



NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-04
ZONING/REZONING: Z-2025-07

Dear Surrounding Property Owners,

Georgia Capital, LLC (Applicant), *Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope* (Titleholder), and *Moore Ingram Johnson & Steele, LLP; J. Kevin Moore* (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the *Northwesterly and Southeasterly sides of Summerhill Road*, from *R-2 & B-2* (Paulding County) to *TH-Townhome and C-2 Commercial Medium-Density* (City of Dallas) for a residential, one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by *Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000*, in Land Lot(s): *458; 459; 479, 2nd District, 3rd Section*, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on **Thursday, April 23, 2026, at 6:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on **Monday, May 4, 2026, at 5:15pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing.

This the **2nd** day of **April 2026**

Georgia Capital, LLC (Applicant)
Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder)
Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director

LISTING OF ADJOINING OWNERS
(Annexation Application)

Application No.: _____

Applicant: Georgia Capital, LLC
Titleholders: Estate of Mary Sue Tibbitts;
230 Summerhill Road, LLC;
Mike J. Pope

List of names and addresses of adjoining property owners:

1. Estate of Mary Sue Tibbitts
4809 Shae Court
Powder Springs, GA 30127
(Parcel No. 147.1.2.002.0000)
2. Z EJ Dallas, LLC
10933 Crabapple Road
Roswell, GA 30075
(Parcel No. 140.4.3.072.0000)
3. 3366 Atlanta Highway, LLC
c/o Altus Group
Post Office Box 92129
Southlake, TX 76092
(Parcel No. 140.4.3.070.0000)
4. 2011 Edwards Family Revocable Trust
c/o Charlie Edwards, Jr.
598 Summerhill Road
Dallas, GA 30132
(Parcel No. 147.2.1.002.0000)
5. Lester Jackson Lindsey
Joanna Lindsey
578 Summerhill Road
Dallas, GA 30132
(Parcel No. 147.1.2.003.0000)

6. Aiken Business Properties, LLP
Otis Production, Inc.
c/o Aiken Management Trust
Post Office Box 1055
Dallas, GA 30132
(Parcel No. 147.2.4.006.0000)
7. Mike Pope
95 Avery Way
Dallas, GA 30157
(Parcel No. 147.1.3.010.0000)
8. Paulding Medical Center, Inc.
c/o Altus Group
Post Office Box 92129
Southlake, TX 76092
(Parcel No. 147.2.4.002.0000)
9. Pop 144 Bill Carruth, LLC
c/o Altus Group
Post Office Box 92129
Southlake, TX 76092
(Parcel No. 147.2.4.005.0000)
10. PPC 148 Bill Carruth, LLC
c/o Altus Group
Post Office Box 92129
Southlake, TX 76092
(Parcel No. 147.2.4.003.0000)
11. McNeel Covey 278, LLC
Post Office Box 2993
Kennesaw, GA 30156
(Parcel No. 147.1.3.002.0000)
12. 90 International, LLC
c/o Brown Realty Advisors, Inc.
1303 Hightower Trail, Suite 205
Atlanta, GA 30350
(Parcel No. 147.1.3.006.0000)

13. Linda Paris Holley
Larry D. Paris
150 Smith Road
Hiram, GA 30141
(Parcel No. 147.1.4.001.0000)
14. 230 Summerhill Road, LLC
783 Holland Road
Powder Springs, GA 30127
(Parcel No. 147.1.3.007.0000)
15. 230 Summerhill Road, LLC
783 Holland Road
Powder Springs, GA 30127
(Parcel No. 147.1.3.008.0000)
16. 230 Summerhill Road, LLC
783 Holland Road
Powder Springs, GA 30127
(Parcel No. 147.1.2.004.0000)
17. 303 Summerhill Road, LLC
783 Holland Road
Powder Springs, GA 30127
(Parcel No. 147.1.2.001.0000)
18. Richard L. Harris
Delores C. Harris
783 Holland Road
Powder Springs, GA 30127
(Parcel No. 147.1.1.006.0000)
19. Thomas C. Tabor
404 Redwood Drive NE
Marietta, GA 30060
(Parcel No. 140.4.4.046.0000)