



ANNEXATION APPLICATION

Application No. A - 2025 - 04
(PAGE 1 of 11)

HEARING DATES
Planning Commission: 04/23/2026 6:00 PM
City Council: 05/04/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC

Address: 400 Galleria Parkway, Suite 1130

City: Atlanta **State:** GA **Zip:** 30339

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

Georgia Capital, LLC

See Applicant's Signature on Previously Filed
BY: Rezoning/Annexation Application (Copy Attached Hereto) Kendall B. King, Director

Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

Notary Public Signature

The ____ day of _____, 20__.

SEAL:

Representative: Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

Address: Emerson Overlook, Suite 100, 326 Roswell Street

City: Marietta **State:** GA **Zip:** 30060

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

MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature]
Applicant's Signature

J. Kevin Moore
Printed Name of Signatory

J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Property Owners

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

[Signature]
Notary Public Signature

The 10th day of January, 2027.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: NOVEMBER 26, 2025

APPLICATION ACCEPTANCE DATE: JANUARY 28, 2026

DIRECTOR: [Signature] 01-28-2026
(SIGNATURE) (DATE)



ANNEXATION APPLICATION

Application No. A - 2025 - 04

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Estate of Mary Sue Tibbitts

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2928 Stanway Avenue

City: Douglasville

State: GA

Zip: 30135

Phone: [REDACTED]

E-mail address: _____

Georgia Capital, LLC

See Applicant's Signature on Previously Filed Rezoning/

BY: Annexation Application (Copy Attached Hereto)

Kendall B. King, Director

Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

The _____ day of _____, 20____.

Notary Public Signature

SEAL:

Property Information

Present Zoning Classification: R-2, B-2 (Overall) (PAULDING) Requested Zoning Classification: TH, C-2 (CITY)

Total Acreage of Annexation Application: 35.633+/- (Overall) Acreage of Titleholder: 34.455+/-

10.409+/- (N); 24.046+/- (S)

Land Lot(s): 458, 459 District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 147.1.2.002.0000

Location of Property: Northwesterly and southeasterly sides of Summerhill Road (469 Summerhill Road)

(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: Townhome community consisting of maximum 175 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Proposed Lot Count: 175 Proposed Density: 6.65+/- upa Proposed Lot Size: 24' x 40'

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) 147.1.3.008.0000; 147.1.3.010.0000

Additional Land Lots here: 479, _____, _____, _____, _____, _____

Zoning Application No. Z - _____ - _____



ANNEXATION APPLICATION

Application No. A - 2025 - 04

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: 230 Summerhill Road, LLC

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 783 Holland Road

City: Powder Springs

State: GA

Zip: 30127

Phone: ([REDACTED]) E-mail address: _____

Georgia Capital, LLC

BY: See Applicant's Signature on Previously Filed Rezoning/
Annexation Application (Copy Attached Hereto)

Kendall B. King, Director

Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

The _____ day of _____, 20____.

Notary Public Signature

SEAL:

Property Information

Present Zoning Classification: R-2 (Overall) (PAULDING) Requested Zoning Classification: TH, C-2 (CITY)

Total Acreage of Annexation Application: 35.633+/- (Overall) Acreage of Titleholder: 0.495+/-

Land Lot(s): 479 District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 147.1.3.008.0000

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly of Summerhill Road (unassigned)
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: Townhome community consisting of maximum 175 residential units, including related amenities;
two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Proposed Lot Count: 175 Proposed Density: 6.65+/- upa Proposed Lot Size: 24' x 40'

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) 147.1.3.010.0000; 147.1.2.002.0000

Additional Land Lots here: 458, 459, _____, _____, _____, _____

Zoning Application No. Z - _____ - _____



ANNEXATION APPLICATION

Application No. A - A-2025-04

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Mike J. Pope

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 95 Avery Way

City: Dallas

State: GA

Zip: 30157

Phone: ([REDACTED]) E-mail address: _____

Georgia Capital, LLC

BY: See Applicant's Signature on Previously Filed Rezoning/
Annexation Application (Copy Attached Hereto)

Kendall B. King, Director

Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

The _____ day of _____, 20____.

Notary Public Signature

SEAL:

Property Information

Present Zoning Classification: B-1 (PAULDING) (Overall) Requested Zoning Classification: TH, C-2 (CITY)

Total Acreage of Annexation Application: 35.633+/- (Overall) Acreage of Titleholder: 0.683+/-

Land Lot(s): 479 District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 147.1.3.010.0000

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly of Summerhill Road (unassigned)
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: Townhome community consisting of maximum 175 residential units, including related amenities;
two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Proposed Lot Count: 175 Proposed Density: 6.65+/- upa Proposed Lot Size: 24' x 40'

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) 147.1.3.008.0000; 147.1.2.002.0000

Additional Land Lots here: 458, 459, _____, _____, _____, _____, _____

Zoning Application No. Z - _____ - _____



Zoning/Rezoning Application

Application No. Z - 2025 - 07

(PAGE 1 of 15)

HEARING DATES
Planning Commission:
04/23/2026 6:00 PM
City Council:
05/04/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC

Address: 400 Galleria Parkway, Suite 1130

City: Atlanta **State:** GA **Zip:** 30339

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

Georgia Capital, LLC

See Applicant's Signature on Previously Filed Rezoning/
BY: Annexation Application (Original Attached Hereto)

Applicant's Signature

Kendall B. King, Director

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

Notary Public Signature

The ____ day of _____, 20__.

SEAL:

Representative: Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

Address: Emerson Overlook, Suite 100, 326 Roswell Street

City: Marietta **State:** GA **Zip:** 30060

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

MOORE INGRAM JOHNSON & STEELE, LLP

BY: *J. Kevin Moore*
Applicant's Signature

J. Kevin Moore

Printed Name of Signatory

J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Titleholders

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

Carolyn E. Cook
Notary Public Signature

The 10th day of January, 2027.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: NOVEMBER 26, 2025

APPLICATION ACCEPTANCE DATE: JANUARY 28, 2026

DIRECTOR: *[Signature]*
(SIGNATURE)

01-28-2026
(DATE)



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC Business phone: [redacted] Cell: [redacted]

Address: 400 Galleria Parkway, Suite 1130 Home phone: _____

City: Atlanta State: GA Zip: 30389 Fax phone: _____

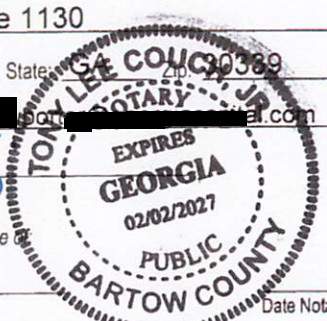
E-mail address: [redacted]@[redacted].com

BY: [Signature]
Applicant's Signature

Kendall B. King, Director
Printed Name of Signatory

Signed, sealed and delivered in the presence of

[Signature]
Notary Public



2/2/27
Date Notary Commission Expires

Representative: J. Kevin Moore Moore Ingram Johnson & Steele, LLP Phone: [redacted] Cell: [redacted]

Address: Emerson Overlook, Suite 100, 326 Roswell Street City: Marietta State: GA Zip: 30060

E-mail address: [redacted] Fax phone: [redacted]

BY: [Signature]
Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Attorneys for Applicant and Property Owners

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: _____ Business phone: _____ Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: _____ City: _____ State: _____ Zip: _____

See Attached for Titleholders' Signatures

Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Public

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2, B-1, B-2 (Paulding County) Requested Zoning Classification: TH, C-2 (City of Dallas)

Total Acreage of Zoning/Rezoning Application: 35.633+/- (Overall) Acreage of Titleholder: _____
10.409+/- (N); 25.224+/- (S)

Land Lot(s): 458, 459, 479 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 147.1.2.002.0000
147.1.3.008.0000
147.1.3.010.0000

Location of Property: Northwesterly and southeasterly sides of Summerhill Road; portion on northerly side of Jimmy Lee Smith Parkway
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road) (469 Summerhill Road; unassigned parcels)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Townhome Community consisting of maximum 174 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC Business phone: [redacted] Cell: [redacted]

Address: 400 Galleria Parkway, Suite 1130 Home phone: _____

City: Atlanta State: GA Zip: 30339 Fax phone: _____

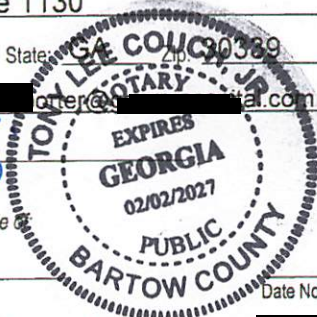
E-mail address: [redacted] @interex.com

BY: [Signature]
Applicant's Signature

Kendall B. King, Director
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public



2/2/27
Date Notary Commission Expires

Representative: Moore Ingram Johnson & Steele, LLP Phone: [redacted] Cell: [redacted]

Address: Emerson Overlook, Suite 100, 326 Roswell Street City: Marietta State: GA Zip: 30060

E-mail address: [redacted] Fax phone: [redacted]

BY: [Signature]
Representative's Signature
Attorneys for Applicant and Property Owners

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: _____ Business phone: _____ Home phone: _____

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: _____ City: _____ State: _____ Zip: _____

See Attached for Titleholders' Signatures

Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2, B-1, B-2 (Paulding County) Requested Zoning Classification: TH, C-2 (City of Dallas)

Total Acreage of Zoning/Rezoning Application: 35.633+/- (Overall) Acreage of Titleholder: _____

Land Lot(s): 458, 459, 479 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 147.1.2.002.0000
10.409+/- (N); 25.224+/- (S) 147.1.3.008.0000
147.1.3.010.0000

Location of Property: Northwesterly and southeasterly sides of Summerhill Road; portion on northerly side of Jimmy Lee Smith Parkway
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road) (469 Summerhill Road; unassigned parcels)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Townhome Community consisting of maximum 174 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Zoning/Rezoning Application

Application No. Z - 225 - 07

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Estate of Mary Sue Tibbitts

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2928 Stanway Avenue

City: Douglasville

State: GA

Zip: 30135

Phone: ([REDACTED]) E-mail address: _____

Georgia Capital, LLC

See Applicant's Signature on Previously Filed Rezoning/
BY: Annexation Application (Original Attached Hereto)

Applicant's Signature

Kendall B. King, Director

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

The _____ day of _____, 20____.

