

# Rezone Z22050001

## Staff Analysis

Commission District: 4 - Bradford

Planning Commission Hearing Date: 06-02-2022

Board of Commissioners Hearing Date: 07-12-2022

Parcel ID: Map C0670019

Acreeage: 2.27

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**Applicant:**

Sabrina Gauntt

4571 Gauntt Road SE

Oxford, Georgia 30054

**Owner:**

Mary Gauntt (Deceased)

Cathy Gauntt (Executor)

4571 Gauntt Road SE

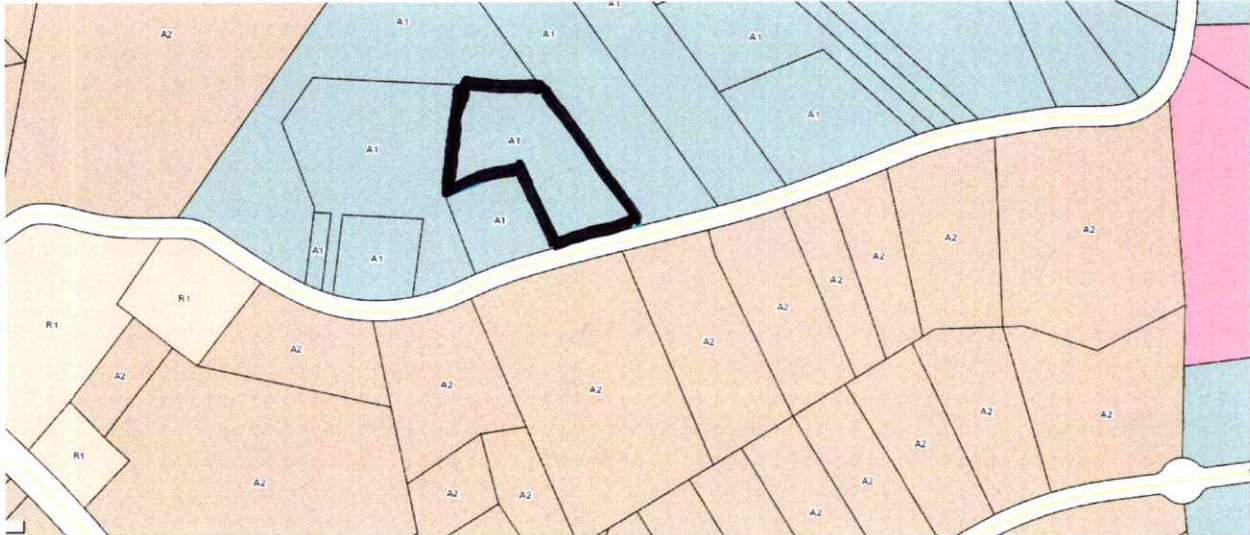
Oxford, Georgia 30054

**Property Location:** 4571 Gauntt Road



**Current Character Area: Rural Residential**

**Current Zoning: A1**



**Request: Rezone 2.27 acres from A1 to A to operate a non-profit rabbit rescue.**

**Staff Comments/Concerns:**

**Site Analysis: The 2.27 acre tract is located on 4571 Gauntt Road. The surrounding properties are zoned A1 and A2.**

**Zoning History: No History**

**Character Area: The character area for this property is Rural Residential.**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:** No impact to Walton County Sheriff's Office.

**Water Authority:** This property is in the WCWD service area, however water service is not currently available at this property. If service is requested, please coordinate with WCWD.

**Fire Department:** Walton County Fire Rescue has no issues.

**Fire Code Specialist:** Will have no impact. They shall comply with all fire codes in respect to their establishment if applicable.

**Board of Education:** Will have no effect on the Walton County School System.

**Development Inspector:** No comment received.

**DOT Comments:** Will not impact GDOT

**Archaeological Information:** No comment received.

**PC ACTION 6/2/2022**

**Rezone – Z22050001 – Rezone 2.27 acres from A1 to A to operate a non-profit rabbit rescue– Applicant: Sabrina Gauntt/Owner: Mary Gauntt/Executor Cathy Gauntt– Property located on 4571 Gauntt Rd- Map/Parcel C0670019 – District 4.**

**Presentation: Sabrina Gauntt represented case. She would like to do a non-profit rabbit rescue. She stated that these are domestic rabbits and they are pets. She stated that the rabbits are kept indoors and not outside. She stated that the rabbits are spade and neutered before they go through the adoption process.**

