



Downtown Development Authority of the City of Perry

Monday, July 28, 2025

5:00pm

808 Carroll Street, Perry City Hall, Downtown Perry

Economic Development Conference Room

AGENDA

1. Call To Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers
5. Old Business
6. New Business
 - a. Review Table of Uses for C-3, Central Business District
 - b. Adoption of FY 2026 budget
 - c. Approve minutes of June 23, 2025, meeting
 - d. Approve June 2025 Financials
7. Staff Update
8. Member Items
9. Other
10. Chairman Items
11. Executive Session (if needed)
12. Adjourn

All meetings are open to the public unless otherwise posted

P.O. Box 2030 | Perry, Georgia 31069-6030
478-988-2755
www.perry-ga.gov

Table 4-1.1: Table of Uses

Key: "P" = Permitted Use; "S" = Special Exception Use; Blank Cell = Prohibited Use

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)			
		Residential								Nonresidential											
		R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR
Residential Uses	Household Living	P	P	P	P	P	P	P	P	P	P	P	P	P					S	P	P
		P ⁴	P ⁴	P ⁴	P						P ⁴							P	P	P	P
						P	P		P		P		P					P	P	P	P
						P	P		P	P	P	P	P					P	P	P	P
							S			S	S	S						P	S	S	
		P						P													
								P													
Group Living	Manufactured home park																				
	Manufactured home subdivision																				
	Dwelling in a commercial building								P	P	P	P	P	P	P		P	P	P		
	Family personal care home	P	P	P		P		P	P									P	P	P	
Accessory Use	Boarding house												P	P ¹							
	All other uses					S	S		P	P	P	P	P			P	P	P			
	Residential Business	S	S	S	S	S	S	S	P	P	P	P	P				P	P	P	S	
Public and Institutional Uses																					
Community Service	All Uses	S	S	S		S	S	S	P	P	P	P	P			P	P	P	P	S	
	Child learning center (19+ persons)	S				S	S	S	P		P						P	P	P		
	Group daycare home (7-18 persons)	S				S	S	S	P		P	P					P	P	P		
	Preschool	S				S	S	S	P	P	P	P	S			P	P	P	P		
Education	Business school								S							P	P				
	College or university								P	P	P					P	P	P	P		
	School, public or private	S	S	S		S	S	S	P	P	P					P	P	P	P		
	Trade school									P						P	P	P	P		
Government	Detention facility																				
	Emergency response facility								P	P	P			P	P	P	P				
	Maintenance, storage, and distribution facility													P	P	P					
	Police substation													P	P	P	P	P			
	Post office																				
										P	P	P									

Use Category	Use Type	Zoning Districts															Additional Regulations (Sections)					
		Residential								Nonresidential								Form Based Code 2				
		R1g	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Health Care	Hospital																					
	Medical facility other than hospital													P				P	P	P		
Institutions	Religious institution																					
	Congregate personal care home	S	S	S	S		S	S	S									P	P	P	S	
	Alternative/post incarceration facility																					
	Rehabilitation facility																					
Parks and Open Space	All other uses																	P				
	Cemetery, columbarium, mausoleum	S																P	P			
	Community Garden	P	S	S	S	S	S	S	S									P	P	P	P	
	Golf course	S	S															P	P			
Transportation Terminals	Park	P	P	P	P	P	P	P	P									P	P	P	P	
	Airport/heliport/landing strip															P	P					
	All other uses															P	P					
Utilities	Communication tower, freestanding	S																P				
	Communication tower on existing structure																	P	P			
	Utility, major	S	S	S	S	S	S	S	S									P	P	P	S	
	Utility, minor	S	S	S	S	S	S	S	S									P	P	P	S	
Commercial Uses																						
Eating Establishments	Brewpub																	P	P	P		
	Drive-in restaurant																					
	Restaurant with drive-through window																	P	P	S		
	Restaurant with indoor and outdoor seating and/or food service areas													S				P	P	P		
	Restaurant with indoor seating only																	P	P	P		
Offices	Restaurant with no seating																	P	P	P		
	All uses																	P	P	P		
Outdoor Entertainment	All uses																	P	P			
	Parking lot																		P	S		
	Parking structure																	P	P	S		

