



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 commercial kennel with customer contact and Variance on side setbacks due to being less than the required 100 ft. and less than 500 ft. from a residential district.

Address: 4350 Jacks Creek Road, Monroe, Georgia 30655

Map Number/Site Area: C1790024

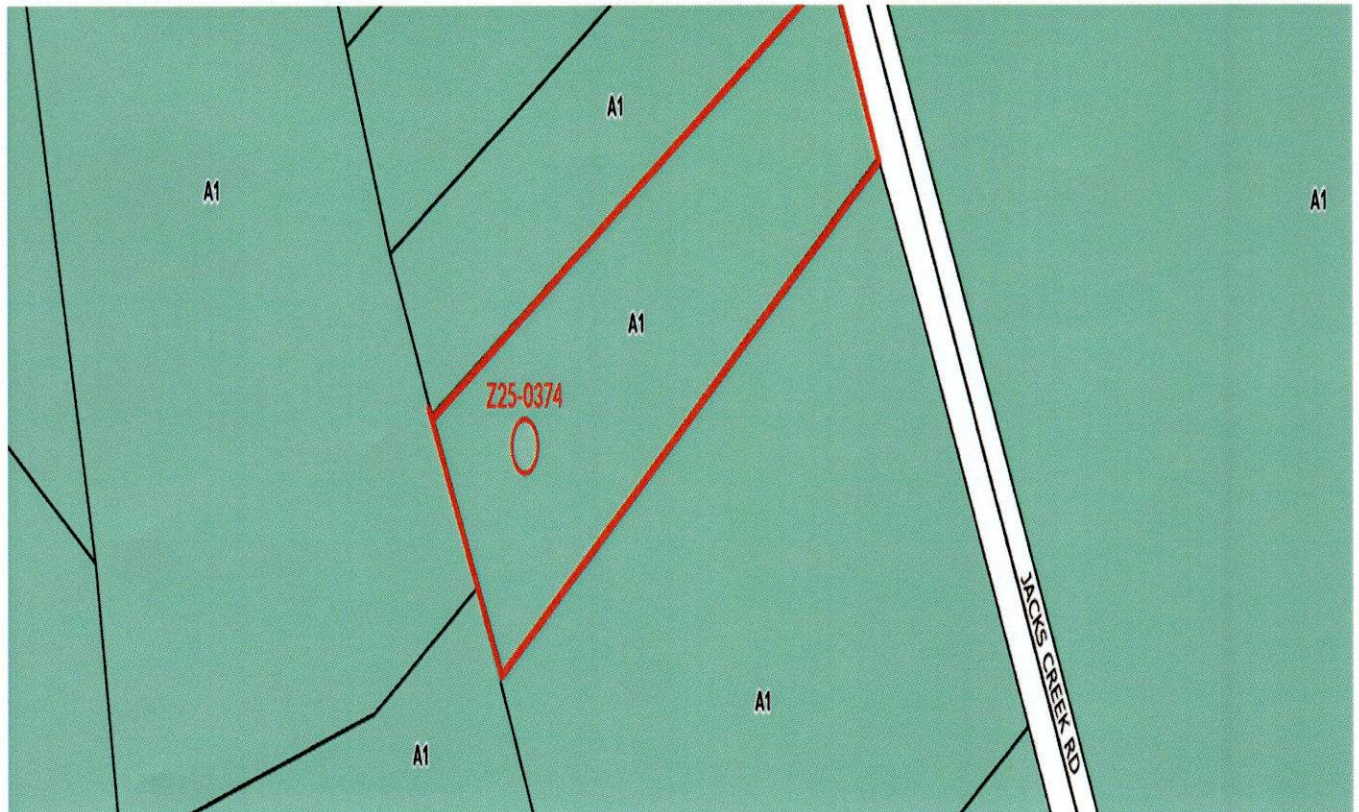
Character Area: Rural Residential

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

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

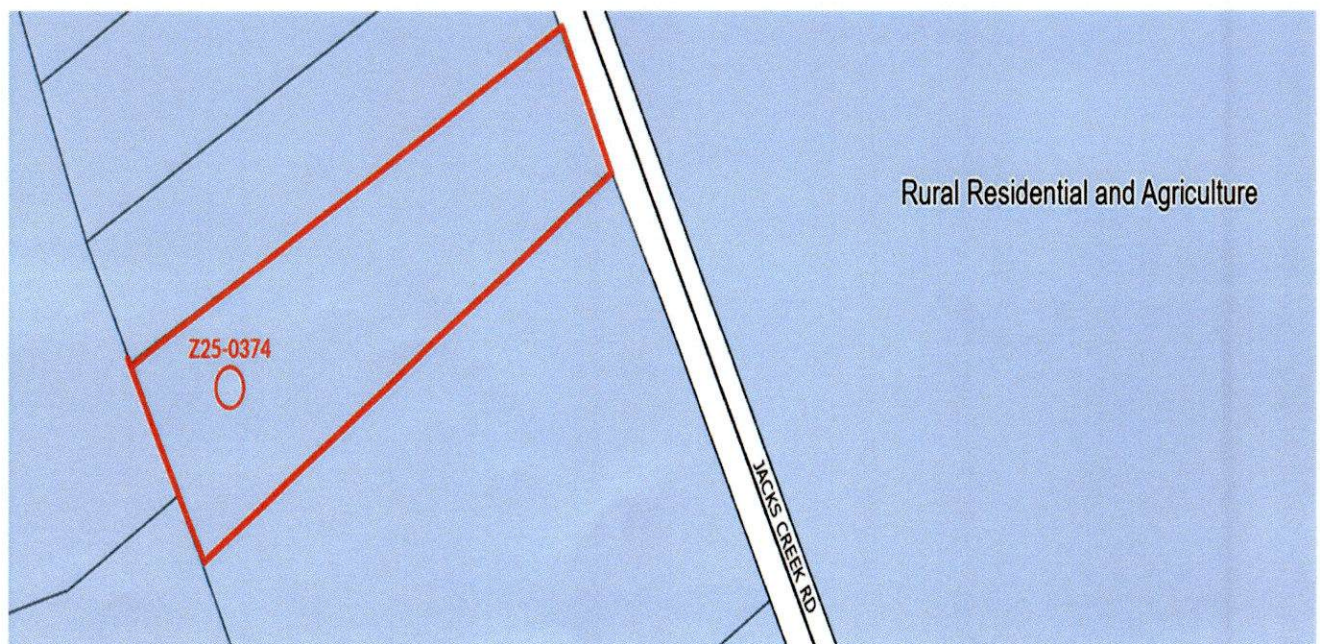


The surrounding properties are zoned A1.



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:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Rezone Application # 225-0374
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 01-08-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 02-10-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1790024

Applicant Name/Address/Phone #

Raymond Spinelli

4350 Jacks Creek Rd NW

Monroe Ga 30655

Property Owner Name/Address/Phone

same Raymond & Tammy Spinelli

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

Location: 4350 Jacks Creek Rd NW Requested Zoning A Acreage 4.78

Existing Use of Property: residential

Existing Structures: House, building for dogs, storage buildings

The purpose of this rezone is to allow myself to have a dog
Kenel, requesting variances for set backs

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: X

Public Sewer: _____ Provider: _____ Septic Tank: X

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 12/1/25 Fee Paid \$ 400.00

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 A1
East A1 West A1

Comprehensive Land Use: Rural Residential **DRI Required?** Y _____ N /

Commission District: 4-Lee Bradford Watershed: / 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.



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

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

No

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

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

yes

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

yes

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

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

APPLICABLE ORDINANCE: SECTION 4-1-110.

