

Main Street Advisory Board
Minutes- May 7, 2026

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

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

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

2. Guests/Speakers/Community Partners - John Hulbert, Skeet Hulbert, Kim Lochner, Chad Bryant, Sue Lay, and Robbie Russell
3. Citizens with Input – None
4. Old Business- None
5. New Business

- a. Certificate of Appropriateness Review – 909 Main Street

Ms. Wharton read the request, which was a mural on the western-facing side of the Perry Player's building. City Council authorized the installation of a different mural design at 909 Main Street as was presented and voted upon August 19, 2025. This application proposes a revised design created by the same artist, featuring an illustrative rendering of Perry's established tagline, "Where Georgia Comes Together." The applicant has provided sketches and renderings of the proposed mural. While the City does not regulate messaging, wording or other sign content subject to First Amendment protections, staff does find the character of the proposed design to be in keeping with broader City branding and placemaking efforts. The location is at a prominent gateway corner in the heart of downtown and will be highly visible for passersby. Staff believes the proposed mural will enhance the community's appearance, promote its history, economic development, and/or Agri-tourism, without confusing drivers and pedestrians or cause any other negative impact on public safety or welfare. Staff recommends approval of the application, pending any potentially needed approvals from Perry City Council. Ms. Hartley advised she does not believe it will need to go before Council as it's an independent organization.

Ms. Kim Lochner, with Perry Players, had nothing further to add.

Director Anderson-Cook motioned to approve the application as presented; Director Presswood seconded; all in favor with Director Lay abstaining from discussion and vote.

- b. Certificate of Appropriateness Review – 1013 Main Street

Ms. Wharton read the applicants' request, which was covering the exposed metal with hardiplank siding on the southwest side (left elevation) and covering the exposed metal with board & batten siding on the northeast side (right elevation). Paint both sides and rear (not brick) with Benjamin Moore CW-85, Randolph Gray. Replace stamped shingle veneer along the front canopy with a standing-seam veneer in a dark bronze finish. The applicant provided sketches of the proposed changes to the left, right and front elevations. The property is located between two churches with a parking lot immediately

adjacent to the building on the northeast side. There is a building northwest of the property that has standing-seam veneer on a portion of the façade. The standing-seam veneer on the front canopy will maintain viability with adjacent properties. Covering the exposed metal on the left and right elevations will be an improvement to the building. Staff recommends approval of the application.

Mr. John Hulbert, applicant, had nothing further to add and advised was trying to improve the exterior appearance of the building.

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

c. Certificate of Appropriateness Review – 903 Carroll Street

Ms. Wharton read the applicants' request which was painting the base Sherwin Williams SW 0026 and the trim SW 2829. The Main Street Advisory Board approved the Sherwin Williams Historical Collection, SW2801- SW 2865 for base/primary colors in July 2025. The two proposed colors, including SW0026 (Rachel Pink) are from the Colonial Revival palette, pre-approved by the board for trim, not base/primary color without prior board approval. Staff recommends approval for SW0026 for the primary/base and SW2829 for the trim/secondary color.

Ms. Hartley advised the trim colors had been pre-approved, however, the applicant is requesting to paint the base, thus the COA, and shared a photo of the store front and where it would be done.

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

d. Certificate of Appropriateness Review – 1218 Washington St/104 & 108 Mims Ct

Ms. Wharton read the request, which was for the construction of 9 cottage homes facing Mims Court with a parking facility consisting of 19 parking spaces, 9 golf cart spaces and 2 bike racks. The 1-story structures will be clad primarily in vertical and horizontal siding with brick accenting the entrances. Six different contemporary elevation designs are proposed. Brick veneer is proposed from the Cherokee Brick's Queen Size Collection. Siding colors are proposed to be from the Benjamin Moore Williamsburg Historic Collection. Other than the brick accent, the siding, trim, shutter/door, shingle color, roof color are identified. Location of utility meters and mechanical equipment are not identified. The proposed development is subject to the LMO standards in addition to the Design Guidelines for the Downtown Development Overlay District. The proposed development is located on the edge of the Downtown Development Overlay District surrounded by suburban-style developments. Surrounding properties are developed with one- and two-story buildings set back from the street with parking in front or surrounding the buildings. These commercial buildings are generally either brick or stucco with pitched roofs and designed in a colonial revival architectural style. The building directly to the north of the project is a single-family house converted to an insurance office set back about 70' from Washington Street. Across Mims Court is a vacant single-story building and the Houston Home Journal building, both about 75' from Washington Street. It is possible all these properties could be redeveloped with a more urban development pattern in the future. The City of Perry Administrative

Building (60' setback) and parking lot are located across Washington Street. It is less likely this property would be redeveloped in the future. The setback distances of the cottages are not shown on the concept plan (subject to a variance from the Planning Commission). Developing a more dense, urban downtown area, even at the edge of the district, would suggest that the applicant request a variance. Considering the Form Based Code setbacks along Gen. Courtney Hodges, staff suggests a maximum setback of 20'. A drainage/utility easement is shown in the parking facility, which runs through 10 of the parking spaces.

