

## Planning and Development Department Case Information

Case Number: Z25-0374

Meeting Dates: Planning Commission 01-08-2026

Board of Commissioners 02-10-2026

Applicant:

Raymond Spinelli  
4350 Jacks Creek Road  
Monroe, Georgia 30655

Owners:

Raymond & Tammy Spinelli  
4350 Jacks Creek Road  
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Rezone 4.78 acres from A1 to A for a commercial kennel with customer contact and Variance on right side setback from the required 100 ft. from the property line to 88.25 ft. and also a Variance on less than the required 500 ft. from a residential district to 292.6 ft. on the right side and 375.7 ft. on the left side.

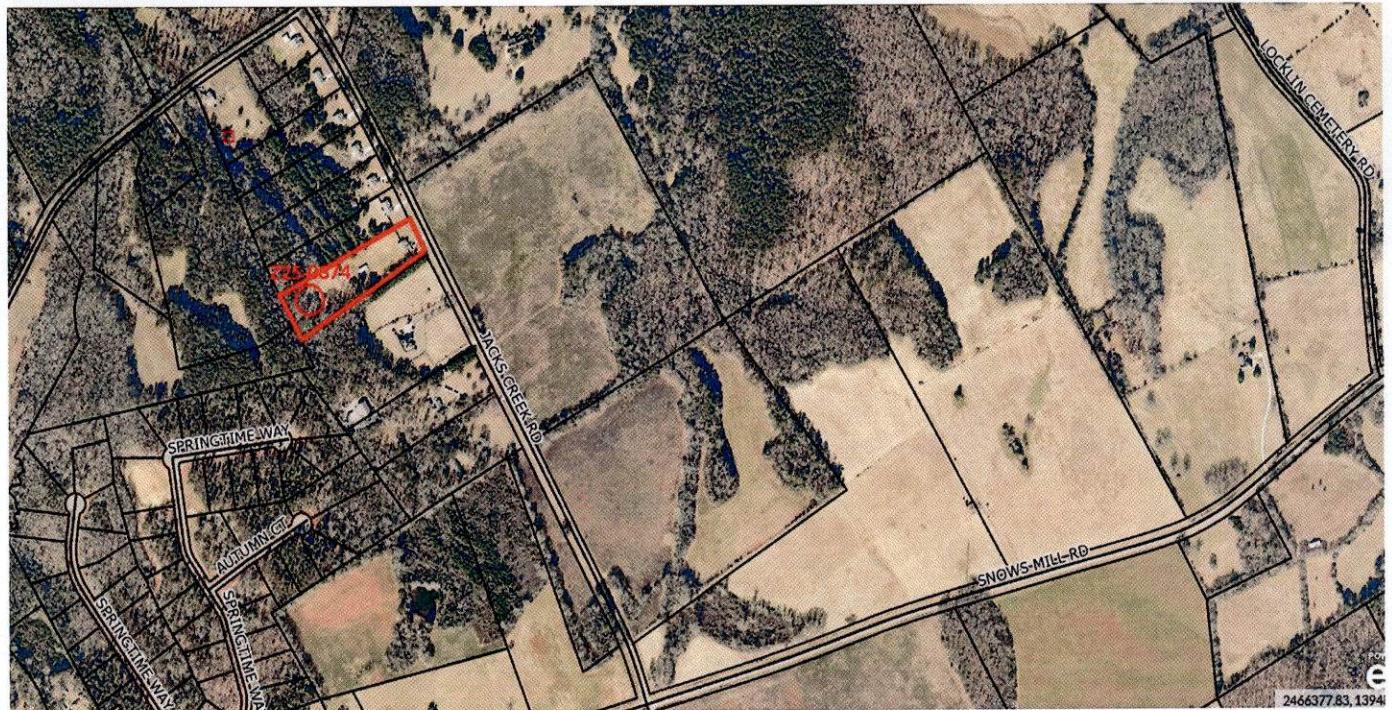
Address: 4350 Jacks Creek Road, Monroe, Georgia 30655