Notary Public Signature

SEAL:

Property Information

Present Zoning Classification: R-2, B-2 (Overall) Requested Zoning Classification: TH, C-2

Total Acreage of Zoning Application: 35.633+/- (Overall) Acreage of Titleholder: 34.455+/-

Land Lot(s): 458, 459 District(s): 2nd Section(s): 3rd 10.409+/- (N); 24.046+/- (S)

Tax Parcel I.D. Number(s): 147.1.2.002.0000

Location of Property: Northwesterly and southeasterly sides of Summerhill Road (469 Summerhill Road)
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: Townhome community consisting of maximum 175 residential units, including related amenities;
two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Proposed Lot Count: 175 Proposed Density: 6.65+/- upa Proposed Lot Size: 24' x 40'

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) 147.1.3.008.0000; 147.1.3.010.0000

Additional Land Lots here: 479

Annexation Application No. Z - _____ - _____



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC Business phone: [REDACTED] Cell: [REDACTED]

Address: 400 Galleria Parkway, Suite 1130 Home phone: _____

City: Atlanta State: GA Zip: 30339 Fax phone: _____

E-mail address: [REDACTED]

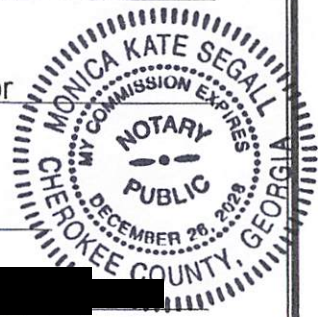
BY: [Signature]
Applicant's Signature

Kendall B. King, Director
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

12.26.2028
Date Notary Commission Expires



Representative: Moore Ingram Johnson & Steele, LLP Phone: [REDACTED] Cell: [REDACTED]

Address: Emerson Overlook, Suite 100, 326 Roswell Street City: Marietta State: GA Zip: 30060

E-mail address: [REDACTED] Fax phone: [REDACTED]

BY: [Signature]
Representative's Signature
Attorneys for Applicant and Property Owners

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: Estate of Mary Sue Tibbitts Business phone: _____ Cell: [REDACTED]
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2928 Stanway Avenue City: Douglasville State: GA Zip: 30135

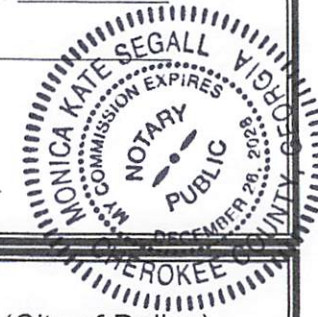
[Signature]
Signature

Tammy J. Kone, Executor
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

12.26.2028
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-2, B-2 (Paulding County) (Overall) Requested Zoning Classification: TH, C-2 (City of Dallas)

Total Acreage of Zoning/Rezoning Application: 35.633+/- (Overall) Acreage of Titleholder: 34.455 +/- (Overall)

Land Lot(s): 458, 459 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 147.1.2.002.0000
10.409+/- (N); 24.046+/- (S)

Location of Property: Northwesterly and southeasterly sides of Summerhill Road (469 Summerhill Road)
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Townhome Community consisting of maximum 174 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Zoning/Rezoning Application

Application No. Z - 2025 - 07

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: 230 Summerhill Road, LLC

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 783 Holland Road

City: Powder Springs

State: GA

Zip: 30127

Phone: [REDACTED]

E-mail address: _____

Georgia Capital, LLC

See Applicant's Signature on Previously Filed Rezoning/
BY: Annexation Application (Original Attached Hereto)

Applicant's Signature

Kendall B. King, Director

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

The _____ day of _____, 20____.

Notary Public Signature

SEAL:

Property Information

Present Zoning Classification: R-2 (Overall) Requested Zoning Classification: TH, C-2

Total Acreage of Zoning Application: 35.633+/- (Overall) Acreage of Titleholder: 0.495+/-

Land Lot(s): 479 District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 147.1.3.008.0000, _____, _____

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly of Summerhill Road (unassigned)
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: Townhome community consisting of maximum 175 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Proposed Lot Count: 175 Proposed Density: 6.65+/- upa Proposed Lot Size: 24' x 40'

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) 147.1.3.010.0000; 147.1.2.002.0000

Additional Land Lots here: 458, 459, _____, _____, _____, _____

Annexation Application No. Z - _____ - _____



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC Business phone: [REDACTED] Cell: [REDACTED]

Address: 400 Galleria Parkway, Suite 1130 Home phone: _____

City: Atlanta State: GA Zip: 30339 Fax phone: _____

E-mail address: [REDACTED]

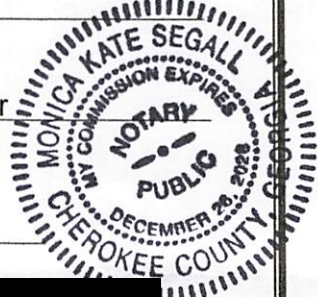
BY: [Signature]
Applicant's Signature

Kendall B. King, Director
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

12.26.2028
Date Notary Commission Expires



Representative: Moore Ingram Johnson & Steele, LLP Phone: [REDACTED] Cell: [REDACTED]

Address: Emerson Overlook, Suite 100, 326 Roswell Street City: Marietta State: GA Zip: 30060

E-mail address: [REDACTED] Fax phone: [REDACTED]

BY: [Signature]
Representative's Signature
Attorneys for Applicant and Property Owners

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: 230 Summerhill Road, LLC Business phone: [REDACTED] ne: _____
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 783 Holland Road City: Powder Springs State: GA Zip: 30127

BY: [Signature]
Signature

Richard L. Harris
Printed Name of Signatory

TITLE: NOTARY KATHLEEN H. SMITH
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

4-15-27
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-2 (Paulding County) (Overall) Requested Zoning Classification: TH, C-2 (City of Dallas)

Total Acreage of Zoning/Rezoning Application: 35.633+/- (Overall) Acreage of Titleholder: 0.495+/-

Land Lot(s): 479 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 147.1.3.008.0000

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly side of Summerhill Road (unassigned)
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Townhome Community consisting of maximum 174 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE:
Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC Business phone: [REDACTED] Cell: [REDACTED]

Address: 400 Galleria Parkway, Suite 1130 Home phone: _____

City: Atlanta State: GA Zip: 30339 Fax phone: _____

E-mail address: [REDACTED]

BY: [Signature]
Applicant's Signature

Kendall B. King, Director
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

12.26.2028
Date Notary Commission Expires



Representative: Moore Ingram Johnson & Steele, LLP Phone: [REDACTED] Cell: [REDACTED]

Address: Emerson Overlook, Suite 100, 326 Roswell Street City: Marietta State: GA Zip: 30060

E-mail address: [REDACTED] Fax phone: [REDACTED]

BY: [Signature]
Representative's Signature
Attorneys for Applicant and Property Owners

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: 230 Summerhill Road, LLC Business phone: _____ Home phone: [REDACTED]

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 783 Holland Road City: Powder Springs State: GA Zip: 30127

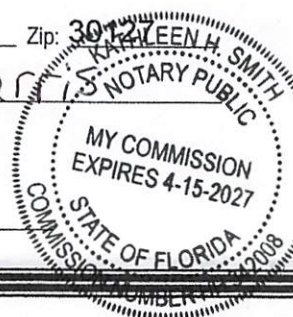
BY: [Signature]
Signature

Delores C. Harris
Printed Name of Signatory

TITLE: Member
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

4-15-27
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-2 (Paulding County)

(Overall) Requested Zoning Classification: TH, C-2 (City of Dallas)

Total Acreage of Zoning/Rezoning Application: 35.633+/- (Overall)

Acreage of Titleholder: 0.495+/-

Land Lot(s): 479 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 147.1.3.008.0000

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly side of Summerhill Road (unassigned)

Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Townhome Community consisting of maximum 174 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Zoning/Rezoning Application

Application No. Z - 2025 - 07

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Mike J. Pope

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 98 Avery Way

City: Dallas

State: GA

Zip: 30157

Phone: () E-mail address: _____

Georgia Capital, LLC

See Applicant's Signature on Previously Filed Rezoning/
BY: Annexation Application (Original Attached Hereto)

Applicant's Signature

Kendall B. King, Director

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

Notary Public Signature

The ____ day of _____, 20____.

