

WALTON COUNTY PLANNING COMMISSION
January 08, 2026

MEMBERS' PRESENT:

John Pringle, Josh Ferguson, Michelle Trammel, and Timothy Kemp

MEMBERS ABSENT: Tim Hinton and Chris Alexander

PLANNING & DEVELOPMENT OFFICIALS:

Kristi Parr, Tracie Malcom, & Hannah Davis

Co-Chairman Timothy Kemp called the meeting to order.

Josh Ferguson opened with prayer.

APPROVAL OF MINUTES:

Josh Ferguson made a motion to approve the minutes of December 11, 2025, with a second by Michelle Trammel.

Motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

1. **Z25-0373 – Rezone 1.00 acre from a 25.05 acres tract from A1 to R1 to create a buildable lot- Applicant: Huston & Hunter Morris/Owner: Paschal Myers- property located at 5100 Kent Rock Road & Center Hill Church Road- Map/Parcel C0290094- District 3**

Presentation: Hunter Morris represented the case, requesting a zoning change from A1 to R1 for 1.00 acre of her grandfather's 25.05-acre property. The purpose of the request is to permit the construction of a single-family home.

Public Comment: None

Recommendation: Motion by John Pringle to recommend approval as submitted with a second by Josh Ferguson. The motion was carried by all.

2. Z25-0374 – Rezone 4.78 acres from A1 to A for a commercial kennel with customer contact and Variances on side seatbacks- Applicant: Raymond Spinelli/Owners: Raymond & Tammy Spinelli- property located at 4350 Jacks Creek Road- Map/Parcel C1790024- District 4.

Presentation: Raymond Spinelli presented the request for a rezone to allow a commercial dog kennel. Mr. Spinelli, who has been breeding dogs for decades to assist disabled individuals, currently resides at 4350 Jacks Creek Road. Josh Ferguson asked how long Spinelli had been living there, Spinelli stated he had lived there for 2 ½ years while maintaining a small operation, only having one or fewer litters per year of French Massifs. He currently has four dogs on the property, and each litter typically consists of eight or more puppies.

Public Comment: Chris Folgman, who resides at 4306 Jacks Creek, is requesting the denial of the application, as his property is adjacent to the applicant's. He and his wife, Kristy Folgman, have lived in their home for 12 years. They sought a quiet place to build their forever home and would not have purchased and built on their property if they had known the kennel would be operating there.

Cheyenne Geary, an adjacent property owner residing at 4360 Jacks Creek, stated that she and her husband, Kevin Geary, have lived in their home for four years. She expressed concern about the applicant's dogs, claiming they have chased her young children. Ms. Geary further asserted that she has contacted animal control about this issue ten times in the past month.

Rebuttal: Timothy Kemp inquired whether the applicant had consulted with neighbors about the kennels. The applicant confirmed he had only done so when first moving in. Mr. Kemp then asked about fencing, and the applicant stated that fencing was in place and dogs were not allowed to run loose. However, the applicant acknowledged receiving citations from animal control for dogs at large.

Timothy Kemp asked if anyone representing Animal Control was present. There was no one. Code Enforcement Officer Mark Lewis then came forward to state that he had attempted to contact the applicant but found no working phone number. He did find the applicant's business online but noted that the applicant does not possess a business license. Mr. Lewis informed the Planning Commission that he had 15 citations from Animal Control regarding the dogs at the kennels.

Recommendation: Motion by Michelle Trammel to recommend Denial as submitted with a second by John Pringle. The motion passed unanimously.

ANNOUNCEMENTS:

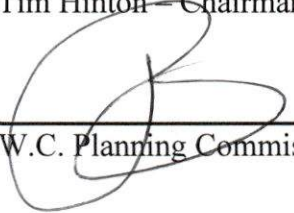
It was noted by Timothy Kemp that the election on chairman and co-chair will be elected in February due to absences. All voted in favor to wait until February.

PUBLIC COMMENT – None

With no further business, the meeting was adjourned.

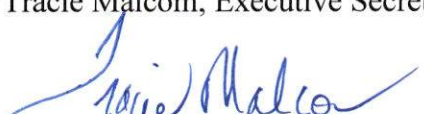
Respectfully Submitted,

Tim Hinton – Chairman



W.C. Planning Commission

Tracie Malcom, Executive Secretary



W.C. Planning Commission