



**HISTORIC PRESERVATION COMMISSION  
STAFF REPORT – CERTIFICATE OF  
APPROPRIATENESS APPLICATION  
NO. HPC-CA-2026-02**

**HEARING DATES**  
HISTORIC PRESERVATION  
COMMISSION:  
**06/15/2026 at 5:00pm**

**CERTIFICATE OF APPROPRIATENESS APPLICATION AND DOCUMENTS:**

HPC-CA-2026-02 - Certificate of Appropriateness – Staff Report  
Attachment A: HPC-CA-2026-02 - Certificate of Appropriateness Application  
Attachment B: HPC-CA-2026-02 – Sign Permit Application  
Attachment C: HPC-CA-2026-02 – Sign Renderings  
Attachment D: HPC-CA 2026-02 – Legal Notice

**CERTIFICATE OF APPROPRIATENESS REQUEST:**

**APPLICATION No. HPC-CA-2026-02:**

Applicant: *Local Realty Group, LLC.; Carrie Horner*  
Applicant Address: *466 Arnold Lane*  
City: *Hiram* State: *Georgia* Zip: *30141*

Titleholder: *Prime Real Estate Partners, LLC.*  
Titleholder Address: *3604 Florence Cir.*  
City: *Powder Springs* State: *Georgia* Zip: *30127*

Location of Property: *206 Main Street, Dallas, GA. 30132*  
Tax Parcel ID No.: *137.2.1.086.0000*  
Land Lot(s): *275* District: *2<sup>nd</sup>* Section: *3<sup>rd</sup>*  
Intended Use of Property: *Commercial Services*  
Proposed Unit Count: *n/a*  
Zoning District: *CBD “Central Business District” (City)*

**Setbacks & Lot Requirements:**

***Minimum Lot Size –N/A overall parcel.; Minimum Lot Width – 25ft over all parcel; Minimum Lot Frontage – 25ft.; Maximum Building Height<sub>9</sub> – (Principal 65ft.) (Accessory – 24ft.); Front Setback<sub>1,10</sub> – 0ft / 15ft.<sub>14</sub>; Side Setback<sub>2</sub> – (Principal – 0ft. / 5ft. <sub>13</sub>) Accessory – 5ft.); Rear Setback<sub>2</sub> – (Principal – 0ft. / 5ft. <sub>13</sub>) Accessory – 5ft.); Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf Avg.; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – N/A; Maximum Lot Coverage (all impervious surfaces) – N/A***



**HISTORIC PRESERVATION COMMISSION  
STAFF REPORT – CERTIFICATE OF  
APPROPRIATENESS APPLICATION  
NO. HPC-CA-2026-02**

**HEARING DATES**  
**HISTORIC PRESERVATION**  
**COMMISSION:**  
**06/15/2026 at 5:00pm**

Unified Development Code Chapter(s) & Section(s):

- ***Chapter X; Sec. 10.01 – Historic Preservation; 5) Application to Preservation Commission for Certificate of Appropriateness; a) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties***

Design Guidelines for Historic Districts and Sites:

- ***C Commercial Historic District Sign Guidelines; Chapter 5 – Introduction to Sign Basics; 5.2. Sign Materials***

Description of Project:

- 1- Installation of exterior sign – attached to building***

**STAFF COMMENTS:**

***Local Realty Group, LLC.; Carrie Horner*** (Applicant), and ***Prime Real Estate Partners, LLC.*** (Titleholder), has applied and seeks a Certificate of Appropriateness for property legally known as ***206 Main Street, Dallas, GA. 30132***; Tax Parcel I.D. No. ***137.2.1.086.0000*** located in Land Lot: ***275*** in the ***2<sup>nd</sup>*** District and ***3<sup>rd</sup>*** Section of Paulding County.

