

**JULY 19, 2011 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM #1**

**PURPOSE**

To consider a zoning stipulation amendment for Goodmews Animal Foundation regarding rezoning application Z-195 of 1994 (James D. Stokes), for property located on the north side of Robinson Road, southwest of Roswell Road in Land Lot 968 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to LRO with stipulations for an animal hospital in 1994. The animal hospital is no longer on this property and the property has sat abandoned for a number of years. The property is in a state of disrepair and the applicant would totally renovate the building and the grounds. The applicant would like to purchase the property to move their cat rescue organization to, but cannot under the current zoning stipulations. The applicant would perform many of the same medical procedures that the former animal hospital performed, and would have an adoption process for cats they have rescued. The adoption hours are Saturdays from 10:00 a.m. to 4:00 p.m., and Sundays from 1:00 p.m. to 4:00 p.m. If approved, the applicant would move their current facility to this location, which is located just a couple of miles away on Johnson Ferry Road. The Board of Commissioners' decision is attached, and the applicant has submitted a detailed summary of their operation to the Other Business application.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the stipulation amendment.

**ATTACHMENTS**

Current zoning stipulations (Exhibit A)  
Proposed site plan (Exhibit B)  
Other Business application (Exhibit C)  
Photos of property currently (Exhibit D)

# Application for Rezoning Cobb County

(type or print clearly)

Application No. 2-195  
Hearing Date: 12/11/20

Applicant James D. Stokes Business Phone 971-7044 Home \_\_\_\_\_

July 19, 2011  
Exhibit "A"  
Other Business Item 01

James D. Stokes Address 109 Powers Ferry Road, Suite \_\_\_\_\_

(representative's name, printed)

James D. Stokes Business Phone 404-971-7044

(representative's signature)

Signed, sealed and delivered in presence of:

Notary Public, Cobb County, Georgia  
My Commission Expires August 29, 1998

My commission expires: \_\_\_\_\_

Mary Stricklen  
Notary Public

Titleholder Robert Bowmaster Business Phone None Home Phone 971-0941

Signature Robert Bowmaster Address 3636 High Green Drive, Marietta, GA 30068

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Notary Public, Cobb County, Georgia  
My Commission Expires August 29, 1998

My commission expires: \_\_\_\_\_

Mary Stricklen  
Notary Public

deleted to CRD on 12-20-94

Zoning Request From 0-I with restrictions to 0-I without restrictions  
(present zoning) (proposed zoning)

For the Purpose of Animal Hospital Size of Tract 1.3 Acre(s)  
(subdivision, restaurant, warehouse, apt., etc.)

Location 3805 Robinson Road, Marietta, Georgia 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 968 District 16

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any, they are as follows:

NONE

[Signature]  
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any, they are as follows:

NONE

[Signature]  
(applicant's signature)

PAGE  2  OF  2

APPLICATION NO.  Z-195

ORIGINAL DATE OF APPLICATION:  12-20-94

APPLICANT'S NAME:  JAMES D. STOKES

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS**

**BOC DECISION OF 12-20-94: The Board of Commissioners, as part of the Consent Agenda, deleted application to the LRO zoning district subject to: 1) if used as an animal hospital, no outside runs; 2) 20 foot landscaped strip along the western property line; 3) existing building to connect to the nearest available public sewer; 4) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns. Motion by Wysonq, second by Thompson, carried 5-0.**

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Karen L. Hach   
Karen L. Hach, Deputy County Clerk  
Cobb County Board of Commissioners



# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 7-19-11  
cell

6-14-11

Applicant: Goodmews Animal Foundation Phone #: 678-520-4735  
(applicant's name printed) Marietta GA 30068

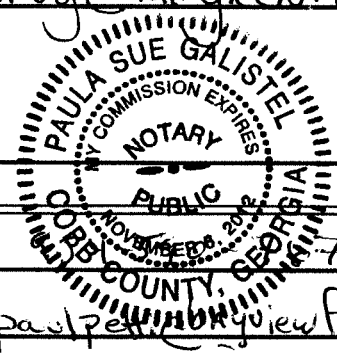
Address: 736 Johnson Ferry Rd Ste A3 E-Mail: robbyny@fairgreen.com

