



Planning and Development Department Case Information

Case Number: Z25-0337

Meeting Dates: Planning Commission 12-11-2025

Board of Commissioners 01-06-2026

Applicant/Owner:

David L Maughon
1343 Cornish Mountain Church Road
Oxford, Georgia 30054

Current Zoning: The current zoning is A2.

Request: Rezone 2.00 acres from A2 to A for commercial kennel with customer contact and Variance on left and back setbacks due to being less than the required 100 ft. and less than 500 ft. from a residential district.

Address: 1343 Cornish Mountain Road, Oxford, Georgia 30054

Map Number/Site Area: C0670114B00

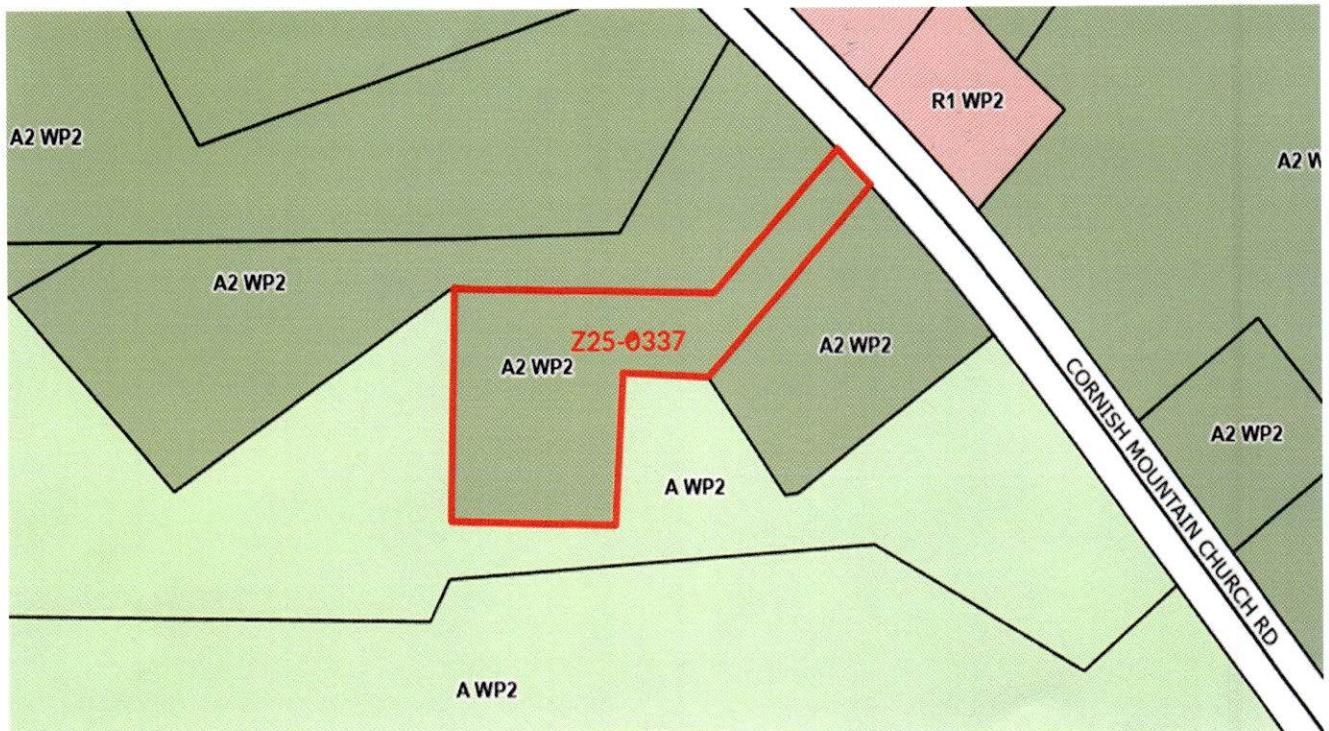
Character Area: Conservation

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

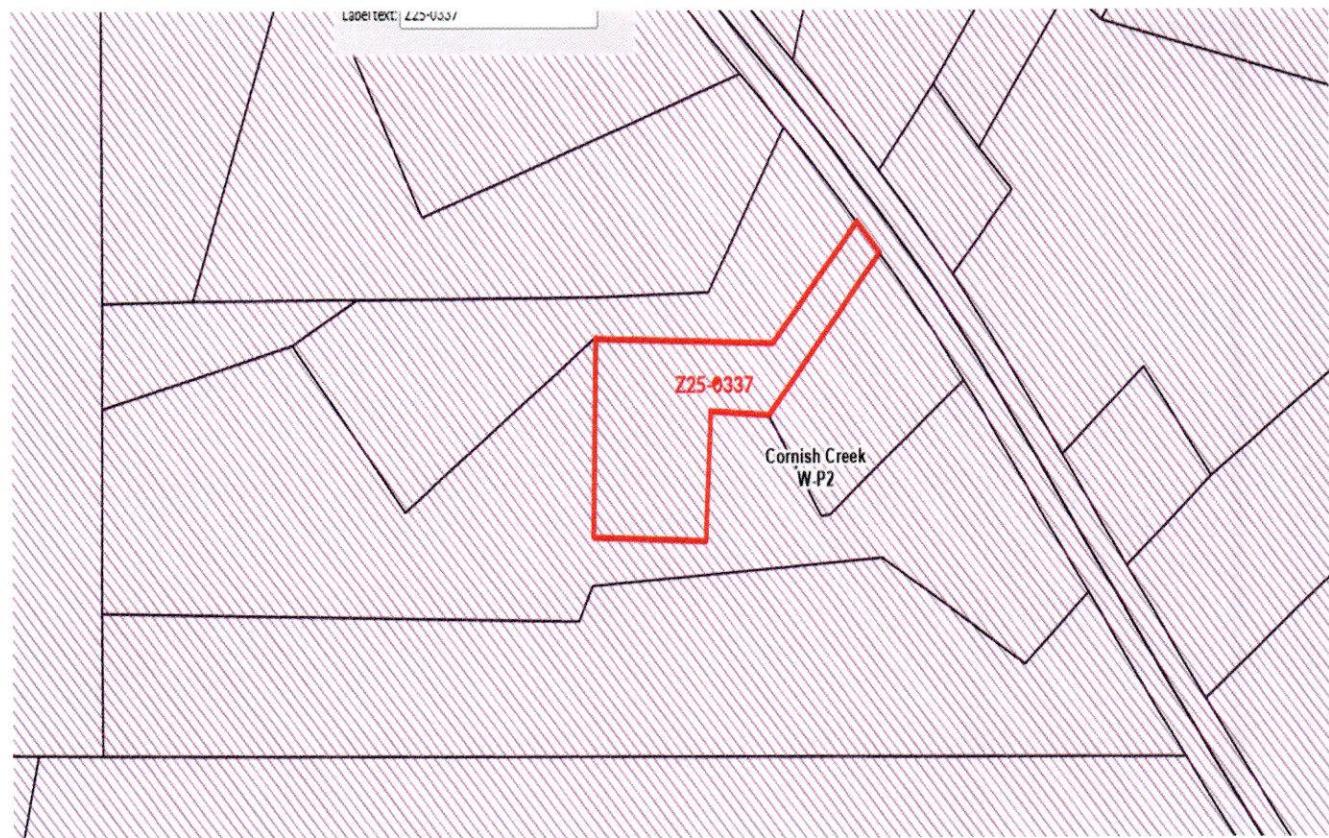
Existing Site Conditions: Property consists of a house and barns.