**A. Existing land use and zoning classification of nearby property:**

**ADJACENT ZONING**

**NORTH: CBD (City)**  
**EAST: CBD (City)**  
**SOUTH: CBD (City)**  
**WEST: CBD (City)**

**ADJACENT DEVELOPMENT**

**NORTH: Commercial Property**  
**EAST: Commercial Property**  
**SOUTH: Commercial Property**  
**WEST: Commercial Property**

**B. Impact on adjacent properties**

- *None – The proposed scope of work will have no effect on adjacent properties.*

**C. Adverse effect on the usability of adjacent or nearby property**

- *None – The proposed scope of work will have no effect on adjacent properties.*

**D. Proposal causes excessive or burdensome use of streets, transportation facilities, utilities, schools**



**HISTORIC PRESERVATION COMMISSION  
STAFF REPORT – CERTIFICATE OF  
APPROPRIATENESS APPLICATION  
NO. HPC-CA-2026-02**

**HEARING DATES**  
**HISTORIC PRESERVATION**  
**COMMISSION:**  
**06/15/2026 at 5:00pm**

- *None – Property is a continued commercial use*

**E. Supported by current conditions**

- *Signage shall conform to all historic and architectural requirements.*
- *Sign plan shall be compliant with Design Guidelines for Historic Districts and Sites; C Commercial Historic District Sign Guidelines; Chapter 5 – Introduction to Sign Basics; 5.2. Sign Materials*

**F. 2022 Comprehensive Plan**

- *Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being shown within the Downtown Special Interest character area, per the future development map found on page 99.*

**STAFF RECOMMENDATIONS:**

**Based on the preceding analysis, the City’s - Community Development Department recommends approval of the Certificate of Appropriateness to the Historic Preservation Commission with the following stipulations to be applied:**

1. The Applicant shall install the sign in strict conformity with the renderings and specifications as approved by the Historic Preservation Commission.
2. The material types specified in this approval shall not be altered. Any proposed changes to material types shall require the resubmission and approval of a new Certificate of Appropriateness (COA).

**Unless explicitly stated herein, all other Historic Preservation requirements along with lot, development, design, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.**

*The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga - Historic Preservation Commission make the final decision on all Certificate of Appropriateness Applications.*



Historical Preservation Commission
Application for Certificate of Appropriateness

Applicant Name: Local Realty Group LLC
Mailing Address: 466 Arnold Lane
Hiram GA 30141
Phone: [Redacted]
Email: [Redacted]

NOTE: If the applicant is not the owner(s) as listed on the Property Deed, a notarized statement signed by the property owner(s) authorizing the applicant to make this request, shall be attached to the application.

Project Information

Property/Project Address: 206 Main Street A+B

Existing Building Type: [ ] Residential [X] Commercial

Project Type: [ ] New Building [ ] Addition to Building [ ] Demolition
[ ] Fences, Walls, Landscape [ ] Minor Exterior Change
[ ] Major Restoration, rehabilitation or remodeling [X] Other

Brief Project Description (example: addition of sunroom, install fence):
Exterior Signage

Contractor/Consultant/Architect: Prime Real Estate Partners

Project Start Date: ASAP Anticipated Completion: 6 months

Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Appropriateness, it is not held by those decisions when considering new applications that may appear similar in character.

PROCEDURE

Application Requirements

All applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

Application Deadlines

Applications shall be submitted no less than 30 days prior to the next regularly scheduled meeting of the Historic Preservation Commission. (Regular meetings are held the 3rd Tuesday of each month except for July and December (no meetings in those months)).

Application Representation

The applicant or the authorized representative of the applicant, shall attend the public hearing before The Historic Planning Commission and shall be given an opportunity to address the Commission.

Building Permit Requirements

In addition to a COA application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COA.

Deadline for Project Completion

After approval, the COA is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only

Date Received: APRIL 27, 2026

Application #: HPC-CA-2026-02

Legal Notice: POSTED MAY 28, 2026

HPC Hearing: JUNE 15, 2026

HPC Decision: \_\_\_\_\_

COA Expiration: \_\_\_\_\_

**Project Description**

Include support material (refer to list to the right) and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. (Example: (1) Addition to rear (2) New roof)

Sign (Exterior)

Fabricated Aluminum pan

Sign ~~with~~ ~~aluminum~~

with vinyl ~~copy~~ ~~panels~~

Overlaid overlays

Roasted Aluminum

Face.

