



Downtown Development Authority of the City of Perry  
Monday, August 25, 2025

5:00pm

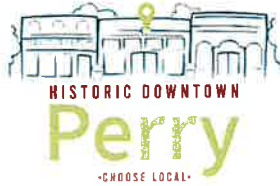
808 Carroll Street, Perry City Hall, Downtown Perry  
Economic Development Conference Room

**AGENDA**

1. Call To Order
2. Invocation
3. Citizens with Input
4. Guests/Speakers
  - a. Alicia Hartley, Downtown Manager – Welcome Park funding request
5. Old Business
  - a. Review proposed changes to table of uses
6. New Business
  - a. Approve minutes of July 28, 2025, meeting
  - b. Approve July 2025 Financials
  - c. Natural Gas Grant Application – Fuego Fresco
  - d. General Discussion – Northside Drive and Meeting Street
7. Staff Update
8. Member Items
9. Other
10. Chairman Items
11. 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](http://www.perry-ga.gov)



**To:** Perry Downtown Development Authority

**From:** Perry Main Street Advisory Board

**RE:** Funding Request Support for Placemaking Project

**Date:** August 8, 2025

At the August 7, 2025, Main Street Advisory Board meeting, the board concurred to move forward in pursuing the most recent placemaking project, the installation of flower musical instruments at Welcome Park. These musical instruments in Welcome Park would activate an otherwise unactive park area in Historic Downtown Perry. The purpose of this project is to revitalize public spaces by creating a vibrant, functional, and community-focused environment. Welcome Park is a space that was identified by the Placemaking Team that needs attention and activation.

The Main Street Advisory Board is requesting match funding from the Downtown Development Authority of \$4,103 to support this project. As Welcome Park was originally a project of the Downtown Development Authority, this would be a great way to continue investment and bring into this past project into the present. Below are the details of the project including the rendering of the flower instruments (disregard the other instruments and other fixtures in the rendering), a budget of the materials, and the proposed location for installation in Welcome Park. The current lead time on these fixtures is 8 weeks.

Flower Turquoise In-Ground	\$1,552
Flower Indigo In-Ground	\$1,676
Flower Orange In-Ground	\$1,552
Flower Yellow In-Ground	\$1,676
Fright	\$1,750
<b>TOTAL</b>	<b>\$8,206</b>

City of Perry-Freenotes  
SE VIEW



STRUCTURE # 1  
PROJECT # 1  
DATE 2/11/2025







Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)				
		Residential								Nonresidential									Form Based Code <sup>2</sup>			
		Rag	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU		IMU	MUC	NMU	FBR
Health Care	Hospital									P	P											
	Medical facility other than hospital									P	P	P	P					P	P	P		
	Religious institution	S	S	S	S		S	S	S	P	P	P	S					P	P	P	S	
	Congregate personal care home									P												
	Alternative/post incarceration facility										S						P					
	Rehabilitation facility										P	P <sup>1</sup>					P	P				
Parks and Open Space	All other uses									P	P	P						P	P			
	Cemetery, columbarium, mausoleum	S								P	P	P	P				P	P	P		4-3.2(A)	
	Community Garden	P	S	S	S	S	S	S	S	P	P	P	S	P	P		P	P	P	P		
	Golf course	S	S								P						P	P	P			
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	
Transportation Terminals	Airport/heliport/landing strip															P	P					
	All other uses										P				P	P		P				
Utilities	Communication tower, freestanding	S								S	P	S			P	P	P				4-3.2(B)	
	Communication tower on existing structure									P	P	P	P	P	P	P	P	P	P	P	4-3.2(B)	
	Utility, major	S	S	S	S	S	S	S	S		P				P	P	P	P	P	P	S	
	Utility, minor	S	S	S	S	S	S	S	S		P	P			P	P	P	P	P	P	S	
Commercial Uses																						
Eating Establishments	Brewpub										P	P	P					P	P	P		
	Drive-in restaurant										P											
	Restaurant with drive-through window										P	P						P	P	S		
	Restaurant with indoor and outdoor seating and/or food service areas										P	P	P	S				P	P	P		
	Restaurant with indoor seating only									S	P	P	P	S				P	P	P		
	Restaurant with no seating										P	P	P					P	P	P		
Offices	All uses																	P	P	P		
Outdoor Entertainment	All uses																	P	P			
Parking, Commercial	Parking lot									P	P	P	P						P	S		
	Parking structure									S	P	P	P					P	P	S		