Staff recommends approval of the application with the following conditions:

1. All structures shall include a minimum of 50% brick on the exterior of the property to provide for consistency within the Downtown District and surrounding properties.
2. Any exterior siding used shall be fiber cement/hardie board material.
3. Location of utility meters and mechanical equipment shall be screened from public view to the greatest extent practicable.
4. Landscape plan shall reflect additional landscaping extending to the rear property line of the development.
5. Full site plan approval is pending LOMA review and approval by the State of Georgia.

Director Anderson-Cook asked if the dwellings will be rental; Mr. Bryant advised at this time he is unsure. Director Cossart asked Mr. Bryant if he was amendable to the conditions of staff; Mr. Bryant advised he was, however, it was preferred to do hardie board in lieu of brick, as the goal is to have a cottage style development and the brick doesn't fully achieve that. Ms. Wharton advised the brick requirement was increased to complement the surrounding buildings. Chairman Moore felt brick was suitable in different areas for cottage-type homes; Director Cossart asked where the brick would be placed; Mr. Bryant advised possibly on the front with hardie board on the sides. Director Walker felt the 50% requirement of brick was too much. Ms. Wharton advised the board does not have to adhere to staff's recommendation, and there will be six different facades. Mr. Bryant advised each home will have a minimum of three textures and each being different.

Director Walker motioned to approve the application as submitted with the following conditions: 1). Any exterior siding used shall be fiber cement/hardie board material; 2). Location of utility meters and mechanical equipment shall be screened from public view to the greatest extent practicable; 3) Landscape plan shall reflect additional landscaping extending to the rear property line of the development and 4). Full site plan approval is pending LOMA review and approval by the State of Georgia; Director Lay seconded; all in favor and was unanimously approved.

e. Façade Grant Application Review – 903 Carroll Street

Ms. Hartley advised the application was for the paint approved in the COA application for the amount of \$1000.00. Director Presswood motioned to award the façade grant in the amount of \$1000.00; Director Cossart seconded; all in favor and was unanimously approved.

f. Façade Grant Reimbursement Request – 731 Carroll Street

Ms. Hartley advised the request was for the approved façade grant award of \$2500.00 for the exterior painting, which has been completed and all documentation provided. Director Anderson-Cook motioned to approve the payment of \$2500.00; Director Cossart seconded; all in favor and was unanimously approved.

g. Dixie Landscape Estimates for Ongoing Alleyway Projects

Ms. Hartley advised DDA had reviewed the lighting estimate and had a number of questions which staff will address and bring back to them. Chairman Moore inquired if the DDA was supportive of the project; Ms. Wharton advised they were but had some concerns with the landscaping refresh being done but not maintained; as well as questions regarding any potential easements for the lighting, which staff will review with the city attorney and the DDA would pay for the monthly lighting costs. Ms. Hartley advised the quote had not been received from the electrical contractor. Ms. Hartley asked the board if they would like to move forward with the additional pea rock and rock glue and have bi-weekly maintenance; which is suggested to be done in the summer months only. The question arose should approval wait for the DDA; Ms. Wharton advised it should not. It was the consensus of the board that there has not been enough maintenance and the pea gravel and glue should be done. Ms. Hartley advised the trash toters have been relocated and that should alleviate the pea rock concern, along with cleaning up, adding more and the glue.

Director Lay motioned to approve the expenditure of \$2150.00 of the April 20, 2026, proposal; Director Presswood seconded; all in favor and was unanimously approved. Ms. Hartley asked for approval of the additional maintenance; the consensus was to table until the additional pea rock and glue were in place and to inquire of management if the city could assume responsibility.

h. Jernigan Street Small Area Plan Review

Ms. Hartley reviewed the draft plan which provided the activity results, overview/goals, and recommendations for implementation. Ms. Hartley advised it will be presented to Council at their May 19th meeting.

i. Approve April 2, 2026, minutes

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

j. Approve March 2026 financials

Director Presswood motioned to approve as presented; Director Anderson-Cook seconded; all in favor, and was unanimously

6. Chairman Items – Chairman Moore requested staff to provide alternate dates for the July 2nd meeting. Chairman Moore advised for wine tasting there had not been enough volunteers and asked the board to think about how to find more, as that is a lot for a single staff member to handle.

7. Downtown Manager's Report

- a. Downtown Projects update – Ms. Hartley advised an art gallery is now open at 736 Carroll St – Village Louvre, moving permits received for the Gale House. Provided a recap on the influencer campaign, which was very successful with positive feedback; Director Cossart noted every business was spotlighted. DDA approved the partnership for the Drink & Dine campaign. Working with Placemaking Committee on a city hall art exhibition. Advised of upcoming training opportunities.
8. Promotion Committee Report – Ms. Hartley advised stems for 100 people have been purchased for Brunch & Bouquets and will be purchasing swag items for Dog Days of Summer.
9. Other – None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:00 pm.

Approved 06.04.26