8" - 11"                      3' - 5 1/2"

**Authorization**

In consideration for the City of Dallas' review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its agents and employees from and against all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Carrie Horner

Printed Name

Carrie Horner

Signature

4.27.2026

Date

**Support Material**

The following list includes the support material necessary for review of a particular project:

**New Buildings / New Additions**

- Site Plan
- Architectural elevations
- Floor plans
- Landscape plan (vegetation not required)
- Description of construction materials
- Photographs of proposed site and adjoining properties

**Major Restoration, Rehabilitation or Remodeling**

- Architectural elevations or sketches
- Description of proposed changes
- Description of construction materials
- Photographs of existing building
- Documentation of earlier historic appearances (restoration only)

**Minor Exterior Changes**

- Description of proposed changes
- Description of construction materials
- Photographs of existing building

**Site Changes**

- Parking Areas, Drives, Walks**
- Site Plan or sketch of site
- Description of construction materials
- Photograph of site

**Fences, Walls, Systems**

- Site Plan or sketch of site
- Architectural elevations or sketches
- Description of construction materials
- Photograph of site

**Signs**

- Specifications
- Description of construction materials and illumination

**Demolition**

- Must include a complete plan for the new development.
- Timetable
- Demolition budget
- New construction budget
- Evidence of adequate financing.
- Demolition permit from Community Development Dept. (including lead & asbestos abatement)

**Only complete applications will be placed on the agenda for design review.**

**Submit to:  
City of Dallas  
Community Development Department  
200 Main St.  
Dallas, Ga. 30132**



# Sign Permit Application

Application No. SP - 2026 - 04  
(PAGE 1 of 10)

HEARING DATE  
\_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_ PM  
Planning Commission  
Mayor & Council

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Local Realty Group LLC  
Address: 206 Main Street A3B  
City: Dallas State: GA Zip: 75201  
Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]  
Applicant's Signature

Lesly B. Williamson  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:  
  
Notary Public Signature

Notary Commission Expires:  
The 28 day of March, 2027.  
SEAL: Car Horner

Property Owner: (If Applicable) Prime Real Estate Partners, LLC  
Address: 3406 Florence Circle  
City: Powder Springs State: GA Zip: 30127  
Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]  
Property Owner's Signature

Keith Dunn  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:  
[Signature]  
Notary Public Signature

Notary Commission Expires:  
The 16th day of April, 2026.  
SEAL:

CITY STAFF ONLY:

TIME/DATE STAMP:  
APPLICATION ACCEPTED

FILED WITH COMMUNITY DEVELOPMENT: APR 27, 2026  
APPLICATION ACCEPTANCE DATE: May 28, 2026  
DIRECTOR: [Signature] May 28, 2026  
(SIGNATURE) (DATE)



# Sign Permit Application

Application No. SP - 2026 - 04

(PAGE 2 of 10)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Sign Owner: Local Realty Group LLC  
(if different from property owner)

Address: 206 Main Street

City: Dallas State: GA Zip: 30157

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]  
Sign Owner's Signature

Lesh Williamson  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

Notary Commission Expires:  
The 28 day of March, 2027

SEAL:



### Sign Permit Information:

**\*\*ONLY (1) ONE SIGN WILL BE CONSIDERED FOR APPROVAL PER APPLICATION\*\***

#### Location and Size of Sign:

Property Address: 206 Main Street Dallas GA 30157

Total Acreage of Property: 0 Acres

Aggregate Area of Proposed Sign: 8'-11"/3'-5 1/2" Square Feet; Total Sign Aggregate Area 8'-11"/3'-5 1/2" Square Feet (all signs on property)

Distance from Closest Adjacent Sign: \_\_\_\_\_  
(Example - North: 35 Feet; West: 125 Feet; Etc.: In all Directions)

#### Type of Sign:

- Permanent Roof, Canopy, Wall, Projecting
- Free Standing
- Billboard (Outdoor Advertising)
- Temporary ( Yard  Political  Promotional  Display) "Runners are permitted for a maximum of 90-days for short-term use and 180-days for long-term use"

Description of Sign: Company Sign

Area of Sign: 8'-11"/3'-5 1/2" Square-Feet; Number of Sides: 1; Height of Sign: 3'-5 1/2" Feet

Shape of Sign: Rectangle; Method Used for Mounting and/or Erecting: \_\_\_\_\_

#### Sign Plans and Specifications:

(Attach plans and specifications if required by City of Dallas code of ordinance)

- Required (plans and specifications attached)
- Not Required



### SIGN PERMIT FEE

A sign permit fee, which is non-refundable, shall be paid for each sign permit being requested. It is the Applicant's responsibility to provide a complete and compliant sign permit application to the Community Development Department.

Applicants should only attached documentation requested within the application packet. Failure to provide will prohibit consideration of the application. It is the responsibility of the applicant to ensure the application is complete, per the requirements of the City of Dallas code of ordinances.

