

Main Street Advisory Board
Agenda – April 2, 2026, 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 – 1208 Washington Street
 - b. Memo regarding VIP Snack for Wine Tasting
 - c. Approve March 5, 2026, minutes
 - d. Approve February 2026 financials
6. Chairman Items
7. Downtown Manager's Report
 - a. Downtown Projects update
8. Promotion Committee Report
9. Other
10. Adjourn

All meetings are open to the public unless otherwise posted



Where Georgia comes together.

STAFF REPORT

March 26, 2026

CASE NUMBER: COA-0039-2026
APPLICANT: Sumer Trull, Full Tilt Sign Company
REQUEST: New Internally Illuminated Monument Sign
LOCATION: 1208 Washington St; Parcel No. 0P0390 013000

APPLICANT'S REQUEST: The applicant proposes a 27 square foot acrylic sign with a vinyl overlay that is 6'6" tall to replace the existing internally illuminated sign. The sign requires a COA to meet the requirements of current city ordinances.

STAFF COMMENTS: The current sign is internally illuminated and was approved in 2018, prior to the most recent sign ordinance updates. Monument signs in the C-3, Central Business District, and the Downtown Development Overlay District are only allowed to be internally illuminated by Certificate of Appropriateness, granted by the Main Street Advisory Board.

The sign is proposed to be connected to existing electrical infrastructure. It features a mostly opaque panel that allows light to come through the logo, letters, and sides of the sign. It does not appear that external illumination of the sign would cause a hazard to visitors to the bank or vehicular traffic. The sign does comply with the City's sign ordinance.

The wattage and lumen counts are the equivalent of a 60w lightbulb shining through each letter, the sides, and the logo. The brightness is then filtered through the acrylic that the sign is made of, and a vinyl overlay that creates the green color pictured on the proposed designs. It should not disrupt the pattern of more muted lighting in current signage in the Downtown Development Overlay District.

STAFF RECOMMENDATION: Approval as presented.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting – Signs.

APPLICABLE ORDINANCE SECTION:

Sec. 6-9.6 Nonresidential district sign standards.

- (A) *Ground signs in nonresidential districts.* Ground signs permitted in the nonresidential base zoning districts and the PC, DD, and NC overlay districts shall comply with the provisions in Table 6-9-2.

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts							
Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face			Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less			
	Ground-mounted Flag	48 total per pole	n/a	n/a	1 flagpole	35	
C-3, Downtown Development Overlay (DD), Downtown Historic Preservation Overlay (HP)	Monument; Post & Arm	32 for Monument; 12 for Post & Arm	n/a	n/a	1 per street front	10	External; Internal by COA only*
	A-frame**	6	n/a	n/a	1 per tenant	4	Not Allowed
	Ground-mounted Flag	48 total per pole	n/a	n/a	1 flagpole	35	External only





Where Georgia comes together.

Application # COA 0039-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Summer Trull - Full Tilt Sign Company	Randall Oswald - Huntington Bank
*Title	Office Manager	VP, Regional Facilities Manager
*Address	2807 White Horse Rd., Greenville SC 29611	5555 Cleveland Ave. Columbus OH 43231
*Phone	864-444-7844	330-996-6205
*Email	strull@fulltiltsignco.com	randall.w.oswald@huntington.com

*Property Address 1208 Washington St. Perry GA 31069

Project:
 New Building Addition Alteration Demolition Relocation

*Please describe the proposed modification:

replace existing internally illuminated Cadence Bank monument with new Huntington bank monument using existing electrical

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 3/22/26
*Property Owner/Authorized Agent applicant is authorized agent, authorizatio attached.	*Date

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$245.00 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: 4650



HNBGA-25023
Perry

1208 Washington Street
Perry, GA 31069

01.29.2029

CODE ALLOWANCES

Wall:	90 SQFT
Maximum Allowed SF:	43.1 SQFT
Proposed SF:	35 SQFT
Existing SF:	
Ground:	32 SQFT
Maximum Allowed SF:	27 SQFT
Proposed SF:	32 SQFT
Existing SF:	

LATEST REVISION	
PAGE 04	Added pointing the gable
PAGE 06, 09	Removing two of three directions



SouthWood
 Temporary Signage and Branding Experts
 P.O. Box 38275 • Rock Hill, SC 29732
 P: 704.588.5000 • F: 704.588.5017
 www.southwoodtemp.com

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ISSUE DATE
01.08.2025

DRAWN BY: BMM

SIGN ID	PRODUCT CODE
001	HNT_ILFL_ILG_18_HB
002	HNT_MON_DS_27_HB
005	HNTG_DIR_D56
006	HNTG_DIR_D56 (Remove)
007	HNTG_DIR_D56 (Remove)

