

Main Street Advisory Board
Agenda – October 1, 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
5. New Business
 - a. Certificate of Appropriateness Review - 736-14 Carroll Street
 - b. Certificate of Appropriateness Review – 745 Main Street
 - c. Certificate of Appropriateness Review – 1105 Main Street
 - d. Façade Grant Approval – 745 Main Street
 - e. Façade Grant Approval – 736-14 Carroll Street
 - f. Approve September 3, 2026, minutes
 - g. Approve July and August 2026 financials
6. Chairman Items
7. Downtown Manager's Report
8. Committee Reports
9. Other
10. Adjourn

All meetings are open to the public unless otherwise posted



Where Georgia comes together.

STAFF REPORT

September 25, 2026

CASE NUMBER: COA-0130-2026

APPLICANT: Maria Heck

REQUEST: Alteration

LOCATION: 736 Carroll Street, Suite 14; Parcel 0P0050 023000

APPLICANT'S REQUEST: The applicant proposes the painting of siding (BM Capitol White CW-10), trim (Not Specified), and doors (BM Mopboard Black CW-680); installation of awnings over the Carroll Street storefront and window, as well as the Main Street storefront; installation of signage; and installation of lighting.

STAFF COMMENTS: The subject property is located on a developed parcel adjacent to various existing uses (e.g., hair salon, parking lot, etc.) and within the southwestern portion of the Downtown Development District.

The proposed paint colors are part of Benjamin Moore's Williamsburg® Paint Color Collection.

The form, design, and placement of awnings is appropriate for a non-historic or non-contributing structure.

The style and placement of lighting is appropriate for a non-historic or non-contributing structure.

The style, scale, and placement of signage is appropriate for a non-historic or non-contributing structure.

STAFF RECOMMENDATION: Approve with the following clarifications: confirmation that the trim paint color is part of the Benjamin Moore Historical Color Collection (HC-1 through HC-191) or Sherwin-Williams Exterior Historic Exterior Colors (SW 2801 through SW 2865); confirmation that the awning is constructed of canvas on a metal frame; confirmation that the signage is constructed of painted wood or metal.

APPLICABLE DESIGN GUIDELINES ATTACHED.

APPLICABLE ORDINANCE SECTION:

6-6.2. 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 loss. These structures require approval by the administrator, subject to section 4-5.

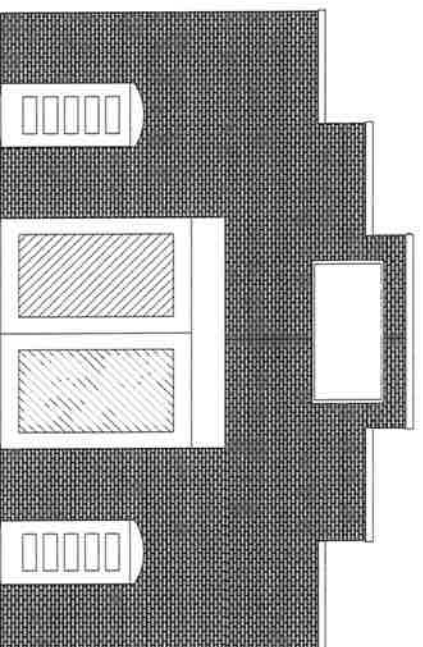
12 REHABILITATION MATERIALS

GOAL:

The primary goal is to maintain the texture created by historic exterior materials.

Actions to achieve the goal:

- ▶ Maintain historic exterior materials.
- ▶ Leave unpainted historic masonry unpainted and uncoated.
- ▶ Repair damaged exterior materials in-kind and only in the area of damage, rather than total replacement.
- ▶ Use a historic mortar mix [formula found in the glossary] and match the original mortar joints when repointing brick. Use a qualified professional mason.
- ▶ Use the gentlest means possible to clean exterior materials.



Materials, in this instance, refers to the materials of the exterior walls.

Glossary terms:

Bond.

A term used to describe the various patterns in which brick is laid.

Gentlest means possible.

The least abrasive, intrusive, damaging means of preserving historic material.

Historic mortar mix.

There are designated five mortar types. Typically, the repointing mortar for historic buildings will be a Type O or K mortar. Mortar specifications permit a range of proportions, but typical proportions by volume are: Type O - 1 part portland cement, 2 parts hydrated lime, and 9 parts sand; Type K - 1 part portland cement, 4 parts hydrated lime and 15 parts sand.

In-kind.

Using the exact same material when replacing a damaged element (e.g. using a wood element to replace a wood element).

Reveal.

The vertical profile created by the lap of siding, window casings, muntins, door surrounds, etc.

Siding. The exterior wall covering or sheathing of a structure.

- more terms found in the Glossary, p. 42

Changes requiring a COA

Examples:

- * Removing siding material (historic or non-historic).
- * Residing a building.
- * Painting unpainted masonry.
- * Entirely removing paint from a building.

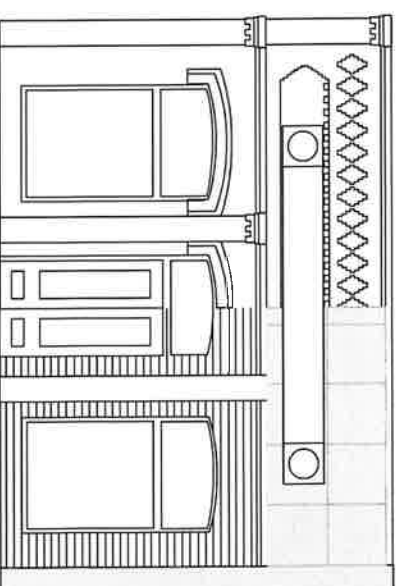
Changes not requiring a COA

Examples:

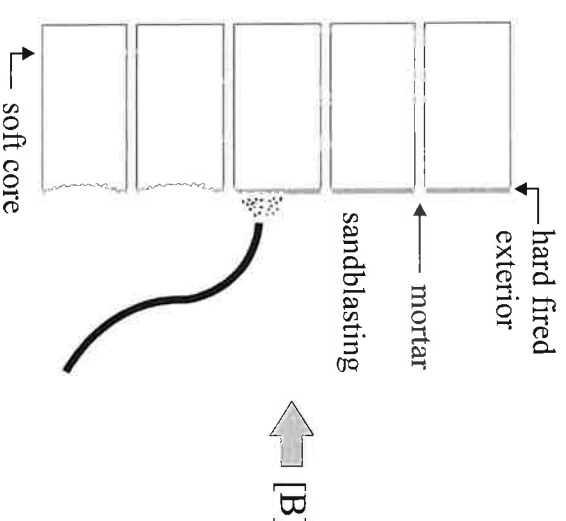
- * Repainting a building.
- * Preparing surfaces for repainting.

Common Mistakes

- ▶ Placing vinyl siding, aluminum, exterior insulating finishing systems (E.I.F.S. or synthetic stucco), or another type of synthetic siding on a historic building. [A]



- ▶ Sandblasting exterior surfaces which will remove historic brick's protective exterior. [B]
- ▶ Painting or "waterproof" coating unpainted masonry. "Waterproofing" rarely corrects water infiltration and often worsens damage by trapping the moisture.

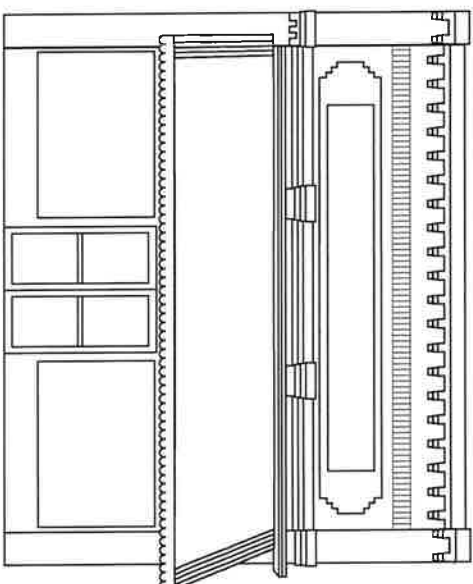


GOAL:

The primary goal is to promote the use of traditional form and design for awnings and canopies.

Actions to achieve the goal:

- ▶ Maintain historic awnings and canopies.
- ▶ Use canvas for awning materials.
- ▶ Match awnings shape to the shape of the window or door opening.
- ▶ Fit awning within the frame of the window or doorway without covering architectural detail.
- ▶ Traditional shed-style, sloping, fabric/canvas awnings are encouraged.



Awnings refers to elements projecting from the building which provide shade to the adjacent area. Canopies are included.

Glossary terms:

Awning.

A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

Canopy.

A flat projection from the building facade or attached to the building facade to shelter the storefront and pedestrian traffic.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

- more terms found in the Glossary, p. 42

Changes requiring a COA

Examples:

- * Removing awnings.
- * Adding a new awnings or canopies.

