

WALTON COUNTY PLANNING COMMISSION
December 11, 2025

MEMBERS' PRESENT:

Tim Hinton, John Pringle, Josh Ferguson, Michelle Trammel, Timothy Kemp and Chris Alexander

MEMBERS ABSENT: The Board was notified that Wesley Sisk resigned due to having other commitments and obligations, and he was thanked for his dedication to the county. The Board was then informed that this will be on January 6, 2026, Board of Commissioners Agenda to appoint someone in his place.

PLANNING & DEVELOPMENT OFFICIALS:

Kristi Parr and Tracie Malcom

Chairman Tim Hinton called the meeting to order.

Timothy Kemp opened with prayer.

APPROVAL OF MINUTES:

Timothy Kemp made a Motion to approve the minutes of November 6, 2025.

Seconded by Josh Ferguson

Motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

1. Z25-0337 – Rezone 2.00 acres from A2 to A for commercial kennel with customer contact and Variance on side, back, and front setback lines – Applicant/Owner: David L Maughon – property located at 1343 Cornish Mountain Church Road – Map/Parcel C0670114B00 - District 4

Presentation: Donna Maughon represented the case. She is the wife of David Maughon who is the property owner. They live at 1343 Cornish Mountain Church Road and would like to breed labrador retrievers and are asking for a rezone and Variance for

the 100' setback and 500' setback with customer contact. They breed dogs and have no more than about 2 litters a year. They have the dogs already and they breed and sell the puppies. They have a fence in the back yard. In order for them to get a license from the Department of Agriculture they needed to rezone their property to A. She stated that they own the property adjacent to them, and it is already zoned A. Department of Agriculture has already been out to the property, and they have been approved. She stated that the puppies are vet checked, and they live in the house with them. She stated they all have certifications and x-rays. She went on to state that the dogs are part of the family. They have a pet door that the dogs can go in and out and they also walk the dogs. Ms. Maughon stated most of the selling of puppies is done on-line.

Michelle Trammel asked how many dogs she had, and Ms. Maughon stated that they have 3 that they breed and one family dog that has been spayed. She stated that they have ample room to extend their fence if they need to. She stated that the breeding itself the females are taken off site to the male for breeding. Mr. Maughon stated that all of this is by the AKC Guidelines, and they follow the guidelines.

Chris Alexander asked what would be the total of dogs at one time would it be about 6 or 8 dogs and she stated right now she only has 4 dogs but she may keep a puppy if she takes a liking to one of them but she thinks 6 to 8 dogs would be overwhelming. She stated that she has a daughter who lives in the house beside their property and has a lab and the daughter stated on the next litter that she will probably get one. She stated that you are not supposed to breed a dog until after they are 2 years old and they abide by this.

Public Comment: None

Recommendation: Motion by Michelle Trammel to recommend approval with the following conditions: 1) Approve with the setbacks applied for 2) maximum of 4 breeding dogs allowed with a second by Josh Ferguson. The motion carried unanimously.

2. Z25-0343 – Rezone 2.72 acres from A1 to R1 to create a 1.15-acre buildable lot - Applicant/Owner: Brad Echols/Tuiley Homes, LLC – property located at 3600 Mary Lane & Linda Drive – Map/Parcel C0470030 - District 2

Presentation: Brad Echols represented the case. He is a real estate agent, and he lives at 2770 Dewey Hogan Road. He would like to rezone this property to R1 to create a 1.5-acre buildable lot.

Chris Alexander asked if the access would be off of Mary Lane and Mr. Echols stated that was correct.

Public Comment: None

Recommendation: Motion by Chris Alexander to recommend approval as submitted with a second by Michelle Trammel. The motion passed unanimously.

PUBLIC COMMENT – None

With no further business, the meeting was adjourned.

Respectfully Submitted,

Tim Hinton – Chairman

A blue oval-shaped digital signature stamp containing the text "TIM K HINTON".

W.C. Planning Commission

Tracie Malcom, Executive Secretary

A handwritten signature in blue ink that reads "Tracie Malcom".

W.C. Planning Commission