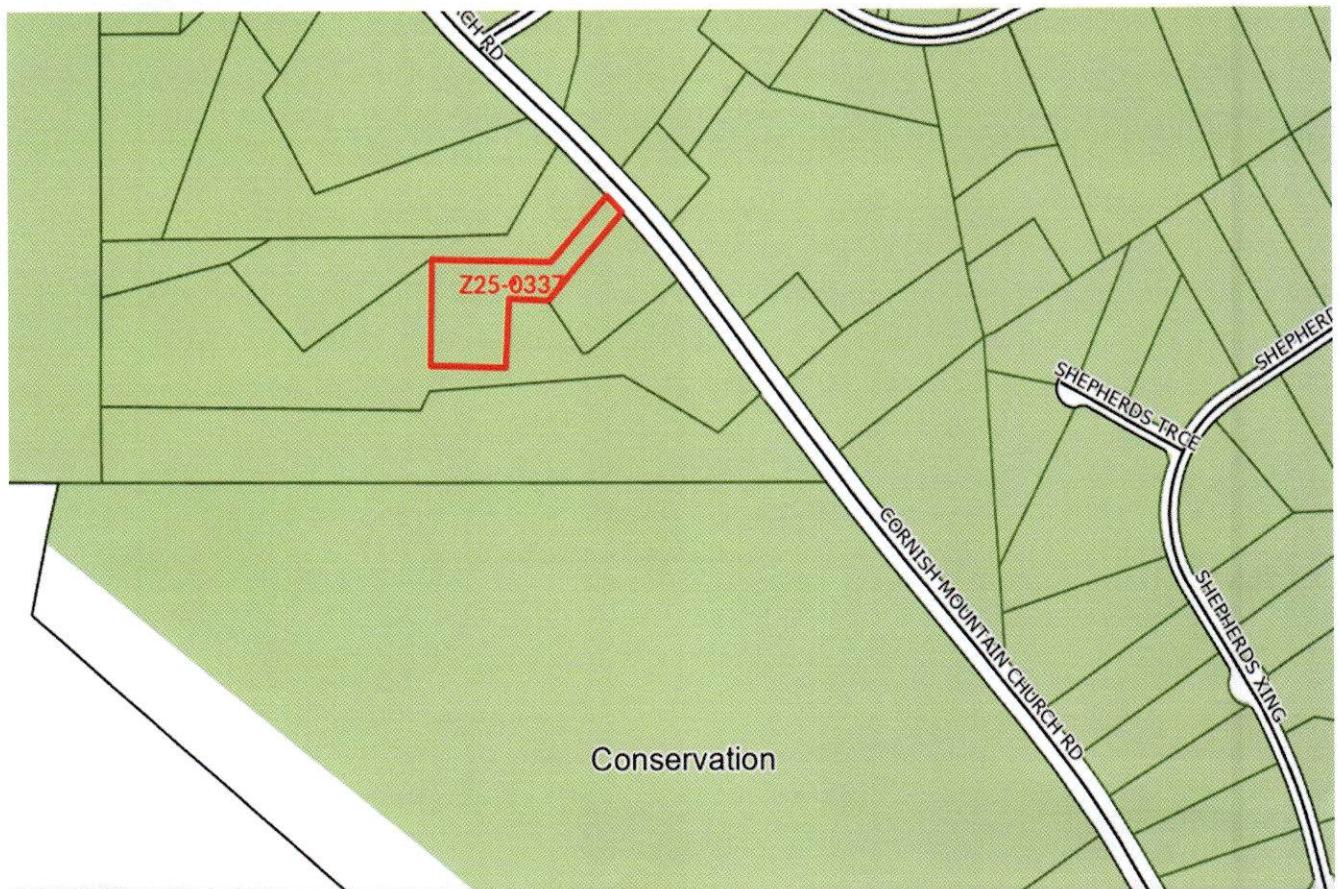
The surrounding properties are zoned A2, A and R1.



The property is in the Cornish Creek Watershed Protection Area.



The Future Land Use Map for this property is Conservation.



History:

V03020015	Naomi Knight	200' to 60' Min Lot Width 2.0	C067-114,114A, 115 1339 Cornish Mtn Church	Approved
Z07060022	David & Donna Maughan	A-2 to A Green Houses	C067-114 1349 Cornish Mtn Church	Approved
Z12030011	Scott Knight @ David Maughan	A&A-2 to A&A-2 Ag and Res	C067-114, 114A Cornish Mtn Church Road	Approved

Staff Comments/Concerns:

KENNEL, COMMERCIAL: An establishment for the breeding, raising, boarding, caring for and keeping of dogs or cats or other small domestic animals or combination thereof (except litters of animals of not more than six (6) months of age), for commercial purposes.