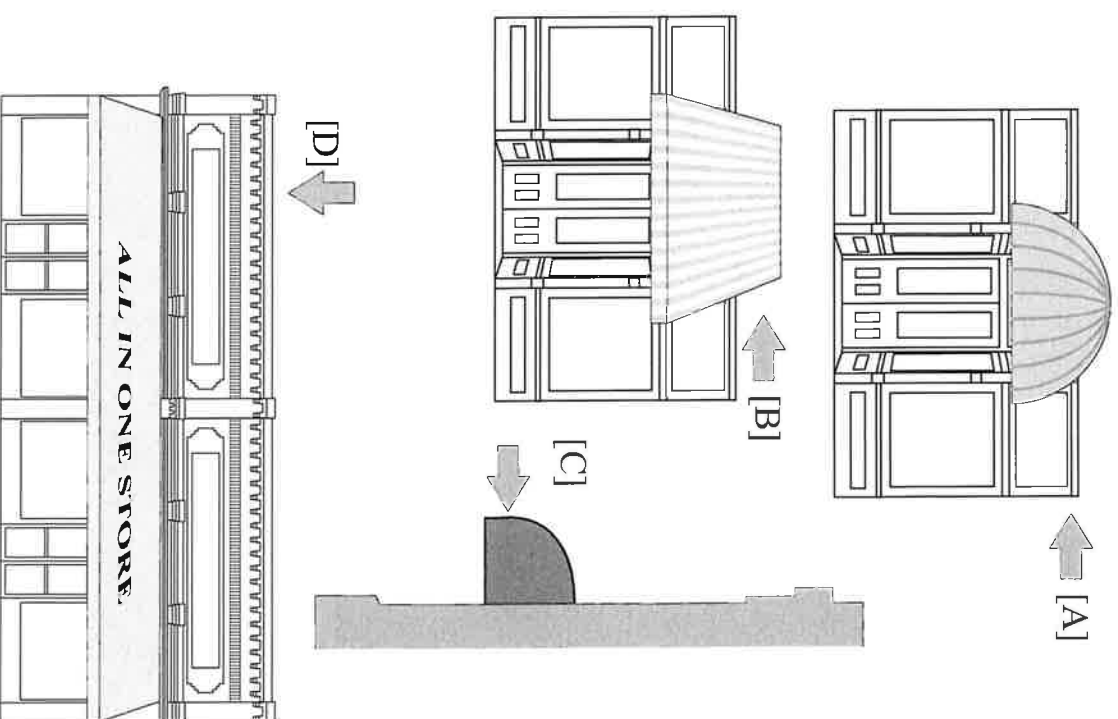
Changes not requiring a COA

Examples:

- * Replacing awning canvas.
- * Repairing a metal awning.
- * Repainting a metal awning.

Common Mistakes

- ▶ Using a rounded awning for a rectangular doorway or window. [A]
- ▶ Using an awning which does not match the dimension of the doorway or window. [B]
- ▶ Using barrel-style awnings. [C]
- ▶ Using flat projecting metal or rigid plastic awnings.
- ▶ Lighting awnings internally.
- ▶ Using a continuous awning across two buildings to join them as one business. [D]
- ▶ Constructing a front porch and balcony where none existed before.



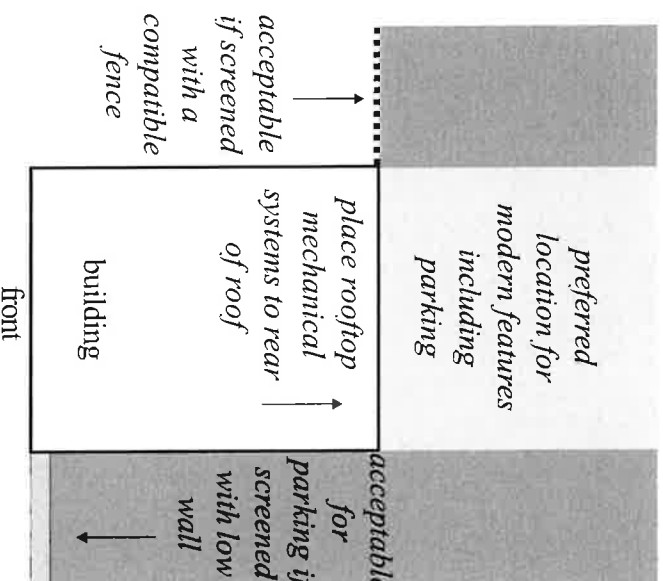
MODERN FEATURES

GOAL:

The primary goal is to integrate modern features while limiting the negative impact to the downtown district.

Actions to achieve the goal:

- ▶ Mechanical systems placed behind the building and out of the public view.
- ▶ Rooftop mechanical systems, utility meters and security lighting should be placed unobtrusively.
- ▶ New lighting should use traditional designs appropriate to the character of the building.
- ▶ New parking should:
 - a) be placed as unobtrusively as possible;
 - b) use traditional materials: concrete, stone pavers, and asphalt is allowed in the downtown; and
 - c) use appropriate screening (see *Walls & Fences* p. 50).



Modern features refers to equipment and functions not used in the past such as dumpsters, fire escapes, mechanical systems, and parking areas.

Glossary terms:

Facade line.

An imaginary line established by the fronts of buildings on a block.

Parking.

Areas, generally paved, provided for the storage of automobiles.

Paving.

Any material used for pavement such as asphalt, brick, concrete, gravel, or pavers.

Public view.

That which can be seen from any public right-of-way.

- more terms found in the *Glossary*, p. 42

Changes requiring a COA

Examples:

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

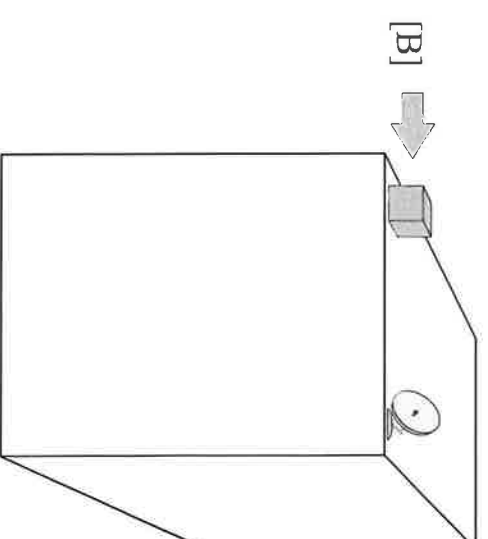
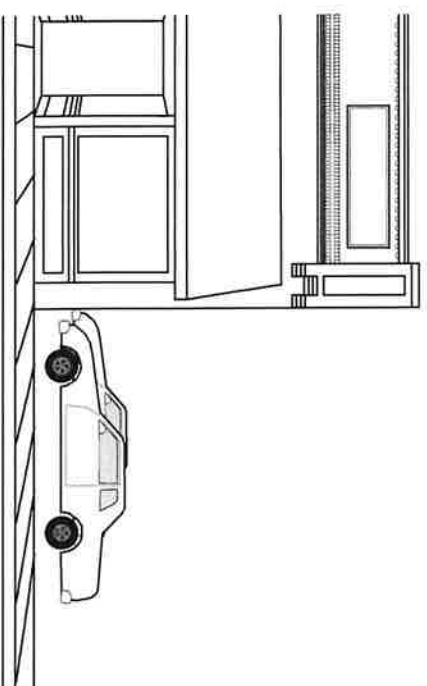
Changes not requiring a COA

Examples:

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

Common Mistakes

- ▶ *Demolishing historic buildings for parking (see demolition p.).*
- ▶ *Failing to screen parking from the public view (see Fences & Walls, p. 48)*
- [A]*
- ▶ *Placing mechanical systems to the front of rooftops. [B]*

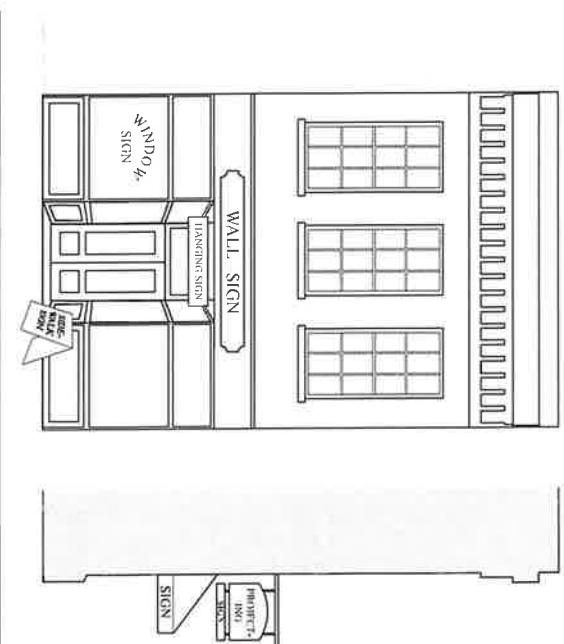


GOAL:

The primary goal is to create signs which both inform the public and compliment the property where they are located.

Actions to achieve the goal:

- ▶ Historic signs should be maintained and preserved
- ▶ Signs must conform to the City of Acworth sign ordinance and are to be approved on a case by case basis in the Historic Business District (HBD) through a formal review by one representative of HPC, DDA, and City staff.
- ▶ Signs should:
 - a) be limited in number to the minimum necessary for identification purposes,
 - b) use traditional sign locations,
 - c) be of a scale appropriate to the building and the district,
 - d) be painted wood or metal,
 - e) have little ornament or use ornament similar to the style of the building, and
 - f) avoid attachment to roofs or covering architectural details.



