

Main Street Advisory Board
Agenda – August 6, 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/Community Partners
3. Citizens with Input
4. Old Business
 - a. Alleyway Update
5. New Business
 - a. Approve July 2, 2026, minutes
 - b. Approve June 2026 financials
 - c. Preliminary COA Review – 1126 Macon Road
 - d. Review Board Attendance and Training Hours
 - e. Approve Alleyway Project: Final Budget
 - f. Review and Approve Downtown Landscaping Project
 - g. Review and Approve Promotions Event Calendar
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

Main Street Advisory Board
Minutes - July 2, 2026

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

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

Staff: Jara Hurt – Downtown Manager, Holly Wharton – Economic Development Director, and Christine Sewell – Recording Clerk

2. Guests/Speakers/Community Partners - Anya Turpin – Visit Perry, Tiffany Kelly – Perry Chamber of Commerce, and Susan Arrington – Village Louve

Ms. Turpin provided and encouraged those who were **interested in** attending the group planning session for the 2027 event calendar.

Ms. Kelly introduced herself as the Chamber's **new membership director**.

3. Citizens with Input – Ms. Arrington advised of the upcoming Freedom 250 event on July 17th at 6 pm and invited all to attend

4. Old Business

- a. Alleyway Update – Ms. Hurt advised the electric **still** needs to be completed and has been working with Georgia Power, but is also looking at a possible solar option, that would be the same quality and visual as electric and will present to the DDA for their input and bring back. Also working on creating a visual screen for the trash cans and painting the rear doors, with a goal of having completed by September.

5. New Business

- a. Approve June 6, 2026, minutes

Director Cossart motioned to approve as presented; Director Presswood seconded; all in favor and was **unanimously approved**.

- b. Approve May 2026 financials

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

- c. Appoint Jara Hurt as board Secretary/Treasurer

Director Cossart motioned to appoint Jara Hurt as the board Secretary/Treasurer; Director Ray seconded; all in favor and was **unanimously approved**.

- d. Update to Farmer's Market Rules & Regulations

Ms. Hurt reviewed the changes, which were updating the vendor registration fees and the time for vendor breakdown. Ms. Hurt advised the policy is for a vendor to remain until 1:00 pm, unless inclement weather or safety concerns with regard to vendor health or safety, and to not vacate due to their product selling out or low market attendance.

Discussion ensued with Director Cossart suggesting a poll of the vendors to perhaps end the market an hour earlier, which could possibly eliminate vendors from leaving due to selling out or low attendance. Ms. Hurt advised when vendors leave early it visibly affects the market appearance for passersby who see vacant spots and think the market is closing or there are not enough vendors to warrant stopping. Ms. Turpin suggested considering changing vendors' location for those that perhaps consistently sell out early. Ms. Hurt will poll the vendors on changing the closing time and report back.

Director Cossart motioned to approve the changes to the policy as presented; Director Lay seconded; all in favor and was unanimously approved.

6. Chairman Items – Chairman Moore thanked Ms. Hartley and Ms. Wharton for the smooth transition and onboarding of Ms. Hurt.

Chairman Moore advised there was an upcoming webinar on September 9th from DCA on When & How to Retire Events, if Needed and suggested this for the board.

7. Downtown Manager's Report

- a. Downtown Projects update – Ms. Hurt advised 1002 Main Street has been sold to Livingston Properties, JMA Architecture will remain in the building, and they are considering building a new office on the back portion of the property. Kelly & Kate Boutique scheduled to open mid-July, Village Shop tenant update. The parklets have been installed. Key to the Downtown District was presented to the Perfect Pear for 15 years. Noted upcoming training opportunities.

8. Promotion Committee Report – None

9. Other – None

10. Adjourn: there being no further business to come before the board the meeting was adjourned at 4:26 pm.

[illegible][illegible]

J. Holland

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

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

Deposits:	100.37.1024	Current	YTD	Cumulative
July			0.00	
August			2,785.42	
September			29,281.40	
October			280.00	
November			510.00	
December			460.00	
January			0.00	
February			4,070.00	
March			4,430.00	
April			11,202.37	
May			615.00	
June			2,250.00 ✓	
Total Deposits:		0.00	55,884.19	121,607.00

Expenditures:	100.75510			
July			(515.00)	
August			(10,134.64)	
September			(4,774.55)	
October			(24,764.83)	
November			(1,544.68)	
December			(9,547.94)	
January			(2,982.89)	
February			265.00	
March			(14,749.19)	
April			(8,582.67)	
May			(994.33)	
June			(811.42) ✓	
Total Expenditures:		0.00	(79,137.14)	42,469.86

Reserve Balance at 6/30/2026 **42,469.86** ✓ **42,469.86**

Current Reserve:	42,469.86
Less Prior Month Reserve	41,031.28
Current Month Reserve Adjustment	<u>1,438.58</u>

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-00000.349910	CURB CUT/DRIVEWAY PIPE	0.00	0.00	0.00	138.00	138.00	0.00 %
100-00000.349912	CODE ENFORCEMENT	0.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		7,927,700.00	7,927,700.00	673,938.66	8,118,472.92	190,772.92	2.41%
RevCategory: 34 - Charges for Services Total:		7,927,700.00	7,927,700.00	673,938.66	8,118,472.92	190,772.92	2.41%
RevCategory: 35 - Fines and Forfeitures							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.351170	COURT AND PARKING FINES	497,500.00	497,500.00	80,568.80	556,354.71	58,854.71	111.83 %
100-00000.351171	COUNTY JAIL SURCHARGE	41,300.00	41,300.00	0.00	33,378.51	-7,921.49	19.18 %
100-00000.351900	OTHER FINES/FORFEITURES	0.00	0.00	37,288.93	37,288.93	37,288.93	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		538,800.00	538,800.00	117,857.73	627,022.15	88,222.15	16.37%
RevCategory: 35 - Fines and Forfeitures Total:		538,800.00	538,800.00	117,857.73	627,022.15	88,222.15	16.37%
RevCategory: 36 - Investment Income							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.361000	INTEREST	150,000.00	150,000.00	2.31	154,483.11	4,483.11	102.99 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		150,000.00	150,000.00	2.31	154,483.11	4,483.11	2.99%
RevCategory: 36 - Investment Income Total:		150,000.00	150,000.00	2.31	154,483.11	4,483.11	2.99%
RevCategory: 37 - Contributions and Donations							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.371001	RECREATION DEPT DONATIONS	1,300.00	1,300.00	2,933.00	13,105.09	11,805.09	1,008.08 %
100-00000.371002	FLINT FOUNDATION GRANT-Fire &	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371003	FLINT FOUNDATION GRANT-Rural	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371004	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371005	SPECIAL EVENTS SPONSORSHIPS	0.00	0.00	288.60	7,749.40	7,749.40	0.00 %
100-00000.371006	PUB SAFETY DEPT DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371007	NEW PERRY ANIMAL SHELTER BLD	0.00	0.00	30.00	504.00	504.00	0.00 %
100-00000.371008	DOG POUND DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371010	BUZZARD DROP DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371014	EGG HUNT DONATION	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371017	J E WORRALL MEM DONATIONS	0.00	0.00	0.00	5,000.00	5,000.00	0.00 %
100-00000.371022	DISC GOLF DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371024	MAIN STREET ADVISORY DONATIO	32,900.00	32,900.00	2,250.00	55,884.19	22,984.19	169.86 %
100-00000.371025	MEMORIAL BENCH DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371027	FIREHOUSE SUB GRANT	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371032	PERRY PRESENTS MUSIC FESTIVAL	0.00	0.00	0.00	900.00	900.00	0.00 %
100-00000.371033	PERRY PUB ARTS COM DONATION	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371034	OKTOBERFEST DONATION	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371035	FOOD TRUCK FRIDAY	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371036	FL VS GA TAILGATE	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371037	INTERNATIONAL FESTIVAL DONAT	0.00	0.00	0.00	7,026.22	7,026.22	0.00 %
100-00000.371038	FIRE EDUCATION DONATION	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371039	FARMERS MKT INCOME	2,500.00	2,500.00	50.00	6,865.00	4,365.00	274.60 %
100-00000.371040	ART IN THE PARK SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371100	CONTRIBUTIONS FOR CAPITAL PRO	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371101	Soccer Field Irrigation Donations	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371200	MUSIC FESTIVAL SPONSORSHIPS	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371202	INDEPENDENCE DAY SPONSORSHIP	8,500.00	8,500.00	723.00	25,267.60	16,767.60	297.27 %
100-00000.371203	HISTORICAL SOCIETY DONATION	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371204	GMA PRES RECEPTION DONATION	0.00	0.00	0.00	0.00	0.00	0.00 %
100-00000.371205	TECH & ENTREPRENEUR BOARD	0.00	0.00	0.00	4,996.20	4,996.20	0.00 %
100-00000.379001	ATLANTA HAWKS GRANT	0.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 00000 - NON-DEPARTMENTAL Total:		45,200.00	45,200.00	6,274.60	127,297.70	82,097.70	181.63%
RevCategory: 37 - Contributions and Donations Total:		45,200.00	45,200.00	6,274.60	127,297.70	82,097.70	181.63%
RevCategory: 38 - Miscellaneous							
CostCenter: 00000 - NON-DEPARTMENTAL							
100-00000.381000	PERRY EVENTS CENTER RENTAL	73,400.00	73,400.00	170.00	18,047.00	-55,353.00	75.41 %
100-00000.381001	CELL ANTENNA RENTAL FEE	40,000.00	40,000.00	0.00	40,946.64	946.64	102.37 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-75505.512120	13,000.00	13,000.00	1,145.00	13,995.00	-995.00	-7.65 %
100-75505.512130	200.00	200.00	14.70	223.51	-23.51	-11.76 %
100-75505.512140	0.00	0.00	2.92	42.46	-42.46	0.00 %
100-75505.512200	5,800.00	5,800.00	825.18	6,017.57	-217.57	-3.75 %
100-75505.512401	2,700.00	2,700.00	551.73	3,902.71	-1,202.71	-44.54 %
100-75505.512500	0.00	0.00	0.00	6,144.85	-6,144.85	0.00 %
100-75505.512700	100.00	100.00	0.00	131.12	-31.12	-31.12 %
100-75505.512906	1,800.00	1,800.00	150.00	1,725.00	75.00	4.17 %
100-75505.521100	0.00	0.00	15.50	15.50	-15.50	0.00 %
100-75505.521300	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75505.521309	0.00	0.00	0.00	300.00	-300.00	0.00 %
100-75505.521310	0.00	0.00	73.31	1,023.13	-1,023.13	0.00 %
100-75505.521311	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75505.522300	0.00	0.00	319.00	4,087.51	-4,087.51	0.00 %
100-75505.522302	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75505.523222	500.00	500.00	36.48	401.34	98.66	19.73 %
100-75505.523300	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75505.523400	300.00	300.00	238.60	599.85	-299.85	-99.95 %
100-75505.523500	500.00	500.00	238.53	1,591.52	-1,091.52	-218.30 %
100-75505.523600	1,100.00	1,100.00	0.00	1,620.00	-520.00	-47.27 %
100-75505.523701	2,000.00	2,000.00	0.00	320.00	1,680.00	84.00 %
100-75505.523702	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-75505.523850	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75505.523930	2,000.00	2,000.00	5.72	1,860.70	139.30	6.97 %
100-75505.531100	2,600.00	2,600.00	0.00	820.65	1,779.35	68.44 %
100-75505.531600	0.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 75505 - GA CLASSIC MAIN STREET Total:	108,000.00	108,000.00	14,692.38	123,353.04	-15,353.04	-14.22 %
CostCenter: 75506 - MAIN STREET EVENTS						
100-75506.522302	0.00	0.00	0.00	1,360.00	-1,360.00	0.00 %
100-75506.523300	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75506.523850	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75506.531100	0.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 75506 - MAIN STREET EVENTS Total:	0.00	0.00	0.00	1,360.00	-1,360.00	0.00 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST						
100-75510.521222	0.00	0.00	0.00	300.00	-300.00	0.00 %
100-75510.522150	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75510.522300	400.00	400.00	120.00	870.00	-470.00	-117.50 %
100-75510.523300	1,200.00	1,200.00	0.00	1,200.00	0.00	0.00 %
100-75510.523850	3,200.00	3,200.00	125.00	5,691.00	-2,491.00	-77.84 %
100-75510.523851	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75510.523930	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75510.531100	0.00	0.00	511.42	14,398.78	-14,398.78	0.00 %
100-75510.531600	3,900.00	3,900.00	0.00	10,508.89	-6,608.89	-169.46 %
100-75510.531660	300.00	300.00	55.00	447.90	-147.90	-49.30 %
100-75510.532500	32,700.00	32,700.00	0.00	45,720.57	-13,020.57	-39.82 %
100-75510.573001	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75510.573003	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75510.577000	0.00	0.00	0.00	0.00	0.00	0.00 %
CostCenter: 75510 - MAIN ST ADVISORY BD REST Total:	41,700.00	41,700.00	811.42	79,137.14	-37,437.14	-89.78 %
CostCenter: 75511 - MAIN ST ADVISORY BD-CITY						
100-75511.522302	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.523300	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.523600	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.523701	300.00	300.00	0.00	75.00	225.00	75.00 %
100-75511.523702	300.00	300.00	0.00	0.00	300.00	100.00 %
100-75511.523850	0.00	0.00	0.00	0.00	0.00	0.00 %
100-75511.531100	0.00	0.00	0.00	0.00	0.00	0.00 %