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)			
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		R1	R2	R3	RTH	RM1	RM2	RMH	O1	C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR
Retail Sales and Service	Animal shelter and adoption service													P	P	P					
	Automobile parts store																P	P	P		
	Bank, financial institution, ATM								S	P	P	P	S				P	P	P		
	Bar, nightclub									P	P	P					P	P	P		
	Barber shop, beauty shop								P	P	P	P	P				P	P	P		
	Casino or gambling establishment									P											4-3.3(C)
	Civic club								P		P	P					P	P			
	Convenience store									P	P						P	P	S		4-3.3(A)
	Convention and exhibition facility									P						P	P				
	Event venue	S								P	P	P					P	P	P		
	Farmers' market	S								P	P	P	S				P	P	S		
	Flea market									P				P							
	Fortune telling									P											
	Funeral home, mortuary								P		P						P	P	P		
	Grocery store									P	P						P	P	P		
	Health club, spa								P	P	P	P					P	P	P		
	Indoor entertainment facility, general								S	P	P	S					P	P	P		
	Kennel, pet boarding									P	P					P	P	P			
	Landscape nursery									P					P						
	Liquor store									P	P1						P	P			
Photography, art, dance studio or gallery								P		P	P	S				P	P	P	S		
Personal services, all other								S	P	P1	P3	S3				P3	P3	P3			
Pet grooming, indoor only								S		P	S						P	P			
Prefabricated building display and sales										P			P			P	S				
Retail sales and services, all other										P	P1	S3	P	P		P3	P3	P3			
Retail tenant exceeding 35,000 square feet										P	S					P	P			6-6.2	
Sexually oriented business										P										4-3.3(E)	
Shopping center exceeding 50,000 square feet										P	P			P	P					6-6.2	
Tattoo and body piercing establishment										P	P					P	P				
Veterinary clinic or hospital								P		P							P	P	P		

Use Category	Use Type	Zoning Districts																	Additional Regulations (Sections)			
		Residential								Nonresidential							Form Based Code ²					
		R1g	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR
Self-Service Storage	All Uses										P	S			P	P		P				6-6.2
	Automobile rental										P	P ¹			P			P	S			4-3.3(F)
	Automobile sales										P	P ¹			P			P	S			4-3.3(F)
	Automobile repair										P	S ¹			P			P	S			4-3.3(A & F)
	Automobile service										P	P ¹						P	P	S		4-3.3(A & F)
	Automobile wash and detailing										P	P ¹						P	S	S		
Visitor Accommodations	Boat/ recreational vehicle rental &sales										P				P			P	S			
	Taxicab service										P					P						
	Tire sales and installation										P	P ¹			P			P	P	P		
	Towing service														P	P						
	Truck and trailer rental and sales										P				P			P	S			
	Campground										S											
Service and Industrial Uses	Hotel or motel									S	P	P						P	P	S		4-3.3(D)
	Recreational vehicle park									S												
	Short-term rental unit	S	S	S	S	S	S	S	S	P	P	P						P	P	P	S	4-3.5
	Farm winery	S									S	S ¹			P	P				S	S	
	Riding stable/academy	P									S	P ¹			P	P						4-3.4(A)
	All other uses	P	S	S	S				S		S	S ¹			P	P						4-3.4(A)
Industrial Services	Contractor's office with on-site storage/fabrication									S	P				P	P		P	P	S		
	Data Center															S						
	Truckstop or travel plaza										P				P	P						
	All other uses										P				P	P						
	Artisan production establishment									S	P				P	P		P				
	Brewery, distillery											P			P			P				
Manufacturing and Production	Heavy manufacturing															P		P				
	Light manufacturing, general																					
	All uses										P				P	P		P				
Mining Operations	All uses															S						

Use Category	Use Type	Zoning Districts															Additional Regulations (Sections)			
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		R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU		IMU	MUC	NMU
Research and Development	R & D with outdoor storage													P	P					
	R & D with no outdoor storage								P		P			P	P			P	P	
Testing Laboratory	Testing Lab with outdoor storage																			
	Testing Lab with no outdoor storage								P		P			P	P			P	P	
Warehouse and Freight Movement	Outdoor storage lot									P				P	P		P	S		
	Truck or freight terminal									P				P	P		P			
	Warehouse													P	P					
Waste Services	Junk yard														S					
	Recycling drop-off center													P	P	P				
Wholesale Sales	Waste disposal or treatment operation													S	S	P				
	All uses													P	P	P	P			
		1 – These uses are not permitted in the Downtown Development Overlay District. For "Personal services, all other" and "Retail sales and services, all other", the limitation applies only to massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments.																		
		2 – Uses in the Form Based Code districts are subject to standards of the Form Based Code in Appendix A of this chapter.																		
		3 – Massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments are not permitted.																		
		4 – Townhouses are permitted only within the Downtown Development Overlay District within these base zoning districts.																		