PROPERTY DEVELOPMENT STANDARDS

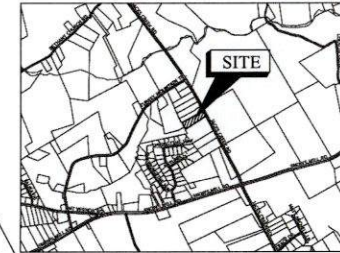
1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 20 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

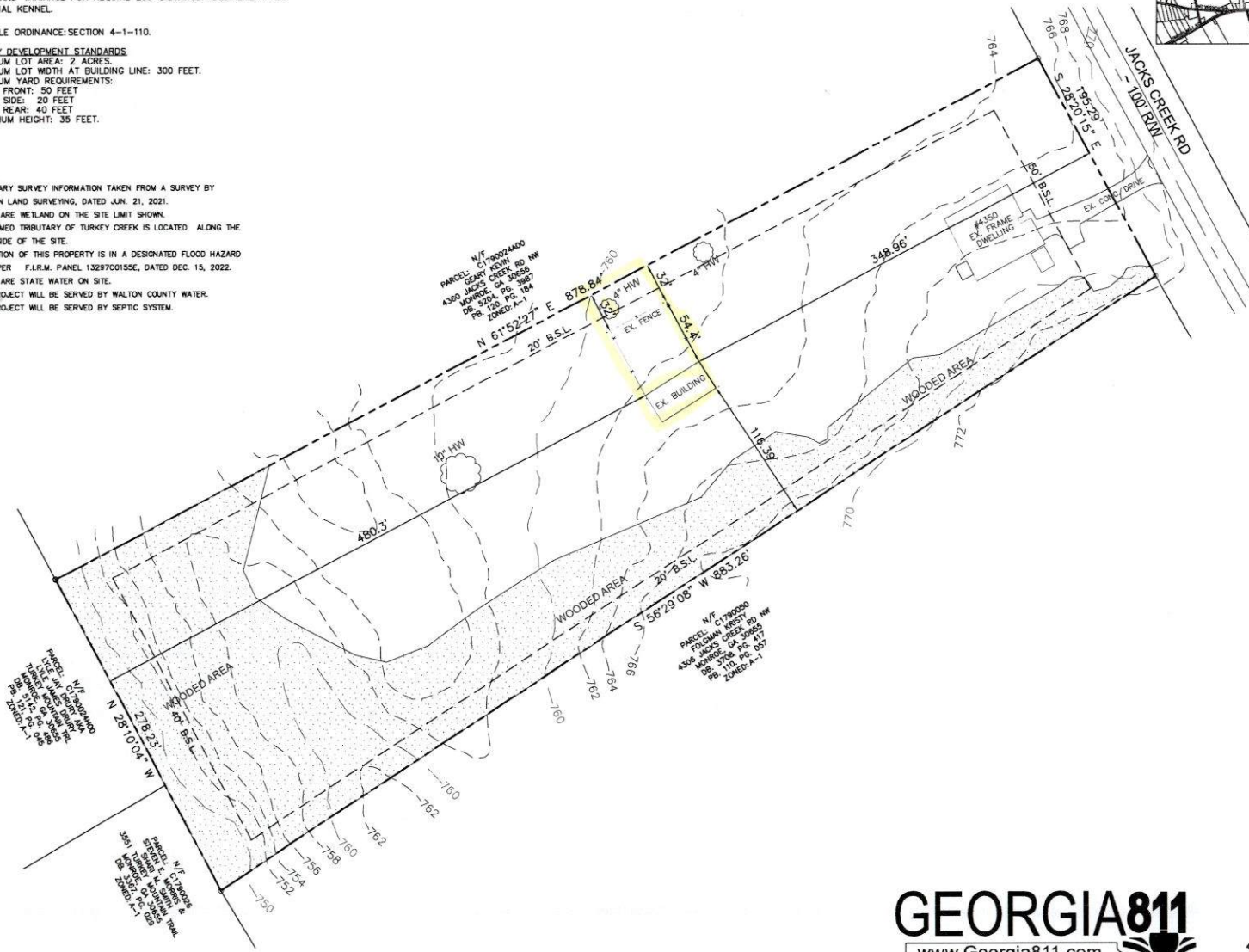
1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY
GARSON LAND SURVEYING, DATED JUN. 21, 2021.
2. THERE ARE WETLAND ON THE SITE LIMIT SHOWN.
3. UN-NAMED TRIBUTARY OF TURKEY CREEK IS LOCATED ALONG THE
WEST SIDE OF THE SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD
AREA PER F.I.R.M. PANEL 13297C0155E, 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 WETLAND ON SITE.