**Josh Ferguson asked about the margin about how many she would have and Ms. Gauntt stated 15 to 18 at the most. She also has foster homes that can take the overflow if needed.**

**Speaking: None**

**Recommendation: Pete Myers made a motion to recommend approval with a second by Josh Ferguson. The motion carried unanimously.**



**Rezone Application # Z22050001**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 6-2-2022 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 7-12-2022 at 6:00PM held at WC Historical Court House

**You or your agent must be present at both meetings**

1115 Broad St. - 2nd floor  
1115 Broad St. 2nd floor

**Map/Parcel** CDL70019

**Applicant Name/Address/Phone #**

Sabrina Gauntt  
4571 Gauntt Rd SE  
Oxford, GA 30054

E-mail address: gauntt.farmantics@gmail.com

Phone # 478-973-4717

Location: 4571 Gauntt Road  
Same as above

**Property Owner Name/Address/Phone**

Mary Gauntt (Deceased)  
Executor:  
Cathy Gauntt  
4571 Gauntt Rd SE  
Oxford, GA 30054

(If more than one owner, attach Exhibit "A")

Phone # 470-362-1493

Requested Zoning A Acreage 2.27

Existing Use of Property: Residential

Existing Structures: House, shed

The purpose of this rezone is to operate non profit rabbit rescue

Property is serviced by the following:

Public Water: \_\_\_\_\_ Provider: \_\_\_\_\_ Well:

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 5/1/2022 Fee Paid \$ 300.00

**Public Notice sign will be placed and removed by P&D Office**  
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1 South A2  
 East A1 West A1

Comprehensive Land Use: Rural Residential **DRI Required?** Y \_\_\_\_\_ N

Commission District: 4-Bradford Watershed: Cornish Creek TMP

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

**AUTHORIZATION  
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

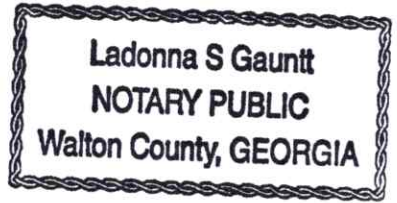
Name of Applicant: Sabrina Gauntt  
Address: 4571 Gauntt Rd SE Oxford GA 30054  
Telephone: 478-973-4717  
Location of Property: 4571 Gauntt Rd SE  
Oxford GA 30054

Map/Parcel Number: \_\_\_\_\_  
Current Zoning: A-1 Requested Zoning: A

<u>Cathy Gauntt</u> Property Owner Signature	_____	Property Owner Signature
Print Name: <u>Cathy Gauntt</u>	_____	Print Name: _____
Address: <u>4571 Gauntt Rd SE Oxford GA 30054</u>	_____	Address: _____
Phone #: <u>470-362-1493</u>	_____	Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Ladonna S Gauntt 5/1/2022  
Notary Public Date  
Term of Office Expires 21st day of November, 2025





## LETTERS TESTAMENTARY

By Bruce E. Wright, Judge of the Probate Court of Walton County.

KNOW ALL WHOM IT MAY CONCERN:

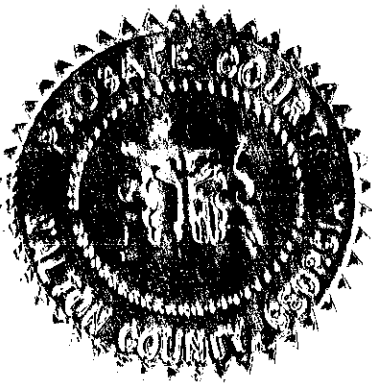
At a regular term of Probate Court, the Last Will and Testament dated November 11<sup>th</sup>, 2003, of

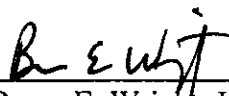
**Mary Lucille Gauntt,**

deceased, at the time of his or her death, a resident of the above County was legally proven in Solemn form and was admitted to record by order, and it was further ordered that **Cathy L. Gauntt A.K.A Catherine Louise Gauntt** named as Executrix in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executrix.

NOW, THEREFORE the said **Cathy L. Gauntt A.K.A Catherine Louise Gauntt** 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 Executrix under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the 13<sup>th</sup> day of February, 2019.



  
\_\_\_\_\_  
Bruce E. Wright, Judge  
Walton County Probate Court

Article 4, Part 4, Section 160 Standard Review Questions:

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

unknown - N

2. The extent to which property values are diminished by the particular zoning restrictions;

None

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

None

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

see attached



5. The suitability of the subject property for the zoned purposes; and

The property is well suited for use  
as a domestic rabbit shelter with  
no significant changes required.