Allowed in A, B1, B2 and B3

Section 6-1-470 Kennel, Commercial (20)

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least one hundred (100) feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than two hundred (200) feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within five hundred (500) feet of a residential district.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a Commercial Driveway for a Business and customer contact.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Cornish Mountain Church Road (static pressure: 120 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Commercial Kennel shall meet the 2024 NFPA Life Safety Code Requirements. Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: No impacts

Board of Education: This will have no affect on School System.

GDOT: Will have no affect on GDOT.

City of Monroe: No comment received.

PC Action 12/11/2025:

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 liters 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 liter 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.

Rezone Application # 225-0337

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-11-2025 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 01-06-2026 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel LG67D 114 B00

Applicant Name/Address/Phone #

David Maughan
1343 Cornish Mountain
Church Rd. Oxford

770-361-1876

E-mail address: dmaughan@att.net

Phone # 770-361-1876

Property Owner Name/Address/Phone

David Maughan
1343 Cornish mtn. church Rd.
OXFORD, GA 30054

770-361-1876

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

Phone # 770-361-1876

Location: 1343 Cornish mtn.

Requested Zoning

Acreage 2.0

Existing Use of Property: house

Existing Structures: house

The purpose of this rezone is To be able to breed my dogs
and sell the puppies. Also requesting variances
on the left side & back of property due to not meeting
set backs for dog breeding.
Property is serviced by the following:

Public Water: NA Provider: _____ Well: ✓

Public Sewer: NA 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.

David Maughan
Signature

10-3-2025 \$ 400.00
Date Fee Paid

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 A2

Surrounding Zoning: North A2 South A-1/A1
East A2 West A-1/A1

Comprehensive Land Use: Conservation

DRI Required? Y ✓ N

Commission District: 4-Lee Bradford

Watershed: Cornish Creek TMP ✓

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes X no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

 10-3-25

Signature of Applicant/Date

Check one: Owner X Agent _____

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;

House and agricultural property.
We have horses, goats & chickens.
Adjoining property raises quails.

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

None other than we are limited by the Dept. of Ag to 1 litter per year.

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

NA

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

The public could purchase some beautiful Labrador Retrievers.

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

Our property is well suited
to raise puppies.

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

NA

October 3, 2025

Walton County Planning and Zoning Board
Monroe, GA

Letter of Intent for Rezoning
1343 Cornish Mountain Church Rd.
Oxford, GA 30054

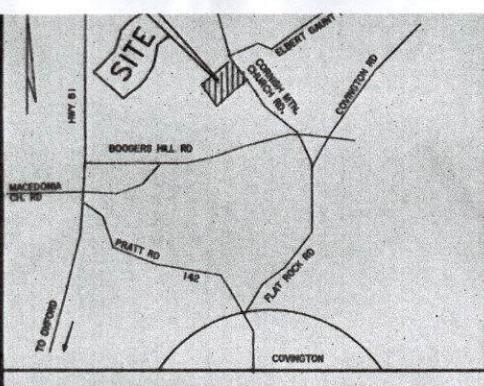
We are requesting that our 2.0 acres and house be rezoned from A-1 to A so that we can breed our Labrador Retrievers and sell their beautiful puppies to the public. We are also requesting variances for our left side and back property lines. We own all the adjacent properties except for along our front line, so it would not be infringing on anyone else's property.

We need to have the property rezoned so that we can get our Department of Agriculture license and our Walton County Business License.

We raise our 4 dogs in our home and will whelp the puppies in our home. Our dogs are all vet checked, OFA certified for their hips and elbows, and have had extensive DNA testing. We are not asking to become a "backyard" breeder, as all our dogs are AKC and UKC registered.

Please grant us the opportunity to breed our dogs and provide other families some wonderful, healthy puppies.