Use Category	Use Type	Zoning Districts																	Additional Regulations (Sections)			
		Residential								Nonresidential								Form Based Code 2				
		RAg	R1	R2	R3	RTH	RM1	RM2	RMH	OI	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	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	P	P	P				P	P	P			
	Civic club								P			P									4-3.3(C)	
	Convenience store									P	P	P					P	P				
	Convention and exhibition facility										P	P	S				P				4-3.3(A)	
	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	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	P <sup>1</sup>						P	P				
Photography, art, dance studio or gallery								P			P	P	S				P	P	P	S		
Personal services, all other								S		P	P <sup>1</sup>	P <sup>3</sup>	S <sup>3</sup>				P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>			
Pet grooming, indoor only								S			P	S						P	P			
Prefabricated building display and sales										P				P			P	S				
Retails sales and services, all other										P	P <sup>1</sup>	P <sup>3</sup>	S <sup>3</sup>	P	P		P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>			
Retail tenant exceeding 35,000 square feet										P	S						P	P				
Sexually oriented business										P				P								
Shopping center exceeding 50,000 square feet										P	P	P <sup>1</sup>	S <sup>3</sup>	P	P	P	P <sup>3</sup>	P <sup>3</sup>				
Tattoo and body piercing establishment										P	S						P	P				
Veterinary clinic or hospital										P	P			P	P			P	P			

Use Category	Use Type	Zoning Districts																	Additional Regulations (Sections)							
		Residential								Nonresidential								Form Based Code <sup>2</sup>								
		R1	R2	R3	RTH	RM1	RM2	RMH	Q1	C1	C2	C3	LC	M1	M2	GU	IMU	MUC		NMU	FBR					
Self-Service Storage	All Uses																							6-6.2		
Vehicle Sales and Services	Automobile rental																								4-3.3(F)	
	Automobile sales																								4-3.3(F)	
	Automobile repair																								4-3.3(A & F)	
	Automobile service																								4-3.3(A & F)	
	Automobile wash and detailing																									
	Boat/ recreational vehicle rental &sales																									
	Taxicab service																									
	Tire sales and installation																									
	Towing service																									
	Truck and trailer rental and sales																									
Visitor Accommodations	Campground																									
	Hotel or motel																									
	Recreational vehicle park																								4-3.3(D)	
	Short-term rental unit	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	S	P	S		4-3.5	
Service and Industrial Uses																										
Agricultural Operations	Farm winery	S																					S	S		
	Riding stable/academy	P																							4-3.4(A)	
	All other uses	P	S	S	S			S																	4-3.4(A)	
Industrial Services	Contractor's office with on-site storage/fabrication								S														P	P	S	
	Data Center																									
	Truckstop or travel plaza																									
	All other uses																									
Manufacturing and Production	Artisan production establishment								S	P													P			
	Brewery, distillery																						P			
	Heavy manufacturing																									
	Light manufacturing, general																						P			
Mining Operations	All uses																									

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)			
		Residential								Nonresidential									Form Based Code <sup>2</sup>		
		R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR
Research and Development	R & D with outdoor storage													P	P						6-3.7(A)
	R & D with no outdoor storage								P		P			P	P			P	P		
Testing Laboratory	Testing Lab with outdoor storage													P	P						6-3.7(A)
	Testing Lab with no outdoor storage								P		P			P	P			P	P		
Warehouse and Freight Movement	Outdoor storage lot									P				P	P		P	S			6-3.7(A)
	Truck or freight terminal									P				P	P		P				
Waste Services	Warehouse													P	P						
	Junk yard															S					6-3.7(A)
	Recycling drop-off center													P	P	P					
	Waste disposal or treatment operation													S	S	P					
Wholesale Sales	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  
Minutes - July 28, 2025

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

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

Staff: Holly Wharton – Economic Development Director, Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Mr. Duffy, the new Community Development Director, introduced himself and the board welcomed him.