Signs refers to permanent signs for business identification, advertisement, and operation.

Glossary terms:

Cast iron front.

A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

Corbeling.

A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

Recessed panel.

A decorative element that often functions as an area for signage.

Transom.

A small operable or fixed window located above a window or door.

- more terms found in the Glossary, p. 42

Changes requiring a COA

Examples:

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

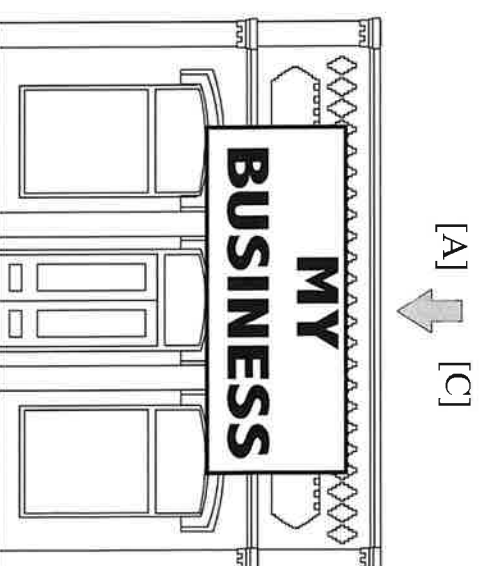
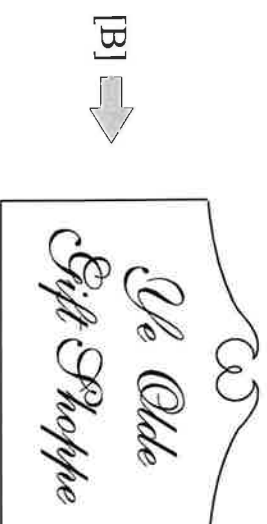
Changes not requiring a COA

Examples:

- * Placing temporary signs such as event, political, or real estate signs (as allowed under the City of Acworth sign ordinance).

Common Mistakes

- ▶ Using more than two signs per building.
- ▶ Using internally lit plastic signs.
- ▶ Using unfinished wood, plastic substrate, or plywood signs.
- ▶ Using inappropriately large signs. [A]
- ▶ Using signs with a colonial motif. [B]
- ▶ Covering architectural details such as the cornice. [C]
- ▶ Painting over or stripping historic painted signs.





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

Application # COA 0130-2024

***Indicates Required Field**

	Applicant	Property Owner
*Name	Maria Heck	Altima Group, LLC
*Title	Tenant	Property Owner / Landord
*Address	104 Plantation Circle, Kathleen, GA 31047	202 Chalet Cove, Centerville, GA 31028
*Phone	478-335-2228	478-390-2703
*Email	mariaheck5@gmail.com	wakaleh@hotmail.com
*Property Address 736 Carroll St., Ste 14, Perry, GA 31069		

Project:
 New Building _____ Addition _____ Alteration X Demolition _____ Relocation _____

***Please describe the proposed modification:**

Exterior paint and door paint (from approved color palette), new exterior lighting, awning skirt and new signage.
 Exterior Color: CW-10 Door Color: CW-680

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:**
 - NA Site plan depicting building(s) footprint, parking, landscaping, and other site improvements.
 - X 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,
 - X Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage.
 - X Sample(s) for all proposed wall and trim paint colors,
 - X Sample(s) or photo(s) of proposed awning/canopy materials and color,
 - X Photo(s) of proposed doors, windows, lights, or other features that will be added to the building.
 - NA Photo(s) or sample of proposed roofing materials and color if roof will be visible,
 - NA Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
 - NA Other information that helps explain details of the proposal.

Application for Certificate of Appropriateness – MSAB – Page 2

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 business 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 4:00 pm at Perry City Hall, 808 Carroll Street, Downtown Perry.
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	9/21/26
*Property Owner/Authorized Agent	Iyad Al-Husein 09/21/26	*Date	09/21/26

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: **\$20,000.00**



9:59



Thursday
10:03 AM



10:03



September 3
7:44 PM





Carroll Street Side:
Main Storefront Valance, approx. 19'
wide x 1'2" (stops at the gutter) -
Frame & Skirt - Pink \$1,575.00, plus
tax or Standard Color - \$1,400.00,
plus tax

Window Valance, approx. 6' wide x
3" - Frame & Skirt - Pink \$550.00,
plus tax or Standard Color -
\$475.00, plus tax - If ordered and
installed with main storefront
valance

Main Street Side:
Storefront Valance, approx. 20'6" x
1'6" - Frame & Skirt - Pink
\$1,875.00, plus tax or Standard
Color - \$1,700.00, plus tax
B/W Columns Valance, approx. 12'3"
wide - Frame & Skirt - Pink \$975.00,
plus tax or Standard Color -
\$825.00, plus tax - If ordered and
installed with others





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STAFF REPORT

September 25, 2026

CASE NUMBER: COA-0132-2026
APPLICANT: Laura Coody (LLC Events)
REQUEST: Alteration
LOCATION: 745 Main Street; Parcel 0P0050 023000

APPLICANT'S REQUEST: The applicant proposes the removal of existing awnings and sign frames; painting of siding (Benjamin Moore Natural Linen 966); and installation of new awnings over the storefront and windows.

STAFF COMMENTS: The subject property is located on a developed parcel adjacent to various existing uses (e.g., hair salon, parking lot, etc.) and within the southwestern portion of the Downtown Development District.

The removal of all non-historic elements is appropriate.

The proposed paint color is not included in the Benjamin Moore Historical Color Collection (HC-1 through HC-191) as approved by the MSAB on June 25, 2025. Painting unpainted non-historic masonry is appropriate.

The form, design, and placement of awnings is appropriate.

STAFF RECOMMENDATION: Approve with the following clarifications: confirm proposed paint color is consistent with Benjamin Moore Historical Color Collection (HC-1 through HC-191) or Sherwin-Williams Exterior Historic Exterior Colors (SW 2801 through SW 2865)); and confirmation that the awning is constructed of canvas on a metal frame.

APPLICABLE DESIGN GUIDELINES ATTACHED.

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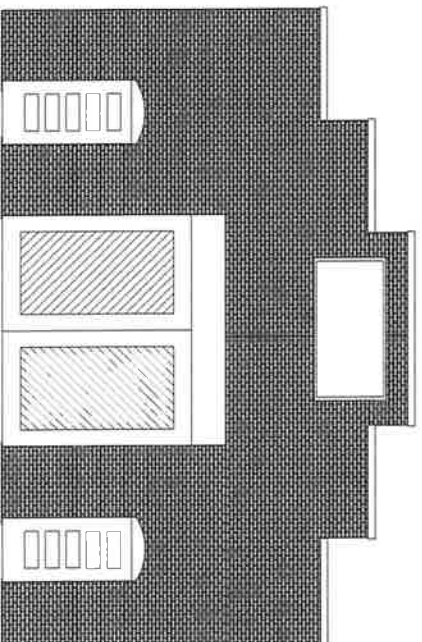
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In-kind.

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Reveal.

The vertical profile created by the lap of siding, window casings, muntins, door surrounds, etc.

Siding. The exterior wall covering or sheathing of a structure.

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Changes requiring a COA

Examples:

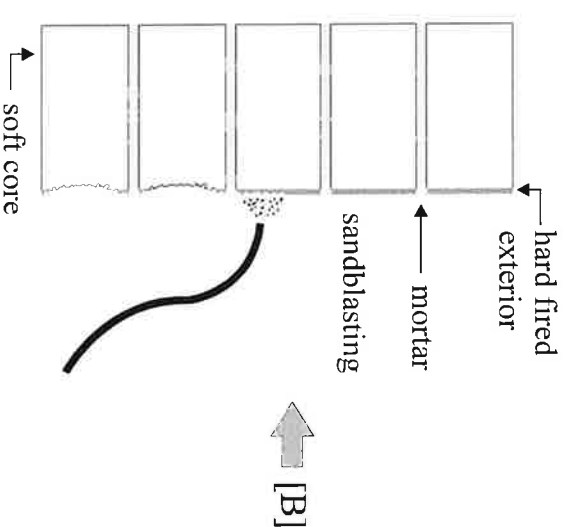
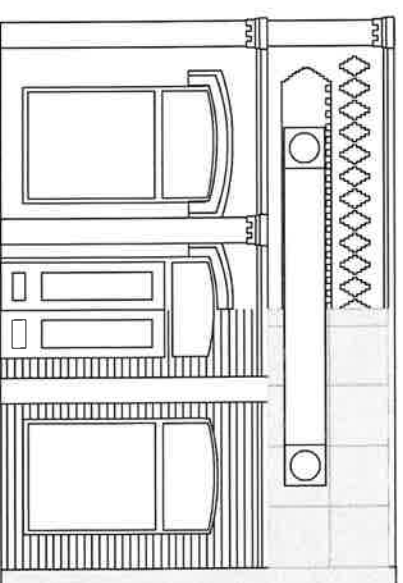
- * Removing siding material (historic or non-historic).
- * Residing a building.
- * Painting unpainted masonry.
- * Entirely removing paint from a building.