Thank you,
David and Donna Maughon



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

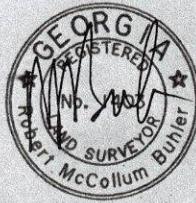
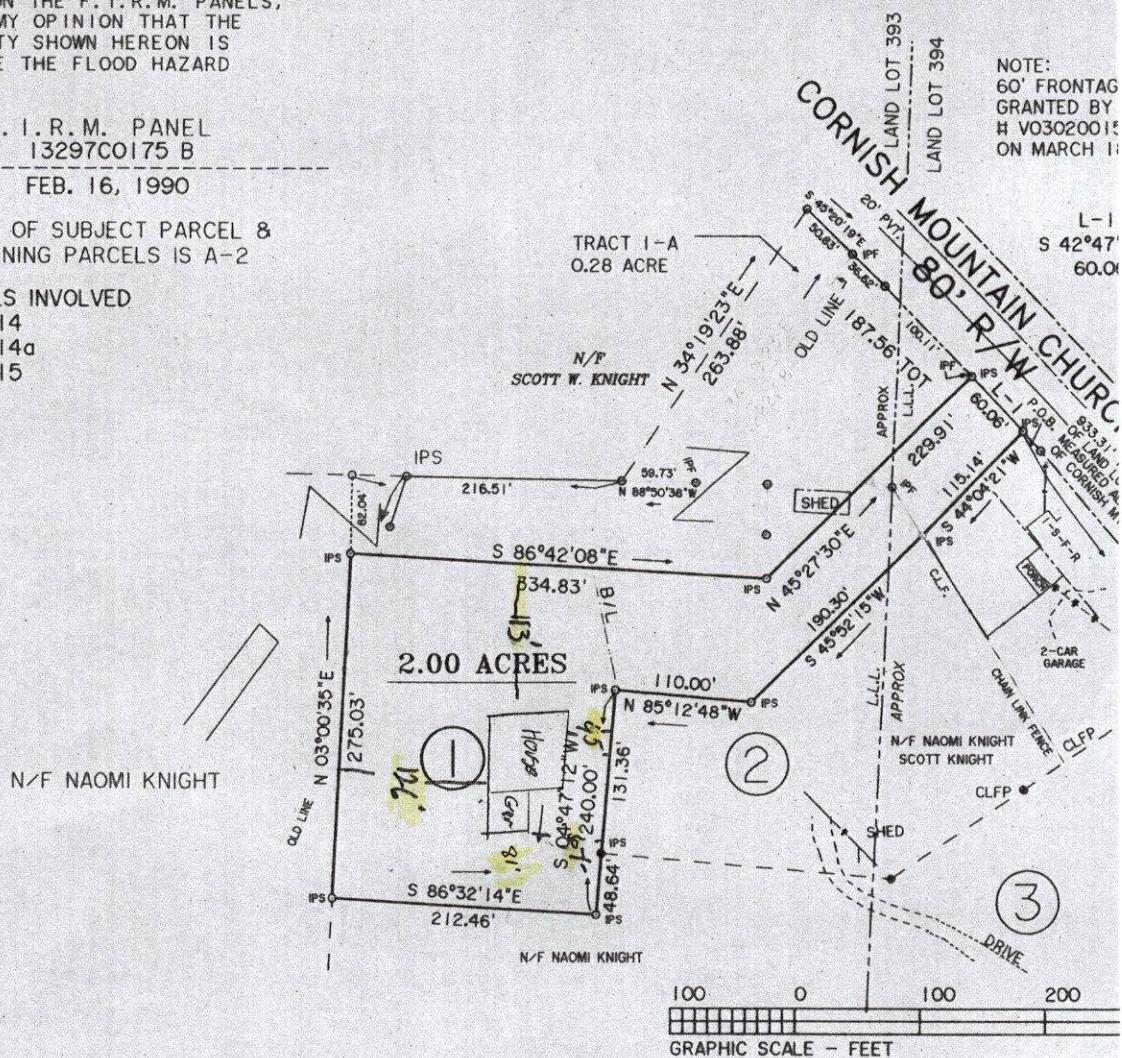
DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT

BASED ON THE F. I. R. M. PANELS,
IT IS MY OPINION THAT THE
PROPERTY SHOWN HEREON IS
OUTSIDE THE FLOOD HAZARD
AREA

SEE F. I. R. M. PANEL
NO. 13297CO175 B
FEB. 16, 1990

ZONING OF SUBJECT PARCEL &
ALL JOINING PARCELS IS A-2

PARCELS INVOLVED
C67-114
C67-114a
C67-115



BUHLER & ASSOCIATES, INC.
SURVEYING, PLANNING & CONSTRUCTION LAYOUT
SINCE 1964 *rbuhler@bellsouth.net*

1000 PEAK STREET
CONYERS, GEORGIA, 30012
PH (770) 483-8471 MEMBER SURVEY & MAPPING SOCIETY OF
FAX (770) 918-9074 GEORGIA & A.G.R.M.