Downtown Development Authority of the City of Perry (DDA)					
Operating Budget - FY2026					
REVENUES					
Intergovernmental/City of Perry			\$		6,200.00
Investment and Fundraising			\$		-
		Revenue Total	\$		6,200.00
EXPENDITURES					
Operating			\$		1,000.00
Economic Vitality			\$		20,500.00
		Expenditure Total	\$		21,500.00
REVENUES					
Intergovernmental/City of Perry			\$		6,200.00
General Revenue Fund-			\$		-
		Revenue Subtotal	\$		6,200.00
Investment					
Bank Interest			\$		
DDA Internal Revolving Loan Payments			\$		
City Funded DDA Internal Revolving Loan Match			\$		
		Investment Subtotal	\$		
EXPENDITURES					
Operating					
Advertising					100
Mandatory Training			\$		300.00
Light Pole Maintenance - Commerce Street Light			\$		600.00
Placemaking			\$		
		Operating Subtotal	\$		1,000.00
Economic Vitality					
Outreach and Marketing			\$		500.00
BOOST (Separate Funds/Grants from Donations)			\$		-
Locally-Funded Downtown Revolving Loan Fund			\$		20,000.00
		Economic Vitality Subtotal	\$		20,500.00

[illegible]

Downtown Development Authority of the City of Perry
Minutes- June 23, 2025

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

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

Staff: Christine Sewell – Recording Clerk

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Public Hearing – FY2026 Proposed Operating Budget – Chairman George opened the public hearing at 5:03pm and called for anyone to provide input; there being none the public hearing was closed at 5:04pm.
5. Guests/Speakers – None
6. Old Business – None
7. New Business
 - a. Adoption of resolution for continuation of FY 2025 budget

Director Cossart motioned to adopt the resolution for continuation of the FY2025 budget as presented; Director Mosley seconded; all in favor and was unanimously adopted.

- b. Approve minutes of March 24, 2025, meeting

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

- c. Approve March/April/May 2025 Financials

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

8. Staff Update – Ms. Sewell provided the approved designated downtown historic district and a brief update on downtown projects.
9. Member Items – None
10. Chairman Items – Chairman George requested the board continue to think of development projects for the downtown.

Chairman George requested a motion to enter executive session for the discussion of real estate. Director Cossart motioned to enter executive session for the purpose of real estate; Director Rhodes seconded and all approved.

Chairman George requested a motion to close executive session and reconvene the regular meeting. Director Cossart motioned to close executive session and reconvene the regular meeting; Director Rhodes seconded, and executive session was closed.

11. Adjourn: there being no further business to come before the board the regular meeting was adjourned at 5:31pm.

DRAFT

Downtown Development Authority
Balance Sheet
June 30, 2025

J. Holland
MJA

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash & Cash Equivalents	75,609.69	\$ -	\$ 75,609.69
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
Total Assets	75,609.69	\$ -	\$ 75,609.69
Liabilities and Fund Balances			
Liabilities			
Accounts Payable		\$ -	\$ -
Due to City of Perry	-	-	-
Due to Other Funds	-	-	-
Total Liabilities	-	\$ -	\$ -
Fund Balances			
NonSpendable			
Loan Reveivable	-		\$ -
Reserved for			
MSAB Façade Grant	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	54,709.70	-	54,709.70
Total Fund Balances	75,609.69	\$ -	\$ 75,609.69
Total Liabilities and Fund Balances	75,609.69	\$ -	\$ 75,609.69

DDA Operating

	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total Expense
Revenues													
Donation													
Donation - BOOST													
Rent													
Main Street Advisory Board													
Reimbursement from CVB & Chamber													
Sale of Asset													
Revolving Loan Repayment-Principal													
Revolving Loan Repayment-Interest													
Miscellaneous													
Investment Income													
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures													
Professional Services - Audit													
Professional Services - Other								8,575.00					8,575.00
Contract Labor													
Telephone													
Main St Restricted Account													
Postage & Freight													
Advertising													
Promotions - Other													
Fraudulent Activity													
BOOST													
Dues and Fees													
Meetings													
Training													
General Supplies & Materials													
Official/Administrative													
DDA Revolving Loan													
Façade Grant													
Downtown Feasibility Study													
Street Signs													
Natural Gas Incentive Program													
Electricity - Commerce Street Light													
Water & Sewer Services													
Total Expenditures	18,203.06	46.61	65,451.89	46.61	46.46	46.46	1,855.91	46.59	46.59	46.59	46.59	46.59	85,510.86
Excess (deficiency)	18,321.67	(46.61)	(65,498.50)	(72.49)	(2,048.46)	(1,548.46)	(3,402.37)	(11,121.59)	(46.59)	(10,046.59)	(46.59)	(46.59)	(112,216.63)
Other Financing Sources													
Transfer In - City of Perry (Monthly Allocation)	517.00	517.00	517.00	517.00	517.00	517.00	517.00	517.00	517.00	517.00	517.00	517.00	6,204.00
Transfer In - City of Perry (Incentive Program)	18,203.06		65,451.89		2,000.00	1,500.00	1,855.91	2,500.00					
Transfer In - Hotel/Motel													
Transfer In - Capital Projects													
Fund Balance - Beginning	80,137.34	90,535.73	91,006.12	91,476.51	91,921.02	92,391.56	92,862.10	91,832.64	83,728.05	84,198.46	74,668.87	75,139.28	
Fund Balance - Ending	90,535.73	91,006.12	91,476.51	91,921.02	92,391.56	92,862.10	91,832.64	83,728.05	84,198.46	74,668.87	75,139.28	75,609.69	