Common Mistakes

- ▶ Placing vinyl siding, aluminum, exterior insulating finishing systems (E.I.F.S. or synthetic stucco), or another type of synthetic siding on a historic building. [A]

- ▶ Sandblasting exterior surfaces which will remove historic brick's protective exterior. [B]

- ▶ Painting or "waterproof" coating unpainted masonry. "Waterproofing" rarely corrects water infiltration and often worsens damage by trapping the moisture.



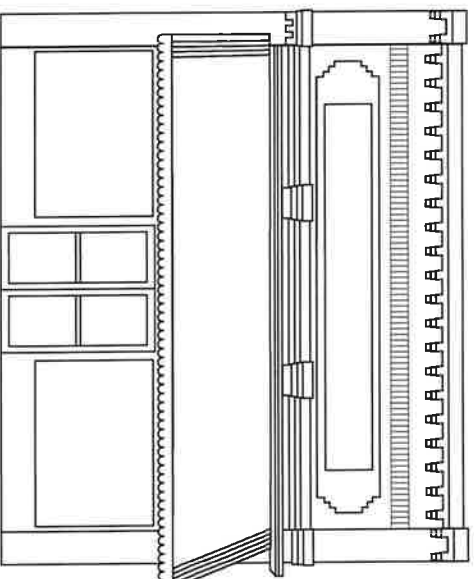
22 REHABILITATION AWNINGS

GOAL:

The primary goal is to promote the use of traditional form and design for awnings and canopies.

Actions to achieve the goal:

- ▶ Maintain historic awnings and canopies.
- ▶ Use canvas for awning materials.
- ▶ Match awnings shape to the shape of the window or door opening.
- ▶ Fit awning within the frame of the window or doorway without covering architectural detail.
- ▶ Traditional shed-style, sloping, fabric/canvas awnings are encouraged.



Awnings refers to elements projecting from the building which provide shade to the adjacent area. Canopies are included.

Glossary terms:

Awning.

A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

Canopy.

A flat projection from the building facade or attached to the building facade to shelter the storefront and pedestrian traffic.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

- more terms found in the Glossary, p. 42

Changes requiring a COA

Examples:

- * Removing awnings.
- * Adding a new awnings or canopies.

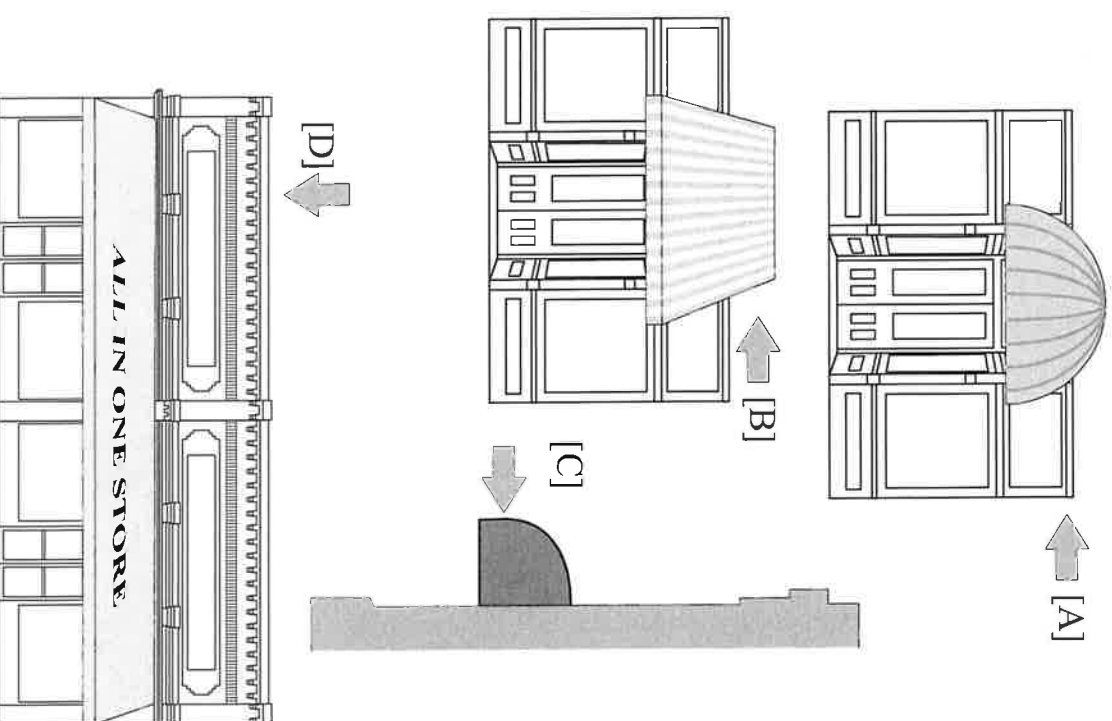
Changes not requiring a COA

Examples:

- * Replacing awning canvas.
- * Repairing a metal awning.
- * Repainting a metal awning.

Common Mistakes

- ▶ Using a rounded awning for a rectangular doorway or window. [A]
- ▶ Using an awning which does not match the dimension of the doorway or window. [B]
- ▶ Using barrel-style awnings. [C]
- ▶ Using flat projecting metal or rigid plastic awnings.
- ▶ Lighting awnings internally.
- ▶ Using a continuous awning across two buildings to join them as one business. [D]
- ▶ Constructing a front porch and balcony where none existed before.





Application # COA -032 -
2024

Where Georgia comes together.
Application for Certificate of Appropriateness
Main Street Advisory Board
Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Laura Lyn Coody LLC Events	Kevin Moghaddam & Iyad Al-Husein, Altima Group, LLC
*Title	Owner	Managing Partners
*Address	1908 Northside Road, Perry, Ga 30169	202 Chalet Cove, Centerville, Ga 30128
*Phone	(229)886-3203	(478)365-0328
*Email	hello@llcevents.com	altgrp@gmail.com

*Property Address 745 Main Street, Perry, Ga 30169

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

Removal of current raw wood beams and shingles window and door overhangs (they are not structurally weight bearing) on the building facade. We will remove current sign holders to the sides of the main entrance and then paint the building Natural Linen. Replace awnings with spearhead awnings with tempest fabric in the shade eggplant.

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,

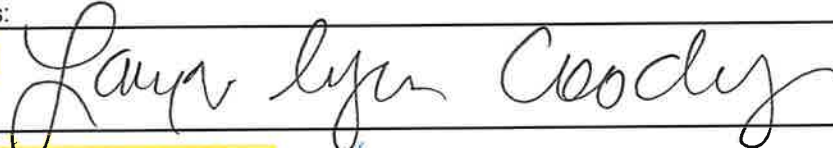
- ☒ Sample(s) for all proposed wall and trim paint colors,
- ☒ Sample(s) or photo(s) of proposed awning/canopy materials and color,
- ☐ Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
- ☐ Photo(s) or sample of proposed roofing materials and color if 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.

Continued on page 2

Application for Certificate of Appropriateness – MSAB – Page 2

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 business 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 4:00 pm at Perry City Hall, 808 Carroll Street, Downtown Perry.
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	9/16/2026
*Property Owner/Authorized Agent		*Date	09/16/2026

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.

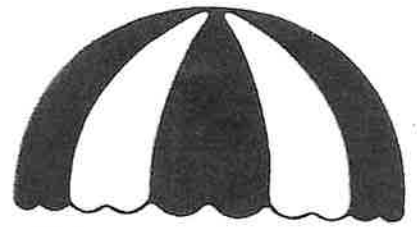
Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

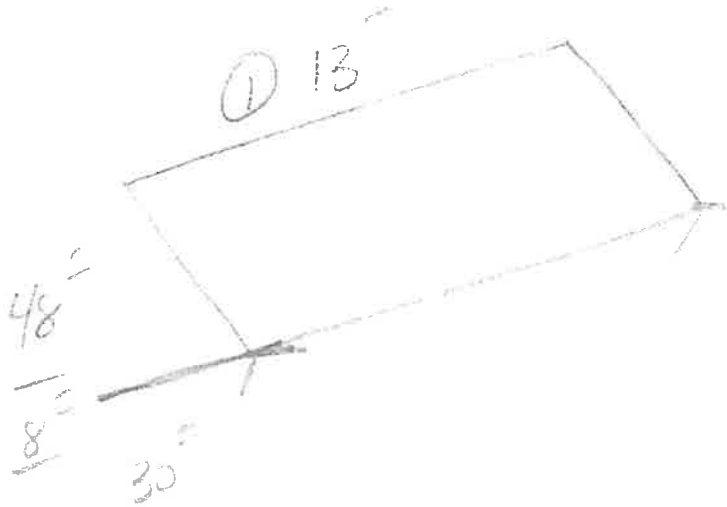
The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.