City of Perry, GA

Detail Report

Account Detail

Date Range: 06/01/2026 - 06/30/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Revenue				
<u>100 000000.471024</u>	MAIN STREET ADVISORY DONATIONS			
Post Date	Packet Number	Source Transaction	Pmt Number	Description
06/01/2026	GLPKT19928	JUN 2026 AE 2210		GEORGIA TECH MAIN STREET GAIN PRO...
06/02/2026	CLPKT05016	MELISSA 060226		CLPKT05016
06/02/2026	GLPKT19981	JUN 26 AE 2221		PERRY MAIN STREET DOWNTOWN BRU...
06/09/2026	GLPKT20119	JUN 2026 AE 2235		PERRY MAIN ST PERRY MAIN STREET D...
Total Revenue:		Beginning Balance: -53,634.19	Total Activity: -2,250.00	Ending Balance: -55,884.19
Expense				
<u>100 75510 522300</u>	RENTALS			
Post Date	Packet Number	Source Transaction	Pmt Number	Description
06/04/2026	APPKT01844	75570REV	213872	SPECIAL EVENT TOILET RENTAL
			Vendor	
			013550 - A-OK PORTABLE SERVICES	
			Project Account	
			750.00	120.00
				870.00
<u>100 75510 523850</u>	CONTRACT LABOR			
Post Date	Packet Number	Source Transaction	Pmt Number	Description
06/25/2026	APPKT01873	65457		MAY 2026 LAWN MAINTENANCE
			Vendor	
			012945 - DIXIE LAWN & LANDSCAPING, INC	
			Project Account	
			5,566.00	125.00
				5,691.00
<u>100 75510 531100</u>	OPERATING SUPPLIES			
Post Date	Packet Number	Source Transaction	Pmt Number	Description
06/16/2026	APPKT01849	0357 5/26		4IMP/PRINT, INC
06/16/2026	APPKT01849	0357 5/26		AMAZON MKTPL MG9TDSMW3
			Vendor	
			013439 - SYNOVUS CARD SERVICES	
			Project Account	
			13,887.36	511.42
				14,398.78
				311.47
				14,198.83
				199.95
				14,398.78
<u>100 75510 531660</u>	AWARDS			
Post Date	Packet Number	Source Transaction	Pmt Number	Description
06/16/2026	APPKT01849	0357 5/26		SQ. PREFERRED TROPHIES &
			Vendor	
			013439 - SYNOVUS CARD SERVICES	
			Project Account	
			392.90	55.00
				447.90
				55.00
				447.90
Total Expense:		Beginning Balance: 20,596.26	Total Activity: 811.42	Ending Balance: 21,407.68
Grand Totals:		Beginning Balance: -33,037.93	Total Activity: -1,438.58	Ending Balance: -34,476.51

Detail Report

Account

Name

Revenue

100-00000.371024

MAIN STREET ADVISORY DONATIONS

Expense

100-75510.527300

RENTALS

100-75510.523850

CONTRACT LABOR

100-75510.531100

OPERATING SUPPLIES

100-75510.531660

AWARDS

Date Range: 06/01/2026 - 06/30/2026

Account Summary

	Beginning Balance	Total Activity	Ending Balance
Total Revenue:	-53,634.19	-2,250.00	-55,884.19
	-53,634.19	-2,250.00	-55,884.19
	750.00	120.00	870.00
	5,566.00	125.00	5,691.00
	13,887.36	511.42	14,398.78
	392.90	55.00	447.90
Total Expense:	20,596.26	811.42	21,407.68
Grand Totals:	-33,037.93	-1,438.58	-34,476.51

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
100 - GENERAL FUND	-33,037.93	-1,438.58	-34,476.51
Grand Total:	-33,037.93	-1,438.58	-34,476.51

2026 Attendance Report – MSAB

P = Present; A = Absent

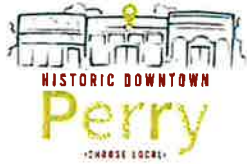
Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cossart	P	P	A	P	P	P	P					
Cook	P	P	A	P	P	P	A					
Lay	P	P	P	A	P	P	P					
Moore	A	P	P	P	P	P	P					
Presswood	P	P	P	P	P	P	P					
Ray	P	P	P	P	A	A	P					
Walker	A	P	P	P	P	A	A					

W. Walker absences excused per H. Wharton/A. Hartley/J Hurt
May, June

Board Members		Training Attended	Training Host	Date	Hours completed
Jim Lay					
Jim Lay	TOTAL				0
Trish Cossart					
Trish Cossart	TOTAL				0
Grace Anderson Cook	Regional Meet Up - Dublin	GDA		4/7/2026	4
Grace Anderson Cook	TOTAL				4
Andrew Presswood					
Andrew Presswood	Regional Meet Up - Dublin	GDA		4/7/2026	4
Andrew Presswood	TOTAL				4
Valerie Moore					
Valerie Moore	Regional Meet Up - Dublin	GDA		4/7/2026	4
Valerie Moore	TOTAL				4
Rob Ray					
Rob Ray	Regional Meet Up - Dublin	GDA		4/7/2026	4
Rob Ray	TOTAL				4
Wade Walker					
Wade Walker	Regional Meet Up - Dublin	GDA		4/7/2026	4
Wade Walker	TOTAL				4

Total

40



2027 Tentative Events/Promotions Calendar

Quarter 1: January – March

- Saturday, February 20: Sidewalk Sale

Quarter 2: April – June

- Friday, April 23: Wine Tasting-Full
- Friday, June 11: Perry Drive-in-Good Guys Car Show-Square
- Saturday June 12: Brunch and Bouquets

Quarter 3: July – September

- Saturday, August 14: Sidewalk Sale

Quarter 4: October – December

- October (all month): Scarecrow Fest and Scavenger Hunt
- Thursday, October 21: Ghouls Night Out
- Saturday, November 27: Small Business Saturday 10am-6pm
- Saturday, November 27: Tree Lighting Ceremony 5pm-7pm-Square
- December (December 1 – December ____): Shop Small Bingo
- Saturday, December 4: Christmas Parade-Full
- Friday, December 10: Christmas Collab with City-Square
- Saturday, December 11: Santa at the Market
- Saturday, December 18: Christmas Market on the Square-Square??
- Trolley Rides: December 8,9,11,15,16,17,18

Full Closures: 1

Square: 4

800 Block: 1

Parade: 1



Where Georgia comes together.

Department of Community Development

MEMORANDUM

TO: Main Street Advisory Board
FROM: Holly Wharton, Interim Community Development Director *HW*
DATE: August 5, 2026
RE: Preliminary Review – COA for Wingate Construction/Meme's Studio and Offices
CC: Jara Hurt, Downtown Manager

The Community Development Department is providing a preliminary review of a proposed development at the property located at 1126 Macon Road for the use as an office and studio. Based on conceptual drawings, site layout, building materials, finishes, and colors, the proposed development meets the design guidelines established by the Main Street Advisory Board and all commercial development standards outlined in the Land Management Ordinance. As presented in the conceptual drawings, staff would provide a positive recommendation for this proposed development.

If the applicant wishes to discuss any alternatives to the building design, staff would recommend that the Main Street Advisory Board have an informal discussion to determine potential flexibility with the design guidelines taking into consideration the character of the development area along with the desires of the applicant. This preliminary discussion will allow the applicant to provide any changes that are recommended by the Main Street Advisory Board prior to formal review of the COA application.



Where Georgia comes together.

Application # COA 0108-
2026

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Katherine Chamblee / Wingate Construction	Kimberley Pickney
*Title	Business Development Manager	Owner
*Address	817 Hwy 247 S Kathleen Ga	
*Phone	478-342-8476	478-397-5986
*Email	Katherinec@wc.group	Kimberly@memesperry.com

*Property Address 1126 Macon Rd.