2. Invocation – was given by Director Rhodes
3. Citizens with Input – None
4. Guests/Speakers – None
5. Old Business – None
6. New Business
  - a. Review Table of Uses for C-3, Central Business District

Ms. Wharton advised the City Manager requested the board review the current allowable uses in the C-3 district with the intent of the review considering where development is now, will be and if there are possible changes needed. The board reviewed each of the use categories and use types and recommended the following for change: 1). Special exception for college/university, 2). Transportation terminals – heliport and all other uses – suggested a breakdown; look toward future with EV20L use, 3). Outdoor entertainment and clarify definition, 4). Convention and Exhibition facility by special exception, 5). Grocery store – define by square footage, allow a neighborhood market. On conclusion of discussion Ms. Wharton advised staff will work on possible amendment and bring back for further discussion.

- b. Adoption of FY 2026 budget

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

- c. Approve minutes of June 23, 2025, meeting

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

- d. Approve June 2025 Financials

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

7. Staff Update- Ms. Wharton advised of the upcoming GDOT road work for the traffic pattern shift at Macon Rd/Commerce St/Swift St. Main Street initiating new programs – key to downtown for new and/or expanding businesses, creation of a downtown welcome guide. Awarded Flint Energies mural grant for the Perry Players building. At the upcoming Main Street training will present the Northside Drive small area plan.
8. Member Items – Director Cossart advised the sidewalk sale will be August 16<sup>th</sup>.
9. Other - None
10. Chairman Items – requested for the September meeting to bring ideas for development of the property adjacent to the events center. Reminder façade grants and revolving loan funds are available.
11. Executive Session –Chairman George requested a motion to enter executive session for the discussion of real estate at 6:03pm. Director Mosley motioned to enter executive session for the purpose of real estate; Director Forrester seconded and all approved.  
  
Chairman George requested a motion to close executive session and reconvene the regular meeting at 6:14pm. Director Cossart motioned to close executive session and reconvene the regular meeting; Director Forrester seconded, and executive session was closed.
12. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:15pm.

*Holland*  
*ms*

**Downtown Development Authority**  
**Balance Sheet**  
**July 31, 2025**

	General Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>			
Cash & Cash Equivalents	76,078.94	\$ -	\$ 76,078.94
Interest Receivable		-	-
Loan Receivable		-	-
Due from Other Funds	-	-	-
<b>Total Assets</b>	<b>76,078.94</b>	<b>\$ -</b>	<b>\$ 76,078.94</b>
<b>Liabilities and Fund Balances</b>			
Liabilities			
Accounts Payable		\$ -	\$ -
Due to City of Perry	-	-	-
Due to Other Funds	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>
Fund Balances			
NonSpendable			
Loan Reveivable	-		\$ -
Reserved for			
MSAB Façade Grant	900.00	-	900.00
Revolving Loan	20,000.00	-	20,000.00
Unreserved	55,178.95	-	55,178.95
<b>Total Fund Balances</b>	<b>76,078.94</b>	<b>\$ -</b>	<b>\$ 76,078.94</b>
<b>Total Liabilities and Fund Balances</b>	<b>76,078.94</b>	<b>\$ -</b>	<b>\$ 76,078.94</b>

## DDA Operating

	<u>Jul-25</u>	<u>Aug-25</u>	<u>Sep-25</u>	<u>Oct-25</u>	<u>Nov-25</u>	<u>Dec-25</u>	<u>Jan-26</u>	<u>Feb-26</u>	<u>Mar-26</u>	<u>Apr-26</u>	<u>May-26</u>	<u>Jun-26</u>	<u>Total Expense</u>
<b>Revenues</b>													
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	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Expenditures</b>													
Professional Services - Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	46.75	46.75	46.75	46.75	46.75	46.75	46.75	46.75	46.75	46.75	46.75	46.75	46.75
<b>Excess (deficiency)</b>	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)	(46.75)
<b>Other Financing Sources</b>													
Transfer In - City of Perry (Monthly Allocation)	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00
Transfer In - City of Perry (Incentive Program)	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In - Capital Projects	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00	516.00
<b>Fund Balance - Beginning</b>	75,608.69	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94
<b>Fund Balance - Ending</b>	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94	76,078.94

Operating Account Summary

<u>Date</u>	<u>Activity Description</u>	<u>Amount</u>
	Balance as of 6/30/2025	75,609.69
7/1/2025	Beginning Balance	75,609.69
7/3/2025	GA Power Commerce Street lights	(46.75)
7/7/2025	July Allocation from City	516.00

