

ZONING APPLICATION SUPPLEMENT

APPLICANT:

Jason M. Flatt
Friends to the Forlorn Pitbull Rescue, Inc.
A Georgia Non-Profit Corporation
P.O. Box 2316
Dallas, GA 30132

This supplement is added to the Zoning Application for Hall County relating to the proposed purchase of 5453/5473 Will Wheeler Road, Murrayville, Hall County, Georgia 30564 ("the Property") by Friends to the Forlorn Pitbull Rescue, Inc., a Georgia Non-Profit Corporation to change the zoning of the Property from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD). The proposed use of a dog rescue on the Property does not currently fit within the plan and scope of current Hall County land use requirements. There are no additional residential buildings planned for the Property; the Property is over 38 acres +/- and no new streets will be required for the Property, nor will there be additional requirements for water, sewer or other services. No current or future buildings are planned near the edge or close to the boundaries of the Property.

MISSION OF THE RESCUE AND GOALS FOR ZONING THE PROPERTY:

The mission of Friends to the Forlorn Pitbull Rescue, Inc. ("the Rescue") is to be a volunteer-based 501(c)3 rescue and community outreach organization. Our mission is to promote responsible pitbull ownership, provide breed education, combat pet overpopulation, fight unfair legislation, find qualified homes for sound pitbull-type dogs and other dogs in need in Georgia, and to help people and animals within our community.

The Property is currently zoned "Agricultural Residential-IV" (AR-IV); the Rescue seeks to change that designation to "Planned Residential Development" (PRD) in order to allow the Rescue to move forward with the purchase of the Property despite a current moratorium on certain permits. The current owners of the Property do not have County approval to run their current breeding operation as their uses fit the definition of a Commercial Kennel. There is currently a moratorium for any such permit applications (despite the Rescue not being a Commercial Kennel by definition, as well as not being defined by any current County regulations). It is the goal of the Rescue to ensure that we obtain any and all approvals from the outset to ensure a successful relationship between the Rescue and Hall County, as is currently shared by the Rescue and its current home in Paulding County. Likewise, the Rescue seeks to be a good neighbor to any and all surrounding property owners by maintaining safe and secure facilities, to maintain the quiet use and enjoyment for all nearby properties and to be properly approved from the outset by County authorities.

The Property, as currently configured, will need to see several modifications in order to meet the needs of the Rescue. The Property currently consists of the main house on the original 10-acre tract, along with a barn and several "cottages" for dogs with small pens attached thereto. The remaining 28 acres consist of a covered training arena, a playground, storage facility and a large area with multiple kennels. It is expected that the covered arena will remain; the playground will be removed by the current owner.

It appears that the current operation allows the dogs to have outdoor access for most, if not all, of the day. The large area with multiple kennels has small dog houses in each of these outdoor kennels, but the dogs are more or less outside the entire time. Likewise, the small "cottages" allow their inhabitants to freely come and go from the cottage to their attached pens. Effectively, many of the current canine inhabitants are outdoors most of the day.

GOALS FOR THE INITIAL ADAPTATION OF THE PROPERTY FOR THE RESCUE:

The large area with kennels is not secure and these kennels will be fortified and secured and/or removed to provide an exercise area for the dogs of the Rescue. The dog runs/pens attached to the cottages will be fortified for use by the Rescue but regardless of any of the above, no dogs will be left in kennels or any other area unsupervised. Any dogs currently housed by the Rescue and moved to the Property will be housed in enclosed kennels located in the main house and in the 'stalls' located underneath the red barn. The small area outside of the red barn will be expanded and fortified for use by the Rescue as an exercise area.

Each of the current outdoor kennels is secured by what appears to be heavy-gauge wire, but it is the experience of the Rescue that this type of fencing is not secure enough for our safety standards. On prior site visits, one of the resident dogs had escaped and was wandering the property; on other visits some of the dogs were able to extend most of their head through their current fencing. The dogs were clearly agitated by outside visitors and there was quite a bit of barking.

In contrast, all kennel fencing currently utilized by the rescue is typically eight foot high, 9-gauge chain-link fencing, with a two-foot deep 'footing' under the fences to prevent digging. It is expected that the Rescue will continue this practice on the Property for any fencing. The current fencing surrounding the "cottages" is stained wood. While the fencing is clearly aesthetically pleasing, it can be gnawed or scratched by a bored dog. The Rescue will be enclosing the inside of each of these fences with sheet metal, effectively wrapping the fence with a non-penetrable surface from the ground to a minimum of four to five feet from that base.

The exercise area attached to the red barn will likewise be fortified and expanded to allow more freedom to play. It is the current practice of the rescue to allow only a few dogs out at a time to exercise as some dogs are better suited to remain alone, while others are allowed to play in small groups. Regardless, every dog rotates outside for playtime and receives outdoor exercise on a daily basis, with supervision at all times.

BACKGROUND OF THE RESCUE:

Friends to the Forlorn Pitbull Rescue, Inc. was founded in 2009 by Jason M. Flatt, a retired commodities broker from New York. Jason grew up with pets, including a family pitbull named Calvin. After a distinguished career on Wall Street, he moved to Georgia after the loss of his brother in 2005. Jason found himself in a very dark place after this tragedy but later found happiness after adopting a pitbull puppy named Angelo, effectively saving the pup from certain death at a local shelter. Jason sought a playmate for Angelo years later and saw that the local pound was overflowing with pitbulls—at this point, his future was carved in stone and it became Jason's mission in life to save this misunderstood breed from peril.

When asked 'Why pitbulls?' Jason simply shares that no one steps up for pitbulls—not even typical dog lovers. Most people avoid pitbulls based on negative stereotypes and the stigma relating to dog fighting. The Rescue receives hundreds of calls and emails from people daily asking for help with dogs—from puppies to 'senior' dogs, to those found abused or neglected. Most shelters will not adopt out a pitbull directly to individuals; they are required to be surrendered to a Rescue where their needs can be met and after rehabilitation and vetting, they can hopefully be placed with a 'forever home'.