**FAILURE TO MEET THESE REQUIREMENTS WILL RESULT IN THE APPLICATION BEING DENIED AND/OR WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

**SIGN PERMIT FEES:**

Sign Permit:	\$40.00 per side	Banner Permit (90 Day):	\$30.00
Banner Permit (180 Day)	\$60.00	Banner Inspection Fee:	\$10.00
Banner Removal Fee:	\$100.00+Expense	Promotional Flag Permit:	\$60.00
Flag Removal Fee:	\$100.00+Expense		

Is payment included?  No  Yes

**I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.**

Signature of Applicant: *[Handwritten Signature]*

Date: 4/1/26

Signed, sealed and delivered in the presence of: Carrie Horner  
My Commission Expires 3-28-2027

Notary Public Signature: *[Handwritten Signature]*



**\*\*MAKE CHECKS PAYABLE TO CITY OF DALLAS\*\***



**AUTHORIZATION OF TITLEHOLDER**

I, Keith Dunn, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of sign permit approval.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Local Realty Group LLC  
Address 206 Main Street  
City Dallas State Georgia Zip 30157  
Email [REDACTED]  
Phone [REDACTED]

Name of Titleholder Prime Real Estate Partners, LLC  
Address 3400 Florence Circle  
City Douglas Springs State Georgia Zip 30127  
Email [REDACTED] Phone [REDACTED]

Keith Dunn  
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Carrie Horn  
Notary Public Signature

My Commission Expires: 3-28-2027

Seal:



**\*A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER\***



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS  
BY APPLICANT, TITLEHOLDER, AND SIGN OWNER**

Applicant Name<sup>1</sup>: Local Realty Group LLC

Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_

to obtain a sign permit for property described as follows: 206 Main Street A & B

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:  
Local Realty Group & Prime Real Estate Partners Inc

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application?  No  Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 27<sup>th</sup> day of April, 2026.

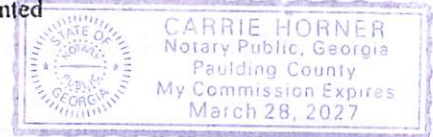
[Signature]  
Applicant's Signature

Leah Williamson  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

My Commission Expires



3-28-2027

**\*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, TITLEHOLDER, AND SIGN OWNER\***

<sup>1</sup>Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

<sup>2</sup>Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,  
TITLEHOLDER, AND SIGN OWNER**

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?  No  Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?  No  Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?  No  Yes

If yes, describe the relationship and the nature and extent of such interest: \_\_\_\_\_

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council, Planning Commission, or Zoning Board of Appeals must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 27<sup>th</sup> day of April, 2026.

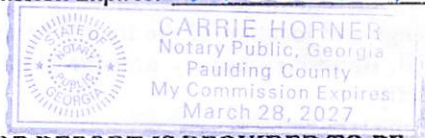
[Signature]  
Applicant's Signature<sup>1</sup>

Lesh Williamson  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

My Commission Expires: 3-28-2027  
(SEAL)



**\*A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER \***

<sup>1</sup>Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

# Option A-1



Fabricated aluminum pan sign with 2" returns with vinyl copy reading "REALTY", and inset line. Fabricated aluminum pan sign with vinyl overlays reading "LOCAL"

Scale - 3/4" = 1'

**CITY OF DALLAS**  
**HISTORIC PRESERVATION COMMISSION**  
**PUBLIC HEARING NOTIFICATION**  
**LEGAL NOTICE**  
**(HPC-CA-2026-02)**

*Local Realty Group, LLC.; Carrie Horner* (Applicant), and *Prime Real Estate Partners, LLC.* (Titleholder), has applied and seeks a Certificate of Appropriateness for property legally known as **206 Main Street, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.2.1.086.0000** located in Land Lot: **275** in the **2<sup>nd</sup>** District and **3<sup>rd</sup>** Section of Paulding County.

The public hearing for the Historic Preservation Commission will be held on **Monday, June 15, 2026**, at **5:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

The public is invited to attend the meeting for oral comments, or submit written comments on the subject to the City of Dallas, Attention: Dallas Historic Preservation Commission, 129 E. Memorial Drive, Dallas, Georgia 30132, prior to the public meeting. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

Certificate of Appropriateness Request:

- *City of Dallas - Code of Ordinance; Unified Development Code; Chapter X; Sec. 10.01 – Historic Preservation; 5) Application to Preservation Commission for Certificate of Appropriateness; a) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties*
  - o *Exterior Signage Approval*
- *Design Guidelines for Historic Districts and Sites; C Commercial Historic District Sign Guidelines; Chapter 5 – Introduction to Sign Basics; 5.2. Sign Materials*

This the **28<sup>th</sup>** day of **May, 2026**.