SEAL:

Property Information

Present Zoning Classification: B-1

(Overall)

Requested Zoning Classification: TH, C-2

Total Acreage of Zoning Application: 35.633+/- (Overall)

Acreage of Titleholder: 0.683+/-

Land Lot(s): 479

District(s): 2nd

Section(s): 3rd

Tax Parcel I.D. Number(s): 147.1.3.010.0000

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly of Summerhill Road (unassigned)

(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: Townhome community consisting of maximum 175 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Proposed Lot Count: 175

Proposed Density: 6.65+/- upa

Proposed Lot Size: 24' x 40'

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) 147.1.3.008.0000; 147.1.2.002.0000

Additional Land Lots here: 458, 459, _____, _____, _____, _____

Annexation Application No. Z - _____ - _____



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE:
Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Georgia Capital, LLC Business phone: [REDACTED] Cell: [REDACTED]
Address: 400 Galleria Parkway, Suite 1130 Home phone: _____
City: Atlanta State: GA Zip: 30339 Fax phone: _____
E-mail address: [REDACTED]

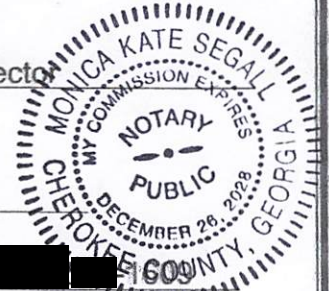
BY: [Signature]
Applicant's Signature

Kendall B. King, Director
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

12.26.2025
Date Notary Commission Expires



Representative: Moore Ingram Johnson & Steele, LLP Phone: [REDACTED] Cell: [REDACTED]
Address: Emerson Overlook, Suite 100, 326 Roswell Street City: Marietta State: GA Zip: 30060
E-mail address: [REDACTED] Fax phone: [REDACTED]

BY: [Signature]
Representative's Signature
Attorneys for Applicant and Property Owners

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires

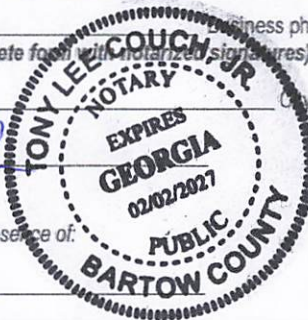


Titleholder: Mike J. Pope Business phone: [REDACTED] Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 95 Avery Way City: Dallas State: GA Zip: 30157
[Signature] Signature
Mike J. Pope Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public



Date Notary Commission Expires

Property Information

Present Zoning Classification: B-1 (Paulding County) (Overall) Requested Zoning Classification: TH, C-2 (City of Dallas)
Total Acreage of Zoning/Rezoning Application: 35.633+/- (Overall) Acreage of Titleholder: 0.683±
Land Lot(s): 479 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 147.1.3.010.0000

Location of Property: Northerly side of Jimmy Lee Smith Parkway; southeasterly of Summerhill Road (unassigned)
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Townhome Community consisting of maximum 174 residential units, including related amenities; two commercial out parcels; and related infrastructure to accommodate topography and flood plain.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____

RESOLUTION OF 230 SUMMERHILL ROAD, LLC

THE UNDERSIGNED, being the Manager and Members of 230 SUMMERHILL ROAD, LLC, a limited liability company organized and existing pursuant to the laws of the State of Georgia (hereinafter referred to as the "Company"), does on oath, state as follows:

WHEREAS, the Company is the owner of approximately 0.495 acres of real property located on the northerly side of Jimmy Lee Smith Parkway, westerly of Bill Carruth Parkway, being identified as a portion of Paulding County Tax Parcel No. 147.1.3.008.0000, and being an unassigned and unnumbered parcel, in Land Lots 458 and 479, 2nd District, 3rd Section, Paulding County, Georgia (hereinafter the "Property" or the "Subject Property"); and

WHEREAS, the Company consents to the filing of an Application for Annexation for the Property in the City of Dallas, Paulding County, Georgia, and, in connection therewith, the Company must execute an Authorization of Titleholder and any other ancillary documentation (hereinafter collectively referred to as "Application") to consummate the contemplated filing of the Application, and written documentation is required to authorize the Application and to specifically authorize the execution on behalf of the Company of all documents necessary to consummate the filing of the Application; and

WHEREAS, the undersigned are the Manager and Members of the Company.

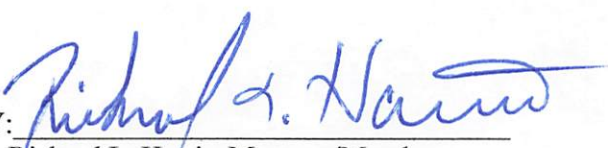
NOW, THEREFORE, BE IT RESOLVED that both RICHARD L. HARRIS, as Member and Manager of the Company, and DELORES C. HARRIS, as Member of the Company, are authorized to execute the aforesaid Application for Annexation and any and all other documents necessary or appropriate to file and complete the annexation process for the Subject Property on such terms, conditions, and provisions as they deem necessary and appropriate; such execution of any documents being conclusive evidence that RICHARD L. HARRIS and DELORES C. HARRIS deem the terms, conditions, and provisions thereof to be proper and in the best interest of the Company.

RESOLVED, FURTHER, that any and all acts of RICHARD L. HARRIS and DELORES C. HARRIS are pursuant to the authority granted to them by the Company and are accepted as actions of the Company.

IN WITNESS WHEREOF, the undersigned Manager and Members of the Company have hereunto set their hands and seals as of the day and year written below.

230 SUMMERHILL ROAD, LLC

230 SUMMERHILL ROAD, LLC

BY: 
Richard L. Harris, Manager/Member

BY: 
Delores C. Harris, Member

Executed: 11/8, 2025

Executed: 11/8, 2025



Probate Court of Cobb County

IN THE PROBATE COURT OF COBB COUNTY
STATE OF GEORGIA

FILED IN OFFICE

2022 AUG 31 AM 11:52

IN RE: ESTATE OF)

MARY SUE TIBBITTS,)
DECEASED)

ESTATE NO. 22-1173)
PROBATE COURT OF)
COBB COUNTY, GA)

LETTERS TESTAMENTARY *[Relieved of filing returns]*

At a regular term of probate court, the last will and testament dated AUGUST 3, 2021 of the above-named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the decedent's will and was admitted to record by order, and it was further ordered that TAMMY J. KONE named as executor in said will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the will of said decedent, according to the decedent's will and the law.

Given under my hand and official seal, the 31st day of August, 2022

Tara C. Riddle, Associate Judge
Cobb County Probate Court

The following must be signed if the judge does not sign the original of this document:

Issued by:

[Seal]

Clerk of the Probate Court



AUTHORIZATION OF TITLEHOLDER

Tammy J. Kone, Executor of the
I, Estate of Mary Sue Tibbitts, being duly sworn upon ~~his~~ her oath, being of sound mind
and legal age, deposes and states that ~~XXXX~~ XXXX is the owner of the property which is subject of this
application, as is shown in the records of Paulding County, Georgia.

~~XX~~ she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

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

Name of Applicant Georgia Capital, LLC

Address 400 Galleria Parkway, Suite 1130

City Atlanta State GA Zip 30339

Email [REDACTED]

Phone [REDACTED]

Name(s) of Titleholder(s) Estate of Mary Sue Tibbitts

Address 2928 Stanway Avenue

City Douglasville State GA Zip 30135

Email [REDACTED] Phone [REDACTED]

Estate of Mary Sue Tibbitts

BY: See Titleholder's Signature on Previously Filed
Rezoning/Annexation Application (Original Attached Hereto)

Signature of Titleholder(s) Tammy J. Kone, Executor

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

Seal:

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



AUTHORIZATION OF TITLEHOLDER

I, 230 Summerhill Road, LLC, being duly sworn upon ~~his~~^{its} oath, being of sound mind and legal age, deposes and states that ~~he~~^{it} is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

It ~~is~~^{is} she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

It ~~is~~^{is} hereby authorize^s the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Georgia Capital, LLC

Address 400 Galleria Parkway, Suite 1130

City Atlanta State GA Zip 30339

Email [REDACTED]

Phone [REDACTED]

Name(s) of Titleholder(s) 230 Summerhill Road, LLC

Address 783 Holland Road

City Powder Springs State GA Zip 30127

Email [REDACTED] Phone [REDACTED]

230 Summerhill Road, LLC

BY: See Titleholder's Signature on Previously Filed
Rezoning/Annexation Application (Original Attached Hereto)

Signature of Titleholder(s) Richard L. Harris, Manager/Member
Delores C. Harris, Member

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

Seal:

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



AUTHORIZATION OF TITLEHOLDER

I, Mike J. Pope, 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 a request for Rezoning.