Map Number/Site Area: C1790024

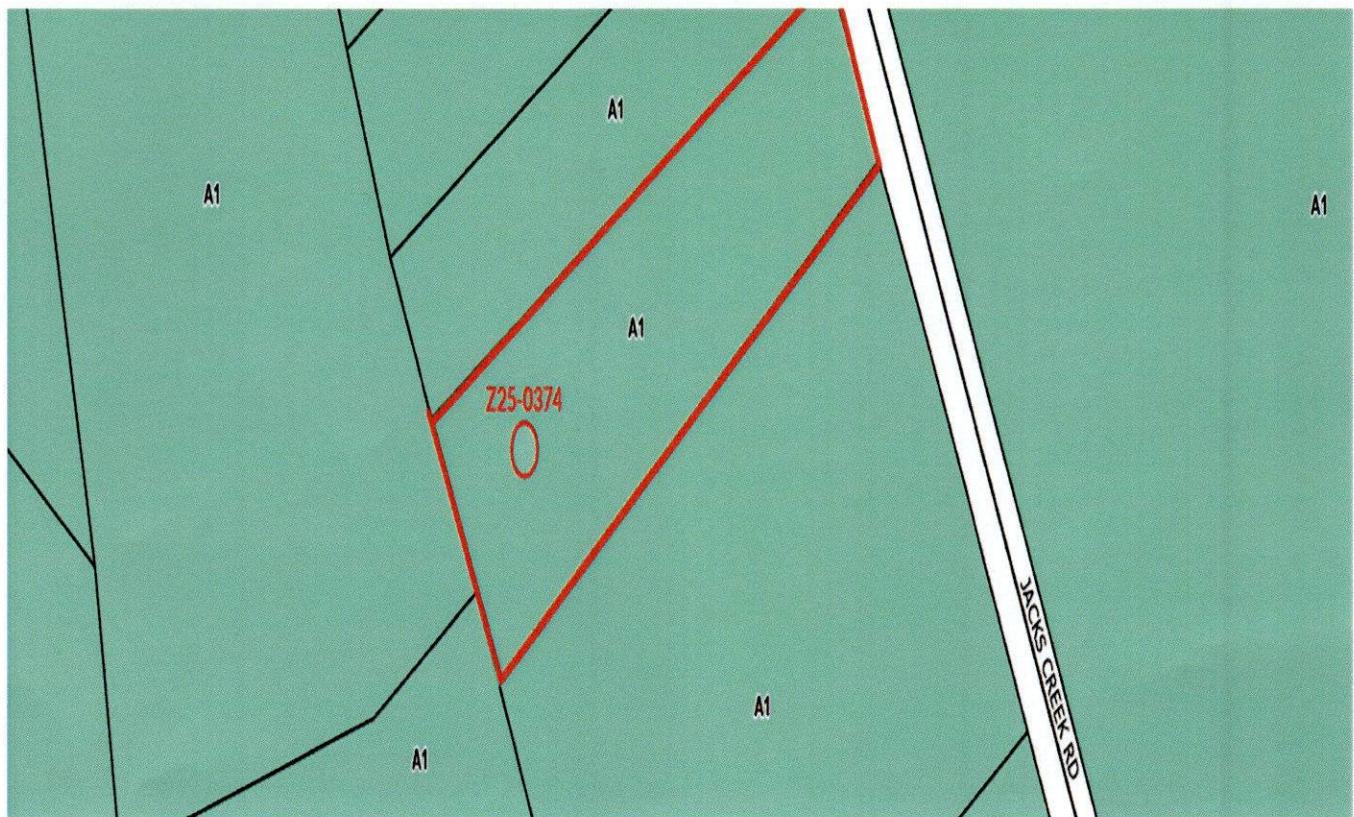
Character Area: Rural Residential

District 4 Commissioner-Lee Bradford      Planning Commission-Michelle Trammel

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

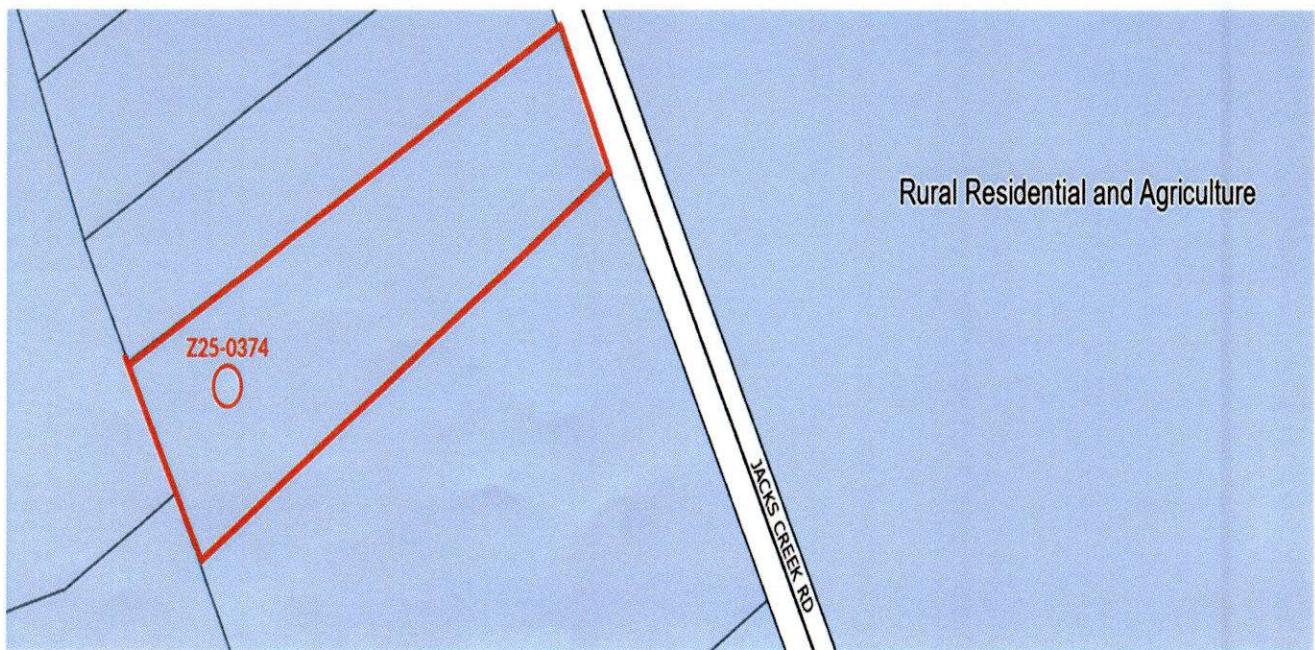


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential.



**History:** No History

**Staff Comments/Concerns:** This Rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property as a dog kennel.

**If approved, Department would request for this use only and Applicant must provide Department of Agriculture Certification and a Walton County Business License.**

**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 has no issue with approval of this request.

**Sheriffs' Department:** No comment received.

**Water Authority:** This parcel is not currently served by the WCWD.

**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 impact

**Board of Education:** Will have no affect on the School System.

**GDOT:** No comment received.

**City of Monroe:** No comment received.

**PC ACTION 1/8/2026:**

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.



## **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  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.



Signature of Applicant/Date

Check one: Owner  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;

residential

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

No

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

Yes increase property values

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

Yes

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

yes

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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

n/a

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**"NOT FOR FINAL RECORDING"**  
**TOTAL AREA = 4.78 ACRES**

PARCEL: C1790024 ZONED: A-1

REZONING FROM A-1 TO A WITH SPECIAL USE PERMIT TO ALLOW FOR A DOG KENNEL BUSINESS

TOTAL SITE AREA = 4.78 ACRES

PROPOSED USE = DOG KENNEL BUSINESS

VARIANCE ALLOW FOR A DOG TRAINING BUSINESS WITHIN AGRICULTURAL DISTRICT AND VARIANCE TO REQUIRE 200' DISTANCE REQUIREMENT FOR COMMERCIAL KENNEL.

APPLICABLE ORDINANCE: SECTION 4-1-110.

**PROPERTY DEVELOPMENT STANDARDS**

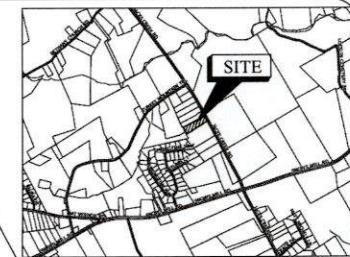
1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.
3. MINIMUM YARD REQUIREMENTS:
  - a. FRONT: 30 FEET
  - b. SIDE: 20 FEET
  - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

**NOTES:**

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY GARMON LAND SURVEYING, DATED JUN. 21, 2021.
2. THERE ARE NO WETLANDS ON THE SITE LIMIT SHOWN.
3. UN-NAMED TRIBUTARY OF TURKEY CREEK IS LOCATED ALONG THE WEST SIDE OF THE SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 1328700150E, DATED DEC. 15, 2022.
5. THERE ARE STATE WATER ON SITE.
6. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
7. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 4.78 ACRES  
TOTAL DISTURBED AREA = XX ACRES  
THERE ARE NO STATE WATERS ON THE SITE.  
THERE ARE NO WETLANDS ON THE SITE.

NOTE: A PORTION OF THE PROPERTY SHOWN HEREIN IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 1328700150E, DATED 12/15/2022



VICINITY MAP  
N.T.S.

**A.C.E.**  
ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
P.O. BOX HUYNH, P.E.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
tpece@atl.com

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**CONCEPTUAL  
PLAN**

**PROPOSED  
MAGNIFICENT  
MASTIFFS  
OF ATLANTA**

PARCEL: C1790024  
LAND LOT: 219  
DISTRICT: 3rd  
4350 JACKS CREEK RD  
WALTON COUNTY, GA

DATE: 11/26/2025  
SCALE: 1"=40'

**OWNER / DEVELOPER/  
PRIMARY PERMITTEE**

SPINELLI RAYMOND EARL &  
SPINELLI TAMMY SUE  
4350 JACKS CREEK RD  
MONROE, GA 30655  
RAYMOND SPINELLI  
PHONE: 678-995-1336  
raymondspinelli76@gmail.com

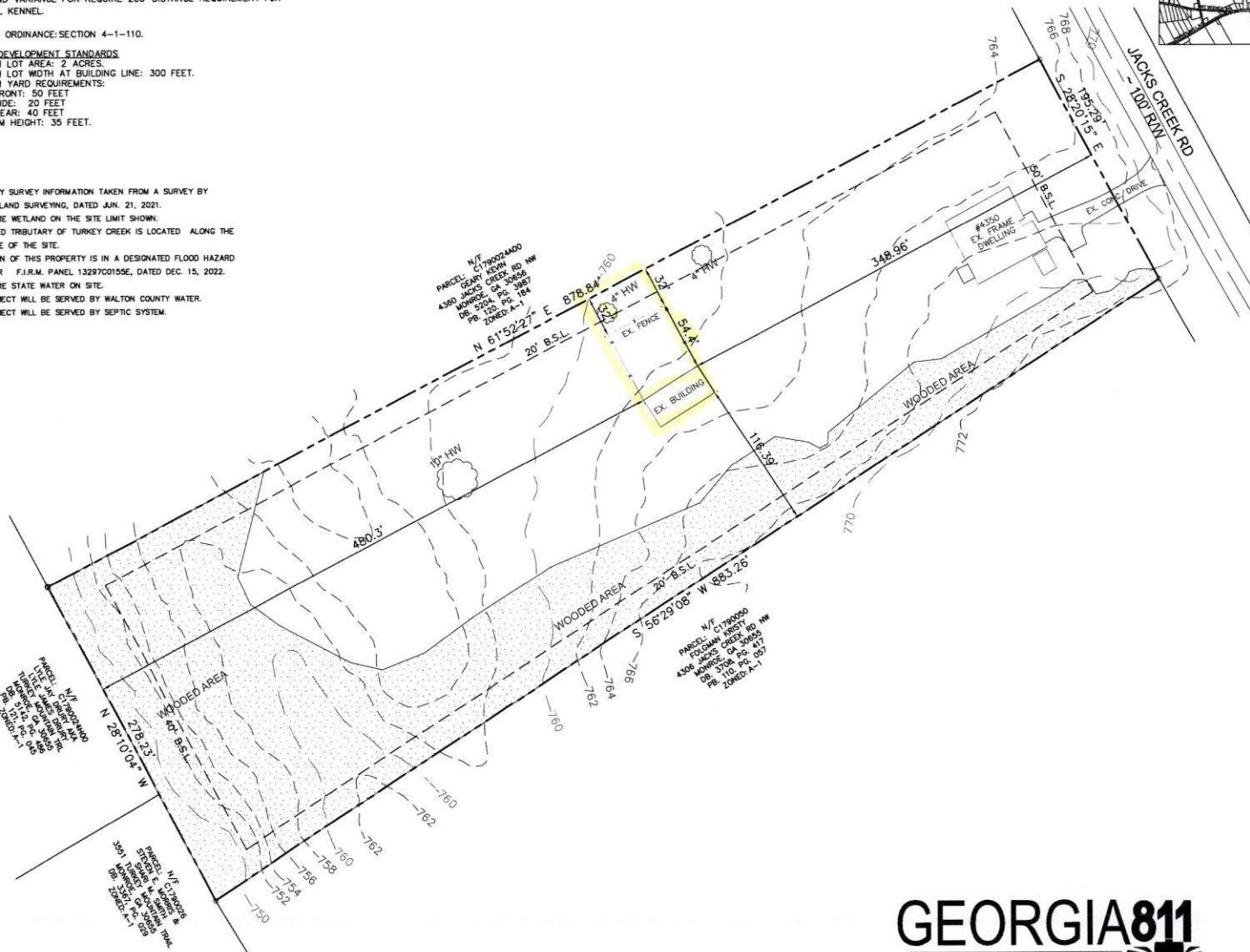
24 HOUR - EMERGENCY CONTACT  
RAYMOND SPINELLI  
PHONE: 678-995-1336  
raymondspinelli76@gmail.com