Robbin Yeager Address: 48 McEvers Branch Landing Aworth GA 30101  
(representative's name, printed)

Robbin Yeager Phone #: 678-520-4735 E-Mail: robbyny@fairgreen.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Paula Sue Galistel My commission expires: \_\_\_\_\_  
Notary Public



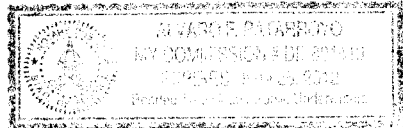
Titleholder(s): IP Property Holdings LLC Phone #: \_\_\_\_\_  
(property owner's name printed)

Address: 4425 Ponce De Leon Blvd #5th floor E-Mail: paulpetty@bankviewfinancial.com  
Doral Gables, FL 33146

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public My commission expires: \_\_\_\_\_



Commission District: Comm. Ott Zoning Case: 2-195 DEC. 1994

Date of Zoning Decision: \_\_\_\_\_ Original Date of Hearing: \_\_\_\_\_

Location: 3805 Robinson Rd Marietta GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 968 District(s): 16

State specifically the need or reason(s) for Other Business: \_\_\_\_\_  
see attached AMEND ZONING REGULATIONS  
FOR CAT SHELTER.

(List or attach additional information if needed)

**To:** Cobb County Zoning Department

**From:** Robbin Yeager-Good Mews Animal Foundation

Good Animal Foundation request an Other Business approval on the property located at 3805 Robinson Rd, Marietta, GA 30068. It is zoned now for an Animal Hospital. Good Mews is a no kill cat shelter and does not fall under the same as an Animal Hospital.

The building located on Robinson Rd right now is in poor condition and is an eye sore to the local community in its current state. Doors have been dented from what looks like various attempts to break into the building. Windows have been broken and covered with wood. The fence that is located now on the property is partially falling down. People are beginning to dump their trash on this piece of property along with large tree limbs and other debris. Weeds are beginning to overtake the yard. Dog kennels left behind on this property are beginning to rust. I have attached some pictures we have taken of the outside of the building to give you an idea of the condition of the property.

We believe our plan for the Robinson Road property will add value to the community. We will be putting a new roof on the building. We will be replacing all the windows and doors. Our plans include hiring a shelter design company to help us design the inside of our shelter to include a surgical area so we will be able to offer low discount spay & neuters along with rabies vaccines to the public in the future. (The firm we are looking at working with is Bacon Group Architect who is also designing the new shelter for Atlanta Humane in Alpharetta.)

Our plan for the Robinson Road property also includes enhancing the outdoor space to create a garden setting for our cats to enjoy from inside. We plan to add more windows to make the building exterior much more inviting and to improve the view for our residents. We envision trees, flowers, birdbaths and birdhouses to create a tranquil and pleasant outdoor environment. In place of the fence, we are planning on landscaping this with either low cut beautiful flowering bushes or some other type of bushes to enhance the beauty of our outdoor space.

Good Mews Animal Foundation is a non-profit organization whose mission is to provide a safe haven for homeless felines until we can find loving, adopted homes for them. Good Mews was established in 1988 to provide an alternative to facilities that euthanized unwanted cats. We were the first no-kill, cage-free, feline-only shelter established in Georgia. Our shelter is currently located at 736 Johnson Ferry Road, in the Fountains Shopping Center where we occupy about 2500 square feet of leased space. Purchasing the property on Robinson Road would allow us to double our space to provide better care to our feline residents. All of our

cats live inside the shelter, and our staff of three (a shelter manager and two veterinary technicians) work with our network of over 400 volunteers to keep our facility extremely clean and running smoothly. Our public adoption hours are Saturdays, 10:00 a.m. to 4 p.m., and three Sundays per month, 1:00 p.m. to 4 p.m.; weekday adoption inquiries are scheduled by appointment only.