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

Name of Applicant Georgia Capital, LLC

Address 400 Galleria Parkway, Suite 1130

City Atlanta State GA Zip 30339

Email [REDACTED]

Phone [REDACTED]

Name(s) of Titleholder(s) Mike J. Pope

Address 98 Avery Way

City Dallas State GA Zip 30157

Email [REDACTED] Phone [REDACTED]

See Titleholder's Signature on Previously Filed
Rezoning/Annexation Application (Original Attached Hereto)

Signature of Titleholder(s) Mike J. Pope

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

Seal:

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



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

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 or Planning Commission 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 26th day of November, 2025.
Georgia Capital, LLC
See Applicant's Signature on Previously Filed
BY: Rezoning/Annexation Application (Original Attached Hereto) Kendall B. King, Director
Applicant's Signature Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature
My Commission Expires _____
(SEAL)

A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

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I certify that the foregoing information is true and correct, this 26th day of November, 2025.
MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature]
Applicant's Signature J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Titleholders

J. Kevin Moore
Applicant's Name Printed

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

My Commission Expires January 10, 2027
(SEAL)



A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Georgia Capital, LLC

Reference: Application filed on November 26, 2025

to annex real property described as follows: 35.633+/- acres located along the northwesterly and southeasterly sides of Summerhill Road; portion on northerly side of Jimmy Lee Smith Parkway

All Individuals and business entities² have a property interest³ in said properties are as follows:

Georgia Capital, LLC; Kendall B. King; Whit Porter; Estate of Mary Sue Tibbitts; Tammy J. Kone, Executor; 230 Summerhill Road, LLC; Richard L. Harris; Delores C. Harris; Mike J. Pope

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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:
Not Applicable.

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:
Not Applicable.

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:
Not Applicable.

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 26th day of November, 2025.
Georgia Capital, LLC

BY: See Applicant's Signature on Previously Filed Rezoning/Annexation Disclosure (Original Attached Hereto)

Kendall B. King, Director

Applicant's Signature

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Georgia Capital, LLC

Reference: Application filed on November 26, 2025

to annex real property described as follows: 35.633+/- acres located along the northwesterly and southeasterly sides of Summerhill Road; portion on northerly side of Jimmy Lee Smith Parkway

All Individuals and business entities² have a property interest³ in said properties are as follows:

Georgia Capital, LLC; Kendall B. King; Whit Porter; Estate of Mary Sue Tibbitts; Tammy J. Kone, Executor; 230 Summerhill Road, LLC; Richard L. Harris; Delores C. Harris; Mike J. Pope

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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:
Not Applicable.

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:
Not Applicable.

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:
Not Applicable.

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 26th day of November, 2025.
MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature] J. Kevin Moore
Applicant's Signature J. Kevin Moore; GA Bar No. 519728 Applicant's Name Printed
Attorneys for Applicant and Titleholders

Signed, sealed and delivered in the presence of:
[Signature] My Commission Expires January 10, 2027
Notary Public Signature



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

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²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? No Yes

DRI Application # (if applicable) Not Applicable.

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

MOORE INGRAM JOHNSON & STEELE, LLP

Signature of Applicant: BY: J. Kevin Moore
Representative J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholders
Date: November 26, 2025

Signed, sealed and delivered in the presence of:

My Commission Expires January 10, 2027

Notary Public Signature: Carolyn E. Cook (SEAL)

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



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~XX~~We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~XX~~ We (Cross Out One) hereby certify there ~~are not~~ (Cross Out One) any such assets. If any exist, documentation must be provided with the application. to the best of our knowledge, information, and belief.

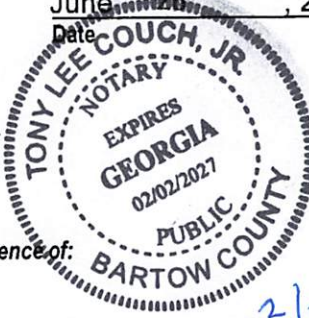
~~XX~~We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~XX~~We (Cross Out One) hereby certify there ~~is not~~ (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission. to the best of our knowledge, information, and belief.

Georgia Capital, LLC

BY: [Signature]
Signature of Applicant/Representative

June 26, 2025
Date

Kendall B. King, Director
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

2/2/27
Commission Expiration

MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature]
Signature of Applicant/Representative

June 26, 2025
Date

J. Kevin Moore
Printed Name of Applicant/Representative
Attorneys for Applicant and Property Owners

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

January 10, 2027
Commission Expiration





Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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X/ We (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application. to the best of our knowledge, information, and belief.

~~X/ We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~X/ We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission. to the best of our knowledge, information, and belief.

ESTATE OF MARY SUE TIBBITTS

BY: Tammy J. Kone
Signature of ~~Applicant/Representative~~ Titleholder

August 7, 2025
Date

Tammy J. Kone, Executor
Printed Name of ~~Applicant/Representative~~ Titleholder

Signed, sealed and delivered in the presence of:
Carolyn E. Cook
Notary Public Signature

January 10, 2027
Commission Expiration



MOORE INGRAM JOHNSON & STEELE, LLP

BY: J. Kevin Moore
Signature of ~~Applicant/Representative~~

November 26, 2025
Date

J. Kevin Moore
Printed Name of ~~Applicant/Representative~~

Attorneys for Applicant and Titleholders

Signed, sealed and delivered in the presence of:
Carolyn E. Cook
Notary Public Signature

January 10, 2027
Commission Expiration





Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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~~XX~~ We (Cross Out One) hereby certify there ~~are~~ are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application. to the best of our knowledge, information, and belief.

~~XX~~We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property.~~XX~~We (Cross Out One) hereby certify there ~~is~~ is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery/Commission. to the best of our knowledge, information, and belief.

230 Summerhill Road, LLC

BY: Richard L. Harris
Signature of ~~Applicant/Representative~~ Owner
Richard L. Harris, Manager/Member

August 7th, 2025
Date

BY: Delores C. Harris
Printed Name of ~~Applicant/Representative~~ Signature of Owner
Delores C. Harris, Member



Signed, sealed and delivered in the presence of:
Lindsey H. Morrison
Notary Public Signature
3/15/29
Commission Expiration

MOORE INGRAM JOHNSON & STEELE, LLP

BY: J. Kevin Moore
Signature of ~~Applicant/Representative~~
J. Kevin Moore
Printed Name of ~~Applicant/Representative~~
Attorneys for Applicant and Property Owners

August 7, 2025
Date

Signed, sealed and delivered in the presence of:
Carolyn E. Cook
Notary Public Signature



January 10, 2027
Commission Expiration



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~X/ We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~X/ We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application. to the best of our knowledge, information, and belief.

~~X/ We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~X/ We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission. to the best of our knowledge, information, and belief.

Mike J. Pope
Signature of ~~Applicant/Representative~~ Titleholder

9/17/25
Date

MIKE J. POPE
Printed Name of ~~Applicant/Representative~~ Titleholder

Signed, sealed and delivered in the presence of:

Carolyn E. Cook
Notary Public Signature

January 10, 2027
Commission Expiration



MOORE INGRAM JOHNSON & STEELE, LLP

BY: *J. Kevin Moore*
Signature of ~~Applicant/Representative~~

November 26, 2025
Date

J. Kevin Moore
Printed Name of ~~Applicant/Representative~~
Attorneys for Applicant and Titleholders

Signed, sealed and delivered in the presence of:

Carolyn E. Cook
Notary Public Signature

January 10, 2027
Commission Expiration





AUTHORIZATION OF TITLEHOLDER

Tammy J. Kone, Executor of the
I, Estate of Mary Sue Tibbitts, being duly sworn upon ~~her~~ oath, being of sound mind and legal age, deposes and states that ~~XXXX~~ is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.
the Estate

~~He~~/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

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

Name of Applicant Georgia Capital, LLC

Address 400 Galleria Parkway, Suite 1130

City Atlanta State GA Zip 30339

Email [REDACTED]

Phone [REDACTED]

Name(s) of Titleholder(s) Estate of Mary Sue Tibbitts

Address 2928 Stanway Avenue

City Douglasville State GA Zip 30135

Email _____ Phone [REDACTED]

Estate of Mary Sue Tibbitts
See Titleholder's Signature on Previously Filed
BY: Rezoning/Annexation Application (Copy Attached Hereto)
Signature of Titleholder(s) Tammy J. Kone, Executor

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

Seal:

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



AUTHORIZATION OF TITLEHOLDER

I, 230 Summerhill Road, LLC, being duly sworn upon ~~XXXX~~ oath, being of sound mind and legal age, deposes and states that ~~XXXX~~ is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

It ~~XXXX~~ authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

It ~~X~~ hereby authorize^S the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Georgia Capital, LLC

Address 400 Galleria Parkway, Suite 1130

City Atlanta State GA Zip 30339

Email [REDACTED]

Phone [REDACTED]

Name(s) of Titleholder(s) 230 Summerhill Road, LLC

Address 783 Holland Road

City Powder Springs State GA Zip 30127

Email _____ Phone [REDACTED]

230 Summerhill Road, LLC
See Titleholder's Signature on Previously Filed
BY: Rezoning/Annexation Application (Copy Attached Hereto)

Signature of Titleholder(s) Richard L. Harris, Manager/Member
Delores C. Harris, Member

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

Seal:

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



AUTHORIZATION OF TITLEHOLDER

I, Mike J. Pope, 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 a request for Rezoning.

