalks, landscaping, fencing, and a comprehensive stormwater conveyance system meeting standards required across the Downtown Development District. Staff is requesting input from the board as the COA will go before the HPC on August 12<sup>th</sup>. The board had no additional comment for the HPC.

7. Chairman Items

- a. Ex-officio member for Historic Preservation Commission – Chairman Cossart advised this was recommended at the last meeting and briefly discussed and asked if any of the board was interested in serving. Mr. Duffy advised it was his understanding from Mr. Wood that the intent was to ensure communication between the two boards and bring the boards' perspective to each of their respective meetings. Mr. Duffy suggested allowing staff to review the goals of the request for both boards and the anticipated expectations and bring back at a later date for further discussion; the board concurred.

Chairman Cossart from follow-up on color samples provided for staff the updated color sheets for the approved palettes. Chairman Cossart provided to Ms. Hartley with the request to forward to Council the article in the recent Georgia Trend highlighting public art.

8. Downtown Manager's Report

- a. Downtown Projects update – Ms. Hartley provided the layout for the Jernigan Street extension approved by Council. Ciao Bella market coming to Chalet Lofts in the fall. GDOT has started on the Macon Road redesign with anticipated completion of October. Received the first submission for “Keys to the Downtown District” – Clover Wine – celebrating five years.

Request for an advertisement in Albany Living magazine which would be a full-page ad at the half page rate of \$1200 and would also include the same ad in the Sumter County Living magazine. Ms. Hartley advised she had recently run into a family shopping and asked where they were from and they told her they were there for the day for a girls day of shopping from Americus, which is in Sumter County and recommended approving the expenditure. Director Moore motioned to approve the expenditure of \$1200 for Albany living ads; Director Presswood seconded; all in favor and was unanimously approved.

Ms. Hartley advised the audio project is moving forward, Visit Perry is still committed for \$9,000 but will request additional funding. The mural grant proof is nearing completion and will go before Council for approval. Advised the veteran's banner project was approved and applications can be submitted beginning August 11<sup>th</sup>. Advised of upcoming training events.

9. Promotion Committee Report – Ms. Hartley advised the sidewalk/warehouse sale is August 16<sup>th</sup>, registration is live for Scarecrow Fest, Sweets & Treats registration will begin August 20<sup>th</sup>, the 2026 event calendar will go before Council on August 19<sup>th</sup>. Beer tasting tickets on sale August 8<sup>th</sup> and requesting approval for event purchases. Director Moore motioned to authorize staff approval of event purchases for the Beer Tasting event; Director Ray seconded; all in favor and was unanimously approved.
10. Other – None
11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:30pm.

*J Holland*  
*WGA*

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

**July 1, 2025 Beginning Balance** **65,722.81**

<b>Deposits:</b>	100.37.1024	<u>Current</u>	<u>YTD</u>	<u>Cumulative</u>
	July		0.00	
	August			
	September			
	October			
	November			
	December			
	January			
	February			
	March			
	April			
	May			
	June			
	<b>Total Deposits:</b>	<u>0.00</u>	<u>0.00</u>	<u>65,722.81</u>

<b>Expenditures:</b>	100.75510			
	July		(515.00)	
	August			
	September			
	October			
	November			
	December			
	January			
	February			
	March			
	April			
	May			
	June			
	<b>Total Expenditures:</b>	<u>0.00</u>	<u>(515.00)</u>	<u>65,207.81</u>

**Reserve Balance at 7/31/2025** 65,207.81 65,207.81

Current Reserve:	65,207.81
Less Prior Month Reserve	65,722.81
Current Month Reserve Adjustment	<u><u>(515.00)</u></u>