Estimated valuation of proposed modification: \$5745.00

LLC Events
 745 1st St.
 Perry

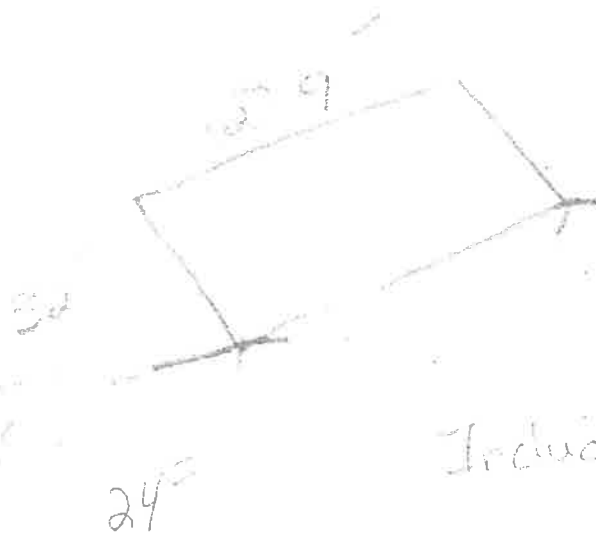


**MACON AWNING &
 CANVAS PRODUCTS**
www.maconcanvas.com



11.25' x 13.5'

11.25' x 13.5'



\$1750⁰⁰
 EACH

\$1,830⁰⁰

Includes hardware...

Awnings Removal Quote

Pete Wang
(706)461-2143

Service	Cost	Quantity	Total Cost
Removal of Wood Awnings & Posts	\$200	1	\$600
Haul Off and Dispose	\$150	1	\$150
Seal off all holes	\$0	1	0
Total			\$750

Jeb Ellison

Professional Painter

Specializing in residential repaints

478-244-8636

TO: LLC EVENTS

FOR:

EXTERIOR PAINT JOB -

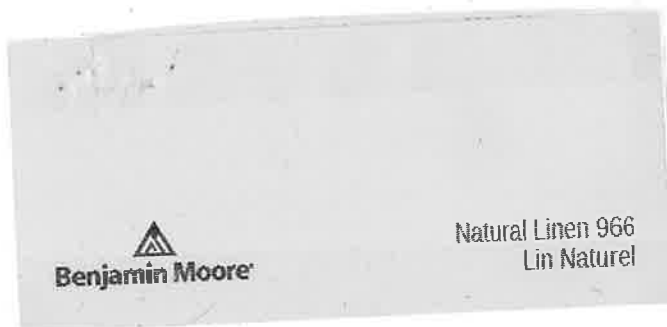
CLEAN, PREP, 2 COAT BLOCK,

SIDING, DOORS ON LLC UNIT.

LABOR + MATERIALS

\$2,300⁰⁰

JEB ELLISON
Jeb Ellison



SUBMITTED

8-27-26





NATURAL LINEN

Natural Linen
Paint to here



8/27/26, 4:55 PM

IMG_1809.jpg

Natural Linen
Paint to here





Where Georgia comes together.

STAFF REPORT

September 25, 2026

CASE NUMBER: COA-0131-2026
APPLICANT: Scott Fry (Fry Design Group)
REQUEST: Addition
LOCATION: 1105 Main Street; Parcel 0P0020 055000

APPLICANT'S REQUEST: The applicant proposes the construction of an approximately 900 SF portico (i.e., Covered Drop Off) connected by breezeway along the northern (rear) elevation of the building. The proposed addition is designed to match the existing portico on the east elevation with Tuscan columns (Paint Color Not Specified) supporting a side gable roof with stucco pediments (Paint Color Not Specified), decorative wood cornice (Paint Color Not Specified), and asphalt shingles. The proposed construction also includes the installation of landscaped (i.e., grassed) parking islands. The subject property is fully developed.

STAFF COMMENTS: The subject property is located on a developed parcel adjacent to other property owned by the First Baptist Church of Perry, Inc. and within the eastern portion of the Downtown Development District.

The form, orientation, symmetry, materials, ornamentation, and placement of the addition is appropriate for a non-historic structure.

STAFF RECOMMENDATION: Approve with the following clarification: confirmation that the column, pediment, and cornice paint colors are part of the Benjamin Moore Historical Color Collection (HC-1 through HC-191) or Sherwin-Williams Exterior Historic Exterior Colors (SW 2801 through SW 2865).

APPLICABLE DESIGN GUIDELINES ATTACHED.

APPLICABLE ORDINANCE SECTION:

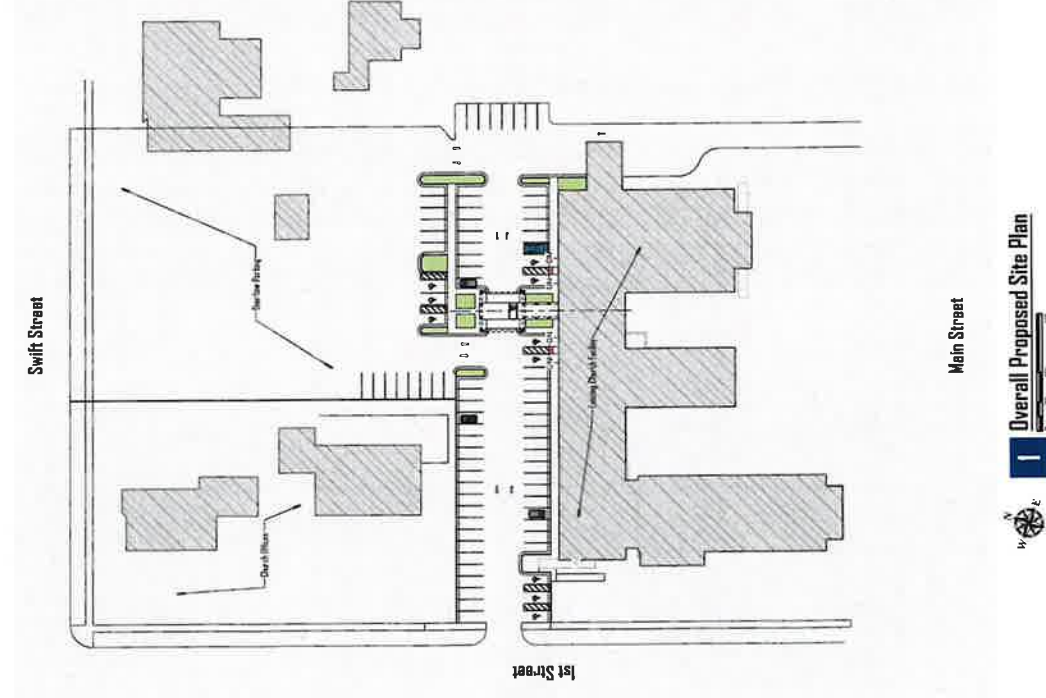
6-6.2. Design Standards for the Downtown Development District.

- (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.

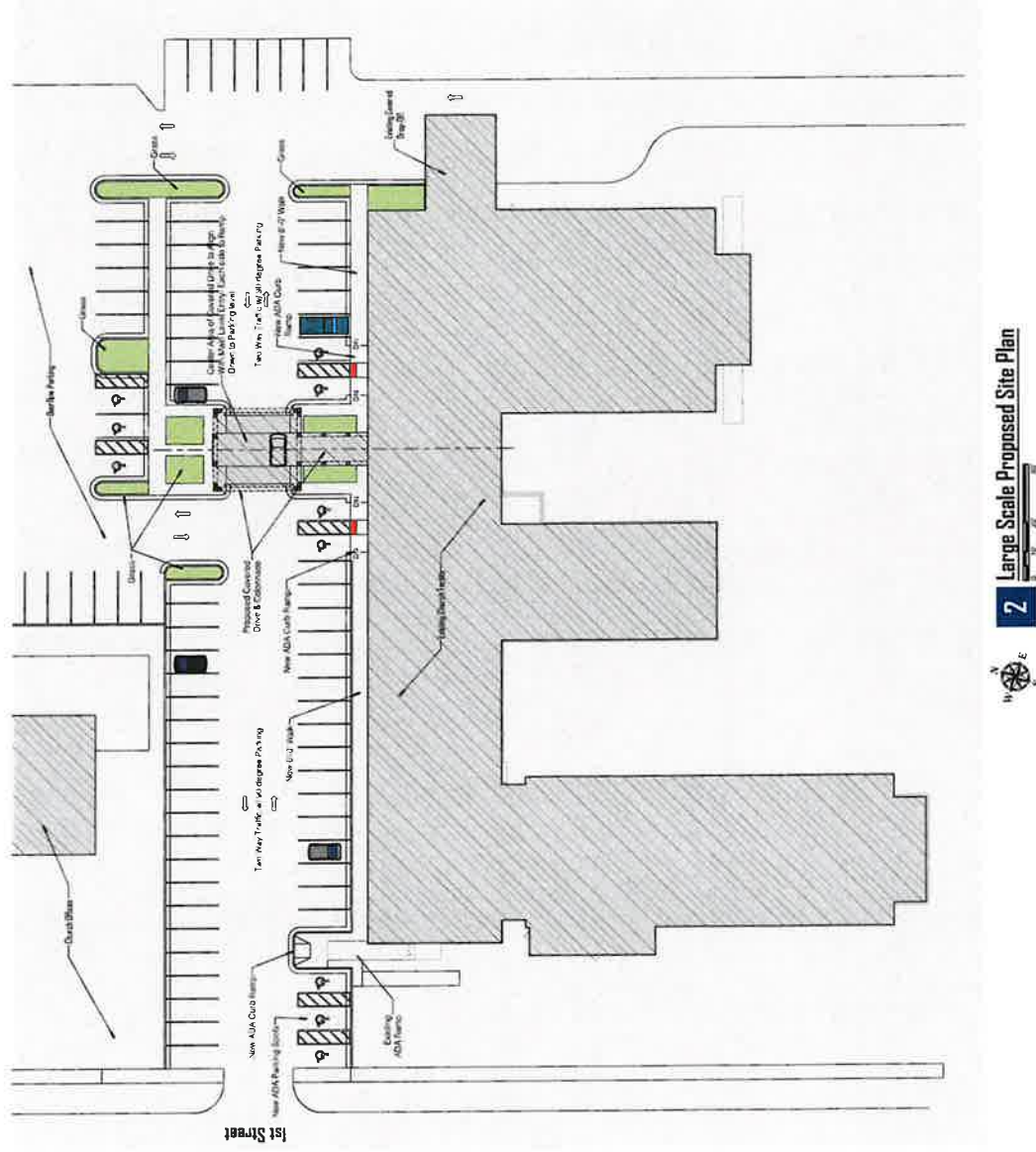
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
- (1) Orientation and setback. The orientation 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 loss. These structures require approval by the administrator, subject to section 4-5.