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

Name of Applicant Georgia Capital, LLC

Address 400 Galleria Parkway, Suite 1130

City Atlanta State GA Zip 30339

Email [REDACTED]

Phone [REDACTED]

Name(s) of Titleholder(s) Mike J. Pope

Address 95 Avery Way

City Dallas State GA Zip 30157

Email _____ Phone [REDACTED]

See Titleholder's Signature on Previously Filed
Rezoning/Annexation Application (Copy Attached Hereto)

Signature of Titleholder(s) Mike J. Pope

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

Seal:

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

Disclosure Statement
(Required by O.C.G.A. 36-67A)



~~My~~ (we), Georgia Capital, LLC, do hereby certify that, to the best of ~~my~~ (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

Not Applicable

(we), Georgia Capital, LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

Not Applicable

Georgia Capital, LLC

June 26, 2025
Date

BY: 

Applicant

Kendall B. King, Director

Disclosure Statement
(Required by O.C.G.A. 36-67A)



~~XX~~(we), Moore Ingram Johnson & Steele, LLP/J. Kevin Moore, do hereby certify that, to the best of ~~our~~ (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:


Not Applicable

~~XX~~(we), Moore Ingram Johnson & Steele, LLP/J. Kevin Moore, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

Not Applicable

MOORE INGRAM JOHNSON & STEELE, LLP

June 26, 2025
Date

BY: 
~~Applicant~~
J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

Disclosure Statement
(Required by O.C.G.A. 36-67A)



~~XX~~(we), Moore Ingram Johnson & Steele, LLP/J. Kevin Moore, do hereby certify that, to the best of ~~my~~ (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

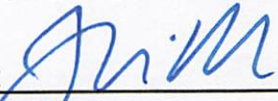
Not Applicable

~~XX~~(we), Moore Ingram Johnson & Steele, LLP/J. Kevin Moore, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

Not Applicable

MOORE INGRAM JOHNSON & STEELE, LLP

June 26, 2025
Date

BY: 
~~X~~Applicant
J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Georgia Capital, LLC

Reference: Application filed on November 26, 2025

to annex real property described as follows: 35.633+/- acres located along the northwesterly and southeasterly sides of Summerhill Road; portion on northerly side of Jimmy Lee Smith Parkway

All Individuals and business entities² have a property interest³ in said properties are as follows:

Georgia Capital, LLC; Kendall B. King; Whit Porter; Estate of Mary Sue Tibbitts; Tammy J. Kone, Executor; 230 Summerhill Road, LLC; Richard L. Harris; Delores C. Harris; Mike J. Pope

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 applications? 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:
Not Applicable.

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:
Not Applicable.

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:
Not Applicable.

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 26th day of November, 2025.

Georgia Capital, LLC

See Applicant's Signature on Previously Filed Rezoning/
BY: Annexation Disclosure (Copy Attached Hereto)

Applicant's Signature

Kendall B. King, Director

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature My Commission Expires _____

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Georgia Capital, LLC

Reference: Application filed on November 26, 2025

to annex real property described as follows: 35.633+/- acres located along the northwesterly and southeasterly sides of Summerhill Road; portion on northerly side of Jimmy Lee Smith Parkway

All Individuals and business entities² have a property interest³ in said properties are as follows:

Georgia Capital, LLC; Kendall B. King; Whit Porter; Estate of Mary Sue Tibbitts; Tammy J. Kone, Executor; 230 Summerhill Road, LLC; Richard L. Harris; Delores C. Harris; Mike J. Pope

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 applications? 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:
Not Applicable.

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:
Not Applicable.

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:
Not Applicable.

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 26th day of November, 2025.
MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature]
Applicant's Signature J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Titleholders

J. Kevin Moore
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires January 10, 2027



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

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 or Planning Commission 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 26th day of November, 2025.

Georgia Capital, LLC
See Applicant's Signature on Previously Filed Rezoning/
BY: Annexation Disclosure (Copy Attached Hereto)
Applicant's Signature

Kendall B. King, Director
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires _____
(SEAL)

A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

Does any member of the City Council or Planning Commission 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: Not Applicable.

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 or Planning Commission 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 26th day of November, 2025.
MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature] J. Kevin Moore
Applicant's Signature J. Kevin Moore; GA Bar No. 519728 Applicant's Name Printed
Attorneys for Applicant and Titleholders

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires January 10, 2027
(SEAL)



A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pickup and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? No Yes

DRI Application # (if applicable) Not Applicable.

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

MOORE INGRAM JOHNSON & STEELE, LLP

Signature of Applicant BY: [Signature]

J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholders

Date: November 26, 2025

Signed, sealed and delivered in the presence of:

My Commission Expires January 10, 2027

Notary Public Signature: [Signature]

(SEAL)



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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1485

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0028

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 387-8233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
185 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

RE: Applicant: Georgia Capital, LLC
Property: 35.633 acres, more or less, located on and along the northwesterly and southeasterly sides of Summerhill Road and along the northerly side of Jimmy Lee Smith Parkway, southeasterly of Summerhill Road, Land Lots 458, 459, and 479, 2nd District, 3rd Section, Paulding County, Georgia

LETTER OF INTENT

(Updated January 16, 2026)

Applicant, Georgia Capital, LLC (hereinafter "Applicant"), requests the annexation and rezoning of approximately 35.633 acres located on and along the northwesterly and southeasterly sides of Summerhill Road and along the northerly side of Jimmy Lee Smith Parkway, southeasterly of Summerhill Road, Land Lots 458, 459, and 479, 2nd District, 3rd Section, Paulding County, Georgia, being identified as Paulding County Tax Parcel Nos. 147.1.2.002.0000, 147.1.3.008.0000, and 147.1.3.010.0000 (hereinafter referred to as the "Property" or the "Subject Property"), from the existing Paulding County zoning classifications of R-2, B-1, and B-2 to the proposed City of Dallas zoning classifications of TH and C-2.

Applicant seeks rezoning of approximately 26.298 acres to the City of Dallas TH zoning classification to accommodate development of a townhome community, containing a maximum of one hundred seventy-five (175) townhomes, as more particularly shown on the revised Zoning Plan prepared for Applicant by LIA Engineering, dated and last revised January 11, 2026. Applicant is proposing to rezone the portion of the overall Property to permit the development of the Property for a townhome community at a size, quality, and price adequate to or exceeding existing homes in the surrounding area. The homes would be traditional and craftsman in architecture, featuring a combination of exterior building materials, with homes being a minimum of 1,800 square feet. Exterior building materials will include a minimum of 40 percent masonry on front elevations consistent with the City of Dallas's architectural standards for townhome communities. For further reference, we have included with the Application a detailed and itemized list of the architectural details. The proposed rezoning would positively impact the property values in the vicinity while providing the growing community with a quality and convenient housing option.

The proposed C-2 zoning, comprised of approximately 9.335 acres, would provide for needed commercial growth along Jimmy Lee Smith Parkway which is integrated into the overall development.

Applicant envisions commercial uses such as hotel, office, restaurant, and retail would have an opportunity to be very successful, thus further advancing the overall goals of the City of Dallas. Due to the nature of the envisioned development of the C-2 tract, commercial hours of operation would necessarily and potentially be 24 hours, 7 days a week (e.g., hotel), with other uses having typically associated and more limited business hours for office, retail, and restaurant uses. The Applicant envisions the commercial architecture to be aesthetically pleasing and complementary to the proposed townhome community such that masonry accents would be employed throughout.

Applicant believes that its vision and corresponding plan for the Property aligns with the City of Dallas's intention for the area as reflected in the Comprehensive Plan for the County and City. The site layout designed by LIA Engineering adheres to the fundamental characteristics of the proposed TH and C-2 zoning classifications. Further, Applicant's intent and as expressed throughout the application materials is to meet all applicable City of Dallas zoning and development standards excepting only the single variance request. The variance request is to allow for a reduction in the distance for curved streets at intersections as measured from the cross street (100 feet required, 56.8 feet requested). The requested variance is necessary to maintain the integrity of the townhome layout, design, and features and in order to provide connectivity between the uses in a manner that creates seamless transitions. The curvature of the road in this location is very slight, and the variance does not result in a reduction in the internal traffic safety.

Applicant is acceptable to the following conditions and stipulations to be attached to an approved annexation and rezoning:

- (1) Installation of a Flock Security Camera at the entrances of the community; and
- (2) The establishment of a mandatory homeowners association with accompanied Declaration of Covenants, Easements, and Restrictions; as well as Bylaws.

The City's vision for the area surrounding Summerhill Road is to create a mixed-use community with a mix of residential, commercial, and office uses while preserving the existing character of the area and enhancing recreation and green space. Applicant firmly contends the proposed community will enhance all the characteristics previously mentioned and become the example of development that was intended when the Comprehensive Plan was established. The proposed community is within walking distance from a variety of office, retail, and commercial uses in every direction. The central location of the site will allow its residents to partake in all aspects of daily life without having to steer too far away from home.

Applicant believes the proposed development would encompass the desired goals of the City by providing open space, product offerings, and design layout. The open space provided will allow for large community gatherings.

If annexation and rezoning are approved, as submitted, Applicant anticipates commencement of the project in approximately August 2026, and anticipates substantial completion of the overall development in approximately April 2029.