Pre-Permit Code Check

Walls: NIE 90 SOFT IN TOTAL AREA, LETTERS NOT TO BE TALLER THAN 18"

EXTERNAL ILLUMINATION IS PERMITTED; INTERNAL BY CERTIFICATE OF APPROPRIATENESS ONLY

Ground:

- NIE 32 SOFT IN AREA
- NIE 10FT IN HEIGHT

Temporary Signage:

- TEMPORARY SIGNAGE MAY NOT EXCEED 16 SOFT

SITE MAP



SATELLITE IMAGE
 WIS

CHECK: Huntington Bank

PROJECT

SITENAME

208 Washington Street
 Perry, GA 31069

BRANCH ID

HNBGA-25023

ACCOUNT REF.

AMF

DESCRIPTION

SITE MAP

IDB #

QUANTITY





EXISTING



PROPOSED

COLORS & FINISHES: (AkrzoLabel Print System)

- 2447 Translucent White Acrylic
Push-Thru Logo
- Dark Sage/PMS 5535 C
Cabinet
- Laserline/PMS 308 C
Base

VINYL COLORS: (3M Graphic Film)

- Brilliant Green #3630-016
Logo face, Letter faces

CONSTRUCTION SPECIFICATIONS:

HINT_MON_DS_27_HB

Monument:

- Fabricated Aluminum Cabinet with Push-Thru Copy & Graphics
- 1st Surface Translucent Vinyl Applied to Push-Thru Copy & Graphics
- Illuminated Return
- 120V Primary Electrical *

MOUNTING HARDWARE:

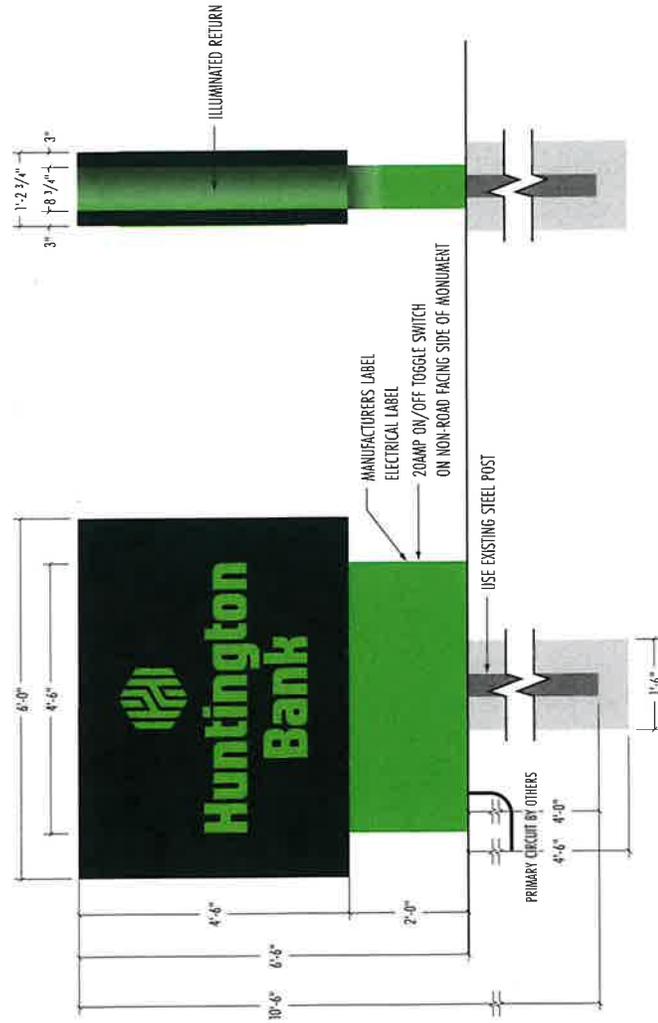
Direct Bury and Concrete Footer



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ISSUE DATE: **01.08.2025**
DRAWN BY: **BWK**

Use existing electrical



FRONT VIEW
SCALE: 1/2" = 1'-0"

SIDE VIEW
SCALE: 1/2" = 1'-0"

Square Footage : 27

Material	Quantity	Notes	Finish	Location
Light to Return	1	Light to Return	Green, Wood to Return	Green, Wood to Return
Concrete to Return	1	Concrete to Return	Concrete to Return	Concrete to Return
Aluminum to Return	1	Aluminum to Return	Aluminum to Return	Aluminum to Return
Wood	1	Wood	Wood	Wood
Iron supporting Material	1	Iron supporting Material	Iron supporting Material	Iron supporting Material
Metal Cap/Flange	1	Metal Cap/Flange	Metal Cap/Flange	Metal Cap/Flange