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6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

Not vacant

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## Article 4, part 4, Section 160 Standard Review Questions

Answer to question 4:

Rabbits are **the third most popular pet in America**, after cats and dogs, according to the Humane Society of the United States—and the third most abandoned.

Rabbits are the third most likely to be involved in hoarding cases.

Rabbit shelters prevent animals from getting hit by cars, being starved, and/or abused. It's a very valuable agency. It saves the taxpayers money by preventing damage to their persons and property while protecting animals as well. Examples include; rabbits digging burrows on personal property. A dog chasing a rabbit into a street and causing an accident or being hit by a car. Domestic rabbits destroy gardens while trying to survive.

Rabbit shelters partner with animal control and the city/ county and pull pets whose owners have not come, or who have been there and not been adopted OR who have medical needs the city shelter cannot meet, but which won't make them UNadoptable, but just need TLC. Rabbit shelters are also available to alleviate the overabundance of rabbits taken in or seized from hoarding cases.

Rabbit shelters provide medical treatment for every pet who comes through the door...a vet check, basic shots, and first aid all the way up to surgery. Meaning if someone finds a hurt rabbit on the street, they do not have to choose between leaving it or running up a vet bill they cannot pay.

Rabbit shelters provide a safe, clean place for owners to find their lost pets before they are hit by cars, stolen, sold, attacked by other animals, poisoned, etc.

Rabbit shelters provide a safe place for people to find a new pet.

Rabbit shelters provide a safe place for pets to be held in "protective custody" if owners are unhomed by fire or natural disasters, in hospital and have no one to care for the pets, in jail for short periods, or if pets are in a dispute about cruelty, neglect, etc. or some other legal issue.

Rabbit shelters provide a place where people can surrender pets they cannot keep where the pets will have a CHANCE at adoption....instead of moving and leaving the pet behind, leaving it on the side of the road, giving it away to bad folks online, or worse.

## Letter of Intent

It is our intention to request a rezoning of our property located at 4571 Gauntt Road in Oxford Georgia in order to run a responsible rabbit rescue. We have received our 501-c3 status under Gauntt Farm Antics Rabbit Rescue Inc. The rescue takes in discarded, abused and abandoned domesticated rabbits and rehabilitates them for adoption. All rabbits that come into our rescue are spayed / neutered and vaccinated. We house all our rabbits inside ensuring their safety and preventing any negative impact to our neighbors. Because this is a private rescue and adoptions will be conducted mainly off property there will be limited traffic associated with our operations.



**Department of the Treasury**  
**Internal Revenue Service**  
**Tax Exempt and Government Entities**  
P.O. Box 2508  
Cincinnati, OH 45201

GAUNTT FARM ANTICS RABBIT RESCUE  
C/O SABRINA GAUNTT  
4571 GAUNTT RD SE  
OXFORD, GA 30054

**Date:**  
02/03/2022  
**Employer ID number:**  
87-3518624  
**Person to contact:**  
Name: Customer Service  
ID number: 31954  
Telephone: 877-829-5500  
**Accounting period ending:**  
December 31  
**Public charity status:**  
170(b)(1)(A)(vi)  
**Form 990 / 990-EZ / 990-N required:**  
Yes  
**Effective date of exemption:**  
October 21, 2021  
**Contribution deductibility:**  
Yes  
**Addendum applies:**  
No  
**DLN:**  
26053719008661

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements





# For Pet's Sake

*The Avian and Exotic Animal Hospital of Atlanta*

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*1058 Mistletoe Road, Decatur, Georgia 30033*

*(404) 248-8977*

*ForPetsSake.com*

To Whom it May Concern,

It is highly recommended that domestic rabbits be housed entirely indoors. There are numerous health and safety hazards outdoors for rabbits including, but not limited to, predators, extreme heat or cold, ectoparasites, injury, and most recently in the state of Georgia, rabbit hemorrhagic virus disease.

A handwritten signature in black ink, appearing to read 'J. Hutcheson'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason Hutcheson, DVM

LaDonna Gauntt  
4639 Gauntt Rd. SE  
Oxford, GA 30054

February 22, 2022

I am a neighbor to Sabrina & Cathy Gauntt. I do not care if they run a rabbit rescue at their home.

LaDonna Gauntt

Scott Welch  
4643 Gauntt Rd  
Oxford, GA

I Scott Welch neighbors of Sabrina & Kathy Gauntt do not care if a rabbit rescue is near us. They do a great job and care very much of the rabbits.