The proposed TH and C-2 zoning classification are appropriate for rezoning the respective portions of the Subject Property. The properties in and around the Subject Property are various uses, from residential, to commercial, to industrial, and have been substantially impacted by the Highway 278 commercial corridor. The rezoning of the Subject Property to the proposed zoning classifications will not adversely impact or in any way affect the use or useability of adjacent or nearby properties. Likewise, the proposed development will not cause negative impact on the existing streets, transportation facilities, utilities, or schools. The proposed zoning categories allow for appropriate infrastructure to service the residences, leading to the construction of a quality residential community which will be beneficial to the City and County and their future residents. The proposed commercial uses are appropriate for the Highway 278 corridor and will offer opportunities for uses beneficial to residents of the City and County and serve the interests of the wider community.

Applicant will work with both the City of Dallas and Paulding County Staff and Department Representatives to lessen any impact on surrounding properties and infrastructure. The exchange of dialogue with all interested representatives will allow for the development of the Property to a quality community, which will set the standard for any future developments within the area.

Respectfully submitted, this 16th day of January, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

ATTACHMENT TO ZONING/REZONING APPLICATION

Application No.: _____
Hearing Dates: _____

**BEFORE THE PLANNING COMMISSION
AND THE MAYOR AND CITY COUNCIL
FOR THE CITY OF DALLAS, GEORGIA**

**CONSTITUTIONAL CHALLENGE
ATTACHMENT TO ZONING/REZONING APPLICATION**

COME NOW, Applicant, GEORGIA CAPITAL, INC. (hereinafter referred to as “Applicant”), and the Property Owners, the ESTATE OF MARY SUE TIBBITTS; 230 SUMMERHILL ROAD, LLC; and MIKE J. POPE (hereinafter collectively referred to as “Owners” or “Property Owners”), and assert the following:

1.

By Zoning/Rezoning Application submitted to the City of Dallas Community Development Department, Applicant and Property Owners applied for annexation and rezoning of certain real property, located within unincorporated Paulding County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the “Property” or “Subject Property”).

2.

The Zoning/Rezoning Application of the Property seeks rezoning from the existing zoning categories of R-2, B-1, and B-2, under and pursuant to the “The Unified Development Ordinance of Paulding County, Georgia” (hereinafter “UDO of Paulding County”), to Townhome (“TH”) and C-2, as established by the governing authority of the City of Dallas,

Georgia, under and pursuant to the Code of Ordinances of the City of Dallas, Georgia, as amended, being hereinafter referred to as the “Code of Ordinances of the City of Dallas.”

3.

As to the portion of the Subject Property within the R-2 zoning category and located within unincorporated Paulding County, Georgia, the UDO of Paulding County and the Code of Ordinances of the City of Dallas (collectively the “Ordinances”), are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-2 zoning category, as it presently exists, together with any intervening zoning categories between the existing R-2 zoning category (Paulding County) and the requested TH and C-2 zoning categories (City of Dallas), violates the Applicant’s and Property Owners’ right to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

4.

As to the portion of the Subject Property within the B-1 and B-2 zoning categories and located within unincorporated Paulding County, Georgia, Applicant and Property Owners do

contend the Ordinances are unconstitutional as applied to the Property in that said Ordinances do not permit the Applicant and Property Owners to utilize the Property to the highest and best use set forth within the Zoning/Rezoning Application without the necessity of rezoning. However, Applicant and Property Owners do not contend the current zoning category of B-1 and B-2 zoning categories are unconstitutional, per se, only as applied. Thus, the Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Property Owners' rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

5.

To the extent the Code of Ordinances of the City of Dallas allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates Applicant's and Property Owners' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Code of Ordinances for the City of Dallas, is an unconstitutional use of the zoning power

and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Ordinances are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Zoning/Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 26th day of November, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. KEVINMOORE

Georgia Bar No. 519728

Attorneys for Applicant and Titleholders



Official Tax Receipt
 Paulding County, GA
 240 Constitution Blvd
 Dallas, 30132
 -Online Receipt-

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-069677	R0138 76	469 SUMMERHILL RD	\$2,952.91	\$0.00 Fees: \$0.00	\$0.00	\$2,952.91	\$0.00
Totals:			\$2,952.91	\$0.00	\$0.00	\$2,952.91	\$0.00

Paid Date: 11/07/2025

Charge Amount: \$2,952.91

TIBBITTS MARY SUE
 4809 SHAE CT
 POWDER SPRINGS, GA 30127



Scan this code with your mobile phone to view this bill

2025 Property Tax Statement

Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581

TIBBITTS MARY SUE
 4809 SHAE CT
 POWDER SPRINGS, GA 30127

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-069677	11/15/2025	\$0.00	\$2,952.91	\$0.00	Paid 11/07/2025

Map: R0138 76
 Location: 469 SUMMERHILL RD
 Account No: 013876R

Printed: 11/13/2025

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2026 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
 240 Constitution Blvd. Room #3082
 Dallas, GA 30132
 (770) 443-7606

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Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581



Tax Payer: TIBBITTS MARY SUE
Map Code: R0138 76 Property
Description: 469 SUMMERHILL RD
Location: 469 SUMMERHILL RD
Bill No: 2025-069677
District: 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$660,300	\$264,120	\$145,410	\$118,710	0.800000	\$94.97	\$0.00	\$94.97
COUNTY M&O	\$660,300	\$264,120	\$145,410	\$118,710	4.300000	\$510.45	\$0.00	\$510.45
FIRE DIST	\$660,300	\$264,120	\$145,410	\$118,710	2.100000	\$249.29	\$0.00	\$249.29
SCHOOL M&O	\$660,300	\$264,120	\$145,410	\$118,710	17.675000	\$2,098.20	\$0.00	\$2,098.20
TOTALS					24.875000	\$2,952.91	\$0.00	\$2,952.91

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. To pay online go to pauldingcountytax.com . If you have any questions concerning this bill, please call our office at (770) 443-7581. Check Verification and Returned Check processing provided by: Envision Payment Solutions

Current Due	\$2,952.91
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,952.91
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/07/2025



Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
—Online Receipt—

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-078183	R0082 25	UNASSIGNED ADDRESS	\$420.89	\$0.00 Fees: \$0.00	\$0.00	\$420.89	\$0.00
Totals:			\$420.89	\$0.00	\$0.00	\$420.89	\$0.00

Paid Date: 11/14/2025

Charge Amount: \$420.89

230 SUMMERHILL ROAD LLC
783 HOLLAND RD
POWDER SPRINGS, GA 30127



Scan this code with your mobile phone to view this bill

2025 Property Tax Statement

Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581

230 SUMMERHILL ROAD LLC
 783 HOLLAND RD
 POWDER SPRINGS, GA 30127

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-078183	11/15/2025	\$0.00	\$420.89	\$0.00	Paid 11/14/2025

Map: R0082 25

Printed: 11/18/2025

Location: UNASSIGNED ADDRESS

Account No: 008225R

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2026 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
 240 Constitution Blvd. Room #3082
 Dallas, GA 30132
 (770) 443-7606

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Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581



Tax Payer: 230 SUMMERHILL ROAD LLC
Map Code: R0082 25 Property
Description: UNASSIGNED ADDRESS
Location: UNASSIGNED ADDRESS
Bill No: 2025-078183
District: 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$42,300	\$16,920	\$0	\$16,920	0.800000	\$13.54	\$0.00	\$13.54
COUNTY M&O	\$42,300	\$16,920	\$0	\$16,920	4.300000	\$72.76	\$0.00	\$72.76
FIRE DIST	\$42,300	\$16,920	\$0	\$16,920	2.100000	\$35.53	\$0.00	\$35.53
SCHOOL M&O	\$42,300	\$16,920	\$0	\$16,920	17.675000	\$299.06	\$0.00	\$299.06
TOTALS					24.875000	\$420.89	\$0.00	\$420.89

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. To pay online go to pauldingcountytax.com . If you have any questions concerning this bill, please call our office at (770) 443-7581. Check Verification and Returned Check processing provided by: Envision Payment Solutions

Current Due	\$420.89
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$420.89
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/14/2025



Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
—Online Receipt—

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-053863	R0151 24	JIMMY LEE SMITH PKWY	\$410.94	\$0.00 Fees: \$0.00	\$0.00	\$410.94	\$0.00
Totals:			\$410.94	\$0.00	\$0.00	\$410.94	\$0.00

Paid Date: 11/14/2025

Charge Amount: \$410.94

POPE MIKE
95 AVERY WAY
DALLAS, GA 30157



Scan this code with your
mobile phone to view this
bill

2025 Property Tax Statement

Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581

POPE MIKE
 95 AVERY WAY
 DALLAS, GA 30157

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-053863	11/15/2025	\$0.00	\$410.94	\$0.00	Paid 11/14/2025

Map: R0151 24
 Location: JIMMY LEE SMITH PKWY
 Account No: 015124R

Printed: 11/18/2025

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2026 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
 240 Constitution Blvd. Room #3082
 Dallas, GA 30132
 (770) 443-7606

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Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581