Project:

New Building x Addition _____ Alteration _____ Demolition _____ Relocation _____

***Please describe the proposed modification:**

Construction of an approximately 4,000-square-foot foot print, commercial studio and office building with a partial mezzanine. The proposed exterior features a light Cherokee Brick skirt with warm cream board-and-batten siding above, a restrained stepped commercial parapet/cornice, olive-green divided-light storefront windows and glazed entrance doors, three separate olive-and-cream striped fabric awnings, traditional lantern-style entrance lighting, side-elevation gooseneck fixtures, a gold wall-mounted business monogram, and a small pedestrian-oriented freestanding identification sign. Parking and service circulation are located primarily beside and behind the building. Stormwater management is proposed underground to allow a shallow landscaped lawn along Macon Road.

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 <i>Katherine Chambless</i>	*Date 07/16/2026
*Property Owner/Authorized Agent <i>Kirby Smith</i>	*Date 7-16-2026

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: 1,500,000.00

Presented to the City of Perry Main Street
Advisory Board

CERTIFICATE OF APPROPRIATENESS

Meme's Studio and Offices

1126 Macon Road | Perry, Georgia | Downtown Development Overlay District



THE REQUEST

What we are asking the Board to approve

Project type

New commercial construction. Approximately 4,000 square feet of studio and office space with a partial mezzanine.

Location

1126 Macon Road, US Highway 41. Within the Downtown Development Overlay District.

Project team

Wingate Construction Group as applicant, on behalf of the property owner. Drawings by Widner & Associates, Inc.

The design in one sentence

A one-story masonry commercial building with a stepped parapet, an all-brick front and side wall field, a three-bay storefront with individual fabric awnings, and parking and service circulation kept to the side and rear of the lot.

Two signs are proposed, both within the two-sign limit: a wall-mounted monogram and one pedestrian-oriented freestanding lawn sign. Neither is internally illuminated.



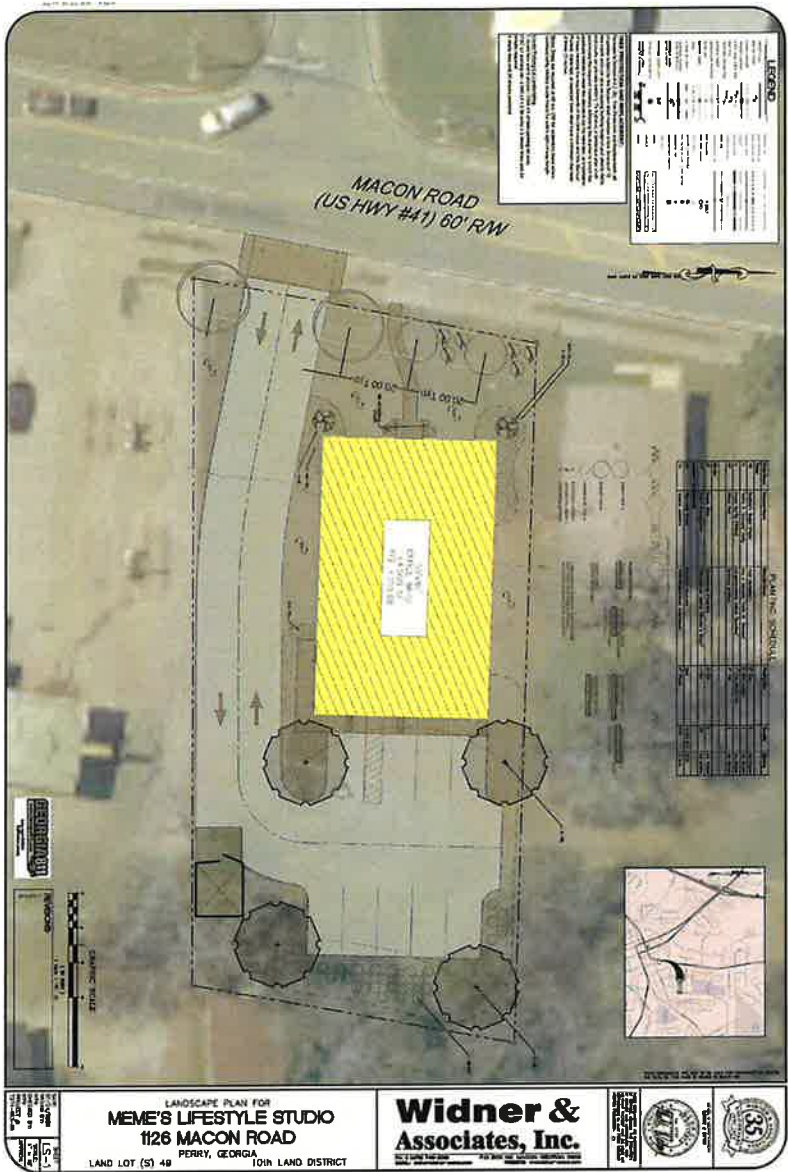
The building is pulled toward Macon Road to hold the street line, with a shallow landscaped lawn and a direct walk to the entrance.

Parking, the dumpster enclosure, and service circulation sit to the side and rear, away from the Macon Road frontage.

Managed underground, so no visible detention basin interrupts the front lawn or the streetscape.

LANDSCAPE

Landscape, street trees, and screening



Street frontage

Street trees along the Macon Road right of way, with a shallow landscaped lawn holding the space between the walk and the building.

Parking lot planting

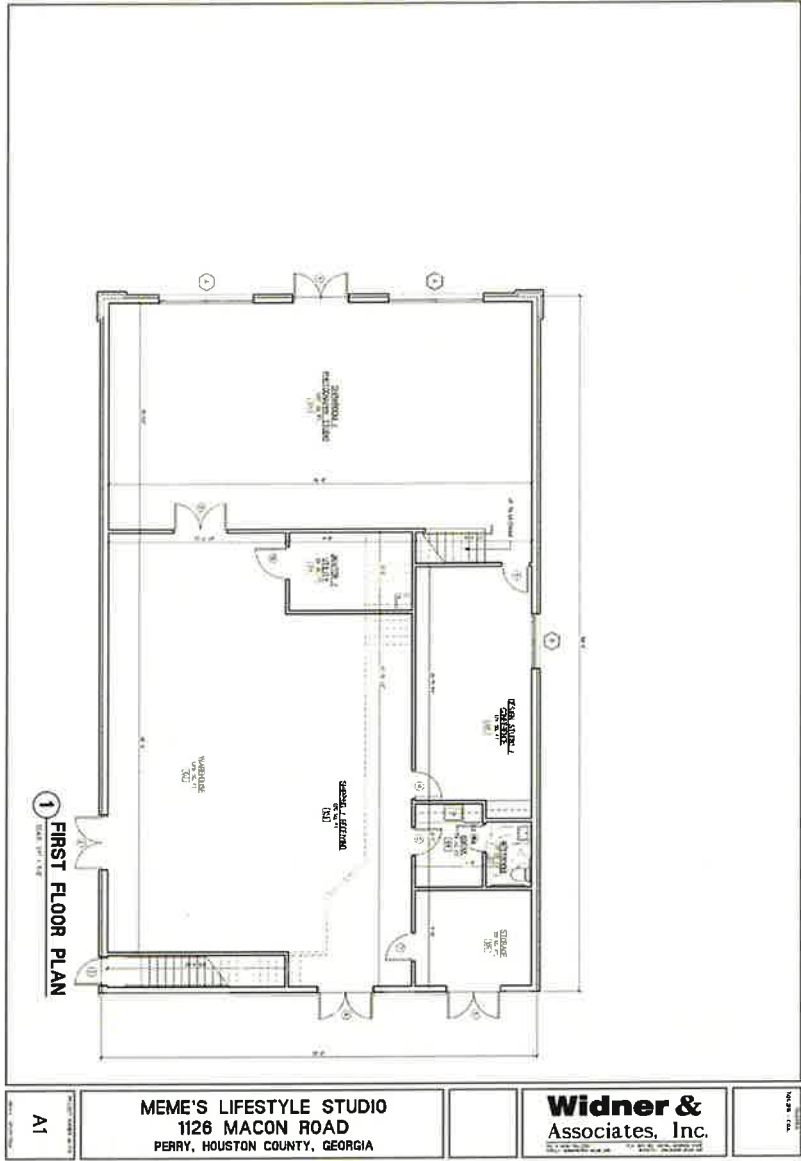
Four shade trees and twenty-six shrubs provided, against three shade trees and twenty-four shrubs required.

Screening

Evergreen shrub masses and ornamental trees soften and screen the parking area from the public right of way.

FLOOR PLAN

Interior program and building scale



Scale and form

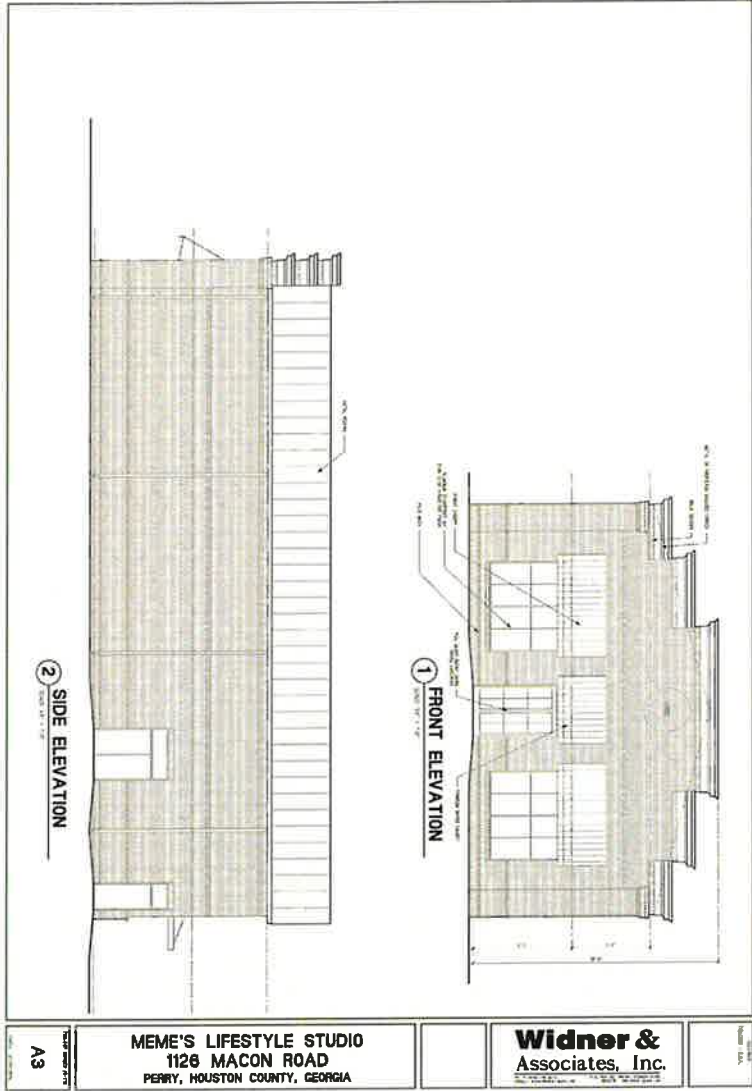
One story with a partial mezzanine, which stays inside the one- to two-story range the guidelines contemplate for the district. One main block, not a cluster of secondary masses.