**REVISIONS**

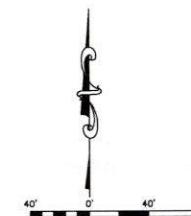
NO. DATE DESCRIPTION

JOB No. # 25-066

C-1



**GEORGIA811**  
www.Georgia811.com



40' 0' 40' 80'



## Letter of Intent

My purpose of this request is to bring opportunities to the area. It will attract consumers to the area, potentially and maybe eventually jobs to the community. This will allow me to follow the guidelines of the community as a home business and believe it will increase the property values surrounding me. I am a very passionate, well known for the quality of french mastiffs I produce. Many are shown within AKC + many go to people whom need service ~~dogs~~ dogs. We are recognized by AKC as being H.E.A.R.T certified. This means my dogs follow strict testing guidelines by the AKC.

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF ORGANIZATION

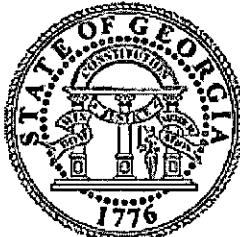
I, Brad Raffensperger, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Magnificent Mastiffs of Atlanta LLC**

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **11/13/2025** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **11/20/2025**.



Brad Raffensperger  
Secretary of State

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 11/13/2025 1:40:59 PM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 25225174  
**BUSINESS NAME** Magnificent Mastiffs of Atlanta LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 11/13/2025

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 4350 Jacks Creek Road Northwest, MONROE, GA, 30655, USA

**REGISTERED AGENT**

**NAME** Raymond Spinelli **ADDRESS** 4350 Jacks Creek Road Northwest, MONROE, GA, 30655, USA **COUNTY** Walton

**ORGANIZER(S)**

**NAME** Raymond Spinelli **TITLE** ORGANIZER **ADDRESS** 4350 Jacks Creek Road Northwest, MONROE, GA, 30655, USA

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** Raymond E Spinelli  
**AUTHORIZER TITLE** Organizer



Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655  
Phone: 7702671485

## Building Permit

Permit #: **25-1523**

Permit Type : Residential - Accessory < 500sf PACS

**Parcel:** C1790024

**Description of Work:** TR#1 / 4350 JACKS CREEK RD/ 12X40  
PACS FOR ANIMAL USE/ DOG KENNEL / APPLYING FOR  
VARIANCE & REZONE/ NO MECHANICS @ THIS TIME/ 480 SQFT

**Date Applied:** December 1, 2025  
**Permit Address:** 4350 JACKS CREEK RD

<b>Owner Info:</b> SPINELLI RAYMOND EARL & SPINELLI TAMMY SUE 4350 JACKS CREEK RD MONROE GA 30655	<b>Owner Phone:</b> 678-8951336 <b>Owner Email:</b> raymondspinelli76@gmail.com
<b>Applicant Info:</b> SPINELLI RAYMOND EARL & SPINELLI TAMMY SUE 4350 JACKS CREEK RD MONROE GA 30655	<b>Applicant Phone:</b> 678-8951336 <b>Applicant Email:</b> raymondspinelli76@gmail.com
<b>Contractor:</b> SPINELLI RAYMOND EARL & SPINELLI TAMMY SUE 4350 JACKS CREEK RD MONROE GA 30655	<b>Contractor Phone:</b> 678-8951336 <b>Contractor Email:</b> raymondspinelli76@gmail.com

### Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
December 1, 2025	Residential - PACS < 500sf			\$75.00	
	<b>TOTAL: Permit Fees</b>		\$75.00		\$75.00
	Credit/Debit Card 4181 Payment Successful	December 1, 2025		\$75.00	\$0.00

CONNIE CHASTAIN  
Permit Tech

December 1, 2025

To whom it may concern:

**We are writing this letter to convey what a wonderful experience we have had with Magnificent Mastiffs of Atlanta. We purchased a female Dogue de Bordeaux from them in late February and she has been a wonderful addition to our family. Mr. Spinelli has been constantly in contact with us, inquiring about her health and wellness and how she has integrated into our family. When we drove to Atlanta to pick our puppy up at eight weeks old, we toured his kennels and met all of his dogs. He has excellent facilities and all of his dogs were well behaved and got along with each other. They were all extremely healthy and energetic and friendly with us. We cannot recommend Magnificent Mastiffs of Atlanta enough. They are truly animal lovers and want to better the breed.**

**Sincerely;**

**Ronnie and Janice Pollard  
Triple B Bulldogs  
Skiatook, Oklahoma  
918-230-8133 Sent from my iPhone**

----- Forwarded message -----

From: Paul Raio <praio@arista.com>  
Date: Mon, Dec 1, 2025, 10:16  
Subject: Re: LoR  
To: Raymond Spinelli <ddbogatlanta@gmail.com>

Our family got 2 Dogues from Magnificent Mastiffs of Atlanta and have been very happy with them. These 2 family members are our 5th and 6th Bordeauxs that we have had and they have been great. Very healthy, good bone structure and solid checkups from our vet, who has worked with them all.

The breed is amazing. They are loyal, gentle and protective of the family at the same time. They are partners for life and I cant imagine not having them in ours.

On Mon, Dec 1, 2025 at 12:09 PM Raymond Spinelli <ddbogatlanta@gmail.com> wrote:

Can you change to Magnificent Mastiffs of Atlanta please

On Mon, Dec 1, 2025, 12:07 Paul Raio <praio@arista.com> wrote:

Our family got 2 Dogues from DDB of Atlanta and we have been very happy with them. These 2 family members are our 5th and 6th Bordeauxs that we have had and they have been great. Very healthy, good bone structure and solid checkups from our vet, who has worked with them all.

The breed is amazing. They are loyal, gentle and protective of the family at the same time. They are partners for life and I cant imagine not having them in ours.