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2024	90,137.34
7/1/2024	Beginning Balance *operating & boost balance	90,137.34
7/3/2024	July City Allocation	517.00
7/3/2024	GA Power Commerce Street lights	(46.61)
7/11/2024	Houston Home Journal ck#5018	(72.00)
7/24/2024	Twelve Eleven Co- Natural Gas Grant (742 Main st) ck#5019	(18,203.06)
7/29/2024	City Reimb for Natural Gas Grant (742 Main st)	18,203.06
8/5/2024	GA Power Commerce Street lights	(46.61)
8/12/2024	August City Allocation	517.00
9/5/2024	GA Power Commerce Street lights	(46.61)
9/9/2024	September City Allocation	517.00
9/24/2024	Natural Gas Grant-Trattoria di Napoli	65,451.89
9/26/2024	Natural Gas Grant-Trattoria di Napoli CK#5020	(65,451.89)
10/3/2024	GA Power Commerce Street lights	(46.61)
10/7/2024	October City Allocation	517.00
10/22/2024	GSCCCA Filing for Mossy Creek DDA Loan	(25.88)
11/1/2024	GA Power Commerce Street lights	(46.46)
11/7/2024	November City Allocation	517.00
11/15/2024	Bank of Dudley Façade Grant	2,000.00
11/15/2024	Bank of Dudley Façade Grant ck#5021	(2,000.00)
12/4/224	GA Power Commerce Street lights	(46.46)
12/6/2024	December City Allocation	517.00
12/12/2024	Spa Medical & Sole Shoe Façade Grant	1,500.00
12/17/2024	Sole Show Façade Grant ck#5023	(500.00)
12/24/2024	Spa Medical Façade Grant ck#5022	(1,000.00)
1/2/2025	GA Power Commerce Street lights	(46.46)
1/3/2025	Gary Garrard Appraisal Svcs- ck#5024	(1,500.00)
1/9/2025	January City Allocation	517.00
1/28/2025	Natural Gas Grant- Ghost Runner Pizza	1,855.91
1/29/2025	Ghost Runner Natural gas grant- ck#5025	(1,855.91)
2/5/2025	GA Power Commerce Street lights	(46.59)
2/6/2025	February City Allocation	517.00
2/12/2025	Massey Gordon Design Façade Grant ck#5026	(2,500.00)
2/13/2025	Massey Gordon Design Façade Grant	2,500.00
2/28/2025	Moye Electric ck#5027	(8,575.00)
3/5/2025	GA Power Commerce Street lights	(46.59)
3/6/2025	March City Allocation	517.00
4/3/2025	April City Allocation	517.00
4/3/2025	GA Power Commerce Street lights	(46.59)
4/16/2025	ck#5028 Avison Young downtown feasibility study	(10,000.00)
4/23/2025	Withdrawal Closing of Boost (0406)	(900.00)
4/23/2025	Transfer from Boost to Operating (0398)	900.00
5/5/2025	GA Power Commerce Street lights	(46.59)
5/5/2025	May City Allocation	517.00
6/4/2025	GA Power Commerce Street lights	(46.59)
6/5/2025	June City Allocation	517.00

*Balance as of 6/30/2025 75,609.69

*operating & boost balance

**The City of Perry
Reconciliation of Bank Statement for
Downtown Development Authority Synovus
General Operating Account
As of June 30, 2025**

Less outstanding checks (Payables)

Balance per Bank Statement	75,139.28	Ending Balance:
		O/S Deposits:
Plus deposits not on statement		
COP allocation	517.00	
Less Disbursements:		
GA Power	(46.59)	O/S Disbursements:
		Checks:
Reconciled bank statement balance	75,609.69	
Balance per transaction register	<u>75,609.69</u>	
Difference	<u>0.00</u>	