Program

Showroom and photography studio, design studio and conference, warehouse and shipping, break room, restroom, storage, and utility.

ELEVATIONS

Front and side elevations



Parapet and cornice

Restrained stepped parapet finished with the cast stone ogee cornice and coping. Rooftop equipment is concealed behind it.

Wall field

Brick on the front and both side elevations, with a projecting skirt and water table at the base.

Storefront

Three bays, full-height glazing, no separate transoms. Individual awnings sized to each opening.

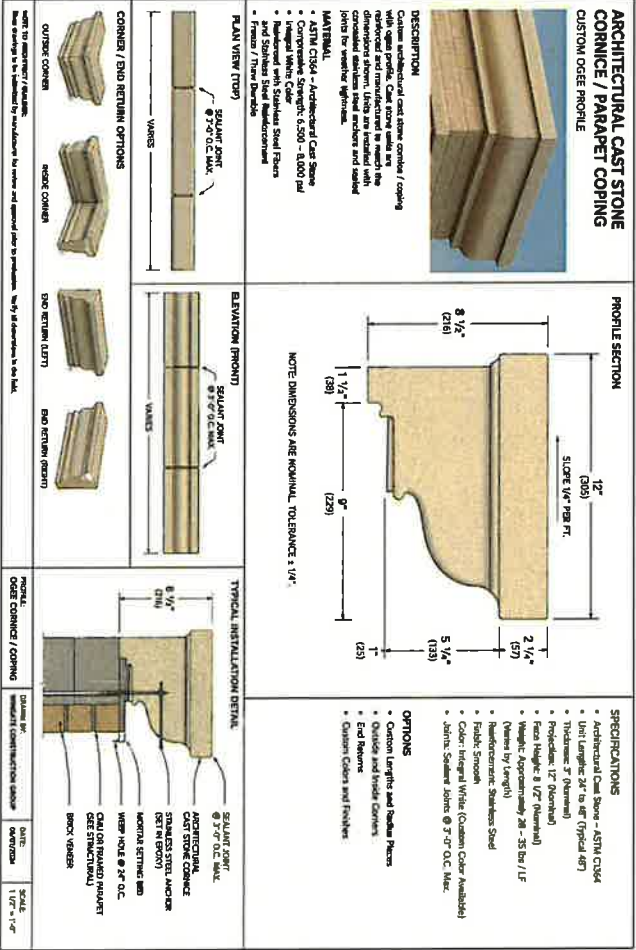
Widner & Associates, released for COA, 07/21/2026. Finish colors are documented on the color schedule and by labeled physical samples.

Meme's Studio and Offices | 1126 Macon Road, Perry, Georgia | Certificate of Appropriateness

MATERIALS

Brick, cast stone, and masonry detail

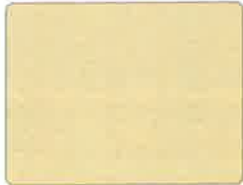
Wall field Real Cherokee clay brick on the front and both side elevations. Dover Bluff, soft white, with a light mortar.
Masonry depth Projecting same-brick skirt and water table, soldier-course headers, rowlock sills, restrained brick surrounds at openings.
Cornice and coping Smooth architectural cast stone, ASTM C1364, custom ogee profile. 12 inch projection, 8.5 inch face height.



Cast stone cornice and parapet coping profile, Exhibit E.

COLOR

Proposed exterior colors and finishes



Cherokee Dover Bluff

Clay brick, front and sides



Cast stone, integral white

Cornice and coping



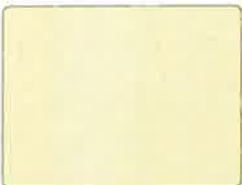
SW 6193 Privilege Green

Storefront frames and doors



Sunbrella Basil 4688

Awning fabric, stripe



Sunbrella Snow

Awning fabric, stripe



Aged brass

Entrance hardware, sign accents

Colors shown on screen are approximations. Labeled physical samples are presented with this application and govern the approval.

OPENINGS

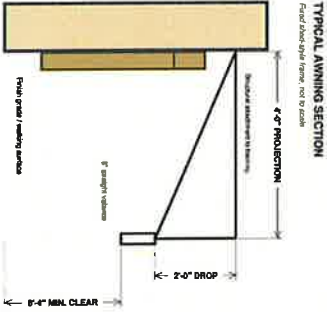
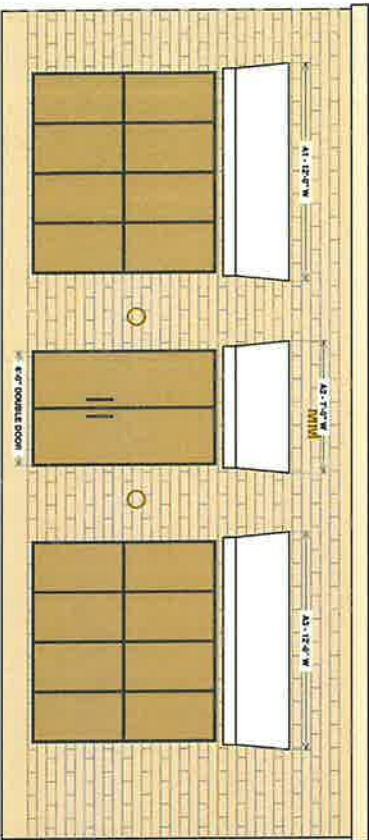
Storefront, entrance, and awnings

PROPOSED AWNING FORM + DIMENSIONS

Memé's Studio and Offices, 1126 Macon Road, Perry, Georgia

FRONT ELEVATION - PROPOSED THREE-AWNING COMPOSITION

Materials: Dimensions are proposed and must be verified against final construction documents.



AWNING SCHEDULE

AWING	LOCATION	WIDTH	DEPTH	VOLUME	ATTACHMENT
A1	Left storefront	12'-0"	6'-0"	7'	Fixed steel frame with fabric panel, 120 sq ft (12' x 10')
A2	Front entrance	7'-0"	4'-0"	0'	Fixed steel frame with fabric panel, 120 sq ft (12' x 10')
A3	Right storefront	12'-0"	6'-0"	7'	Fixed steel frame with fabric panel, 120 sq ft (12' x 10')

MATERIAL AND GENERAL NOTES

1. Fabric awnings must be made of high-quality material, to withstand weather.
2. Fabric awnings must be made of high-quality material, to withstand weather.
3. Fabric awnings must be made of high-quality material, to withstand weather.
4. Fabric awnings must be made of high-quality material, to withstand weather.
5. Fabric awnings must be made of high-quality material, to withstand weather.
6. Fabric awnings must be made of high-quality material, to withstand weather.
7. Fabric awnings must be made of high-quality material, to withstand weather.
8. Fabric awnings must be made of high-quality material, to withstand weather.
9. Fabric awnings must be made of high-quality material, to withstand weather.
10. Fabric awnings must be made of high-quality material, to withstand weather.

COA-AW2

Copyright © 2023 by Memé's Studio

Three-bay rhythm
Two display windows flanking a centered pair of full-height glazed entrance doors. Balanced, not asymmetrical.

Awnings
Three separate fixed shed-style fabric awnings, one per bay, each sized to its own opening. Not a continuous canopy.

Not proposed
No barrel awnings, no rigid metal or plastic, no internal illumination. Approximately 8'-4" clear above the walk.

Storefront window and door elevations

SCHEDULE AND NOTES

GENERAL

1. Discussions and peer evaluations and/or self-eval.
2. Risk heights align across all three student days.
3. Supplier to field verify all dimensions and rough openings.
4. Frame cover to be determined by labeled physical sample.
5. Conceptual for CMA review. Add for fabrication.

One pair of full-height glazed doors in a 6'-2" by 10'-0" frame. Brass-finish hardware.

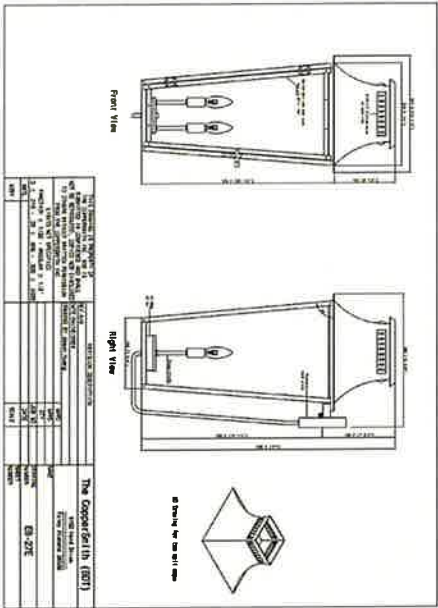
Neither the windows nor the doors carry a separate transom. Rail heights align across all three bays.



Meme's Studio and Offices | 1126 Macon Road, Perry, Georgia | Certificate of Appropriateness

LIGHTING

Exterior lighting



All fixtures are downward-oriented to limit glare and light spill.

Entrance lanterns

Two traditional two-light wall lanterns, The CopperSmith EB-27E, one on each side of the entrance doors.

Side elevation

Millennium R Series RRRS14-CP railroad shades on RGN15-CP gooseneck arms, painted copper, wet-location listed, 2700K.

SIGNS

Signage

Freestanding Sign and Wall Logo Concept

Colors and materials are conceptual. Final selection based on availability and physical color samples provided.

Exhibit F



Two renderings of the signage concept. The left rendering shows a freestanding sign with a cream-colored panel and a dark green post, set against a backdrop of greenery. The right rendering shows the same sign mounted on the side of a two-story building with a cream-colored facade and dark green accents.

SIGN DETAILS

- 110" wide sign panel with raised border
- Square signposts with square hollows at all 4 corners
- Custom logo and divider
- Posts with raised panel details and ball finials
- Elegant European style

MATERIALS

- Sign Panel: HDU (High Density Urethane)
- Posts & Hardware: HDU
- Panel: Wood or Composite
- Finials & Hardware: Custom Brass or Brushed

FINISHES

Panel: Light

Panel: Dark

Post: Light

Post: Dark

Finial: Light

Finial: Dark

STYLE

European European
Traditional - Classic
Refined - Whimsical

72" OVERALL
SIGN PANEL: 54"
48"
24"
36"
48" POST

Two signs only

A wall-mounted monogram and one freestanding lawn sign. The guidelines allow two per building.