Good Mews currently houses around 100 cats at any given time. Although our space will double if we purchase this piece of property, our plans are not to double the amount of cats we are able to help but we do hope to be able to increase our numbers to around 140-150. This will allow us to pull cats more often from Cobb County Animal Control and other local AC's in the effort to save more lives. All our cats, before going to their forever home, are spayed or neutered, have all age appropriate vaccines, including rabies, microchip and de-wormed.

Good Mews promotes public awareness regarding the value of pets, animal welfare, pet overpopulation and quality human-animal companionship through education and outreach. Since 1988, Good Mews has placed more than 5000 cats in permanent homes. The shelter receives no government support, relying instead on donations of time, service, supplies and money from our supporters, the public and area businesses.

Good Mews is very fortunate to boast a large and active volunteer base of more than 400 animal advocates and cat lovers. Volunteers work in positions such as: adoptions, administering medications, shelter upkeep and cat feeding, fundraising, working with special needs cats, and special events.

### **Facts about Good Mews**

- Local animal control agencies list Good Mews as a first responder and preferred shelter for cases of animal cruelty, neglect and abuse. We have MOU's with the ASPCA and Noah's Wish. We are often called in to assist in cases of natural disaster when animals are displaced from their homes and shelters. In 2010, Good Mews took in cats affected by floods in Kentucky, rescued 14 cats from a hoarding situation in Pennsylvania and rescued 18 cats when the Paulding County, Georgia, animal control facility was shut down because of structural damage. We also helped during Katrina. These animals often arrive at Good Mews with severe medical conditions. Our shelter, combined with our foster homes, allow us to be a haven of last resort. We rescue animals that are often slated for euthanasia in high-kill shelters. We are their final resource. As a result, Good Mews has become a visible, viable community resource for animal control agencies for extreme emergency situations.
- Our adoption counselors conduct vigorous interviews with potential adopters to ensure a suitable fit for both human and feline. In partnership with the ASPCA, Good Mews is one of only two area shelters to participate in the **Meet Your Match** program, which establishes a

personality profile for each cat so that adopters can determine if the cat is a good fit for their household.

- Through the **HALO** (Home At Last Option) program, Good Mews pays for the medical costs of some of our aging and special needs cats after they are adopted. We actively promote the adoption of senior and special needs cats whose medical needs can be an inhibitor to finding a loving home. This very successful program has helped hard-to-adopt cats live out their lives in a home environment rather than in the shelter.
- Good Mews' **Operation Zero** program provides financial assistance to metro Atlanta citizens who cannot afford to spay and neuter their pets. The goal is for pet owners to spend zero dollars to create a zero pet overpopulation problem in the community. This program was also designed to assist areas who have become overwhelmed with feral cat communities. We will give certificates to help in the TNR process.
- Our **Kitty Buddy** program assists in the socialization of young or abused animals, teaching them to trust humans. Dedicated volunteers spend countless hours with these cats, helping them interact with humans in a safe and trusting environment. We prepare them not only for shelter life, but we also nurture them to become more adoptable.
- Good Mews spays, neuters and microchips each of our felines, as well as vaccinates, deworms and provides needed medical attention, completely funded by donations and sponsorships.
- In partnership with Home Again Corp, Good Mews regularly sponsors a low-cost micro-chipping clinic open to all area cat and dog owners.
- We have developed a disaster recovery plan that includes not only our shelter and foster care residents, but also assists the community by providing public planning seminars in order to educate community pet guardians on how to prepare for and deal with a real emergency if it occurs.

### **Good Mews Vision**

Good Mews strives to ensure a lifetime of loving care for every feline by reducing overpopulation, increasing adoption, and fostering humane values.

### **Mission Statement**

Good Mews offers an alternative to traditional animal shelters in the metro Atlanta area by providing a no-kill, cage-free haven for homeless, abused, or abandoned cats until placing them in permanent, loving homes. Good Mews promotes public awareness regarding the value of pets, animal welfare, pet overpopulation, and quality human-animal companionship through education and outreach programs.



July 19, 2011  
Exhibit "D"  
Other Business Item 01





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Other Business Item 01





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Exhibit "D"  
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