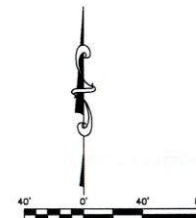
NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS
IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO
THE F.I.R.M. NO. 13297C0155E, DATED 12/15/2022



VICINITY MAP
N.T.S.



GEORGIA811
www.Georgia811.com



A.C.E.

ALCOY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. BOX 111111
485 Edwards Rd.
Orlando, Florida 32804
Phone: 770-486-4002
lspacello@gmail.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: 678-895-1336
raymondspinelli76@gmail.com

24 HOUR - EMERGENCY CONTACT
RAYMOND SPINELLI
PHONE: 678-895-1336
raymondspinelli76@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 25-066

C-1

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 who 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

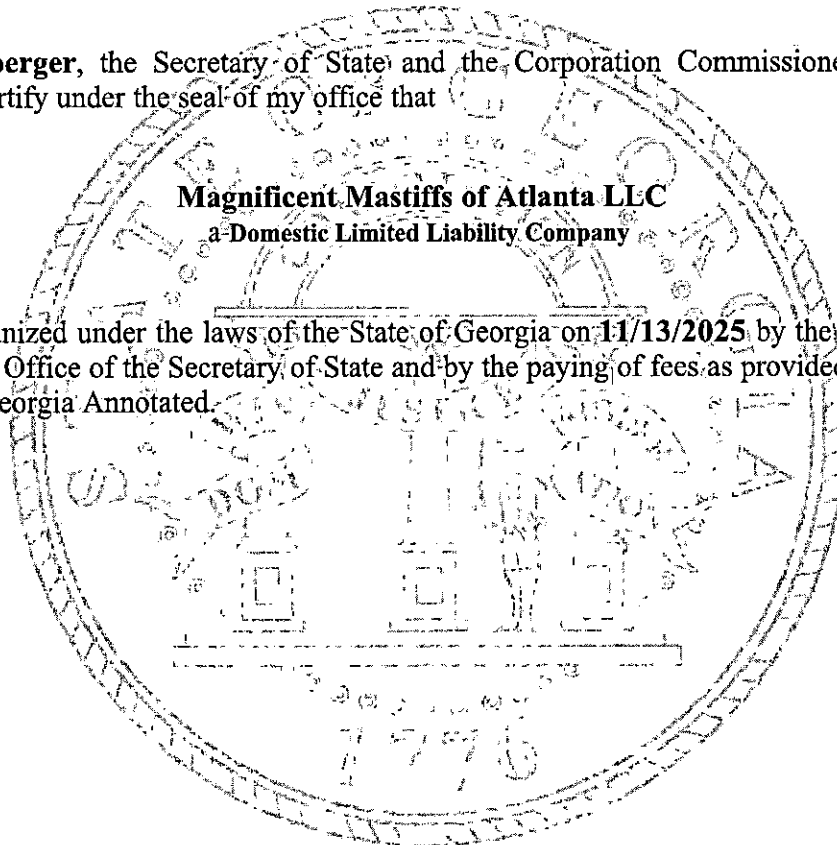
Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

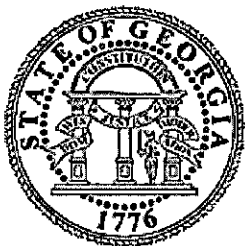
I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

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

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

ORGANIZER(S)

NAME	TITLE	ADDRESS
Raymond Spinelli	ORGANIZER	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

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

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
December 1, 2025	Residential - PACS < 500sf		\$75.00		
	TOTAL: Permit Fees		\$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 <ddbofatlanta@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 <ddbofatlanta@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.

