



January 30, 2026

Mr. J. Kevin Moore - Representative
Moore Ingram Johnson & Steele, LLP.
Emerson Overlook
326 Roswell Street; Suite 100
Marietta, GA 30060
(via email ONLY – [REDACTED])

Re: Application for Annexation / Zoning:
Georgia Capital, LLC.; Property formally
known as Tax Parcel I.D. No.
147.1.2.002.0000; 147.1.3.008.0000;
147.1.3.010.0000; located within Land
Lot: 458, 459, 479; 2nd District 3rd
Section; Paulding County, Georgia

Dear Mr. Moore:

I am writing to inform you the Community Development Department has carefully reviewed your client's application for annexation and zoning of property located along the northwesterly and southeasterly side of Summerhill Road, and along a portion of the northerly side of Jimmy Lee Smith Parkway, within Land Lots 458, 459, and 479; 2nd District; 3rd Section; Paulding County, Georgia, and more formally known as Tax Parcel I.D. No. 147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located



within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more than 45 days from your hearing date(s). We will advise you of these dates in the coming days via email.

Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Georgia Capital, LLC.; Kendall B. King, Director – Applicant (via email ONLY [REDACTED])
Darrin Keaton – City Attorney
Kendall Smith – City Manager

Enclosure: Surrounding Property Owner Notification Template