Budget Report

For Fiscal: 2025-2026 Period Ending: 07/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-00000.341945</a>	OCCUPATIONAL TAX ADM FEE	0.00	0.00	554.00	554.00	554.00	0.00 %
<a href="#">100-00000.342901</a>	ANIMAL CONTROL FEES	0.00	0.00	100.00	100.00	100.00	0.00 %
<a href="#">100-00000.347203</a>	COMMUNITY CENTER FEES	0.00	0.00	4,751.00	4,751.00	4,751.00	0.00 %
<a href="#">100-00000.347210</a>	ROZAR RENTALS	0.00	0.00	317.00	317.00	317.00	0.00 %
<a href="#">100-00000.347215</a>	CREEKWOOD USES	0.00	0.00	431.00	431.00	431.00	0.00 %
<a href="#">100-00000.347503</a>	LEISURE PROGRAM FEES	0.00	0.00	1,187.50	1,187.50	1,187.50	0.00 %
<a href="#">100-00000.347511</a>	SPECIAL CAMPS	0.00	0.00	25.00	25.00	25.00	0.00 %
<a href="#">100-00000.347515</a>	ADULT SPORTS	0.00	0.00	49.00	49.00	49.00	0.00 %
<a href="#">100-00000.347521</a>	YOUTH FOOTBALL FEES	0.00	0.00	7,900.00	7,900.00	7,900.00	0.00 %
<a href="#">100-00000.347522</a>	YOUTH CHEERLEADING FEES	0.00	0.00	1,935.00	1,935.00	1,935.00	0.00 %
<a href="#">100-00000.347523</a>	YOUTH FALL SOCCER FEES	0.00	0.00	4,491.00	4,491.00	4,491.00	0.00 %
<a href="#">100-00000.347527</a>	YOUTH BASEBALL/SOFTBALL	0.00	0.00	75.00	75.00	75.00	0.00 %
<a href="#">100-00000.347531</a>	U-6 FALL SOCCER	0.00	0.00	2,736.00	2,736.00	2,736.00	0.00 %
<a href="#">100-00000.347532</a>	U-6 SPRING SOCCER	0.00	0.00	69.00	69.00	69.00	0.00 %
<a href="#">100-00000.347591</a>	FLAG FOOTBALL	0.00	0.00	869.00	869.00	869.00	0.00 %
<a href="#">100-00000.347735</a>	CPR CERTIFICATION FEE	0.00	0.00	178.00	178.00	178.00	0.00 %
<a href="#">100-00000.349219</a>	EMPLOYER CONTRIB-HEALTH	0.00	0.00	346,982.00	346,982.00	346,982.00	0.00 %
<a href="#">100-00000.349220</a>	EMPLOYEE CONTRIB-HEALTH	0.00	0.00	39,824.50	39,824.50	39,824.50	0.00 %
<a href="#">100-00000.349300</a>	RETURNED CHECK FEE	0.00	0.00	280.00	280.00	280.00	0.00 %
<a href="#">100-00000.349904</a>	CRIMINAL HISTORY CHECKS	0.00	0.00	594.00	594.00	594.00	0.00 %
<b>CostCenter: 00000 - NON-DEPARTMENTAL Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>608,737.04</b>	<b>608,737.04</b>	<b>608,737.04</b>	<b>0.00%</b>
<b>RevCategory: 34 - Charges for Services Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>608,737.04</b>	<b>608,737.04</b>	<b>608,737.04</b>	<b>0.00%</b>
<b>RevCategory: 35 - Fines and Forfeitures</b>							
<b>CostCenter: 00000 - NON-DEPARTMENTAL</b>							
<a href="#">100-00000.351170</a>	COURT AND PARKING FINES	0.00	0.00	59,674.25	59,674.25	59,674.25	0.00 %
<b>CostCenter: 00000 - NON-DEPARTMENTAL Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>59,674.25</b>	<b>59,674.25</b>	<b>59,674.25</b>	<b>0.00%</b>
<b>RevCategory: 35 - Fines and Forfeitures Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>59,674.25</b>	<b>59,674.25</b>	<b>59,674.25</b>	<b>0.00%</b>
<b>RevCategory: 37 - Contributions and Donations</b>							
<b>CostCenter: 00000 - NON-DEPARTMENTAL</b>							
<a href="#">100-00000.371007</a>	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	30.00	30.00	0.00 %
<a href="#">100-00000.371039</a>	FARMERS MKT INCOME	0.00	0.00	665.00	665.00	665.00	0.00 %
<a href="#">100-00000.371202</a>	INDEPENDENCE DAY SPONSORSHIP	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00 %
<b>CostCenter: 00000 - NON-DEPARTMENTAL Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>2,195.00</b>	<b>2,195.00</b>	<b>2,195.00</b>	<b>0.00%</b>
<b>RevCategory: 37 - Contributions and Donations Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>2,195.00</b>	<b>2,195.00</b>	<b>2,195.00</b>	<b>0.00%</b>