--

Paul Raio
404.307.6686

--

Paul Raio
Regional Sales Manager
404.307.6686

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

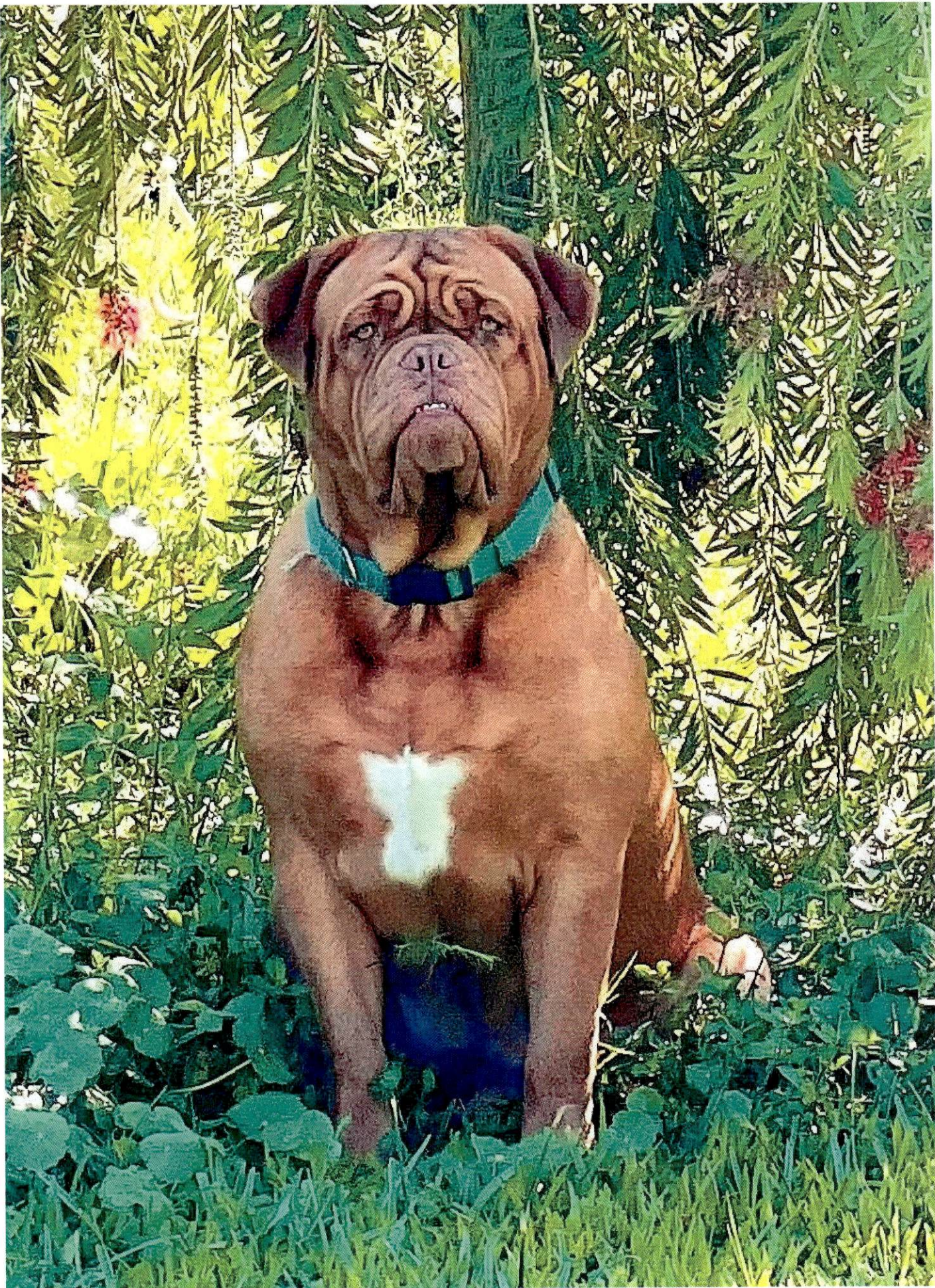
To Whom it May Concern,

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



OFFICIAL NOTICE OF VIOLATION

Name: RAYMOND SPINELLIDate: 11-13-25Address: 4350 JACKS CORNEROfficer: LEWISMONROE LA. 70655Officer Phone: 770-266-1623

Contact Number: _____

Website: www.Waltoncountyga.gov

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/Illegal 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-NON-PERMITTED USE-DOG BREEDING BUSINESS-MAGNIFICENT
MASTIFFS OF ATLANTA IN IMPROPER 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/PM on 11/20/25
 Failure to bring the violations into compliance could result in citation(s) which hold fines up to \$1000 and/or imprisonment.

LEWIS
 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