Tax Payer: POPE MIKE
Map Code: R0151 24 Property
Description: JIMMY LEE SMITH PKWY
Location: JIMMY LEE SMITH PKWY
Bill No: 2025-053863
District: 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$41,300	\$16,520	\$0	\$16,520	0.800000	\$13.22	\$0.00	\$13.22
COUNTY M&O	\$41,300	\$16,520	\$0	\$16,520	4.300000	\$71.04	\$0.00	\$71.04
FIRE DIST	\$41,300	\$16,520	\$0	\$16,520	2.100000	\$34.69	\$0.00	\$34.69
SCHOOL M&O	\$41,300	\$16,520	\$0	\$16,520	17.675000	\$291.99	\$0.00	\$291.99
TOTALS					24.875000	\$410.94	\$0.00	\$410.94

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. To pay online go to pauldingcountytax.com . If you have any questions concerning this bill, please call our office at (770) 443-7581. Check Verification and Returned Check processing provided by: Envision Payment Solutions

Current Due	\$410.94
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$410.94
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/14/2025

ATTACHMENT TO ZONING/REZONING APPLICATION

Application No.: _____
Hearing Dates: _____

**BEFORE THE PLANNING COMMISSION
AND THE MAYOR AND CITY COUNCIL
FOR THE CITY OF DALLAS, GEORGIA**

FISCAL IMPACT ANALYSIS

Applicant, GEORGIA CAPITAL, LLC, has received the following letters and communications regarding potential infrastructure impacts resulting from the proposed development:

- (1) Paulding County School District (dated October 7, 2025);
- (2) City of Dallas Police Department (dated September 29, 2025);
- (3) Paulding County Fire and Rescue (dated October 20, 2025);
- (4) Paulding County Water System (dated September 8, 2025);
- (5) Greystone Power Corporation (dated May 13, 2024);
- (6) Atlanta Gas Light Company (dated April 25, 2024);
- (7) AT&T (dated May 1, 2024); and
- (8) Comcast (dated April 25, 2024).

Copies of the referenced letters and communications are submitted and comprise the overall Fiscal Impact Analysis, which is submitted as part of the Zoning/Rezoning Application.

Respectfully submitted, this 26th day of November, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. KEVINMOORE

Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook – Suite 100
326 Roswell Street
Marietta, Georgia 30060





October 7, 2025

School District Impact Statement for Georgia Capital, LLC

The Paulding County School District has been provided with information by **Georgia Capital, LLC**, concerning a proposed residential development, **Summerhill Road Property**, located at 469 Summerhill Road, Dallas, Georgia 30132. From the information submitted, it is our understanding that the Summerhill Road Property will be a 175-unit townhouse community located near the intersection of State Highway 278 and Charles Hardy Parkway. An application has been submitted for the property to be annexed into the City of Dallas.

To determine the impact that a development will have on the school district, we utilize the results of an annual assessment of our residents and properties that is conducted in partnership with MGT, a company that specializes in demographic studies for education and government. Working with MGT allows us to generate student yield factors (SFY) for Paulding County based on development type: Single Family Detached, Single Family Attached, Apartments, etc.

In collaboration with MGT, a student yield was calculated for the Summerhill Road Property by applying the Single Family Attached SYFs to the development. The results of those calculations are outlined in **Exhibit A**. The student yield estimate for the Summerhill Road Property indicates that the development will generate approximately 28 (27.8) elementary students, 15 (14.9) middle school students, and 18 (18.4) high school students for a total of 61 (61.1) students.

Exhibit A

Unit Type	No. Units	Elementary School			Middle School			High School			District		
		Factor	Type	Students	Factor	Type	Students	Factor	Type	Students	Factor	Type	Students
3 BD TH's	175	0.159	K-5 SFA	27.8	0.085	6-8 SFA	14.9	0.105	9-12 SFA	18.4	0.349	K-12 SFA	61.1



To assess the potential impact of 61 additional students on the Paulding County School District, primary consideration was given to school capacity and existing overcrowding concerns. Each new student increases the demand for instructional space. As a result, we must account for the need for additional classroom square footage.

Using student yield projections in conjunction with classroom size assumptions by grade level (elementary, middle, and high), the state-required minimum square footage per Instructional Unit (IU), and the current construction cost per square foot (\$275), a capital cost was estimated using the following formula:

$$(Student\ Yield \div Students\ per\ Classroom) \times Minimum\ SqFt \times Cost\ per\ SqFt = Capital\ Cost$$

Based on a projected yield of 61 students from the proposed residential development, the total estimated capital cost is \$437,651.

This initial cost is offset by anticipated Education Special Purpose Local Option Sales Tax (ESPLOST) collections contributed by future residents. ESPLOST VII collections dedicated to new school construction are projected at \$30,409,600, equating to \$468 (\$468.04) per existing residential unit (based on 64,972 units). Applying this per-unit estimate to the 61 new units reduces the capital impact by \$81,907.

After applying the ESPLOST offset, the net capital impact of the proposed development is approximately \$355,744 or \$2,033 per residential unit. Detailed calculations supporting this analysis are provided in **Exhibit B**.

Exhibit B

Summerhill Road Property - 175 Units

Level	Student Yield	Class Size	Add'l IU's	IU Min SqFt	Add'l Req SqFt	Cost
ES	28	23	1.22	700	852	\$234,348
MS	15	28	0.54	660	354	\$97,232
HS	18	28	0.64	600	386	\$106,071

Total	\$437,651
ESPLOST	\$81,907
Difference	\$355,744

Total:	\$355,744
Per Unit:	\$2,033

Carolyn Cook

From: [REDACTED]
Sent: Monday, September 29, 2025 3:42 PM
To: Joe Duvall
Cc: J. Kevin Moore; Carolyn Cook; Kendall King; Levi Stoner
Subject: RE: Fiscal Impact Analysis - Rezoning Application 469 Summerhill Road

Follow Up Flag: Follow up
Flag Status: Completed

Thank you, Chief Duvall. We will incorporate this into our study. I appreciate you looking into this for us.

Thanks,

Whit Porter
Laseter Development Group
[REDACTED]

From: Joe Duvall <jduvall@dallas-ga.gov>
Sent: Monday, September 29, 2025 3:40 PM
To: Whit Porter [REDACTED]
Subject: RE: Fiscal Impact Analysis - Rezoning Application 469 Summerhill Road

Whit,

In regards to the development, fire services, school system, and utility service will have to be determined by Paulding County and other utility providers for the area. The impact of the development size and population equates to adding one officer. The cost for one police officer position to include equipment, vehicle, etc. is approximately cost \$176,486.00. If you have any questions, please feel free to contact me.

Regards,



Joe Duvall
Chief of Police
Dallas Police Department
120 Main Street, Dallas, Ga., 30132
Office 770-443-8103
jduvall@dallas-ga.gov
FBINAA Session #208

From: Whit Porter [REDACTED]
Sent: Monday, September 22, 2025 10:14 AM
To: Joe Duvall <jduvall@dallas-ga.gov>
Cc: J. Kevin Moore <[REDACTED]>; Kendall King <[REDACTED]>; Justin Whitehorn <[REDACTED]>; Levi Stoner <[REDACTED]>
Subject: Fiscal Impact Analysis - Rezoning Application 469 Summerhill Road

[EXTERNAL Email: Think before you Click]

Good Morning Chief Duvall –

I hope you're doing well. I work with Georgia Capital, LLC, a land development company here in Atlanta. We are preparing a rezoning application for a proposed development at 469 Summerhill Road, Dallas, Georgia 30132 that is planned to be annexed into the City of Dallas (Parcel IDs: 147.1.2.002.0000, 147.1.3.008.0000, and 147.2.4.006.0000). As part of the application process, the City of Dallas is requiring that we complete a Fiscal Impact Analysis to determine the impact of new residents coming into the area with regard to police protection, fire protection, utility service, educational facilities, and other applicable factors.

Please see our proposed site plan that we are submitting. The rezoning plan includes a residential community with 175 townhomes as well as a commercial component that will include a combination of either office, restaurant, small business, retail, or hotel uses.

Could you please review the site plan and provide any comments that you would like to include in the analysis? Please feel free to reach out with any additional questions you may have anytime.

Thank you,

Whit Porter
Georgia Capital
[REDACTED]

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Paulding County Fire & Rescue
247 Industrial Way North
Dallas, Georgia 30132
770-222-1160

Paulding County Fire & Rescue – Impact Statement

Subject: Rezoning Request – 469 Summerhill Road

Prepared by: Fire Chief Garrett Brubaker

Date: 10/20/2025

Overview

Paulding County Fire & Rescue (PCFR) has reviewed the proposed rezoning request located at **469 Summerhill Road**. This area falls within the future service district of the planned Fire Station 15, identified in the department's long-range planning and deployment model. The purpose of Station 15 is to address current and projected growth patterns, improve response coverage, and maintain compliance with national standards for emergency response times.

Impact Analysis

The area surrounding 469 Summerhill Road has experienced consistent population and residential development growth, contributing to an increase in emergency response demand. At present, this region is primarily served by existing stations located several miles away, which already manage high call volumes and extended travel distances.

Without the establishment of Station 15, additional development in this area will further strain PCFR's operational capacity. Increased call volume without corresponding infrastructure and staffing could result in longer response times, higher workload on current personnel, and potential impacts on service reliability and ISO performance metrics.

