

Historic Preservation Commission  
Minutes - April 8, 2025

1. Call to Order: Chairman Griffin called the meeting to order at 6:00pm.
2. Roll Call – Chairman Griffin; Commissioners Beroza, Hubbard, and Sanders were present. Commissioner Taylor was absent.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests/Speakers: Amy Fouse, Greg Sutton, Trish Cossart, Mike Klug, Bill Delrow, Tommy Long and Bryan Fountain

3. Citizens with Input – None
4. Approval of the Agenda – Commissioner Beroza motioned to approve as presented; Commissioner Sanders seconded; all in favor and was unanimously approved.
5. Approval of Minutes – March 12, 2025, meeting – Commissioner Hubbard motioned to approve as submitted; Commissioner Sanders seconded; all in favor and was unanimously approved.
6. Announcements – Chairman Griffin referred to the notices as listed.
  - a. Procedures for Public Hearings
  - b. Please place cell phones in silent mode
7. Old Business - None
8. New Business
  - a. Public Hearing:
    - Ordinance to Designate Downtown Local Historic District

Mr. Wood presented a PowerPoint which depicted the proposed district map consisting of approximately 30 acres and contains 89 properties which create the core of Perry's downtown. The district is bounded generally on the East by Macon Road, on the North by Commerce Street, on the West by the railroad, and on the South by Main Street including most properties on the south side of the street. The process included the following:

- Reviewed the 2003 Perry Historic Resources Survey Report and previous district boundary
- Reviewed each property based on the Criteria for Selection of Historic Districts
- Prepared preliminary Report of Designation for review by Georgia Historic Preservation Division
- Reviewed Report of Designation considering comments from Georgia Historic Preservation Division
- Mailed and published notice of April 8, 2025, Public Hearing
- Historic Preservation Commission will prepare a recommendation to City Council
- Perry City Council will hold a public hearing before acting on the ordinance to designate the proposed district

The criteria for the selection of the district included how defined, which is a geographically definable area which contains buildings, structures, sites, objects, and landscape features, or a combination thereof, which; Has special character or special historic/aesthetic value or interest, Represents one or more periods, styles, or types of architecture typical of one or more eras in the history of the municipality, county, state, or region, and, Causes such area, by reasons of such factors, to constitute a visibly perceptible section of the municipality.

Mr. Wood advised for property owners and tenants a Certificate of Appropriateness for exterior changes only, excluding color would be required in relation to the design guidelines. It was noted a public hearing is required. The proposed district does not impact use of the property or interior changes.

Chairman Griffin opened the public hearing at 6:10pm and called for anyone to speak.

Amy Fouse – 1410 Elizabeth Avenue – thanked the Commission for their dedication and efforts in preserving the past and has fond memories of visiting many of the proposed properties

Greg Sutton – 126 Arena Road – Calvary Way Community Church – 753/755 Carroll Street what does the designation mean for property owners and future development

Trish Cossart – 924 Carroll Street – Chairman Main Street Advisory Board – since 2007 has been a downtown business owner. As Chairman the board is charged with historic preservation, design, organization and economic development and the challenge of balancing all. In two years, the Commission has designated two residential districts with a total of 158 properties and adding the proposed 89 properties the Commission would oversee 247 properties for COA review. Several buildings listed as contributing have little historical integrity, specifically the Village Shops, which will curtail future redevelopment efforts on the 700 block. The MSAB has worked hard over many years to maintain good working relationships with property and business owners for the economic vitality of downtown.

Mike Klug – Perry United Methodist Church -1002 Carroll Street – inquired about the COA process if it would be different than MSAB; Mr. Wood advised no difference, just a public hearing with the Commission. Will there be impact on adjacent lots in the district and vacant lots in the district; Mr. Wood advised only parcels in the district are impacted

Bill Delrow – 408 Stonegate Trail – what is the disadvantage of not being in the district and risk of non-contributing

Tommy Long – 1024 Ball Street – owner of numerous properties on Carroll Street – question on map showing alleys as closed; Mr. Wood advised they would not be the aerial is from the tax assessor site

Bryan Fountain – 10281 Marshallville Rd – owner of Village Shops – is difficult as a property owner dealing with multiple boards and their decisions. Confused as to the direction the boards are heading with regard to the Village Shops. The 700 block has been neglected for some time, there are no trees, no brick sidewalks. Appreciates the value of a historical district but would like

to understand the process and if there is an opportunity for redevelopment would like to be able to explore them.

There being no further comments, the public hearing was closed at 6:30pm.

Commissioners Sanders stated the Commission is appointed to serve the citizens and one of their tasks is to maintain character of downtown and do not feel the guidelines are restrictive and discourage development and the Commission does support economic development. The proposed boundary presented is much smaller than the original study from the DDA in 2002 and the Commission has worked diligently on; the Village Shops is recommended as contributing due to its shape and history.

Commissioner Hubbard felt the proposed boundary unifies Perry and the guidelines are there to guide and govern and maintain the small-town character.

Commissioner Beroza stated the Commission's goal is historic preservation and is not intended to restrict growth and prosperity, the goal is growth with preservation; the Commission appreciates the DDA, MSAB, property and business owners and a lot of thought and consideration was put into the proposed boundary and it's the Commission's goal not to hinder. The Commission has already approved six COA's. The Village Shops are included because of its history. Historic preservation is preserving what once was and what it will be, so in many years to come, citizens and visitors will remember. Understands concerns and is not goal of the Commission to get in the way of growth, or in the way of businesses being profitable and prosperous while contributing to what the city is, was and will continue to be. Understands concerns with Village Shops inclusion, the Commission spent a lot of time discussing and given the history including is the right thing and it does not mean the Commission will stand in the way of everything, but it means we want to make sure what it has been and has been for the community continues in some capacity.

Chairman Griffin stated the Commission's task was not taken lightly and the proposed boundary indicates that.

Commissioner Sanders asked staff if the design guidelines used are the same as MSAB; Mr. Wood advised they are.

Commissioner Beroza motioned to recommend approval to Mayor & Council of the Downtown Historic Designation District as presented; Commissioner Hubbard seconded; all in favor and was unanimously recommended from approval.

9. Other Business
  - a. Commission comments and questions – None
10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:40pm.