With that being said, where many rescues fail is in how they handle adoptions. The problem faced by the Rescue is where to place the dogs once they are well enough to be adopted. It is the point of view of Jason and the Rescue that not everyone should have a pitbull. The application process for the Rescue is very detailed and not everyone is successful in adopting a dog from the Rescue. It is the goal of the Rescue to ensure that adoptions are successful for both the dog and the family—there are no shortcuts. We also

seek to educate about the breed and share resources with the Community, such as our previous Spay and Neuter events.

One final question: "Why do we need this Rescue and Shelter?" Over ONE MILLION pitbulls are euthanized in shelters nationally, at an unconscionable rate of 2,000 to 3,000 dogs per day. Education encouraging responsible pitbull ownership and rescue efforts, as well as spay/neuter programs, are critical to reduce these numbers.

FUTURE OF THE RESCUE AND PLANS FOR THE PROPERTY:

The Rescue has been an integral part of the Paulding County Community, as well as offering a lifeline for people and shelters across Georgia. Since our founding in 2009, the Rescue has been very active in saving injured and neglected dogs. In recent years, thousands of spay/neuter surgeries have helped to lower the numbers of 'wild' and feral animals throughout Paulding County and similar numbers of vaccines have been administered. Attached hereto are two letters of recommendation and commendation for the efforts of the Rescue.

Additional information attached hereto is a 2019 Annual Report graphic showing some of our good works. Even in 2020, during the pandemic, the need for the services of the Rescue has grown. To meet the future needs of the Rescue, in 2019, the Rescue purchased a 46-acre site to build a state-of-the-art rescue facility. The Capital Campaign has not 'officially' commenced due to the pandemic, yet the Rescue has raised well over \$600,000.00 to date to build this facility. However, with the opportunity presented by the Will Wheeler property, it would allow the Rescue to effectively jumpstart this process and allow us to pivot and reach many of our initial goals for the new facility within months versus years.

Attached are three pages from the proposed "Friends to the Forlorn Pitbull Rescue Animal Shelter and Sanctuary" (hereinafter "Shelter"). This is a portion of a proposal created by the respected firm of Goodwyn Mills Cawood, as presented to, and selected by the Rescue to design the Shelter. The initial building planned is a 10,000-12,000 sq. ft. kennel, along with a smaller building that would include Offices, an apartment for on-site staff, storage and reception. Please reference the "Schematic Plan Diagram" and "Adjacency Diagram" to see the initial (proposed) building layouts. We have included the Schematic Site Plan for the final phase of the Shelter—Phase 4, which includes the two buildings referenced above as well as an outdoor pavilion, veterinary office and additional boarding runs. To be direct, the opportunities of the Will Wheeler property check so many of the boxes presented by the Shelter proposal that we would effectively be years ahead of our current plans simply by purchasing this Property and adapting the current buildings for our use.

Upon examination of the Survey of the Property, you will see how this property will allow the Rescue to leap forward from day one. The Main House (A) will house offices, reception and living quarters for key staff. The Red Barn (B) also houses a reception area and a commercial kitchen on the main level, while the lower-level houses multiple kennels along with an attached exercise area. There are multiple "Cottages" for the dogs (C) with attached runs that would allow single occupancy for dogs and there is a large Storage Barn (D) that will house mowers, maintenance implements and offer additional storage. The Covered Arena (E) is currently set up for dog training; it will most likely be used for exercise and there is great potential for use as a special events arena. Finally, with 38+/- acres, there is plenty of space for a Future Building (F).

With the purchase of the Will Wheeler property, as presented in the Shelter proposal, many of the items depicted as shown in "Phase 4" can be modified or omitted as they are already present on the Property. As depicted on the Schematic Plan and on the Survey, the "Future Building (F)" would be edited to focus on uses related to the dogs and their care. Effectively, our only needs for the Future Building will be additional spaces for kennels and dog runs, and as noted herein, the offices, apartment and other uses

will be most likely be omitted from the final design. The quality of this Future Building will match or exceed what is already present on the Property or as depicted in the plans for the Shelter, utilizing state-of-the-art facilities to provide the preferred level of services for our rescue dogs.

For the immediate future, upon the purchase of the Property, only minor modifications to the property are necessary, with security upgrades being the primary focus. Once the Rescue is fully operational on the Property, there are many options for the future of the Rescue and the Property. As noted above, it is still the goal of the Rescue to build an additional Shelter building. While the purchase of the Property will allow the Rescue to move more quickly than having to build entire facilities (as depicted) from raw land to completion, any planned future structures are most likely a year to two years away from groundbreaking. If the Rescue continues to grow, the Property allows the space for an additional Shelter building in addition to Future Building (F), but again, this would be years into the future. One other potential change is the option to enclose the Covered Arena, but that is just one potential plan for that area.

CONCLUSION:

This Property is ideal to serve the current and future needs of the Rescue, with minor modifications from the outset and has the opportunity for expansion in the future. If the County moves forward with the approval of the Zoning Application and allows the Rescue to operate in Hall County and on the Property, we will be able to complete the purchase transaction and take steps to be an important asset to the Community and to continue to do the good works of the Rescue, while maintaining the safety and high standards that the Rescue has afforded the Paulding County community.

Should you have any additional questions, do not hesitate to contact Jason Flatt at 917.939.1591 or Bo Wagner at 404.630.2647. We thank you in advance for your due consideration.

Respectfully submitted,

Friends To The Forlorn Pitbull Rescue, Inc.,
a Georgia Non-Profit Corporation.