<b>RevCategory: 38 - Miscellaneous</b>							
<b>CostCenter: 00000 - NON-DEPARTMENTAL</b>							
<a href="#">100-00000.381000</a>	PERRY EVENTS CENTER RENTAL	0.00	0.00	3,278.00	3,278.00	3,278.00	0.00 %
<a href="#">100-00000.383000</a>	REIMBURSE FOR DAMAGE PROP	0.00	0.00	1,450.00	1,450.00	1,450.00	0.00 %
<a href="#">100-00000.383002</a>	RESTITUTION PAYMENT	0.00	0.00	0.12	0.12	0.12	0.00 %
<a href="#">100-00000.389000</a>	OTHER REVENUES	0.00	0.00	448.36	448.36	448.36	0.00 %
<a href="#">100-00000.389001</a>	PD COPIES/REPORTS	0.00	0.00	178.09	178.09	178.09	0.00 %
<a href="#">100-00000.389012</a>	WEX TAX/BILL ADJUSTMENT	0.00	0.00	259.13	259.13	259.13	0.00 %
<a href="#">100-00000.389022</a>	SR CTR UTILITIES REVENUE	0.00	0.00	866.31	866.31	866.31	0.00 %
<a href="#">100-00000.389028</a>	SCHOOL CROSSING GUARD	0.00	0.00	57.76	57.76	57.76	0.00 %
<b>CostCenter: 00000 - NON-DEPARTMENTAL Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>6,537.77</b>	<b>6,537.77</b>	<b>6,537.77</b>	<b>0.00%</b>
<b>RevCategory: 38 - Miscellaneous Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>6,537.77</b>	<b>6,537.77</b>	<b>6,537.77</b>	<b>0.00%</b>
<b>Revenue Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>963,107.19</b>	<b>963,107.19</b>	<b>963,107.19</b>	<b>0.00%</b>
<b>Expense</b>							
<b>CostCenter: 11000 - OFFICE OF THE COUNCIL</b>							
<a href="#">100-11000.511220</a>	ELECTED/APPOINT OFFICIALS	0.00	0.00	3,350.00	3,350.00	-3,350.00	0.00 %
<a href="#">100-11000.512100</a>	EMPLOYEE LIFE INSURANCE	0.00	0.00	25.20	25.20	-25.20	0.00 %
<a href="#">100-11000.512120</a>	EMPLOYEE HEALTH INSURANCE	0.00	0.00	1,083.00	1,083.00	-1,083.00	0.00 %
<a href="#">100-11000.512130</a>	EMPLOYEE DENTAL INSURANCE	0.00	0.00	31.88	31.88	-31.88	0.00 %
<a href="#">100-11000.512140</a>	VISION INSURANCE	0.00	0.00	7.60	7.60	-7.60	0.00 %
<a href="#">100-11000.512200</a>	FICA	0.00	0.00	242.19	242.19	-242.19	0.00 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 07/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-75430.512401</a>	RETIREMENT CONTRIBUT- ICMA	0.00	0.00	169.90	169.90	-169.90	0.00 %
<b>CostCenter: 75430 - WELCOME CENTER Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>3,885.49</b>	<b>3,885.49</b>	<b>-3,885.49</b>	<b>0.00%</b>
<b>CostCenter: 75460 - TOURISM PROMOTION</b>							
<a href="#">100-75460.521300</a>	TECHNICAL SERVICES	0.00	0.00	27,563.00	27,563.00	-27,563.00	0.00 %
<a href="#">100-75460.523300</a>	ADVERTISING	0.00	0.00	4,995.00	4,995.00	-4,995.00	0.00 %
<a href="#">100-75460.523930</a>	TRADE SHOWS	0.00	0.00	1,995.00	1,995.00	-1,995.00	0.00 %
<b>CostCenter: 75460 - TOURISM PROMOTION Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>34,553.00</b>	<b>34,553.00</b>	<b>-34,553.00</b>	<b>0.00%</b>
<b>CostCenter: 75500 - DOWNTOWN DEV AUTHORITY</b>							
<a href="#">100-75500.531100</a>	OPERATING SUPPLIES	0.00	0.00	46.00	46.00	-46.00	0.00 %
<a href="#">100-75500.577000</a>	APPROPRIATIONS	0.00	0.00	516.00	516.00	-516.00	0.00 %
<b>CostCenter: 75500 - DOWNTOWN DEV AUTHORITY Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>562.00</b>	<b>562.00</b>	<b>-562.00</b>	<b>0.00%</b>
<b>CostCenter: 75505 - GA CLASSIC MAIN STREET</b>							
<a href="#">100-75505.512100</a>	EMPLOYEE LIFE INSURANCE	0.00	0.00	38.06	38.06	-38.06	0.00 %
<a href="#">100-75505.512120</a>	EMPLOYEE HEALTH INSURANCE	0.00	0.00	1,083.00	1,083.00	-1,083.00	0.00 %
<a href="#">100-75505.512130</a>	EMPLOYEE DENTAL INSURANCE	0.00	0.00	31.88	31.88	-31.88	0.00 %