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**Paul Raio**  
**404.307.6686**

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**Paul Raio**  
**Regional Sales Manager**  
**404.307.6686**

**Arista - The World's Most Advanced Network Operating System.**

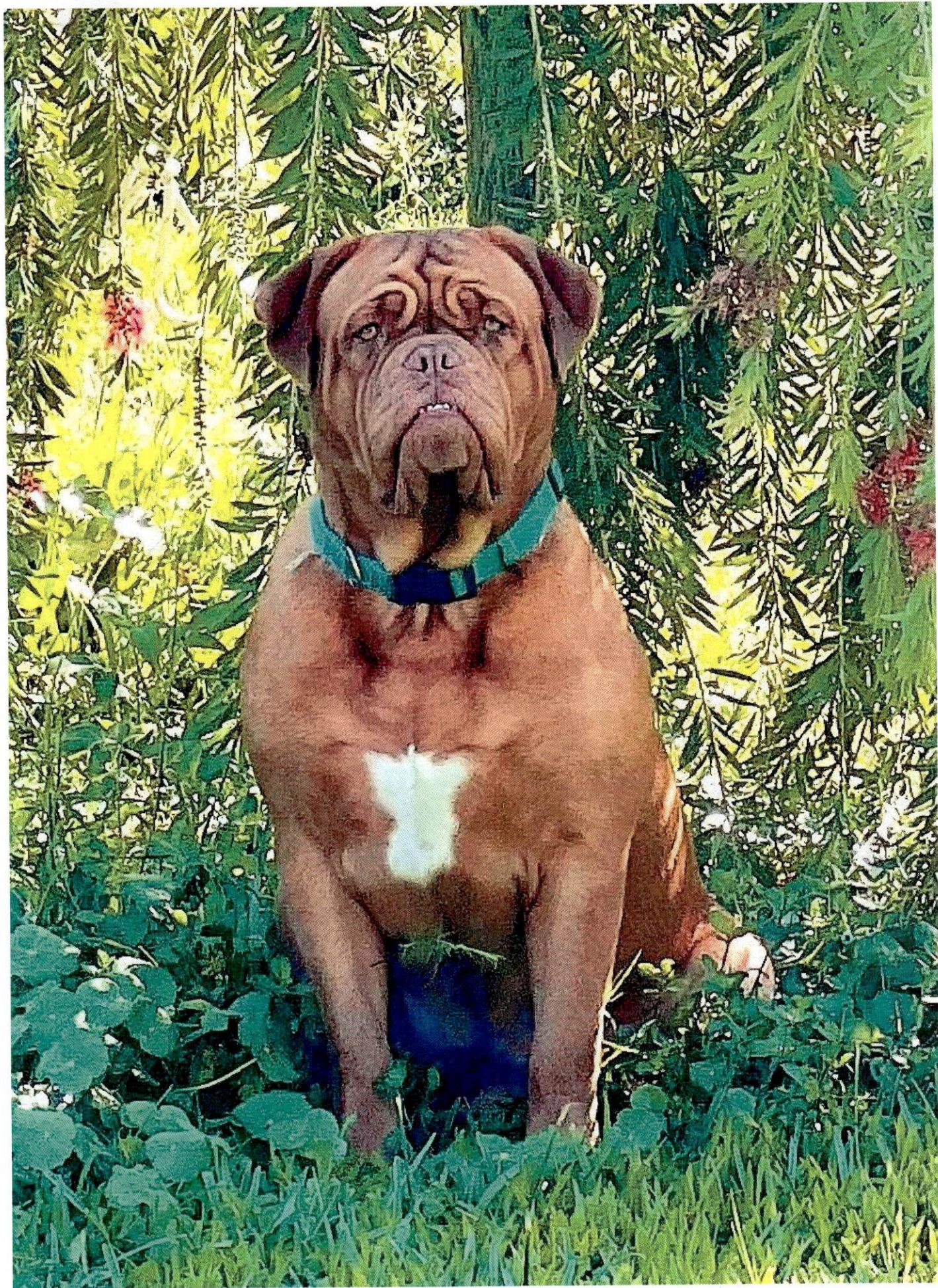
To Whom it May Concern,

I write this letter in reference to Ray Spinelli and Magnificent Mastiffs of Atlanta. Mr. Spinelli is the breeder our beautiful three-year-old girl, Callie, whose photo is attached.

Even before we brought Callie home Mr. Spinelli was there to answer every question, address any and all concerns, and thoroughly evaluate our home and our hearts to make certain we were worthy of that which he holds so dear.

Throughout the past three years, he continues to be there when we have questions or just to check on her health and well-being. Our Vet comments constantly on what a truly magnificent specimen she is and that is a direct reflection of the heart and soul Mr. Spinelli has put into this breed that he loves so much.

Lisa Freelove



Appeal in  
Appeal in

## OFFICIAL NOTICE OF VIOLATION



Name: RAYMOND SPINELLI  
 Address: 4350 JACKS CORNER RD  
Monroe, GA, 30655

Date: 11-13-25  
 Officer: LEWIS  
 Officer Phone: 770-266-1623  
 Website: [www.Waltoncountyga.gov](http://www.Waltoncountyga.gov)

Contact Number: \_\_\_\_\_

A Walton County Code Enforcement Officer inspected this property on this date and found violations of County Ordinances and /or State Laws as indicated below

## Environmental Protection

- Erosion and Sediment Controls 11-3-140
- Buffer Violation 11-3-
- 140(15)(a)
- Litter/Ilegal Burning 11-6-120(a)
- Grass, Weeds, Uncultivated Vegetation 11-6-120(b)
- Egregious Litter 11-6-120(c)
- Vehicles Causing Litter 11-6-130
- Construction Site Litter 11-6-140
- Burned Structures 11-6-140.5
- Noises Prohibited 11-7
- Illicit Discharge Stormwater Ordinance 11-8
- General Construction Waste Management 11-9

## Parking and Loading Space

- Commercial Vehicle 7-1-
- 100(c)(1)(2)
- Living in RV/Vehicle 7-1-100(c)(4)
- Junk Vehicle 7-2-150

## Zoning

- Right of Way Encroachment 9-1-100(d)
- Non-Permitted Use 5-1-100
- Home Occupation Residential 6-1-420
- Home Occupation Rural 6-1-430
- Fence and Wall Standards 6-1-350.5
- Short Term Rentals 6-1-840

## Construction

- Permits Required 8-1-250
- Certificate of Occupancy 103.9.1
- Certificate of Completion 103.9.2
- Construction Hours Violation 11-7-100(b)(5)

## Sign Ordinance

- Prohibited Sign Sec. 3
- Sign Standards Sec. 22
- Sign Permit Required Sec. 23

## Land Development

- Buffer Land Disturbance 11-10-150
- Grading Per Approved Plans 11-10-170

## Occupational Tax Ordinance

- Failure to Pay Occupational Tax Sec. 18-42

## Graffiti

- Graffiti Sec. C (1)(2)

## Miscellaneous

- \_\_\_\_\_

Details Of Violation: 5-1-100 - PERMITTED USE - Dog BREEDING Business - Magnificent  
 WASTEFUL of ATLANTA IN IN PROPER ZONING. - 18-42C - Failure To Pay Occupational  
 Tax  
MUST CEASE ALL BUSINESS Activities AT location.  
Citations will BE ISSUED.

Please bring this property into lawful compliance before 10:30 AM on 11/120/25  
 Failure to bring the violations into compliance could result in citation(s) which hold fines up to \$1000 and/or imprisonment.

Officer Signature

Violator Signature

## Office Use Only:

Method Delivered: In-person Door Garage Other

## Reinspection

In Compliance Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

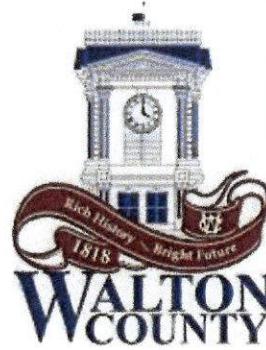
Extension: \_\_\_\_\_ AM/PM on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

White Copy- Officer Yellow Copy - Violator

Walton County 10/9/2025







This was handed  
to the planning Commission  
1/8/2026 by chris  
folgman - 4306 Jacks  
Creek Rd.