**Local Realty Group, LLC; Carrie Horner** (Applicant)

**Prime Real Estate Partners, LLC** (Titleholder)



CITY OF DALLAS, GEORGIA  
Office of Community Development  
129 E. Memorial Dr. Dallas, GA 30132  
Director – Brandon Rakestraw  
[brakestraw@dallas-ga.gov](mailto:brakestraw@dallas-ga.gov)  
[www.dallasga.gov](http://www.dallasga.gov)

## PUBLIC HEARING NOTIFICATION

### HISTORIC PRESERVATION COMMISSION

#### HPC-CA-2026-02

Dear Surrounding Property Owners:

**Local Realty Group, LLC; Carrie Horner** (Applicant), and **Prime Real Estate Partners, LLC** (Titleholder), has applied and seeks a Certificate of Appropriateness for property legally known as **206 Main Street, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.2.1.086.0000** located in Land Lot: **275** in the **2<sup>nd</sup>** District and **3<sup>rd</sup>** Section of Paulding County.

The public hearing for the Historic Preservation Commission will be held on **Monday, June 15, 2026**, at **5:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

The public is invited to attend the meeting for oral comments or submit written comments on the subject to the City of Dallas, Attention: Dallas Historic Preservation Commission, 129 E. Memorial Drive, Dallas, Georgia 30132, prior to the public meeting. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

Certificate of Appropriateness Request:

- *City of Dallas - Code of Ordinance; Unified Development Code; Chapter X; Sec. 10.01 – Historic Preservation; 5) Application to Preservation Commission for Certificate of Appropriateness; a) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties*
  - o *Exterior Signage Approval*
- *Design Guidelines for Historic Districts and Sites; C Commercial Historic District Sign Guidelines; Chapter 5 – Introduction to Sign Basics; 5.2. Sign Materials*

*This the 28th day of May, 2026.*

*Local Realty Group, LLC; Carrie Horner (Applicant)*

*Prime Real Estate Partners, LLC (Titleholder)*

Sincerely yours,

Brandon Rakestraw  
Community Development Director

## Surrounding Property Owner Information

Application: HPC-COA-2026-02

Local Realty Group, LLC.

206 Main Street, Dallas, GA 30132

Tax Parcel I.D. No.: 137.2.1.086.0000

1. Dallas Georgia Equity Investors LLC  
Mailing Address: *1849 Tobey Rd  
Atlanta, Ga 30341*  
Property Address: *204 Main St.*  
Tax Parcel ID No.: *137.2.1.090.0000*  
Zoning District: *CBD*
2. City Of Dallas Georgia  
Mailing Address: *129 E Memorial Dr  
Dallas, Ga 30132*  
Property Address: *200 Main St.*  
Tax Parcel ID No.: *137.2.1.095.0000*  
Zoning District: *CBD*
3. City of Dallas Georgia  
Mailing Address: *129 E. Memorial Dr.  
Dallas, Ga 30132*  
Property Address: *208 Main St.*  
Tax Parcel ID No.: *137.2.1.089.0000*  
Zoning District: *CBD*
4. Prime Real Estate Partners LLC  
Mailing Address: *3406 Florence Cir.  
Powder Springs, Ga 30127*  
Property Address: *211 Main St.*  
Tax Parcel ID No.: *137.2.1.014.0000*  
Zoning District: *CBD*
5. Leake Gary J & Leake Kathryn H  
Mailing Address: *262 Church St.  
Marietta, Ga 30060*  
Property Address: *209 Main St.*  
Tax Parcel ID No.: *137.2.1.088.0000*  
Zoning District: *CBD*
6. Msl Remodeling Company Incorporated  
Mailing Address: *262 Church St  
Marietta, Ga 30060*  
Property Address: *41 Courthouse Sq.*  
Tax Parcel ID No.: *137.2.1.032.0000*  
Zoning District: *CBD*



N JOHNSON ST

E MEMORIAL DR

COURTHOUSE SQ

CHURCH ST

E GRIFFIN ST

W GRIFFIN ST

S JOHNSON ST

MAIN ST

W SPRING ST

PARK ST

6

2

3

5

4

1