CLIENT: **Huntington Bank**
PROJECT: **SITENAME**
208 Washington Street
Perry, GA 31069
PROJECT ID: **HNBCA-25023**
ACCOUNT REP: **AMF**
DESCRIPTION: **Monument**

ISSUE DATE: **01.08.2025**
DRAWN BY: **BWK**

QTY: **1**
UNIT: **DF**
5 OF 11

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ISSUE DATE: **01.08.2025**
 DRAWN BY: **BMK**
 QTY: LED INFORMATION - 5M

DIMMABLE POWER SUPPLY		5 YEAR WARRANTY POWER SUPPLY		5 YEAR WARRANTY POWER SUPPLY		10 YEAR WARRANTY POWER SUPPLY		Material Breakdown	
GEP524D-100U-NA		SKU# 83137579 - GEP524-100U-GLX2		SKU# 95054945 - GEP524LT-100U-NA		SKU# 93137578 - GEP524-100U-TT		Snap DS 50K (24V) DS CABINET	
Sign Type		Sign Type		Primary Circuit (120 VAC)		Description		Modules	
DOUBLE SIDED CABINET		FACE LT		2.2 Amps		Snap DS 50K (24V)		37	
LED Distance From Face		Power Supply Location		Sign Area				24V PIS	
14.25"		REMOTE		54.00 Sq Ft				PIS 1-2	
Special Instructions		ESTIMATE FOR BOTH SIDES OF SIGN		Total Module Watts					
0		SNAP DS TO BE INSTALLED @ 8 FT DC (Standard - 1.5 modules/W)		95.83 Watts					
Notes		5 YEAR WARRANTY POWER SUPPLY		Total Lumens					
1) THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY and should not be used for commercial quotation or technical validation. The material estimates for provided per page to first floor height, can depth, face material and any special instructions provided by the customer. Missing information will cause delays in review and estimates as well as affect product selection, quantities, applications, and responsibility of this sign OEM.		FACE LT		1480.00 Lumens					
2) LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY. The sign manufacturer must verify module placement and quantity to 2) From related drawings for estimation purposes, and construction are the responsibility of the sign OEM.		REMOTE		274.07 Lumens/Sq Ft					
3) All signs should be treated as complete units including controls, frigate brackets, and mounting hardware. For detailed information refer to the applicable Technical Product Manual under Signage, https://products.getcurrent.com/signage/signing		Special Instructions		Job Name:					
		ESTIMATE FOR BOTH SIDES OF SIGN		HUNTINGTON BANK					
		SNAP DS TO BE INSTALLED @ 8 FT DC (Standard - 1.5 modules/W)		Customer Name:					
		0		9/16/25					
		Special Instructions		Date:					
		ESTIMATE FOR BOTH SIDES OF SIGN		Checked By: CMK					
		SNAP DS TO BE INSTALLED @ 8 FT DC (Standard - 1.5 modules/W)		9/16/25					
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		ESTIMATE FOR BOTH SIDES OF SIGN							



Huntington Bank

February 1, 2026

AUTHORIZATION AND CONSENT FORM

Site ID: C691384 - Perry GA

Site Address: 1208 Washington Street

Perry, GA 31069-2556

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization for Philadelphia Sign Company or SouthWood Corp and/or their sub-contractors to apply for permits and install new signage at the above referenced location as per the attached brand book.

Property Owner

Signature: 

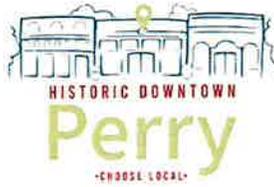
Print Name: Randall W Oswald

Title: VP, Regional Facilities Manager

eMail: randall.w.oswald@huntington.com

Address: 5555 Cleveland Avenue, Mailstop GW1097
Columbus, OH 43231

Phone: 330-996-6205



To: Main Street Advisory Board

From: Alicia Hartley, Downtown Manager

Date: March 31, 2026

RE: Recommendation for VIP Area Snack Catering – Spring Wine Tasting

Following the Request for Proposals (RFP) issued for VIP Area light snacks for the Spring Wine Tasting, three proposals were received and evaluated using a standardized scoring rubric. All submissions were reviewed based on menu quality, suitability for the event, budget alignment, logistics, and overall fit with the goals of the Perry Main Street Program and the Spring Wine Tasting.

The highest scoring proposal included a collaboration with a non-downtown business, which does not align with the RFP language specifying that collaborations between Downtown Perry restaurants were welcome.

The second proposal, while slightly lower in score, fully aligns with all RFP requirements, including:

- Representation of Downtown Perry businesses
- Clear adherence to event needs and logistics
- Appropriate menu offerings for the VIP experience and wine tasting event

The purpose of the Spring Wine Tasting is to support and promote Downtown Perry businesses and financially support the initiatives outlined by the Main Street Advisory Board work plan. Selecting a proposal that includes a non-downtown partner could set an unintended precedent and create challenges in maintaining clear and consistent expectations for future opportunities.