Freestanding sign

72 inches overall width, 54 inch panel, roughly 48 inch panel height on 24 inches of base clearance.

Construction

HDU panel and trim with wood or composite posts, brass finials and rosette centers. No internal illumination.

STANDARDS

How the proposal responds to the district guidelines

Placement Held to the Macon Road street edge with a shallow lawn. Parking to the side and rear.	Scale One story with a partial mezzanine, inside the one to two story range for the district.	Form One main block with a restrained stepped commercial parapet and simple cornice.	Openings High ground-floor glass ratio, orderly storefront bays, regularly spaced upper side windows.
Materials Real clay brick on the front and both sides, the predominant material in the district.	Site and setting Underground stormwater. Mechanical, meters, and refuse placed or screened away from the street.	Signs Two signs, externally lit only, sized for pedestrians rather than highway traffic.	Modern features Rooftop equipment concealed behind the parapet and cast stone coping.

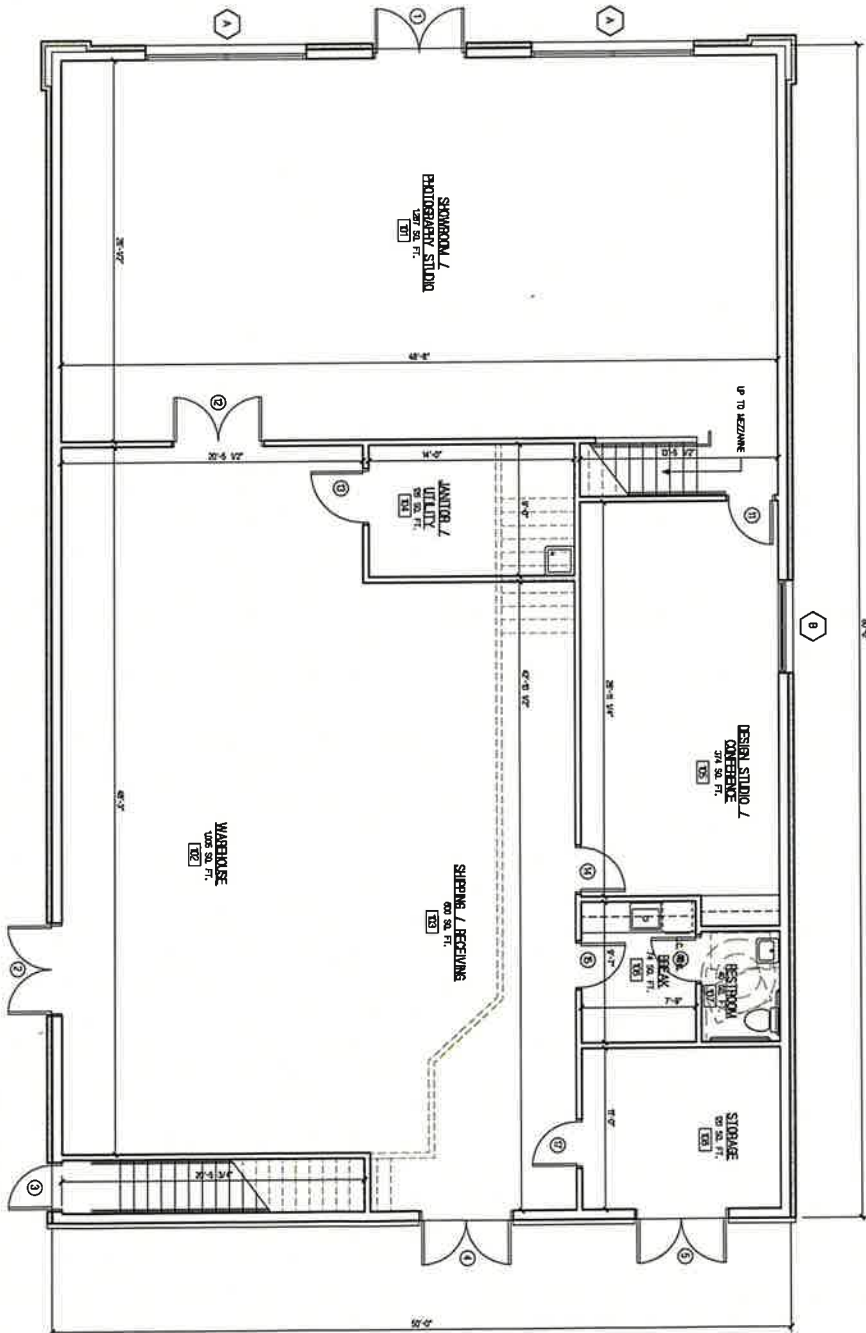


Request for approval

We respectfully request that the Main Street Advisory Board recommend approval of this Certificate of Appropriateness for new construction at 1126 Macon Road.

Labeled physical samples for brick, mortar, paint, awning fabric, and sign finishes are available for the Board's review at this meeting.

Wingate Construction Group | Katherine Chamblee | 478-342-8476 | katherinec@wc.group



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MEME'S LIFESTYLE STUDIO
1126 MACON ROAD
PERRY, HOUSTON COUNTY, GEORGIA

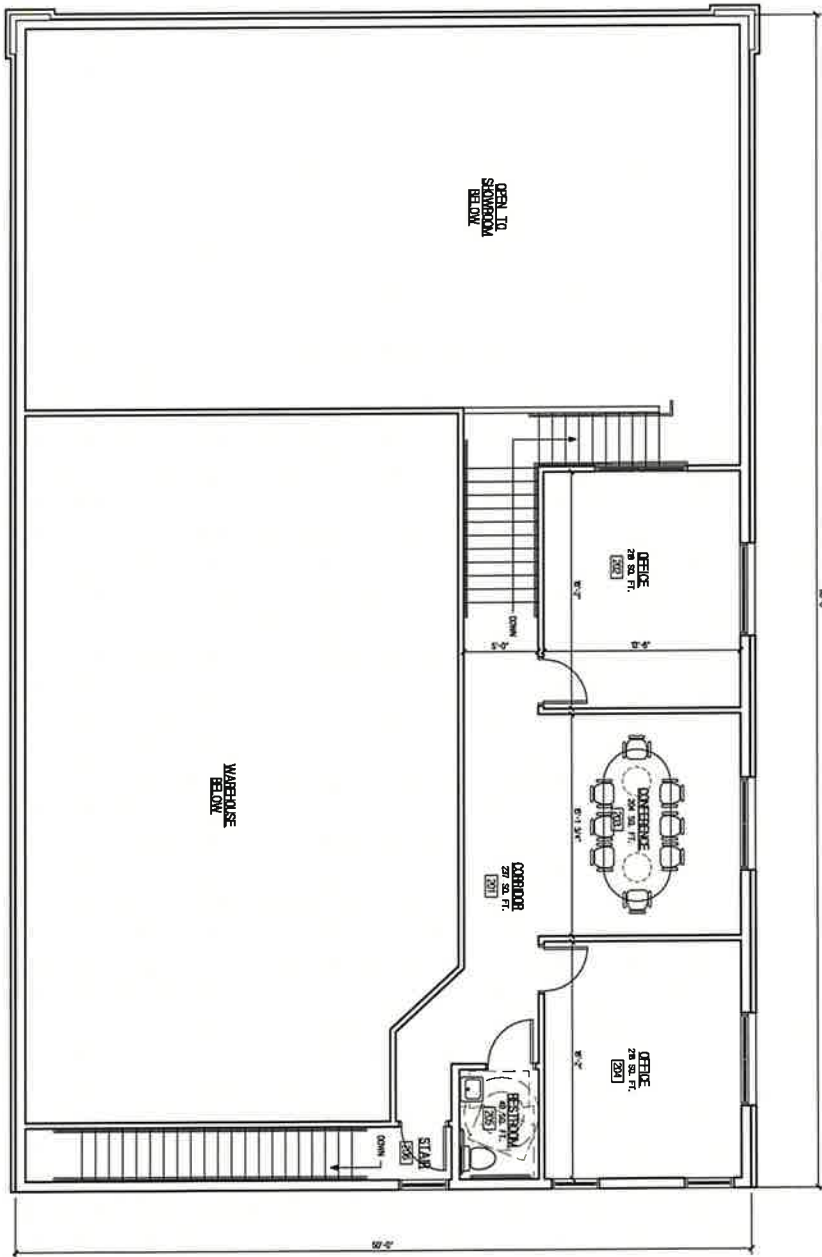
Widner &
Associates, Inc.
P.O. BOX 100, MACON, GEORGIA 31201
TEL: 478-746-2010 FAX: 478-746-2011
WWW.WIDNER-ASSOCIATES.COM

1/24/2020 - CDA

A1

PROJECT NUMBER: 20-119

DATE: 07/27/2020



2 MEZZANINE FLOOR PLAN

SCALE: 1/4" = 1'-0"

MEME'S LIFESTYLE STUDIO
1126 MACON ROAD
PERRY, HOUSTON COUNTY, GEORGIA

Widner &
Associates, Inc.

PH: 410-777-7400 FAX: 410-777-7401
WWW.WIDNER-ASSOCIATES.COM

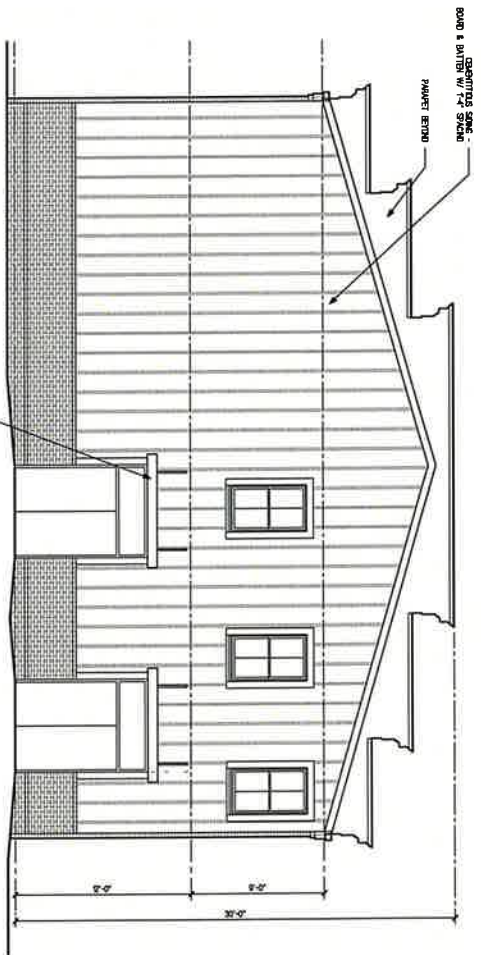
P.O. BOX 100 MACON, GEORGIA 31201
478-233-1111 478-233-1112

7/24/2008 - C.A.A.

