

Downtown Development Authority of the City of Perry
Minutes – April 22, 2024

1. Call To Order: Vice Chairman Tuggle called the meeting to order at 5:00pm.

Roll: Vice Chairman Tuggle; Directors Cossart, Forrester, Mosley, and Rhodes were present. Chairman George and Director Rosales were absent.

Staff: Holly Wharton – Economic Development Director, Chad McMurrian – Engineering Services Manager, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: David Forrester and Jim Lay

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers
 - a. Chad McMurrian – Engineering Update

Mr. McMurrian provided updates related to the downtown area. Macon Rd/Commerce Street re-alignment – reviewed the plan provided and to be done by GDOT; no specific date has been provided by them. Jernigan Street extension provided a concept plan which will extend the road after the demolition of the former PVO building. General Courtney Hodges bridge replacement, also a GDOT project, the bridge will be raised and widened; the city is currently in the process of relocating utilities and in the design phase which will take six months to complete and then GDOT will start, expect to take approximately two years for their work. Parking on railroad right-of-way – design is complete and would bring 70 additional parking spaces, however, Council has tabled due to budget constraints. Main Street parallel to angled parking spaces – design was done, but it will not increase parking spaces and there are associated safety concerns with angled parking with entry and into traffic and the loss of the turn lane; project is not anticipated to move forward. Ball & Main Street lot redesign – is feasible to turn onto Ball and exit on Main Street, but the city follows the same standards as GDOT, and this would not meet them.

- b. Emily Carson – Northside Drive/Meeting Street Small Area Plan

Ms. Carson advised a Small Area Plan (SAP) is a plan of development for multiple contiguous properties that guides land use, zoning, transportation, urban design, open space, and capital improvements at a high level of detail within an area. An SAP can be commercial or residential, focuses on a neighborhood scale, complements the Comprehensive Plan, relies on resident/property owner engagement, and is adopted by Council as legislation once complete. Ms. Wharton advised this came about as an area of interest that is currently in transition and includes the remediation of the events center and the city feels is important to look into. Ms. Carson presented two proposed options: 1). 16 parcels to include Meeting Street block, Stanley, WCH, Buzzell and Pensyl properties and 2). 25 parcels to include Meet Street block, Stanley, WCH, Buzzell, Pensyl

Commercial Corner and Perry Presbyterian properties. Ms. Carson advised engagement of the property owners is necessary and it would be more of the goals for the board/city. Director Cossart advised Main Street had been presented with the same plan and concurred with option two and to include the parcels up to Ashley Street. Ms. Wharton recommended first establishing the boundaries and then move forward with future planning. The board was receptive of an SAP and concurred with option two and to include the parcels up to Ashley Street from Macon Road.

5. Old Business

- a. Golf Cart Parking Update – Ms. Wharton advised Council approved the six locations and will work with the Placemaking Committee on the design, which will be done as a stencil and painted on the location.

6. New Business

- a. Approve minutes of March 25, 2024 meeting

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

- b. Approve March 2024 Financials

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

- c. Work Plan Update and Adoption

Ms. Wharton advised there has been no updates since previous discussions, but now that an update has been provided by Mr. McMurrian is there anything the board would like to change. The board agreed to remove the parallel to angle parking on Main Street but leave the railroad parking as a three to five year goal.

- d. 700 Block of Carroll Street Discussion

Ms. Wharton advised Chairman George has spoken with the Mayor regarding the desired development of the parcel, and it was suggested and is being planned to reach out to other communities that have done a successful project of this scope. Ms. Wharton, the Mayor, and Chairman George will be visiting Canton, Woodstock, and Lawrenceville.

7. Member Items – None

8. Main Street Advisory Board Report – Director Cossart advised the spring wine tasting was a success and the fall tasting event Beer, Bourbon, & BBQ is underway.

9. Chairman Items – None

10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:59pm.

Approved 05.28.24