Maintaining alignment with the intent of the RFP and the broader Main Street work plan is critical to ensuring transparency, fairness, and long-term program integrity.

Based on the evaluation and alignment with program goals, it is staff's recommendation that the Board select the proposal that fully complies with the RFP requirements and represents Downtown Perry businesses, despite not receiving the highest numerical score.

Main Street Advisory Board
Minutes - March 5, 2026

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

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

Staff: Alicia Hartley – Downtown Manager, Holly Wharton – Economic Development Director, Tabitha Clark – Communications Director, Becky Wilson- Visit Perry, and Christine Sewell – Recording Clerk

Guests: Joy Peterson, Robbie Russell, Sue Lay, and Mr. Patel – owner of Swan Motel

2. Guests/Speakers

- a. Tabitha Clark, Communications Director – Ms. Clark as a reminder was there to support the board in their communication efforts for events and news. As well, a reminder of social media posting, the city cannot ask you not to post but would like you to be aware that what is posted is factual information and if there is something of concern, to contact her or Ms. Hartley. She also advised Houston County EMA was now handling the alert notifications with the new platform and the transition has been well received and there are currently 5000 subscribers
- b. Ms. Becky Wilson – Visit Perry – provider a flyer of an upcoming promotion Easy Peezy Pimento Cheese that will be April 9th – 19th with participating restaurants . Street Cred promotion will be handed out at the fairgrounds conventions and shows as a way to encourage visits to downtown and participating businesses will offer a discount. Hilton Garden Inn will be hosting a blood drive on March 13th. Ms. Wilson gauged interest in an earth cam which is in the early discussion stage; cameras would be considered for downtown and possibly the fairgrounds; the board liked the concept.

3. Citizens with Input – None

4. Old Business

- a. Christmas Ornament Quote Review – Ms. Hartley advised a price break of a dollar is given if 500 are purchased in lieu of 250 at \$13 each. Director Lay asked how they would be sold; Ms. Hartley advised the first-year staff would handle in-house, have available at events and board members could sell as well. Director Lay motioned to purchase 250 ornaments at \$13 each; Director Presswood seconded; all in favor and was unanimously approved.

5. New Business

- a. COA 0023-2026 – 806 Commerce Street – Small rear storage building addition (for board comment only, HPC review on 3/10/2026)

Ms. Hartley advised the applicant proposes a 16' x 5' shed addition to the west side of the Muse Theater. The addition will be used to store chairs and tables associated with the event venue. The shed will have board and batten siding with a cedar shake shingle roof. Colors will match those already used in the complex, is removable and will not permanently alter the historic integrity of the building or environment. The shed design is in keeping with adopted local design guidelines for additions, in that it respects the

character of the existing building and is relatively shielded from public view via placement within a larger existing courtyard. Choices of building materials were intentionally chosen to complement the building's presence and encourage the strength of ongoing business operations. The addition is also reversible with a limited loss of historic materials and elements. A similar shed with slightly larger dimensions was previously issued a Certificate of Appropriateness by the Main Street Advisory Board in 2023, however was not constructed within the permitted time frame.

Director Lay advised the shed had already been constructed; staff will confirm. The board had no additional comment.

- a. Approve February 5, 2026, minutes

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

- b. Approve January 2026 financials

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

6. Chairman Items – advised three weeks ago attended with Ms. Hartley, and Director Cossart and Robert Smith the city's annual in person three-year Main Street assessment, which went very well and now waiting on the full report.
7. Downtown Manager's Report
 - a. Downtown Projects update – Ms. Hartley advised FRVA (Family RV Association) community concert is March 19th, parklet improvements have been presented to council and will use a phased approach, the downtown audio equipment installation will be the week of March 9th, placemaking will be focusing on landscaping, and advised of upcoming training opportunities.
8. Promotion Committee Report – Ms. Hartley provided feedback from the Galentines Day shop late, upcoming Story Walk during spring break and Brunch & Bouquets. The board was asked if they would like to have Drink & Dine again during the summer; the board concurred to do so.
9. Other
 - a. Jernigan Street Small Area Plan project – Ms. Hartley advised the stakeholder meeting had been held, and the following were raised for improvement: Sidewalks & Crosswalks, Parking & Road Improvements, Public Spaces, and Infrastructure. Each board member was given “play money” and asked to place under the four categories where they saw fit. Ms. Hartley reminded the board and guests; the plan does not guide private development and there is no funding at this point in time tied to the plan. The board commenced with exercise.
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 4:48pm.