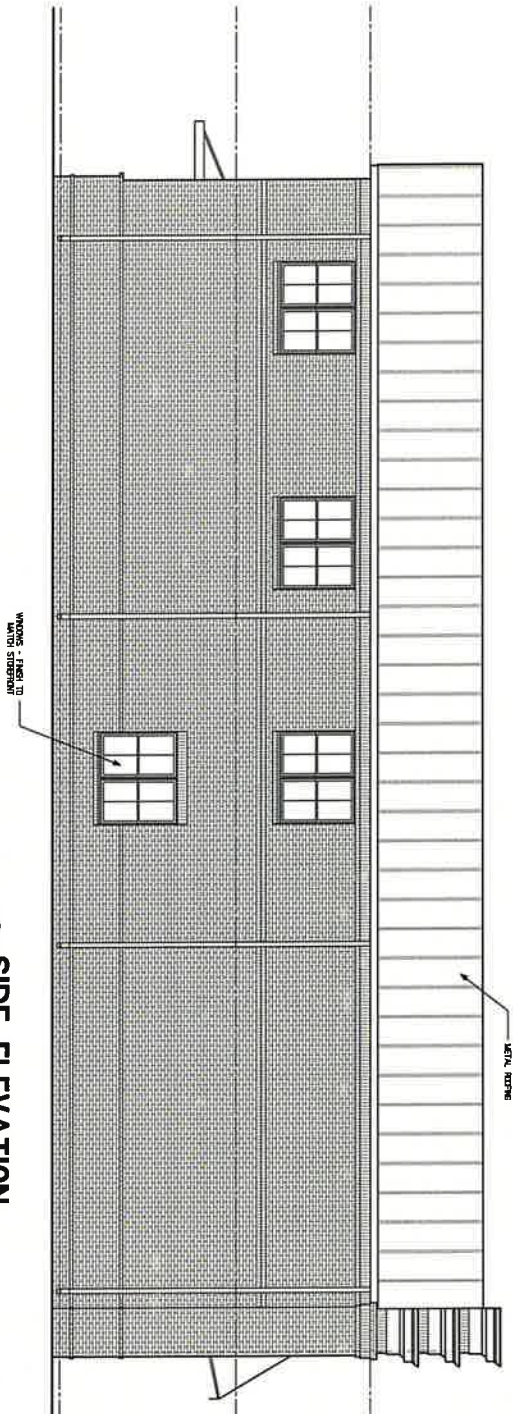
A2

PROJECT NUMBER: 08-118

DATE: 07/21/2008



3 REAR ELEVATION



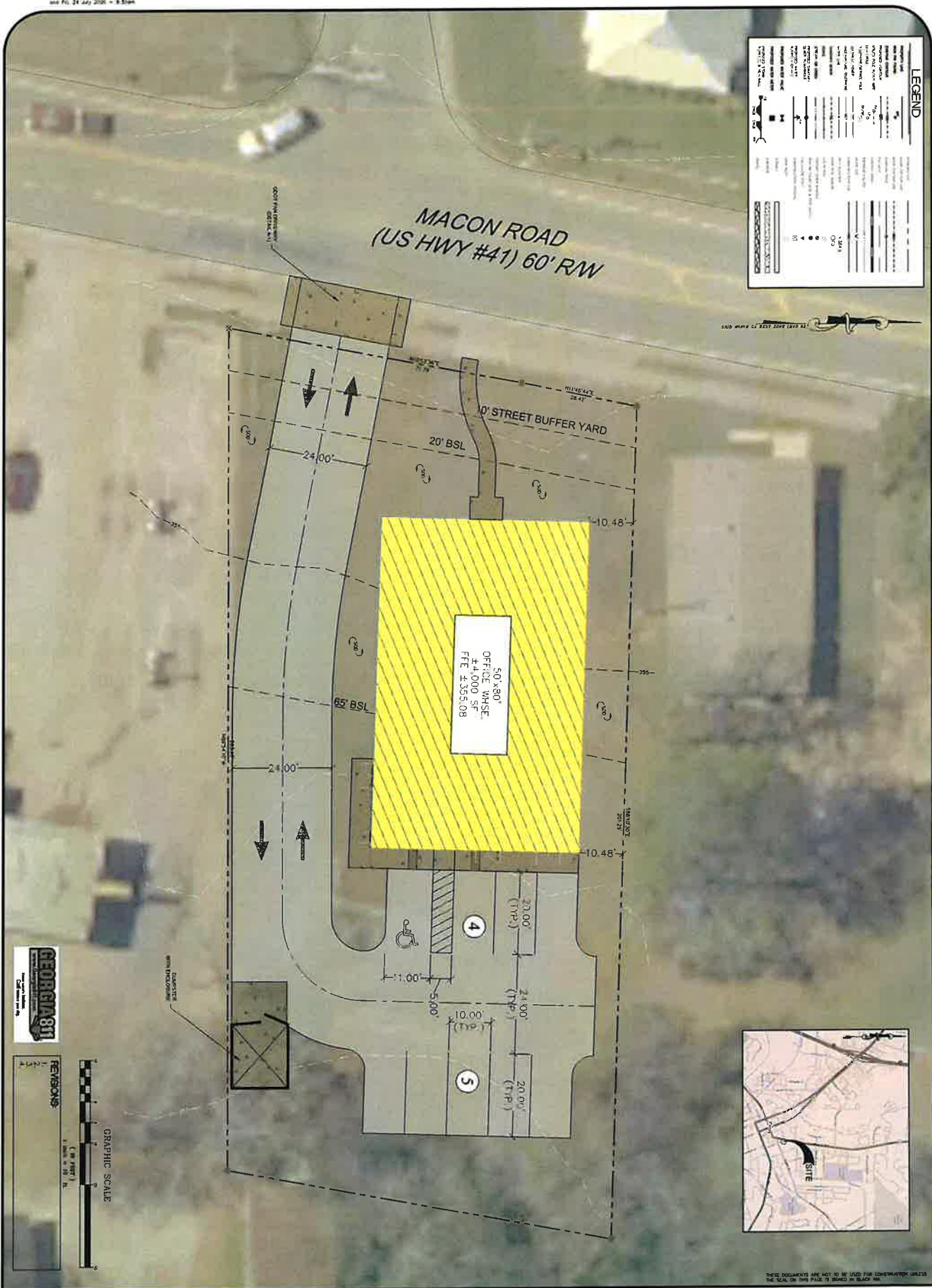
4 SIDE ELEVATION

A4

MEME'S LIFESTYLE STUDIO
1126 MACON ROAD
PERRY, HOUSTON COUNTY, GEORGIA

Widner &
Associates, Inc.
PH. • (478) 746-2010 P.O. BOX 102, MACON, GEORGIA 31201
FAX • (478) 746-2010 WEBSITE • WWW.WIDNER-ASSOCIATES.COM

