

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.

Approved 10.01.26