



CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

March 25, 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: Annexation (A-2025-04) & Zoning (Z-2025-07) Application – Public Hearing Notification: Georgia Capital, LLC.; Property formally known as Tax Parcel I.D. No(s). 147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000; located within Land Lot(s): 458, 459, 479; 2nd District 3rd Section; Paulding County, Georgia

Dear Mr. Moore:

I am writing to inform you that the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will 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) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for *Thursday, April 23, 2026, at 6:00 PM*, while the City Council public hearing will take place on *Monday, May 4, 2026, at 5:15 PM*. A copy of the Notice of Public Hearing Legal Notice is attached as “Exhibit A”.



Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. We will be placing two (2) annexation and two (2) zoning signs at the property on April 2, 2026. The city necessitates a payment of \$50.00 for each public notification sign. Please ensure a payment of \$200.00 to the City of Dallas is provided to the Community Development Department office no later than April 1, 2026.

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.

Thank you for your attention to this matter.

Respectfully,

Brandon Rakestraw
Community Development Director

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

Enclosure(s): A-2025-04 & Z-2025-07 - Notice of Public Hearing
A-2025-04 & Z-2025-07 - Surrounding Property Owner Notification