Existing Site Plan



1 Overall Proposed Site Plan



2 Large Scale Proposed Site Plan

FRY DESIGN GROUP
ARCHITECTURE
15 Sunnyside Court • Macon, Georgia 31204
478.737.3888 • www.frydesigngroup.com

**Renovations & Additions to the
First Baptist Church - Perry**
1105 Main Street
Perry, Georgia 31069

Main Street

DRAWING DESCRIPTION:
Proposed Site Plan
FILE: E25.26
DATE: 08.15.26

AP1.01



View of Main Sanctuary



View of North (Rear)



View of East (Right) - Existing Drive-Thru

Existing Fellowship Building

Existing Stairway & Corridor Entry

Existing Addition Entrance New
Existing Drive Thru to Main

Existing Entrance at Back of

Existing Addition Drive Thru New
Existing Drive Thru to Back

Existing Back of Main of and Corridor
New Corridor Drive Thru to Main

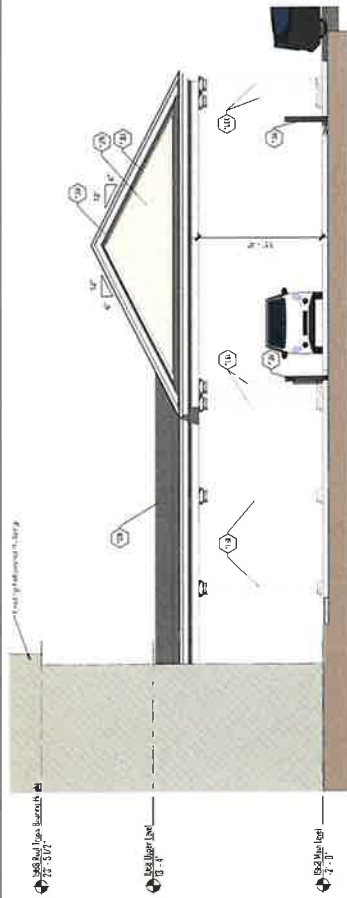
Existing Corridor 5' x 10' x 10' to
New Corridor Drive Thru to Main



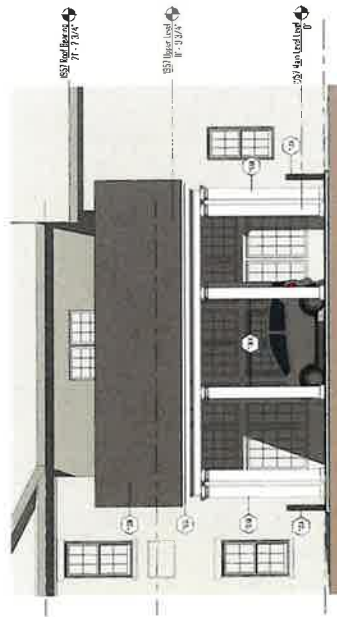
Existing View of Rear of Facility



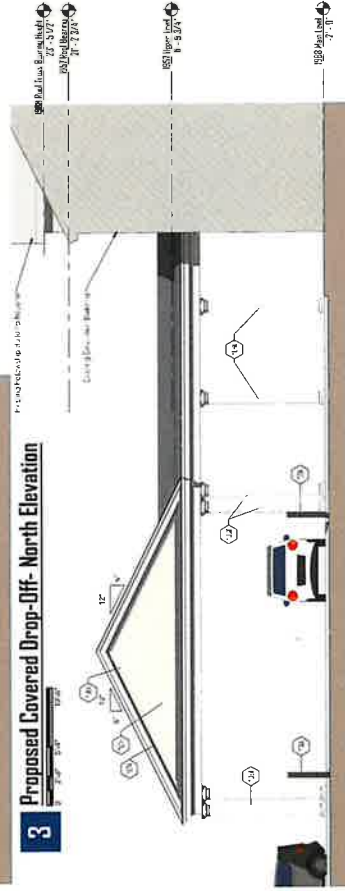
1 Proposed View of Covered Drive



2 Proposed Covered Drop-Off East Elevation

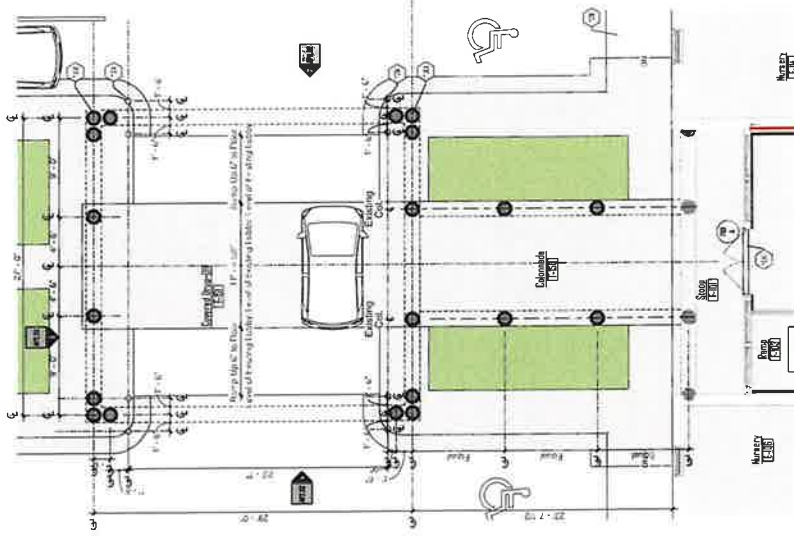


3 Proposed Covered Drop-Off North Elevation



4 Proposed Covered Drop-Off West Elevation

KEYNOTE LEGEND	
Area Value	Keynote Box
1.0	1.0
2.0	2.0
3.0	3.0
4.0	4.0
5.0	5.0
6.0	6.0
7.0	7.0
8.0	8.0
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100.0	100.0



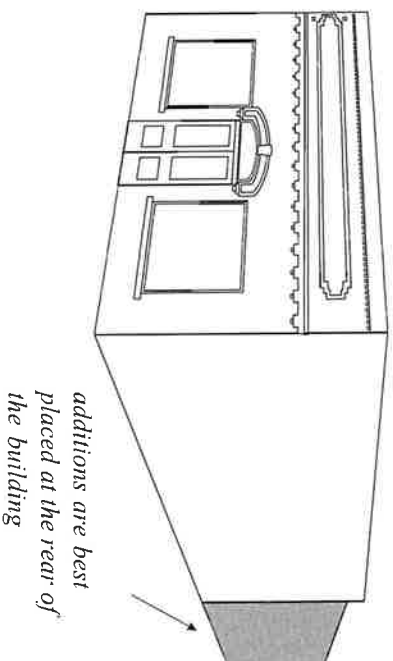
1 Proposed Covered Drop-Off Floor Plan

GOAL:

The primary goal is to allow expansion while maintaining historic character.

Actions to achieve the goal:

- ▶ Additions should respect the original portion of the building by:
 - a) being placed away from the public view on the rear elevation or (for buildings not on the square) on a side elevation well behind the facade,
 - b) maintaining the form, orientation, and symmetry of the original structure,
 - c) creating a discernible break at the juncture with the original structure,
 - d) using matching or similar materials such as roofing and siding,
 - e) using matching or similar elements, such as windows, on side elevations and reserving more modern elements for the rear elevation,
 - f) using a degree of ornamentation equal to the original or less, and
 - g) being reversible with a limited loss of historic materials and elements.



Additions refers to any increase in the square footage of a building.

Glossary terms:

Elevation.

Any of the external faces of a building.

Facade.

The front elevation or "face" of a building.

Public view.

That which can be seen from any public right-of-way.

Reversible.

Constructing additions or new elements in such a manner that if removed in the future original form and material would be largely unchanged.

Routine maintenance.

Any action performed in order to preserve a historic property including minor replacement of material with like material providing no change is made to the appearance of the structure or grounds.

Orientation.

The direction that the building (usually includes the primary entrance) faces.