Future Station 15

The future Fire Station 15 is strategically planned to ensure adequate coverage for this corridor and surrounding developments. Once operational, it will:

- Enhance fire suppression, EMS, and rescue response times within the Summerhill Road area.
- Support balanced call distribution among adjacent stations.

- Provide improved community risk reduction and public safety coverage.

To achieve these objectives, appropriate funding, personnel, and apparatus allocations must coincide with ongoing development to ensure that public safety infrastructure keeps pace with community growth.

Conclusion

The rezoning and subsequent development of 469 Summerhill Road will directly increase response demand in an area already identified for future expansion. If the site and construction of Station 15 are not realized in coordination with this growth, the department's ability to meet response benchmarks may be compromised, placing significant strain on existing stations and resources.

Paulding County Fire & Rescue strongly recommends that future development and rezoning approvals in this region remain aligned with the timely establishment and staffing of Fire Station 15 to ensure sustainable service delivery and community safety.

As always, Stay safe,

John G Brubaker

Garrett Brubaker
Fire Chief, PCFR



Paulding County Board of Commissioners

Water System

3844 Atlanta Hwy Hiram, Georgia 30141
770-222-6850 • www.paulding.gov

Ray Wooten, P.E.
Department Director

September 8, 2025

Angie Wiggins
Evergreen Development and Real Estate Services

RE: Water and Sewer Availability for Paulding County Tax Parcel bearing ID # 147.1.2.002.0000

Dear Angie,

This is an updated letter to confirm PCWS water infrastructure is present in the right-of-way of Summerhill Rd (6-inch PVC main), and there is a 10-inch gravity sewer main crossing the southeast corner of the property. The majority of the property is in the Coppermine WRF sewer basin. Water and sewer would be served through PCWS, due to the contract with the City of Dallas.

Due to uncontrollable variables, Paulding County Water System (PCWS) makes no guarantees as to the minimum pressures, volumes, or capacities available to the project. PCWS does not guarantee water availability above an elevation of 1130 feet MSL. Depending on the scope of the development, demands imposed by the proposed development may require capacity improvements to the water mains. Any costs associated with such required capacity improvements will be the responsibility of the development and will not be provided by the Water System.

If you need any additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Reese".

Carter D. Reese, E.I.T.
Engineering Project Manager II
Paulding County Water System
678-224-4089
carter.reese@paulding.gov



P.O. Box 897, Douglasville, GA 30133-0897
Tel 770-942-6576 Fax 770-489-0940
www.greystonepower.com

May 13, 2024

Angie Wiggins
Evergreen Development and Real Estate Services
11 South Gilmer St.
Cartersville, GA 30120

RE: 469 Summerhill Rd – Parcel ID 147.1.2.002.0000

Angie:

This letter is to confirm that Greystone Power Corporation is currently providing single phase overhead electric service to the property in Paulding County at the address of 469 Summerhill Rd, Dallas, GA, Parcel ID 147.1.2.002.0000.

The 95 single family home development would also be served by us. The property has single phase service supplied by the East Dallas Substation .

Depending upon the developer's project design, the "on site" distribution facilities can either be provided in standard overhead construction, in developer preferred underground construction (could be an additional cost to the developer for underground facilities), or any combination of the two.

If you have any other specific questions regarding construction or other service-related items, please give me a call at (770)-370-2039 M-F, 8-5 and I will be glad to assist you.

Sincerely,

Chris Hammond
Greystone Power - Engineer
Phone: 770-370-2039

Email: christopher.hammond@greystonepower.com



Craig Cameron
Senior New Business Coordinator

10 Peachtree Pl
Atlanta, GA 30309
ccameron@southernco.com

04-25-24

Angie Wiggins
Evergreen DRES
475 E Main St PMB 132
Cartersville, GA 30121

RE: 469 Summerhill Rd, Dallas, GA 30132

Dear Georgia Capital,

This is to advise you that natural gas is presently available to serve the above residential location.

This is to further advise you that natural gas service will be made available to the above referenced project, in accordance with the Rules and Regulations governing our operations on file with the Georgia Public Service Commission at the time said service is requested **(the "Rules"), which may require that customer contribute to any excess installation costs (as calculated pursuant to the Rules).**

Please contact Justin Hancock, 404-558-5746, regarding gas installation.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Cameron", with a long, sweeping flourish extending to the right.

Craig Cameron



05/01/2024

EVERGREEN
Attn: Angie Wiggins
11 South Gilmer St
Cartersville, GA 30120

RE: Proposed Development Summerhill Rd, Dallas Ga; Paulding County;

Dear Angie:

This letter is in response to your request for information on the availability of service at the above Summerhill Rd by AT&T.

This letter acknowledges that the above referenced Summerhill Rd Development is located in an area served by AT&T. Any service arrangements for the Summerhill Rd Development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the Summerhill Rd Development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

Don Wade

Don Wade
SR Specialist-OSP Design Engineer
AT&T GA / Atlanta District
(Office) 706-701-6085
DW9954@att.com



April 25, 2024

Angie Wiggins
Evergreen Development
11 South Gilmer St
Cartersville, Ga. 30120

Thank you for your request regarding:

Property: Summerhill Rd Project
Location: 469 Summerhill Rd Dallas, Ga. 30132

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

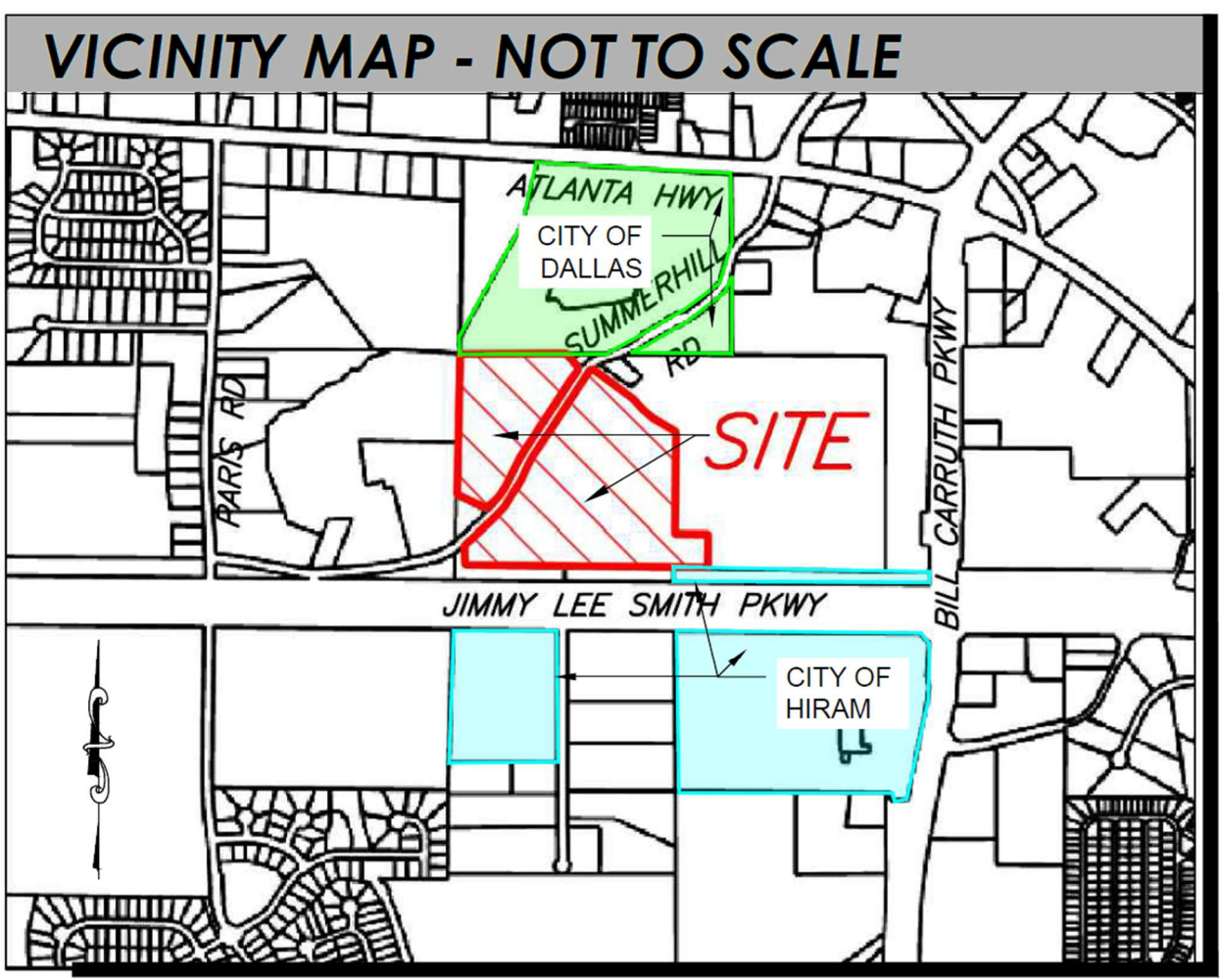
1. This is not an agreement or bid to begin work.
2. Service to the property will be based upon easement allowances made via final plat.
3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at.



John Pauley
Development Expansion Professional
Georgia Market
Phone:770-870-9949
Email:john_pauley@cable.comcast.com

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Summerhill Road Vicinity Map