OWNER/SPONSOR

SCOTT KNIGHT

NAOMI KNIGHT

1339 CORNISH MTN. CHURCH RD

OXFORD, GA 30054

770-786-1930

LAN
WAL
SCAL
NOT
SCRN



Georgia Department of Agriculture

Companion Animal/Equine Division

19 Martin Luther King Jr. Dr. SW, Rm. 122 Atlanta, Georgia 30334

Phone: 1-404-656-4914

Website: <http://agr.georgia.gov/>

Tyler Harper
Commissioner

Inspection ID

146614

Animal Protection Inspection Report

Inspection ID	Inspection Reason	Inspection Date	Inspection Start Time	Inspection End Time	Inspector Name
146614	PRE-LICENSE	10/24/2025	10:45 AM	12:00 PM	Jessie Murray
EST NO	EST NAME	Type			License No
124240	Cornish Mountain Labradors	PET DEALER			36124240
Physical Address		Physical City	Physical State	Physical Zip Code	County
1343 - 1375 Cornish Mountain Church Rd.		Oxford	GA	30054	WALTON

Requirements Details

Premises	Current License Displayed	Housekeeping	Lighting	Adequate Temperature Control	Adequate Ventilation	Fire Extinguishing Device
	N/A	Pass	Pass	Pass	Pass	Pass
Enclosures	Space Requirement	Interior Surface	Structural Strength	Shelter / Elements	Drainage	
	Pass	Pass	Pass	Pass	Pass	
Perfomance	Record Keeping	Storage	Pest Control	Sanitation	Waste Disposal	
	Pass	Pass	Pass	Pass	Pass	
Animal Care	Class Separation	Adequate Food	Adequate Water	Selling or Adopting Injured or Diseased or Abnormal Animals	Minimum Age	Tethering
	Pass	Pass	Pass	Pass	Pass	N/A
						Euthanasia
						Humane Care
						Negative Coggins
						Evacuation Plan

Companion Animal Details

Approximate Number of Animals	Number of Stall/Enclosure	Number of Breeding Animals	Number of Monthly Bird Inventory
4			

Follow Up Status Information

Follow Up Date	Follow Up Reason	Follow Up Duration	Animal Types
	N/A		

Follow Up Notes

Quarantine Information

Stop Order Information

Disease type

Violation Information



Georgia Department of Agriculture

Companion Animal/Equine Division

19 Martin Luther King Jr. Dr. SW, Rm. 122 Atlanta, Georgia 30334

Phone: 1-404-656-4914

Website: <http://agr.georgia.gov/>

Inspection ID

146614

Inspection Comments

Met with Owner Donna, discussion on number of dogs, 4 total. 4 females, one female is spayed. Owner is in process of possibly purchasing sire/male dog if all testing passes. Owner takes females off site for breeding at this time. Owner keeps up with dates & locations. This is breed specific - Labrador breed. Discussion on dead animal disposal statement & plan of action. Owner has both. Discussion on incoming & outgoing records. Owner has all dogs registered with AKC & UKC. Owner has files on each individual dog. Owner has contract for any sale, rehome with all required information within contract. Discussion on 8 wk old requirements. Owner ensures any puppies sold do not leave until at least 8 wks old. No puppies at time of inspection. Owner utilizes home & barn. Discussion on use of primary enclosures being impervious to moisture. All enclosures utilized are impervious to moisture. Owner cleans/sanitized several times per day & as needed. Outdoor fenced area for exercise/play. Owner will have additional outdoor areas for dogs. Currently in process of expansion. All areas met requirements. All areas are in good repair. All supplies stored properly. Accessible & charged fire extinguishers. Owner does own pest control. Adequate temperature, ventilation & lighting. Owner has wkly trash pick up for waste disposal. Discussion on remaining steps for license completion. Discussion on the implementation of late fees for late license renewals & once completed flag expiration date to ensure no late fees. No tethering, euthanasia being done. All dogs appear to receive adequate & humane care. All requirements met for a Georgia Department of Agriculture Pet Dealer License.