<a href="#">100-75505.512140</a>	VISION INSURANCE	0.00	0.00	7.60	7.60	-7.60	0.00 %
<a href="#">100-75505.521310</a>	INFORMATION RESOURCES	0.00	0.00	24.36	24.36	-24.36	0.00 %
<a href="#">100-75505.522300</a>	RENTALS	0.00	0.00	319.00	319.00	-319.00	0.00 %
<b>CostCenter: 75505 - GA CLASSIC MAIN STREET Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>1,503.90</b>	<b>1,503.90</b>	<b>-1,503.90</b>	<b>0.00%</b>
<b>CostCenter: 75510 - MAIN ST ADVISORY BD REST</b>							
<a href="#">100-75510.523850</a>	CONTRACT LABOR	0.00	0.00	515.00	515.00	-515.00	0.00 %
<b>CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>515.00</b>	<b>515.00</b>	<b>-515.00</b>	<b>0.00%</b>
<b>CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH</b>							
<a href="#">100-75630.577000</a>	APPROPRIATIONS	0.00	0.00	3,716.00	3,716.00	-3,716.00	0.00 %
<b>CostCenter: 75630 - PERRY-HO CO AIRPORT AUTH Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>3,716.00</b>	<b>3,716.00</b>	<b>-3,716.00</b>	<b>0.00%</b>
<b>CostCenter: 81500 - ADMINSTRATIVE DEBT SERV</b>							
<a href="#">100-81500.581200</a>	CAPITAL LEASE PRINCIPAL	0.00	0.00	3,517.65	3,517.65	-3,517.65	0.00 %
<a href="#">100-81500.582200</a>	CAPITAL LEASE INTEREST	0.00	0.00	861.33	861.33	-861.33	0.00 %
<b>CostCenter: 81500 - ADMINSTRATIVE DEBT SERV Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>4,378.98</b>	<b>4,378.98</b>	<b>-4,378.98</b>	<b>0.00%</b>
<b>CostCenter: 81501 - CITY MANAGER DEBT SERV</b>							
<a href="#">100-81501.581200</a>	CAPITAL LEASE PRINCIPAL	0.00	0.00	2,753.73	2,753.73	-2,753.73	0.00 %
<a href="#">100-81501.582200</a>	CAPITAL LEASE INTEREST	0.00	0.00	674.27	674.27	-674.27	0.00 %
<b>CostCenter: 81501 - CITY MANAGER DEBT SERV Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>3,428.00</b>	<b>3,428.00</b>	<b>-3,428.00</b>	<b>0.00%</b>
<b>CostCenter: 83200 - POLICE DEBT SERVICE</b>							
<a href="#">100-83200.581200</a>	CAPITAL LEASE PRINCIPAL	0.00	0.00	63,118.39	63,118.39	-63,118.39	0.00 %
<a href="#">100-83200.582200</a>	CAPITAL LEASE INTEREST	0.00	0.00	12,174.85	12,174.85	-12,174.85	0.00 %
<b>CostCenter: 83200 - POLICE DEBT SERVICE Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>75,293.24</b>	<b>75,293.24</b>	<b>-75,293.24</b>	<b>0.00%</b>
<b>CostCenter: 83500 - FIRE DEBT SERVICE</b>							
<a href="#">100-83500.581200</a>	CAPITAL LEASE PRINCIPAL	0.00	0.00	7,151.50	7,151.50	-7,151.50	0.00 %
<a href="#">100-83500.582200</a>	CAPITAL LEASE INTEREST	0.00	0.00	3,041.41	3,041.41	-3,041.41	0.00 %
<b>CostCenter: 83500 - FIRE DEBT SERVICE Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>10,192.91</b>	<b>10,192.91</b>	<b>-10,192.91</b>	<b>0.00%</b>
<b>CostCenter: 84000 - PUBLIC WORKS DEBT SERVIC</b>							
<a href="#">100-84000.581200</a>	CAPITAL LEASE PRINCIPAL	0.00	0.00	47,541.35	47,541.35	-47,541.35	0.00 %
<a href="#">100-84000.582200</a>	CAPITAL LEASE INTEREST	0.00	0.00	15,595.59	15,595.59	-15,595.59	0.00 %
<b>CostCenter: 84000 - PUBLIC WORKS DEBT SERVIC Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>63,136.94</b>	<b>63,136.94</b>	<b>-63,136.94</b>	<b>0.00%</b>
<b>CostCenter: 86000 - RECREATION DEBT SERVICE</b>							
<a href="#">100-86000.581200</a>	CAPITAL LEASE PRINCIPAL	0.00	0.00	1,640.22	1,640.22	-1,640.22	0.00 %
<a href="#">100-86000.582200</a>	CAPITAL LEASE INTEREST	0.00	0.00	401.62	401.62	-401.62	0.00 %
<b>CostCenter: 86000 - RECREATION DEBT SERVICE Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>2,041.84</b>	<b>2,041.84</b>	<b>-2,041.84</b>	<b>0.00%</b>