Scott Welch 2/22/2022

Jeremy Andrews  
4595 Gauntt Rd  
Oxford GA 30054

March 3rd 2022

I am the next door neighbor to Sabrina and Cathy Gauntt. I don't mind if they have a rabbit rescue in their home.

Jeremy Andrews

Johnny Peters  
4598 Gauntt Rd  
Oxford, Ga. 30054

I am across the road from Cathy + Sabrina Gauntt. I don't mind if they have a rabbit rescue in their home.

Johnny Peters

Ralph & Jill Mincey

4538 GAUNTT RD. OXFORD, GA.

We Feel a rabbit rescue would be a wonderful thing and would NOT bother us in the LEAST.

Ralph E. Mincey

2/24/22

Byron K Adkisson

I Live Next door and do  
not care if they have a rabbit  
rescue.

Byron K Adkisson



Lauren Gauntt  
4669 Gauntt R.D  
Oxford, GA 30054

I Lauren Gauntt neighbor of Cathy &  
Sabrina Gauntt. I do not care if they  
have a rabbit rescue in their home.  
they do a great job caring for the rabbits.

Lauren Gauntt


Toni Chasteen  
4558 Gauntt Rd  
Oxford GA 30054

I live next door to Sabrina & Cathy and do  
no mind if they have a rabbit rescue.

Toni Chasteen  
3-1-22

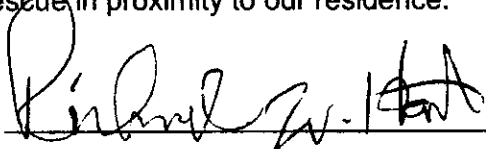
I/We Richard Rosendahl, and residing at  
#4386 Gauntt Rd.

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed,  Date 2/12/2022

I/We Richard Hart, and residing at  
3390 Moore Jersey Rd

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed,  Date 02/12/22

I/We Keri Andre, and residing at  
15 Creek Bend Tr. Oxford, GA. 30054

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed, Keri Andre Date 2/14/22

I/We Scott Welsh, and residing at  
4643 Gauntt Rd

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed, Scott Welsh Date 2/12/2022

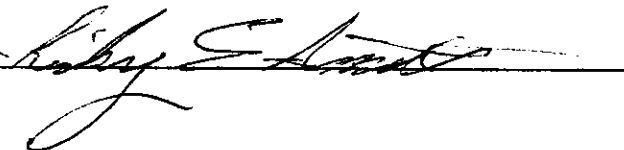
I/We Heather Chambers, and residing at  
3400 Monroe Jersey Rd Covington GA 30014

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed, Heather Chambers Date 2/12/2022

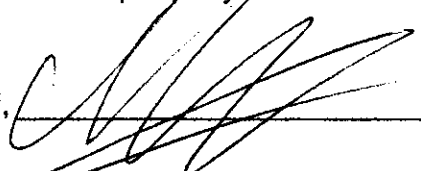
I/We Ricky Smith, and residing at  
2350 Dilly Trail

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed,  Date 2/12/22

I/We Carla + Josh Weathers, and residing at  
1541 Alcovy Station Rd Covington GA 30014

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed,  Date 2-12-22

I/We Renee Shore, and residing at  
1178 Pentland Rd. Covington, GA 30014

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed,  Date 2/12/2022



I/We Michael Wilder, and residing at  
4555 Gauntt Rd

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed, Michael Wilder Date 2/14/22

I/We Edwin C. Morris, and residing at  
4294 Gauntt Rd

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed, Edwin C. Morris Date 2/16/22

I/We Paul Kelly, and residing at  
628 Creekside Trace 30011

And being neighbors to Sabrina and Cathrine Gauntt have no objections to them running a rabbit rescue in proximity to our residence.

Signed, Paul Kelly Date 2-13-22

# IF YOUR APPLICATION IS APPROVED THE FOLLOWING ITEMS WILL BE REQUIRED.

**NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.**

## **The Site**

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

## **The Building(s)**

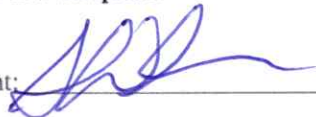
Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

**I understand the above items will be required prior to any work that is started. No Business License will be issued until all items are complete.**

Signature of Applicant:



, Date:

5/1/2022



Z22050001 – 4571 Gauntt Road





Z22050001 - 4571 Gauntt Road





Z22050001 - 4571 Gauntt Road