01/24/2024 - CDA





Front Storefront Window and Entrance Door Elevations

MULTI LAYOUT CONFIRMED BY OWNER - ONE CENTER MULLION, TWO HORIZONTAL RAILS

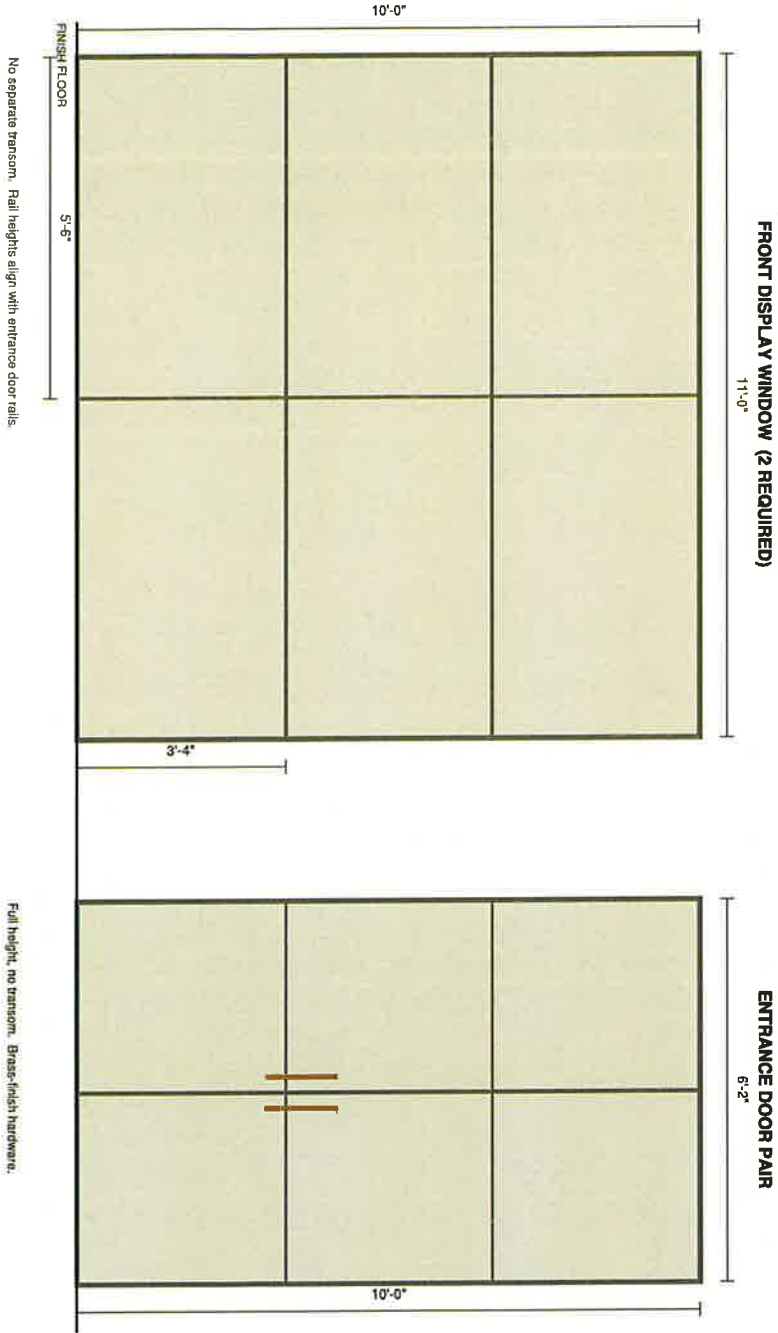
EXHIBIT H

SCHEDULE AND NOTES

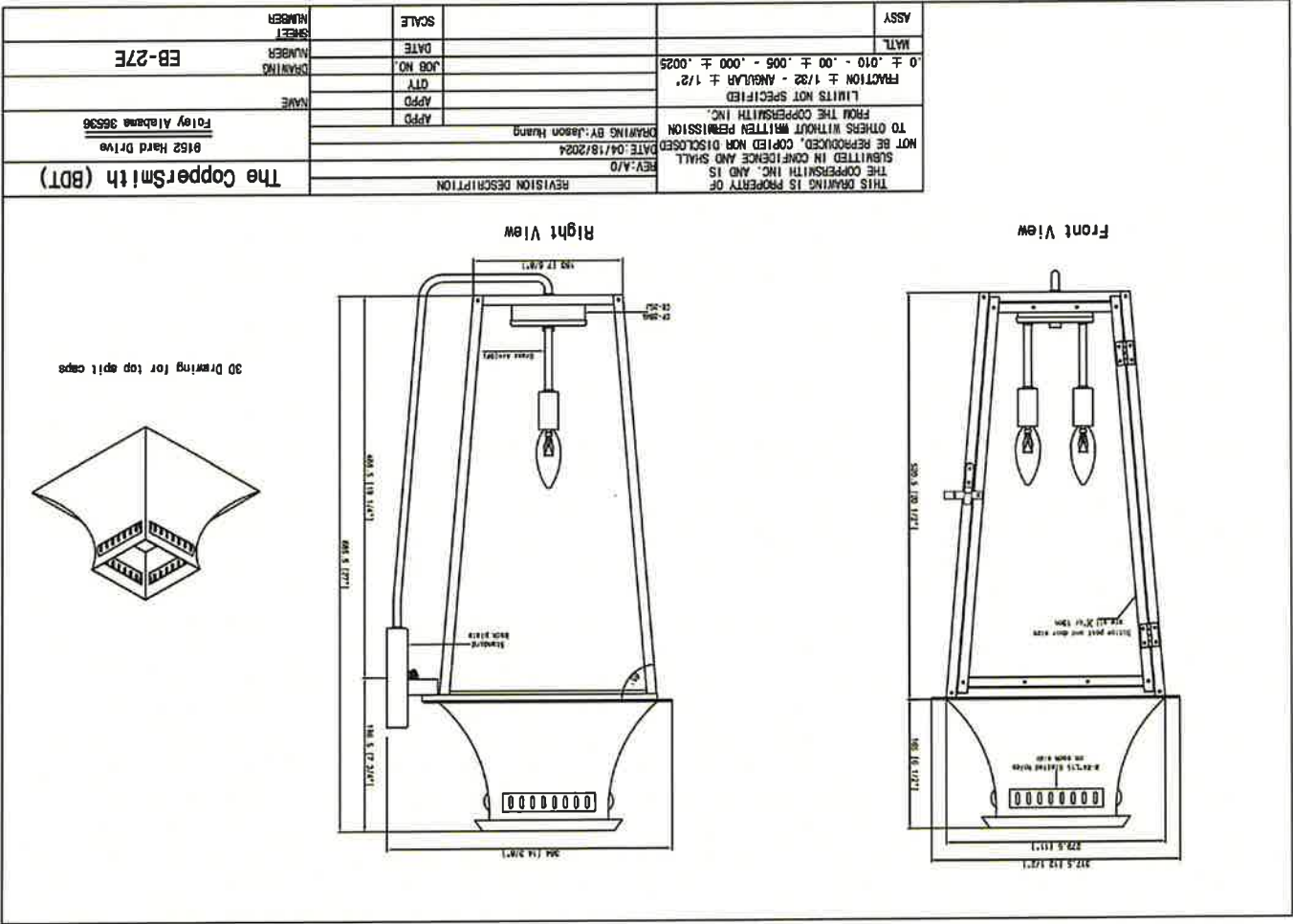
FRAMES	Commercial aluminum storefront system
FRAME COLOR	Sherwin-Williams SW 6193 Privilege Green
WINDOW SIZE	Two frames, each 11'-0" W x 10'-0" H
WINDOW GRID	One center mullion, two horizontal rails
PANE SIZE	5'-6" W x 3'-4" H, typical
DOOR SIZE	One pair within a 6'-2" W x 10'-0" H frame
TRANSOMS	None, at either windows or doors
GLAZING	Low-E insulated; tempered where code requires
HARDWARE	Brass finish; ADA threshold and closers

GENERAL

- Supersedes the prior storefront window exhibit.
- Rail heights align across all three storefront bays.
- Supplier to field verify all dimensions and rough openings.
- Frame color to be confirmed by labeled physical sample.
- Conceptual for COA review. Not for fabrication.





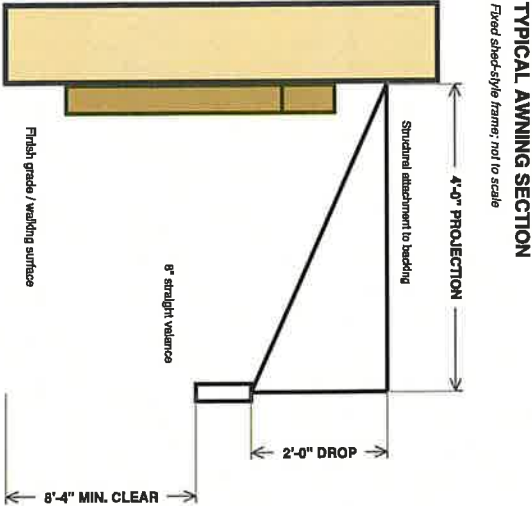
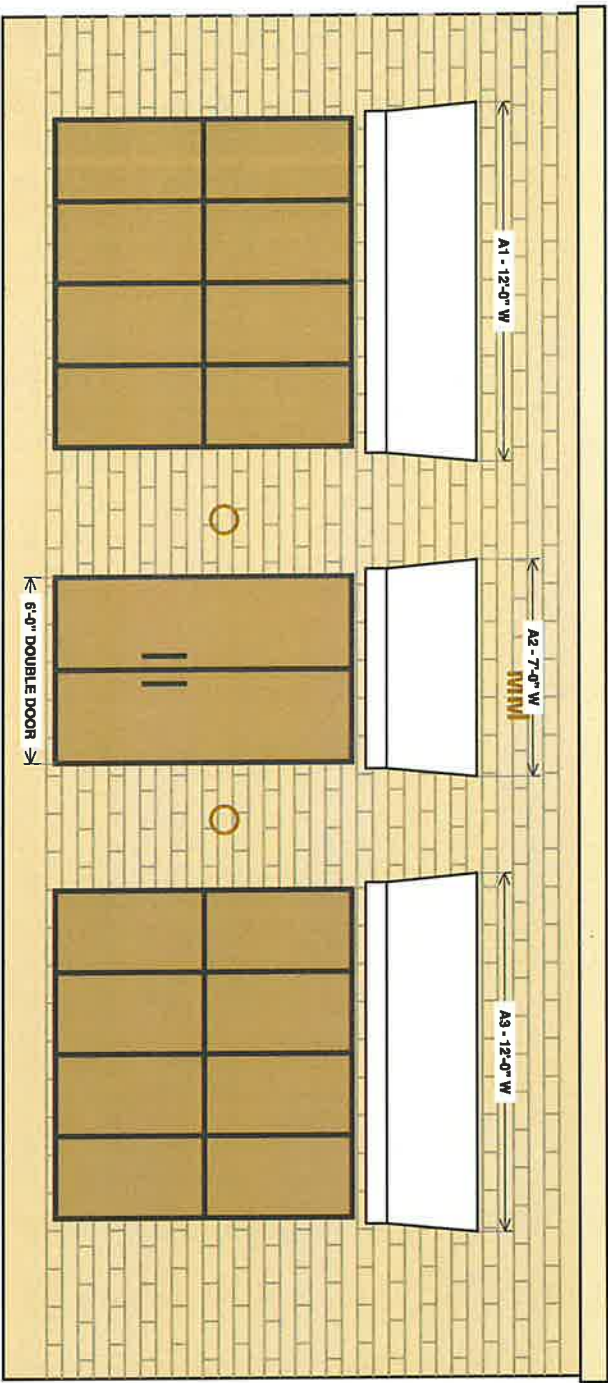


PROPOSED AWNING FORM + DIMENSIONS

Meme's Studio and Offices | 1126 Macon Road | Perry, Georgia

FRONT ELEVATION - PROPOSED THREE-AWNING COMPOSITION

Not to scale. Dimensions are proposed and must be verified against final architectural elevations.

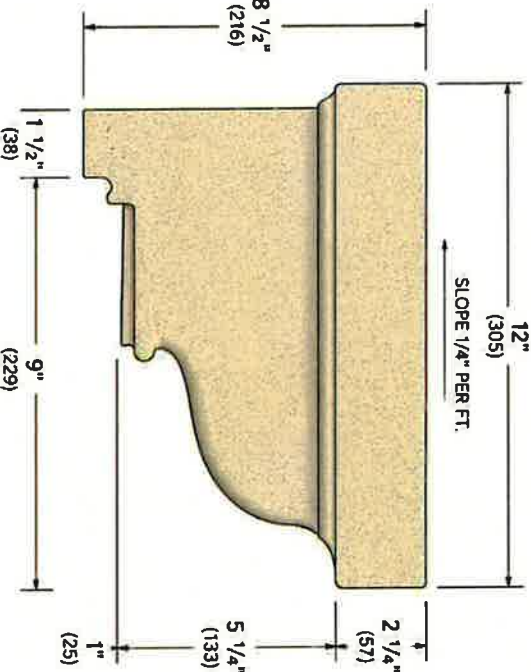
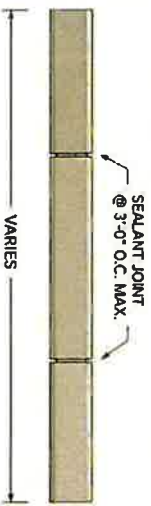
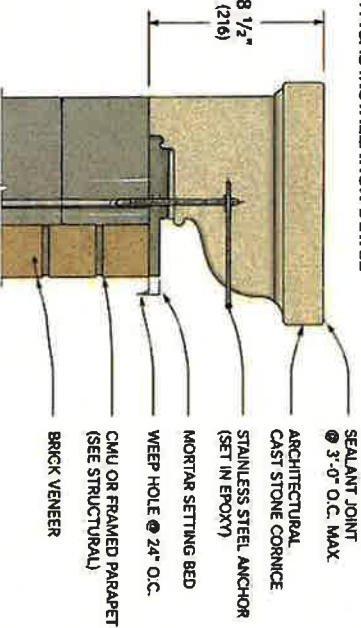