- more terms found in the Glossary, p. 42

Changes requiring a COA

Examples:

- * Adding an addition to a building.
- * Removing an addition from a building.

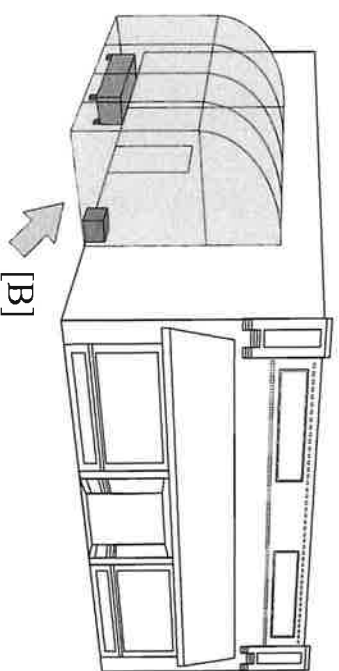
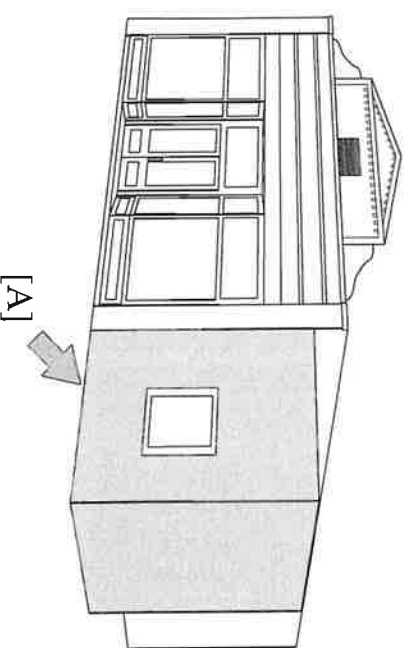
Changes not requiring a COA

Examples:

- * Routine maintenance to existing additions.

Common Mistakes

- ▶ *Constructing the walls of the addition flush with the facade of the original structure. [A]*
- ▶ *Constructing an addition out of scale which greatly alters the original form of the building.*
- ▶ *Using incompatible materials or details on an addition. [B]*
- ▶ *Removing a large amount of original material to add an addition.*





Where Georgia comes together.

Application # COA-0131-
2026

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Scott Fry with Fry Design Group	First Baptist Church of Perry, Inc.
*Title	Architect of Record	Trustee
*Address	15 Stornoway Court, Macon GA 31210	1105 Main Street, Perry GA 31069
*Phone	(478) 737-3898	(478) 987-2002
*Email	scottfry@frydesigngroup.com	greg.adondad@gmail.com

*Property Address 1105 Main Street, Perry GA 31069

Project:

New Building _____ Addition ☒ Alteration _____ Demolition _____ Relocation _____

*Please describe the proposed modification:

Please see attached letter and drawings that have been submitted with this application.

Instructions

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 - ☒ 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,
 - ☐ NA 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,
 - ☐ NA 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.

Continued on page 2

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 business 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 4:00 pm at Perry City Hall, 808 Carroll Street, Downtown Perry.
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 9/16/26
*Property Owner/Authorized Agent  	*Date 9/16/26

Gregory A. White

Maintenance and Repair

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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: \$350,000



FRY DESIGN GROUP

ARCHITECTURE

September 15, 2026

City of Perry
808 Carroll Street
Perry, GA 31069

Attn: Ms. Jara Hurt

RE: First Baptist Perry- COA
FDG Project #: E.25.26

Jara,

I apologize that I am unable to attend the COA meeting in person, but I appreciate your consideration in reviewing and approving the attached information regarding the proposed Covered Drop-Off for First Baptist Perry.

As indicated in the provided information, the Covered Drop-Off and associated site improvements will be located on the north side of the existing facility. The intent of the project is to provide a new ADA-compliant, weather-protected loading and unloading area for church members and guests.

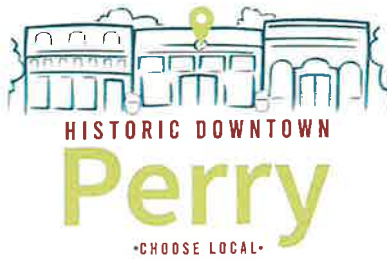
The proposed Covered Drop-Off has been designed to blend seamlessly with the architecture of the existing facility. The gable roof form with stucco pediments is similar to the existing portico located on the east end of the building. The new Covered Drop-Off will incorporate the same roof pitch and roofing materials, along with cornice details that match the existing portico. The stucco on the proposed gable ends will also match the material and color of the existing portico, and the new columns will match the style and proportions of the existing columns.

Our intent is for the Covered Drop-Off to appear as though it has always been a part of the church campus, rather than a later addition. Because it will serve as a primary arrival and departure point for many church members and guests, we believe it is important that the addition complement and reinforce the existing architectural character of the facility.

We appreciate your consideration and hope you will approve this much-needed Covered Drop-Off for First Baptist Perry.

Sincerely,

Scott Fry, Architect AIA
NCARB, LEED AP



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

Date: 8/27/26 (Please, print your information and use blue or black ink.)

Name of Applicant: Laura Lyn Goody, LLC Events

Property Owner: Altima Group

Name of Business: LLC Events

Business Physical Address: 745 Main Street, Perry, Ga 31069

Applicant's Mailing Address: 1908 Northside Rd, Perry, Ga 31069

Phone Number(s): (229) 886-3203

Email Address: hello@llcevents.com Web Address: www.llcevents.com

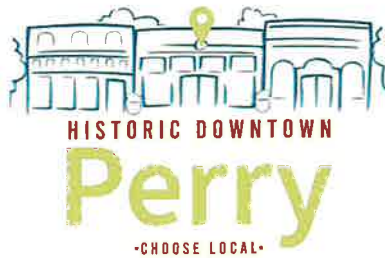
Description of Façade Improvement Project: Exterior Repainting in the shade
. Removal of (3) wood awnings and
posts. Replacement of awnings with Spearhead awning
in the fabric
Removal of signholders on either side of doors.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? Upgrading our
facade with a fresh design & traditional awning transforms the
building into a warm, attractive storefront that makes the
entire street feel substantially more inviting. The polished presentation
welcomes visitors, elevates the downtown experience, and seamlessly
reinforces the architectural character and unique sense of place

Project Start Date: _____

Project Completion Date: _____

in downtown Perry.



Estimated Total Project Cost - Attach estimate(s):

\$ 5745.⁰⁰

Amount Requested:

\$ 2500

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.

Jana Lyn Gooding
Applicant Signature

9/16/27
Date

All Facade Grant Program applications must be completed and submitted to the City of Perry, Downtown Manager at:

Jara Hurt, Downtown Manager
478-988-2730
City of Perry
Jara.hurt@perry-ga.gov

City Of Perry
1211 Washington Street
Perry, GA 31069



202 Chalet Cove, Centerville, Georgia 31028
Phone: 478-365-0328
Email: altimagrp@gmail.com

City of Perry Façade Grant Application

September 1, 2026

To Whom It May Concern:

On behalf of Altima Group, LLC, we are pleased to provide this letter of support for the façade grant application for our property located at 745 Main Street, Perry Georgia.

We strongly support the City of Perry's efforts to improve the appearance, character, and vitality of the downtown area. Investment in the exterior of downtown buildings not only improves individual properties but also contributes to a more attractive, welcoming, and economically vibrant community for residents, businesses, and visitors.

The proposed façade improvements will help enhance the appearance of the property while maintaining and improving its contribution to the downtown Perry streetscape. We believe these improvements will create a more inviting environment for existing businesses and their customers and will help encourage continued investment in the surrounding area.

As property owners and managers, we recognize the importance of maintaining our buildings and making improvements that benefit both our tenants and the broader Perry community. We are committed to supporting the continued revitalization of downtown Perry and believe that programs such as the Façade Grant are valuable tools for encouraging private investment in our historic and commercial areas.

We appreciate the City of Perry and the organizations involved in providing this opportunity to property and business owners. We respectfully ask that the application be given favorable consideration.

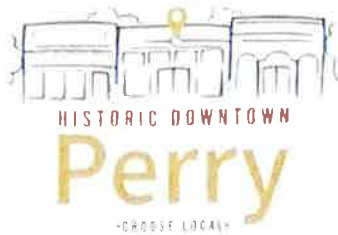
Thank you for your continued efforts to promote the growth, preservation, and revitalization of downtown Perry.

Sincerely,

Elissa Sealy

Property Manager / Authorized Representative

Altima Group, LLC



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

Date: Sept 16, 2026 (Please, print your information and use blue or black ink.)

Name of Applicant: Maria Heck

Property Owner: Altima Group LLC

Name of Business: The Social Joker

Business Physical Address: 736 Carroll St. Suite 14 Perry

Applicant's Mailing Address: 104 Plantation Cir. Kathleen GA 31047

Phone Number(s): 478-335-2228

Email Address: mariaheck5@gmail.com Web Address: thesocialjoker.com

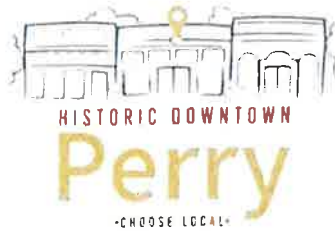
Description of Façade Improvement Project: New paint and new signage in a lighter color (approved palette). Awnings will bring color and visual contrast to make the building stand out and bring a playful aura matching the business

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

The Social Joker will be a fun place to gather and play Mahjong or other games. The new facade will match that fun atmosphere and make people want to come to Perry and play then stay for dinner!