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## STAFF REPORT

August 26, 2025

**CASE NUMBER:** COA-0163-2025  
**APPLICANT:** Burke Murph III  
**REQUEST:** Exterior Renovation  
**LOCATION:** 731 Carroll Street; Parcel No. 0P0050 003000  
**DISTRICT:** Downtown District

**APPLICANT'S REQUEST:** The applicant proposes an exterior renovation of an existing commercial building.

**STAFF COMMENTS:** The commercial building was constructed in 1973 and is 2,920 square feet in size according to Houston County records. The building has served several purposes in its time since construction and reflects mid-century design characteristics, although was considered a non-contributing building in the Downtown Historic District at time of adoption. It is also located in the Downtown Development District.

The applicant proposes exterior renovations with intent to match neighboring properties. Renovations include cleaning, painting where necessary (SW 2827 Colonial Revival Stone anticipated), replacement of the soffits and entryway enhancements. The existing awning and trim are proposed to be repainted SW 6258 Tricorn Black. Cedar posts are proposed on each side of the awning entrance area, with the intent of establishing a cohesive aesthetic alongside the neighboring buildings.

The design guidelines suggest actions should maintain the historic exterior materials, repair damaged exterior materials in-kind and only occur in an area of damage.

**STAFF RECOMMENDATION:** Staff recommend approval of the application.

**APPLICABLE DESIGN STANDARDS ATTACHED:** Commercial Rehabilitation

### APPLICABLE ORDINANCE SECTION:

*3-2.2 Establishment of zoning districts and specific purposes.*

(3) *HP, Historic preservation overlay district. The purpose of this district is to promote the educational, cultural, economic, and general welfare of the community through the preservation and restoration of its historic properties, spaces, neighborhoods, and other elements which serve as visible reminders of the cultural and architectural heritage of the City of Perry and the State of Georgia. Regulations are intended to ensure the construction, reconstruction, alteration, restoration, demolition or moving of buildings and appurtenant fixtures are consistent with the historic or architectural character of the area.*

*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.





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## STAFF REPORT

August 26, 2025

**CASE NUMBER:** COA-0158-2025  
**APPLICANT:** Nicholas Bedgood, State Farm Insurance  
**REQUEST:** Exterior Renovation  
**LOCATION:** 1218 Main Street; Parcel No. 0P0010 044000  
**DISTRICT:** Washington-Evergreen

**APPLICANT'S REQUEST:** The applicant proposes an exterior renovation of an existing commercial building.

**STAFF COMMENTS:** The commercial building was constructed in 1925 and is 1,508 square feet in size according to Houston County records. While predating the understood time period by 5 years, the building aligns with the "Minimal-Traditional" architectural characteristics. It is located both in the Downtown Development District, as well as the Washington-Evergreen Historic District.

The applicant proposes a general face-lift of the building's commercial entrance area. Plans call for replacement of the dilapidated front steps with new brick steps – expressed to be of like material to the existing building foundation.

The front railing (existing deteriorated wood) is proposed to be replaced with black aluminum, and includes 8" columns.

Lighting and landscaping improvements have been proposed, and the applicant is informed these 2 items are subject to staff approval in the C-2 Zoning District.

The design guidelines suggest actions should maintain the historic exterior materials, repair damaged exterior materials in-kind and only in the area of damage.

While the front handrail differs in material by changing from the existing wood to black aluminum, staff found the proposed update to be in keeping with the building's commercial use characteristics, conveying a welcoming image overall and in keeping with this section of the Main Street corridor.

**STAFF RECOMMENDATION:** Staff recommend approval of the application.

**APPLICABLE DESIGN STANDARDS ATTACHED:** Commercial Rehabilitation

**APPLICABLE ORDINANCE SECTION:**

3-2.2 Establishment of zoning districts and specific purposes.

- (3) *HP, Historic preservation overlay district. The purpose of this district is to promote the educational, cultural, economic, and general welfare of the community through the preservation and restoration of its historic properties, spaces, neighborhoods, and other elements which serve as visible reminders of the cultural and architectural heritage of the City of Perry and the State of Georgia. Regulations are intended to ensure the construction, reconstruction, alteration, restoration, demolition or moving of buildings and appurtenant fixtures are consistent with the historic or architectural character of the area.*

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).
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  - (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.
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- (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.
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- (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.