# Walton County

## Planning Commission

January 8, 2026

District 1- Josh Ferguson

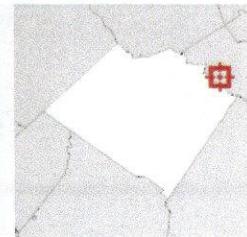
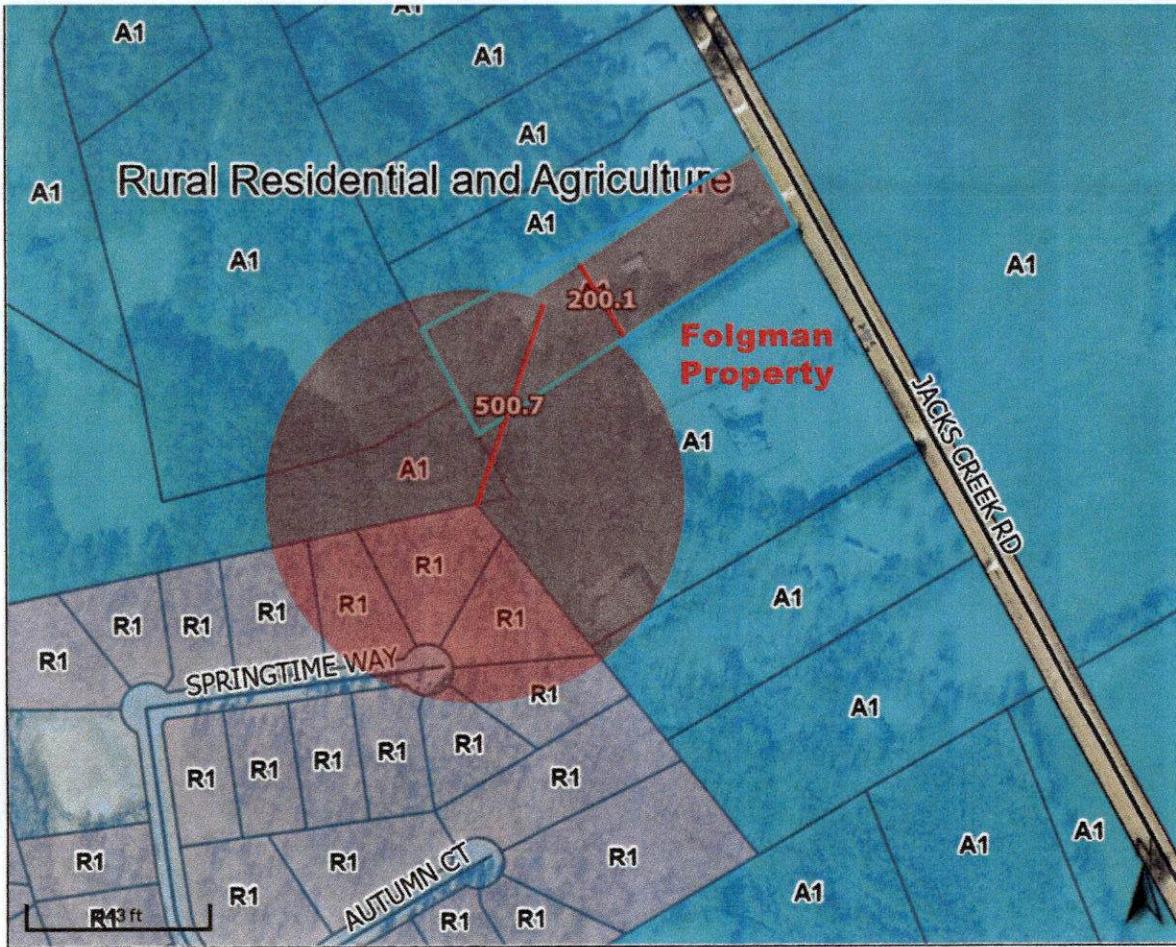
District 2- Chris Alexander

District 3- John Pringle

District 4- Michelle Trammel

District 5- Tim Hinton

District 6- Timothy J. Kemp



#### Legend

- Parcels
- Roads
- BETWEEN
- COUNTY
- FDOT
- GDOT
- GOOD HOPE
- GWINNETT COUNTY
- JERSEY
- LOGANVILLE
- MONROE
- PRIVATE
- SOCIAL CIRCLE
- WALNUT GROVE
- <all other values>

Future Land Use Plan 2022

- Conservation
- Employment Center
- Highway Corridor
- Neighborhood Residential
- Rural Residential and Agriculture
- Suburban
- Village Center

Parcel ID C1790024  
 Class Code Residential  
 Taxing District Walton County  
 Acres 4.78

Owner SPINELLI RAYMOND EARL &  
 SPINELLI TAMMY SUE  
 4350 JACKS CREEK RD  
 MONROE, GA 30655  
 Physical Address 4350 JACKS CREEK RD  
 Appraised Value Value \$450700

Last 2 Sales  
 Date 5/9/2023 9/2/2021  
 Price \$419900 \$700000  
 Reason FM MP  
 Qual Q U

(Note: Not to be used on legal documents)

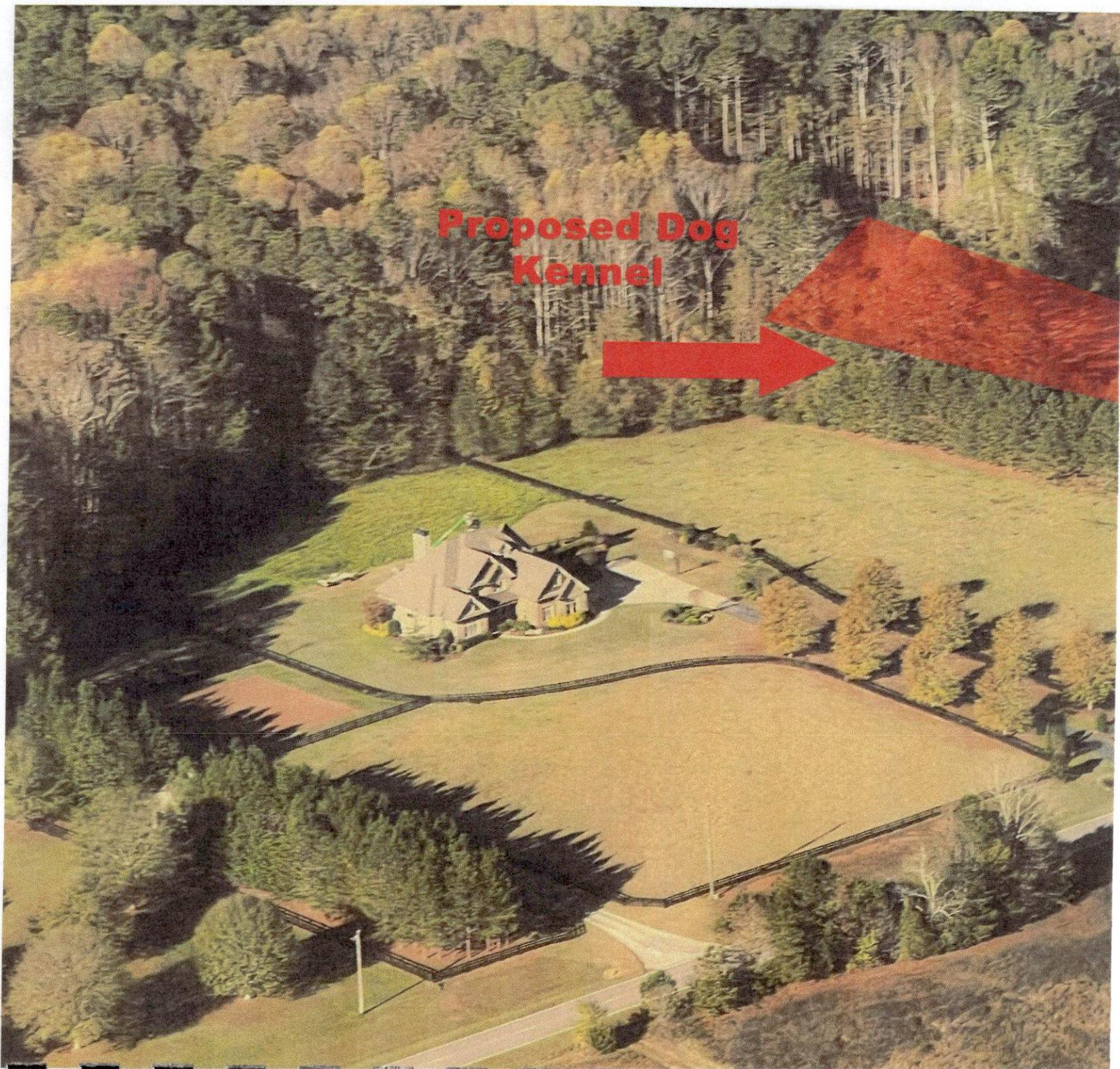
### Section 6-1-470 - Kennel, Commercial (20)