\*Balance as of 7/31/2025 76,078.94  
\*operating & boost balance





Application # \_\_\_\_\_

## Application for Natural Gas Reimbursement

Contact Downtown Manager Alicia Hartley at (478) 988-2730 or Alicia.hartley@perry-ga.gov

### Applicant/Owner Information

\*Indicates Required Field

	Applicant	Property Owner
*Name	Norma Thomas	Lee Wingate
*Title	Owner/Manager ✓	
*Address	1009 Northside Dr. Perry GA	
*Phone	478-954-4354	
*Email	fuegofrescoDI@gmail.com	

### Property Information

*Street Address	1009 Northside Dr. Perry GA 31069
*Tax Map #(s)	

### Request

New Building ☒ Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Demolition \_\_\_\_\_ Relocation \_\_\_\_\_

\*Please describe the proposed modification:

New building

### Instructions

1. Application reviewed and approved by the Downtown Development Authority, property must be located in downtown district, zoned and licensed for a restaurant.
2. Eligible incentives include natural gas fueled commercial hot water heaters, stove, range, oven, grill, and dishwasher or combination thereof.
3. Appliance shall be installed for a new site or upgrade of existing site.
4. Attach support documentation to include copies of invoices for purchase/delivery of appliance(s) and plumbers' installation cost.
5. Site must be inspected and approved by the City.
6. Establish a City service account for the site. City will provide at no cost, if necessary, a natural gas meter.
7. Reimbursement will be fifty (50) percent of the documented cost of paid receipts to the applicant only.
8. Application shall become void if a utility permit is not issued within one year of approval of application.
9. Failure to open establishment or closure within a year's time of payment, applicant must refund full amount to the Downtown Development Authority.
10. Reimbursement will be released when Certificate of Occupancy is issued.

*Applicant	Norma Thomas	*Date	8-15-25
*Property Owner/Authorized Agent	Norma Thomas	*Date	8-15-25

Created 08/20/19



STATE OF GEORGIA  
COUNTY OF HOUSTON

This Agreement ("Agreement") made this 15 day of August, 2025, by and between the **Downtown Development Authority of the City of Perry** (herein "Authority") and Fuego Fresco Mexican Restaurant LLC (herein "Company").

WITNESSETH:

WHEREAS, the Authority desires to increase and improve the number of restaurants in the downtown district of the City of Perry; and

WHEREAS, the Authority has created an economic development incentive program to encourage restaurant development in the downtown district; and

WHEREAS, said program will reimburse a company operating a restaurant in the downtown district up to fifty percent (50%) of the total purchase and installation costs of certain commercial natural gas fueled appliances; and

WHEREAS, Company desires to participate in the natural gas incentive program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and Company agree as follows:

1. The Company's property, as identified in its Natural Gas Incentive Program Reimbursement Application, a copy of which is attached hereto as Exhibit "A," is located in the downtown district and is currently zoned and licensed for a restaurant.
2. The Company has allowed, or will allow, the property to be inspected by the City of Perry; the site must also be approved by the City of Perry.
3. The Company has established a City services utility account.
4. The Authority has agreed to issue a reimbursement payment to the Company in the amount of \_\_\_\_\_ dollars (\$\_\_\_\_\_) ("reimbursement payment") as part of its natural gas incentives program.
5. The reimbursement payment will be issued by the Authority once a Certificate of Occupancy has been issued for the site, with payment being made directly to the applicant listed on the Natural Gas Incentive Program Reimbursement Application.

6. Should the Company fail to become operational and open for business within twelve (12) months of receipt of the reimbursement payment, or fail to remain operational and open for business for a period of twelve (12) months after receipt of the reimbursement payment, Company hereby agrees to refund the full amount received as the reimbursement payment to the Authority. Any refund due to the Authority shall be paid in full on the date that is one (1) year from the Applicant's receipt of the original reimbursement payment.
7. This Agreement constitutes the entire agreement of the parties hereto.

IN WITNESS WHEREOF, the parties have duly executed this Agreement on the day and year first written above.

**DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF PERRY**

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Printed Name)  
(Title)

COMPANY -

Fuego Fresco Mexican Restaurant LLC

By: Norma Thomas  
Owner/manager  
(Printed Name)  
(Title)

[SEAL]

**EXIHIBIT A**

**Company's Natural Gas Incentive Program Reimbursement Application**