AWNING SCHEDULE

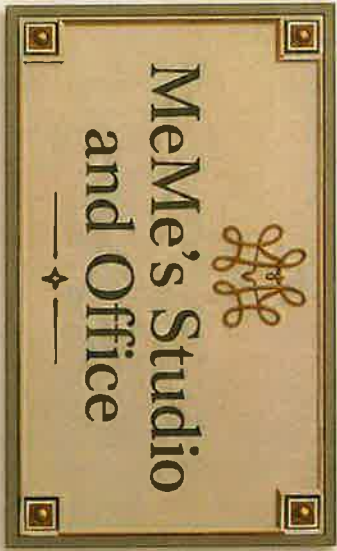
MARK	LOCATION	WIDTH	PROJ.	VALANCE	FABRIC / FRAME
A1	Left storefront	12'-0"	4'-0"	8"	Fabric color/pattern and frame finish: TO BE SELECTED
A2	Front entrance	7'-0"	4'-0"	8"	Fabric color/pattern and frame finish: TO BE SELECTED
A3	Right storefront	12'-0"	4'-0"	8"	Fabric color/pattern and frame finish: TO BE SELECTED

MATERIAL AND GENERAL NOTES

1. Three independent fixed shed-style awnings; no continuous canopy.
2. Fabric color, pattern and manufacturer are intentionally not specified on this form-and-dimensions exhibit; labeled samples will be presented separately.
3. Frame welded aluminum or steel. Final frame finish is to be selected and submitted with the fabric sample.
4. Fabric and frame are non-flammable. No internally illuminated signage or lighting within awnings.
5. Fabric shall meet applicable flame-resistance requirements, including NFPA 701 when required.
6. Fabricator shall verify dimensions and provide engineered attachment to structural backing for applicable wind loads.
7. Maintain minimum 8'-0" clear height above any walking surface; proposed detail provides approximately 8'-4".

ARCHITECTURAL CAST STONE CORNICE / PARAPET COPING CUSTOM OGEE PROFILE  DESCRIPTION Custom architectural cast stone cornice / coping with ogee profile. Cast stone units are reinforced and manufactured to match the dimensions shown. Units are installed with concealed stainless steel anchors and sealed joints for weather tightness. MATERIAL • ASTM C1364 – Architectural Cast Stone • Compressive Strength: 6,500 – 8,000 psi • Integral White Color • Reinforced with Stainless Steel Fibers and Stainless Steel Reinforcement • Freeze / Thaw Durable		PROFILE SECTION  NOTE: DIMENSIONS ARE NOMINAL. TOLERANCE ± 1/4".		SPECIFICATIONS • Architectural Cast Stone – ASTM C1364 • Unit Lengths: 24" to 48" (Typical 48") • Thickness: 3" (Nominal) • Projection: 12" (Nominal) • Face Height 8 1/2" (Nominal) • Weight: Approximately 28 – 35 lbs / LF (Varies by Length) • Reinforcement: Stainless Steel • Finish: Smooth • Color: Integral White (Custom Color Available) • Joints: Sealant Joints @ 3'-0" O.C. Max. OPTIONS • Custom Lengths and Radius Pieces • Outside and Inside Corners • End Returns • Custom Colors and Finishes	
PLAN VIEW (TOP) 		ELEVATION (FRONT) 		TYPICAL INSTALLATION DETAIL 	
CORNER / END RETURN OPTIONS 		PROFILE: OGEE CORNICE / COPING		DRAWN BY: WINGATE CONSTRUCTION GROUP DATE: 04/01/2024 SCALE: 1 1/2" = 1'-0"	

NOTE TO ARCHITECT / BUILDER:
Shop drawings to be submitted by manufacturer for review and approval prior to production. Verify all dimensions in the field.



SIGN DETAILS

- 1 1/2" thick sign panel with raised border
- Square rosettes with center bullseye at all 4 corners
- Custom logo and divider
- Posts with raised panel details and ball finials
- Elegant boutique style

MATERIALS

- Sign Panel: HDU (High Density Urethane)
- Trim & Rosettes: HDU
- Posts: Wood or Composite
- Finials & Rosette Centers: Brass or Brass Finish

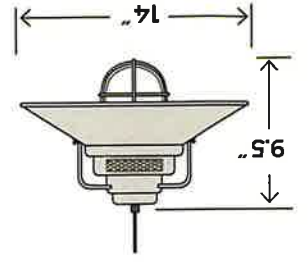
FINISHES



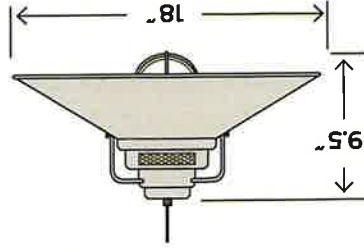
STYLE

Southern Boutique
Timeless • Classic
Refined • Welcoming

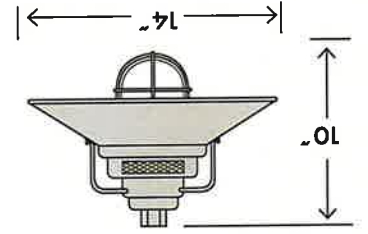
14" & 18" Railroad Cord Hung Shade



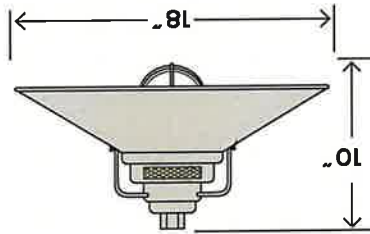
RRRC14-SB
 W: 14" x H: 9.5"
 Canopy: W: 5" x H: 1"
 Finish: Satin Black
 Wire: 144"
 1-Medium 100W



RRRC18-SB
 W: 18" x H: 9.5"
 Canopy: W: 5" x H: 1"
 Finish: Satin Black
 Wire: 144"
 1-Medium 100W



RRRS14-SB
 W: 14" x H: 10"
 Finish: Satin Black
 Wire: 100"
 1-Medium 100W



RRRS18-SB
 W: 18" x H: 10"
 Finish: Satin Black
 Wire: 100"
 1-Medium 100W



14" Cord Hung Railroad
 Shade Finishes:
 ● Satin Black - SB

* Special Order Finish:
 ● Galvanized - GA
 * Minimum order required.

18" Cord Hung Railroad
 Shade Finishes:

● Architectural Bronze - ABR
 ● Satin Black - SB

* Special Order Finish:
 ● Galvanized - GA
 * Minimum order required.

EASY TO ORDER:

Choose a Shade & Finish:

RRRS14
RRRS18

14" & 18" Railroad Shade Finishes:

Architectural Bronze - ABR

Copper - CP

Galvanized - GA

Satin Black - SB

Choose a Goose Neck (p. 44)

RGN10
RGN12
RGN24
RGN30
RGN15
RGN41
RGN22

or Choose a Stem and Canopy Kit (p. 45)

Stems
RSCM
RS1
RSCK (25° ANGLE)
RSCKSS (45° ANGLE)
RS2
RS3

Choose Accessories (pp. 42-43)

Post Adapter:
RPAS (1 Light)
RPAD (2 Light)

Wall Mount Swivel:
RSW

Stem Connector:
RC

RGCNR
RCGR

Clear Glass



RGCNR and RCGR glass may be used as optional clear glass on all R Series Railroad shades. Must be purchased separately.

One-Year Limited Product Warranty



RRRS14-SB
Shown with optional
RSCK-SB Canopy Kit and RS2-SB



RRRS14-SB
Shown with optional
RCN23-SB goose neck

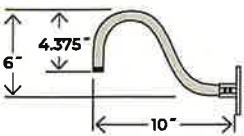
GOOSE NECKS

MATCH GOOSE NECK WITH SHADE

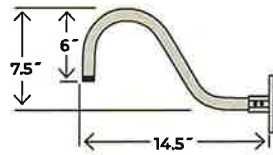
Millennium RLM Shades are easily customizable using our goose necks to fit any application. Goose necks are available in a large selection of sizes and finishes to be used with our:

- Aluminum Warehouse Shades
Angle Shades
Classic Warehouse Shades
Cone Shades
Deep Bowl Shades
- Glass Cone Shade
LED Angle Shades
LED Warehouse Shades
Modified Warehouse Shades
Natural Copper Angle Shades
- Natural Copper Warehouse Shades
Railroad Shades
Warehouse Shades
Wide Cone Shades
Wide Deep Bowl Shades

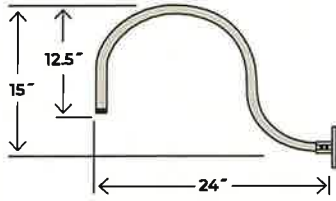
Goose Neck Sizes



RGN10



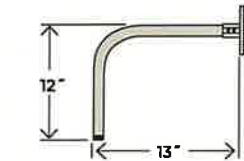
RGN15



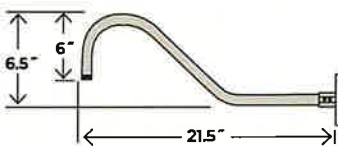
RGN24



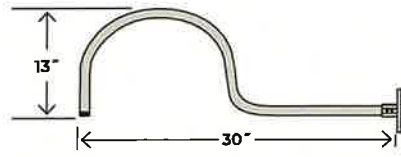
Back Plate
included with
goose neck



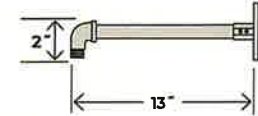
RGN12



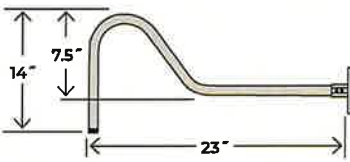
RGN22



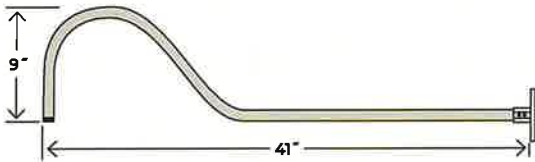
RGN30



RGN13



RGN23



RGN41

Goose Neck Finishes



- ABR
Architectural
Bronze
- AL
Aluminum
- ASB
Aluminum
Painted
Satin Black
- CP
Copper
- GA
Galvanized
- NB
Navy Blue
- SB
Satin Black
- SG
Satin Green
- SR
Satin Red
- WH
White

HOW TO ASSEMBLE WITH GOOSE NECKS