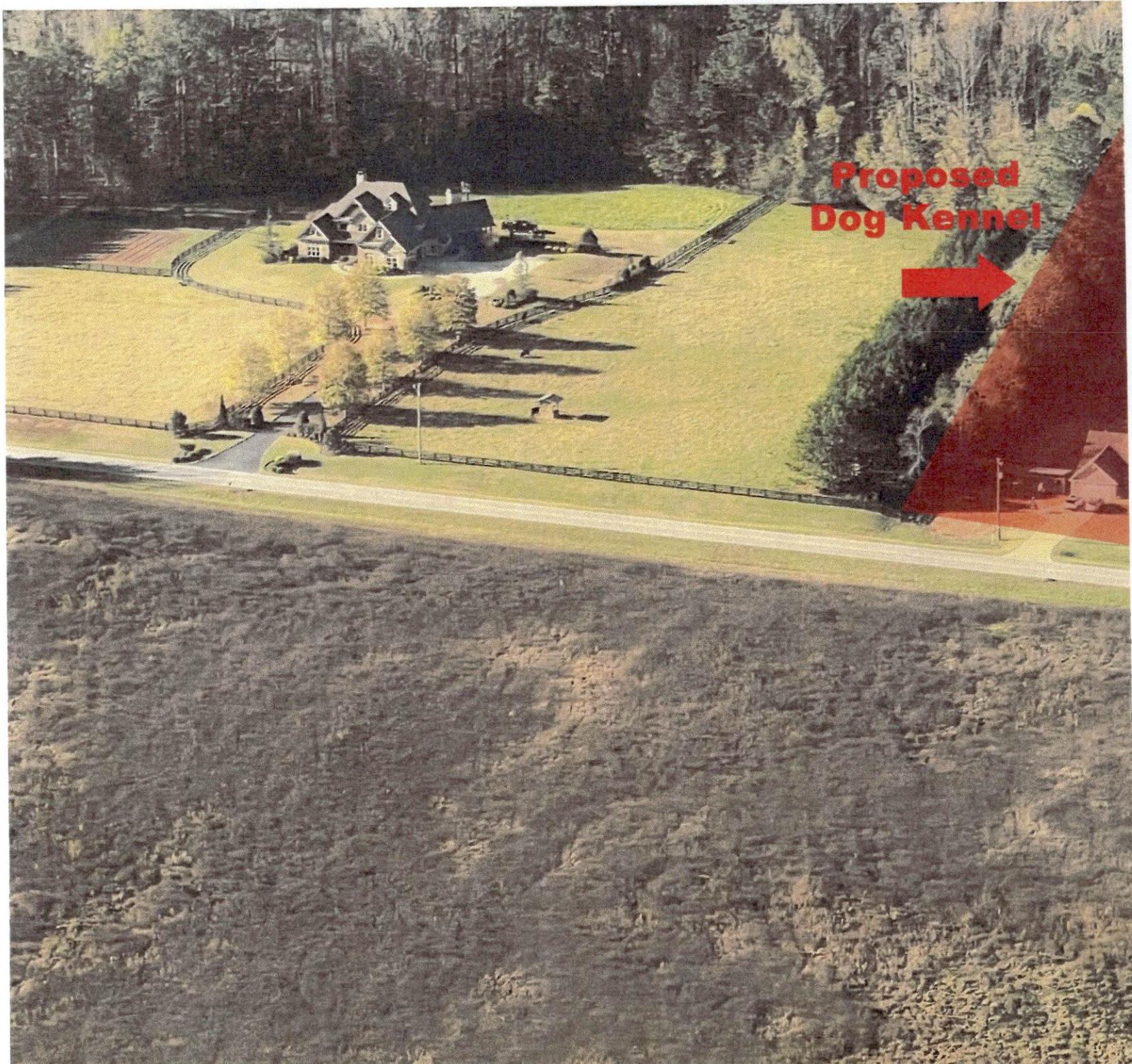
- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least one hundred (100) feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least 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.

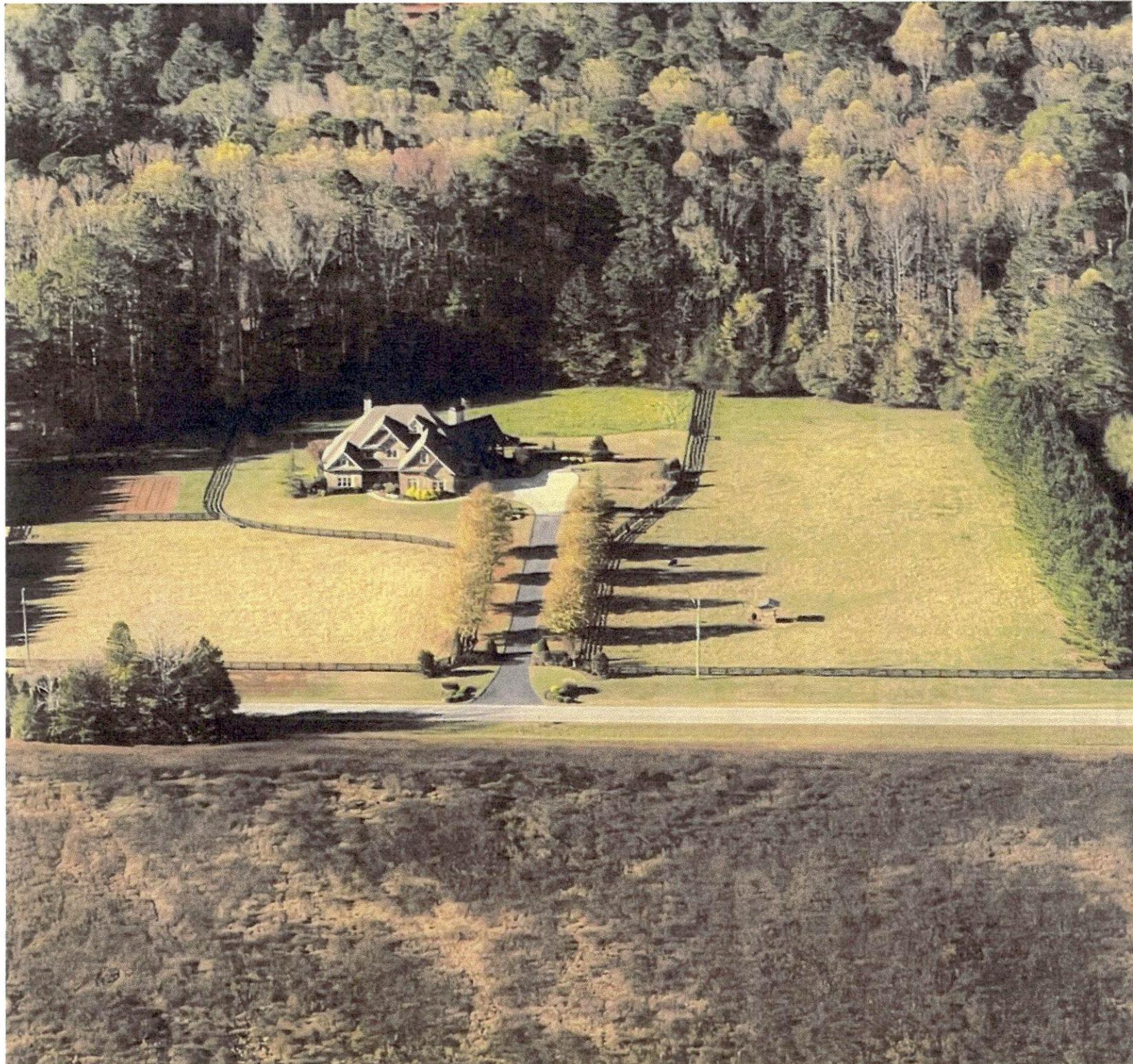
### Section 6-1-480 - Kennel, Hobby (2)