Project Start Date: 1 Oct 26

Project Completion Date: 8 Oct 26



Estimated Total Project Cost - Attach estimate(s):

\$ 4575.00

Amount Requested:

\$ 1000.00

Do you have the funds available to complete the project?

Yes ☒

No ☐

Have you applied for a Facade Grant before?

Yes ☐

No ☒

If yes, was the grant awarded?

Yes ☐

No ☐

If yes, what amount were you awarded?

\$

- 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.

W. M. Hurt

9/16/26

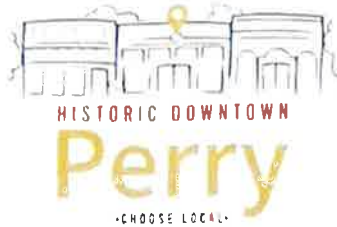
Applicant Signature

Date

All Facade Grant Program applications must be completed and submitted to the City of Perry, Downtown Manager at:

Jara Hurt, Downtown Manager
478-988-2730
City of Perry
Jara.hurt@perry-ga.gov

City Of Perry
1211 Washington Street
Perry, GA 31069



Perry Main Street Advisory Board
Downtown Development District Façade Grant Program Payment Request

Date: 16 Sep 2026 (Please, print your information and use blue or black ink.)

Name of Applicant: Maria Heck

Name of Business: The Social Joker

Business Physical Address: 736 Carroll St Ste 14 Perry GA 31069

Applicant's Mailing Address: 104 Plantation Cir, Kathleen GA 31047

Phone Number(s): 478-335-2228

Email Address: mariaheck5@gmail.com

Web Address: _____

Project Start Date: 1 Oct 26 Project Completion Date: 8 Oct 26

Completed Project Total Cost: \$ 4575.00

Grant Amount Payment Requested: \$ 1000.00

Attach photos of completed work (required).

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

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

Name of Applicant: Maria Heck

Signature of Applicant: Maria Heck



Outlook

Fwd: awnings

From thesocialjoker <thesocialjokerperry@gmail.com>

Date Wed 9/16/2026 9:00 PM

To Fritz <heckfm@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Ginger Eakin <ge@maconcanvas.com>

Date: September 14, 2026 at 8:09:57 AM EDT

To: thesocialjokerperry@gmail.com

Subject: Valances

Good morning Maria,

It was nice meeting you last Thursday. Thank you for having me out to look at your new storefront for some valance options. I've priced the valances individually. The Sunbrella Pink #6093 is a Mayfield Designer color which means it is a higher price point than the other standard colors so I've also priced it with standard material such as the black & white stripe which we could do with the coral pink trim. Unfortunately, there is not a hot pink trim option.

Carroll Street Side:

Main Storefront Valance, approx. 19' wide x 1'2" (stops at the gutter) - Frame & Skirt - Pink \$1,575.00, plus tax or Standard Color - \$1,400.00, plus tax

Window Valance, approx. 6' wide x 3" - Frame & Skirt - Pink \$550.00, plus tax or Standard Color - \$475.00, plus tax - If ordered and installed with main storefront valance

Main Street Side:

Storefront Valance, approx. 20'6" x 1'6" - Frame & Skirt - Pink \$1,875.00, plus tax or Standard Color - \$1,700.00, plus tax

B/W Columns Valance, approx. 12'3" wide - Frame & Skirt - Pink \$975.00, plus tax or Standard Color - \$825.00, plus tax - If ordered and installed with others

Everything we do is custom made so we do require a signed contract and 50% deposit with the order. The balance is due at installation.

The customer is responsible for any necessary permits and/or permissions as well as any

city ordinances and/or rules and/or applicable city fees.

Please let me know if you have any questions. Thank you for the opportunity to quote this job.

Sincerely,
Ginger

Ginger Eakin
Macon Awning & Canvas Products
Macon Tent & Awning
(478)743-2684
<Black White with Coral Trim.jpg>



Outlook

Fwd: Game room perry

From mariaheck5@gmail.com <mariaheck5@gmail.com>

Date Wed 9/16/2026 9:58 AM

To Fritz <heckfm@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: MARK MOSSMAN <mm.percon@gmail.com>

Date: September 16, 2026 at 9:50:07 AM EDT

To: mariaheck5@gmail.com

Subject: Game room perry

PERFORMANCE CONTRCATORS
OF MIDDLE GA LLC
P.O.BOX 510
CENTERVILLE GA 31028
478-293-7885

CUSTOMER

Maria and Fritz Heck

LIGHTING

*Install 6chandeliers

*Install 4 ceiling fans

*Install 1 recessed light

*Install 3 exterior lights

\$1,825

(Labor only)

INTERIOR PAINTING

*Repaint ceilings, walls, trim and doors

\$4,050.00

(Labor and material)

EXTERIOR PAINTING

*Repaint exterior walls, trim and doors

\$2,750.00

(Labor and materials)

FLOORING

*Install 24"24" carpet tiles (budget up to \$2,000.00 material

*prep floors

\$5,900.00

(Labor and material)

TOTAL

\$14,525.00

We look forward to working with you.

Respectfully

Performance Contractors of Middle Ga LLC

Main Street Advisory Board
Minutes - September 3, 2026

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

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

Staff: Holly Wharton – Economic Development Director, Jara Hurt – Downtown Manager, Anya Turpin – Visit Perry, Tabitha Clark – Communications Director, and Christine Sewell – Recording Clerk

2. Guests/Speakers/Community Partners - DDA Chairman Curtis George. Laura Mathis, Aidan Leahy, and Blake Robinson – Middle Georgia Regional Commission Katherine Chamblee, Howard Griffin
3. Citizens with Input – None
4. Old Business – None
5. New Business

- a. Certificate of Appropriateness Review – 1126 Macon Road

Ms. Wharton read the request, which was for a new 4,000-square-foot commercial studio and office building on a currently vacant parcel. The applicant also proposes to develop the site with off-street parking, landscaping, and stormwater management system. Ms. Wharton noted at the previous board meeting, discussion was had on preliminary designs and the proposal before the board now is for the building to be built with a combination of exterior features, including a cream-colored brick skirt and columns and warm cream board-and-batten siding above. The building will include a stepped commercial parapet on the front façade, olive and cream fabric awnings, large storefront-style windows, glazed entrance doors, decorative exterior lighting fixtures, and identifying signage on the building and ground. It was noted the proposed building design, though brick is not the predominant material, is consistent with the character and design of surrounding and nearby buildings, and the proposed design is visually compatible with nearby properties. Staff is recommending approval with the following condition: 1). The final building design shall be substantially similar to the AI-rendering presented and include materials and colors provided in the application package.

Chairman Moore opened for discussion; Director Anderson-Cook asked if there was a maintenance plan in the ordinance for the board-and-batten; Ms. Wharton advised there was under the property maintenance code. The applicant had nothing further to add.

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

- b. Certificate of Appropriateness Review – 1141 Macon Road

Ms. Wharton read the applicants' request, which was to construct a new two-story commercial retail building on a currently vacant building pad site, which already

includes the majority of site development, including parking and sidewalks. The building is proposed to be built primarily of brick (Southern Pearl Queen color) with cast stone accents (oyster bisque color) along the top and mid-point of the facades as well as trim around windows and doors. The building will include large store-front style windows, stained-wood entrance doors, decorative exterior lighting fixtures, and identifying signage on the building. Ms. Wharton advised the proposed building design is predominantly brick with cast stone accents and the design substantially meets the Main Street Advisory Board's adopted design guidelines and is visually compatible with nearby properties.

Chairman Moore opened for discussion; Director Lay inquired where the stormwater was. The applicant, Mr. Griffin, advised it was already in place and underground. Mr. Griffin also had nothing further to add.

Director Anderson-Cook motioned to recommend approval of the application as submitted; Director Ray seconded; all in favor and was unanimously approved.

c. Approve August 6, 2026, minutes

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

d. Approve July 2026 financials – tabled to October meeting

6. Middle Georgia Regional Commission – Comp Plan Work Session - Ms. Laura Mathis, introduced herself along with Mr. Aidan Leahy and Blake Robinson.

As stakeholders for economic development in downtown, Ms. Mathis reviewed where the comp plan process update was currently at, which included a survey that had been completed, results of which were shared. For discussion and feedback topics included needs and opportunities, what goals should be set for future development and what type of development and where.

7. Chairman Items – None

8. Downtown Manager's Report – Ms. Hurt advised the alleyway project cleanup was completed, and the lights were hung. Advised of upcoming training events.

9. Committee Reports – Director Anderson-Cook advised the 2027 event calendar was approved by Council, and applications are being accepted for the Scarecrow Fest, Live at Five returns in October and volunteers are needed for holiday events.

10. Other – None

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:34 pm.