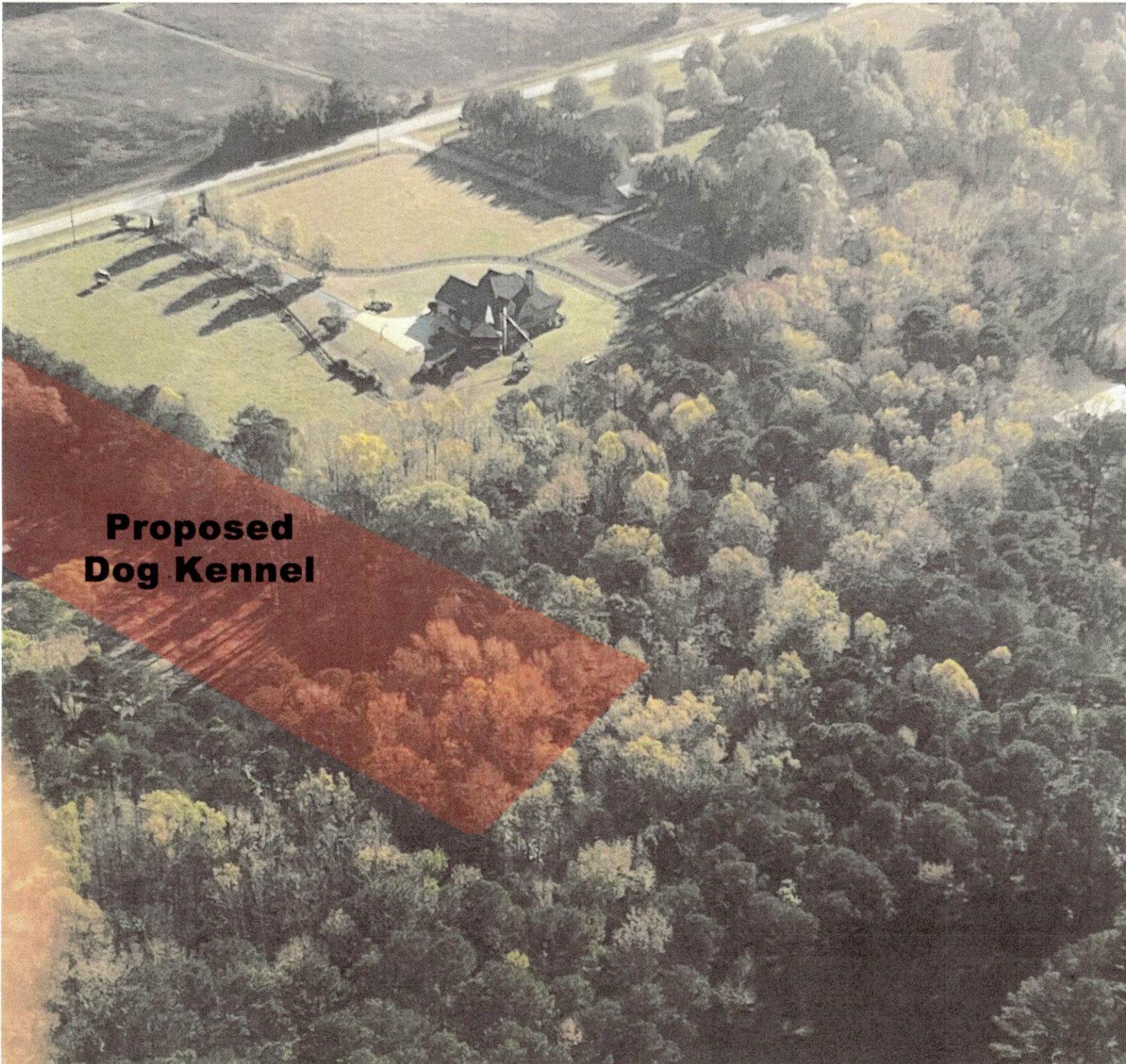
- A. All hobby kennels shall be located on a site of not less than five (5) acres.
- B. All buildings used for the animals shall be located at least two hundred (200) feet from any property line.
- C. All animals shall be fenced at least two hundred (200) feet from any property line.

(9-7-2004)









**Proposed  
Dog Kennel**

BK:120 FD:184-184  
Filed and Recorded  
Jun-21-2021 03:45 PM  
DOC# 2021-000229  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA.  
Participant ID: 66840745B7

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT.

**FLOOD STATEMENT:**  
A PORTION OF THIS PROPERTY LIES  
WITHIN A FEDERAL FLOOD HAZARD AREA.  
PANEL NO: 13287C0155D  
DATED: 6/18/2009

**OWNER INFORMATION**

CURRENT OWNER  
PEGGY SMITH  
640 W T VERNON RD  
MCMURRAY, GA 30656

FUTURE OWNER  
MATT SULLIVAN  
678-587-8219

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT  
MAP, OR ARE FOR FILING:  
Digitally signed by Ben Smith  
Date: 04/16/2021, 10:45 AM  
on: Walton County,  
Planning and Development,  
smithben@waltoncountync.gov US  
6/21/2021

ZONING: A-1

1. MINIMUM LOT AREA: 67,120 SQ. FT. (2 ACRES)
2. MINIMUM HOUSE SIZE: 1,400 SQ. FT.
3. POTABLE WATER BY WELL
4. WASTE WATER BY: SEPTIC
5. SETBACKS: FRONT 50' SIDE: 15' REAR: 40'

PARCEL C1790024  
N/F  
SMITH PEGGY B  
PB 24 PG 38  
ZONED A-1  
35.58 ACRES  
REMAINING AREA

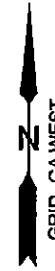
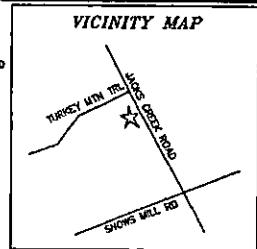
PARCEL C1790050  
N/F  
FOLGMAN KRISTY  
PB 110 PG 57  
ZONED A-1

NOTES  
1. ALL IRON PINS SET ARE 10'0" REAR SETS ESTABLISHED STATED OTHERWISE.  
2. SURVEY AND PLATTING WAS CONDUCTED WITH GPS USING A  
NETWORK ADJUSTED REAL TIME KINETIC HORIZONTAL.  
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE  
TODAY'S SURVEY POINTS.  
4. THIS PLAT HAS BEEN CALCULATED FOR CLOUDBEAD AND IS FOUND  
TO BE ACCURATE WITH ONE FOOT IN 150,000 FEET.  
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA  
COLLECTOR AND A LEICA DISTO D2 LASER DISTANCE MEASURER.  
6. FIELD WORK COMPLETED ON MARCH 18, 2011.  
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION.  
GARDNER AND SURVEYING, LLC IS NOT LIABLE FOR ANY  
DISCREPANCIES IN THE SETBACKS.  
8. THERE ARE NO CLEARS, GORES OR OVERLAPS ALONG THE COMMON  
BOUNDARY LINE.

LEGEND

IPS=IRON PIN SET  
 RBF=REBAR FOUND  
 OTF=OPEN TOP PIPE  
 N/F=NOW OR FORMER  
 P/L=PROPERTY LINE  
 R/W=RIGHT-OF-WAY  
 DB=DEED BOOK  
 PB=PLAT BOOK  
 PG=PAGE  
 Ⓛ=POWER POLE  
 ☎=TELEPHONE BOX

**VICINITY MAP**

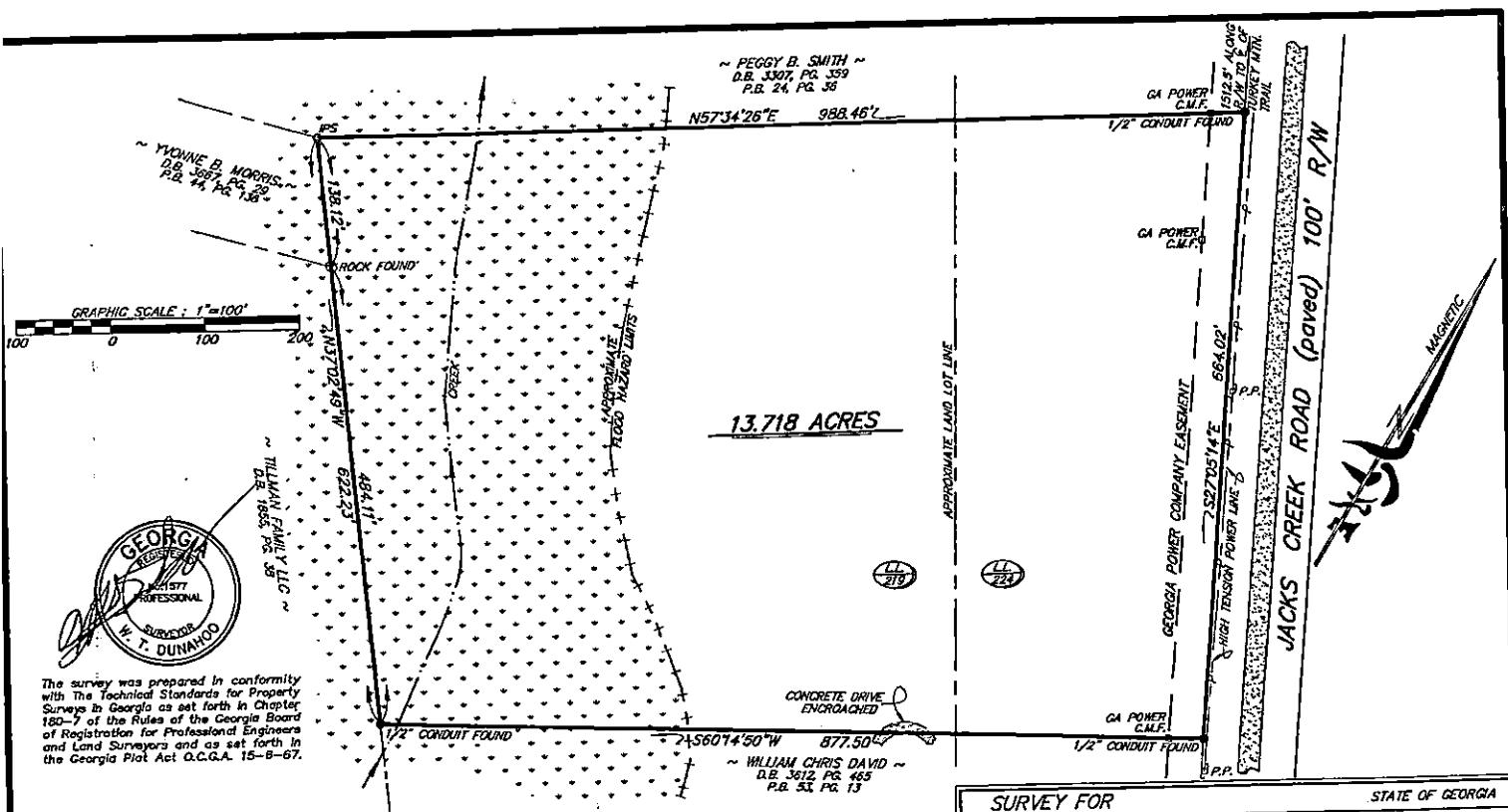


#### ***SURVEYOR CERTIFICATIONS***

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as so intended by any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



SUBDIVISION SURVEY FOR:	
<b>JMAAC LLC</b>	
LAND LOT:	DATE
210 & 224	8/16/2021
DISTRICT:	SCALE
3	1"=100'
SECTION:	
COUNTY:	JOB NO.
WALTON	2021-77
<b>GARMON</b> LAND SURVEYING 1920 Railroad Street Station Co 30466 678-726-7582 <a href="mailto:garmonsurveys@gmail.com">garmonsurveys@gmail.com</a>	
DRAWING NAME: <b>JACK CREEK ROAD 1-2-3</b>	



The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-8-67.

#### **REFERENCES:**

1. SURVEY FOR LINDA M. DAVID BY GREGG & ASSOC. DATED 4/11/1988.  
2. SURVEY FOR LINDA YOUNG BY SIMS SURVEYING CO. DATED 9/11/2006.

FLOOD NOTE:

LEGEND ~  
P. = POWER LINE  
P.P. = POWER POLE  
R.W. = RIGHT OF WAY  
IFS = IRON PIN SET (1/2" OPEN TOP)  
IFP = IRON PIN FOUND (1/2" REBAR)  
FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M.  
COMMUNITY PANEL No. 13297C01550, DATED 5/18/2009.

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plot.

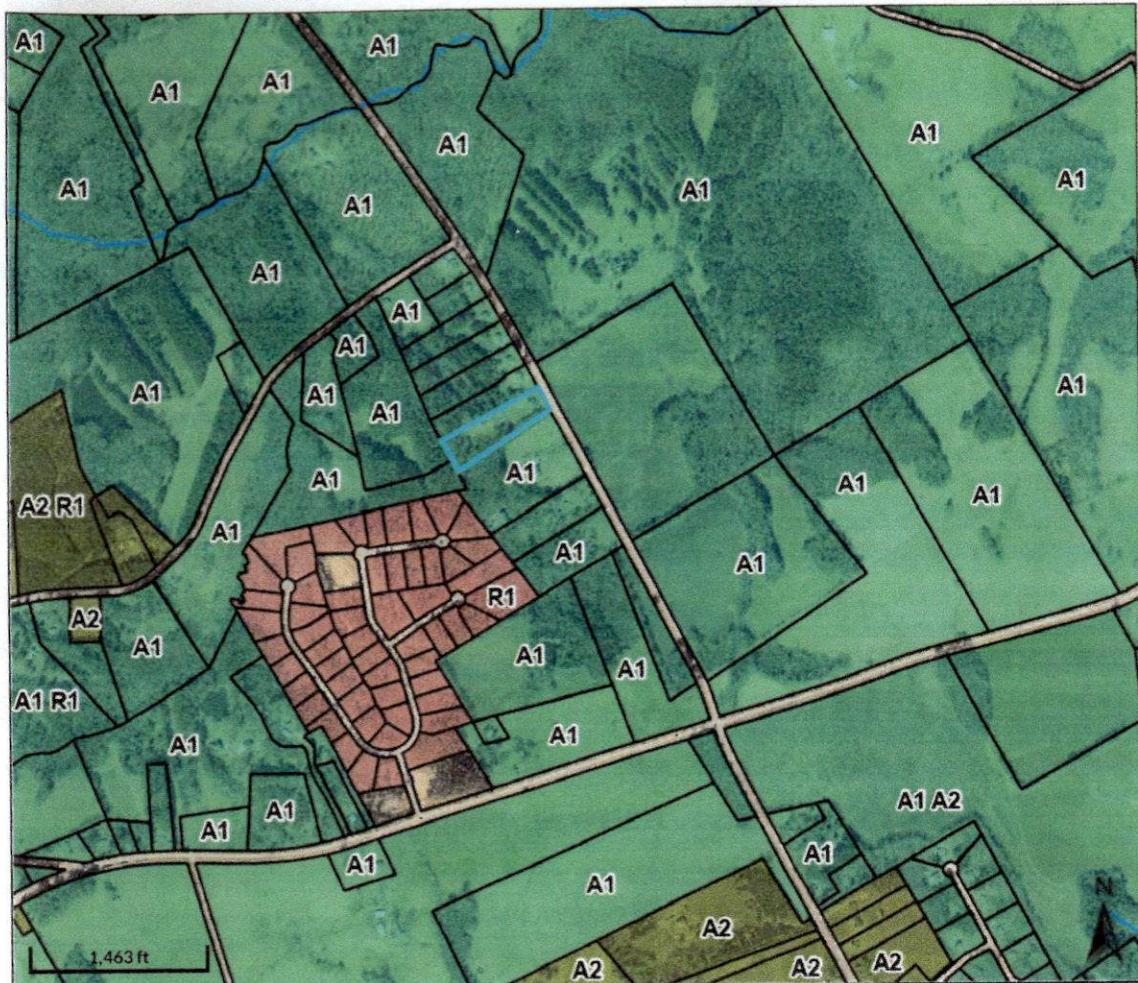
The field data upon which this plot is based has a closure precision of one foot in 31,000 feet and an angular error of 2 per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in  $>200,000$  feet.

**SURVEY FOR** **STATE OF GEORGIA**

CHRIS FOLGMAN

LAND LOT / DISTRICT	COUNTY	SCALE	DATE
L. 219 & 224 ~ 3rd DISTRICT	WALTON	1"=100'	10/8/2014
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			
PO BOX 183	CPD# 100-323-2011	WADDELL, GEORGIA	



Overview

Legend

-  Parcels
- Roads
-  BETWEEN
-  COUNTY
-  FDOT
-  GDOT
-  GOOD HOPE
-  GWINNETT COUNTY
-  JERSEY
-  LOGANVILLE
-  MONROE
-  PRIVATE
-  SOCIAL CIRCLE
-  WALNUT GROVE
-  <all other values>

Parcel ID C1790024  
 Class Code Residential  
 Taxing District Walton County  
 Acres 4.78

Owner SPINELLI RAYMOND EARL &  
 SPINELLI TAMMY SUE  
 4350 JACKS CREEK RD  
 MONROE, GA 30655  
 Physical Address 4350 JACKS CREEK RD  
 Appraised Value Value \$450700

Last 2 Sales  
 Date Price Reason Qual  
 5/9/2023 \$419900 FM Q  
 9/2/2021 \$700000 MP U

(Note: Not to be used on legal documents)

Date created: 1/3/2026  
 Last Data Uploaded: 1/3/2026 4:09:52 AM

Developed by 