



Planning and Development Department Case Information

Case Number: Z26-0159

Meeting Dates: Planning Commission 07-09-2026 – Tabled to 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:

Fig Leaf Risk Advisors, LLC
367 Athens Highway, Suite 2300
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals. (This property is not a part of a subdivision).

Address: 3084 Brooks Trail, Monroe, Georgia 30656

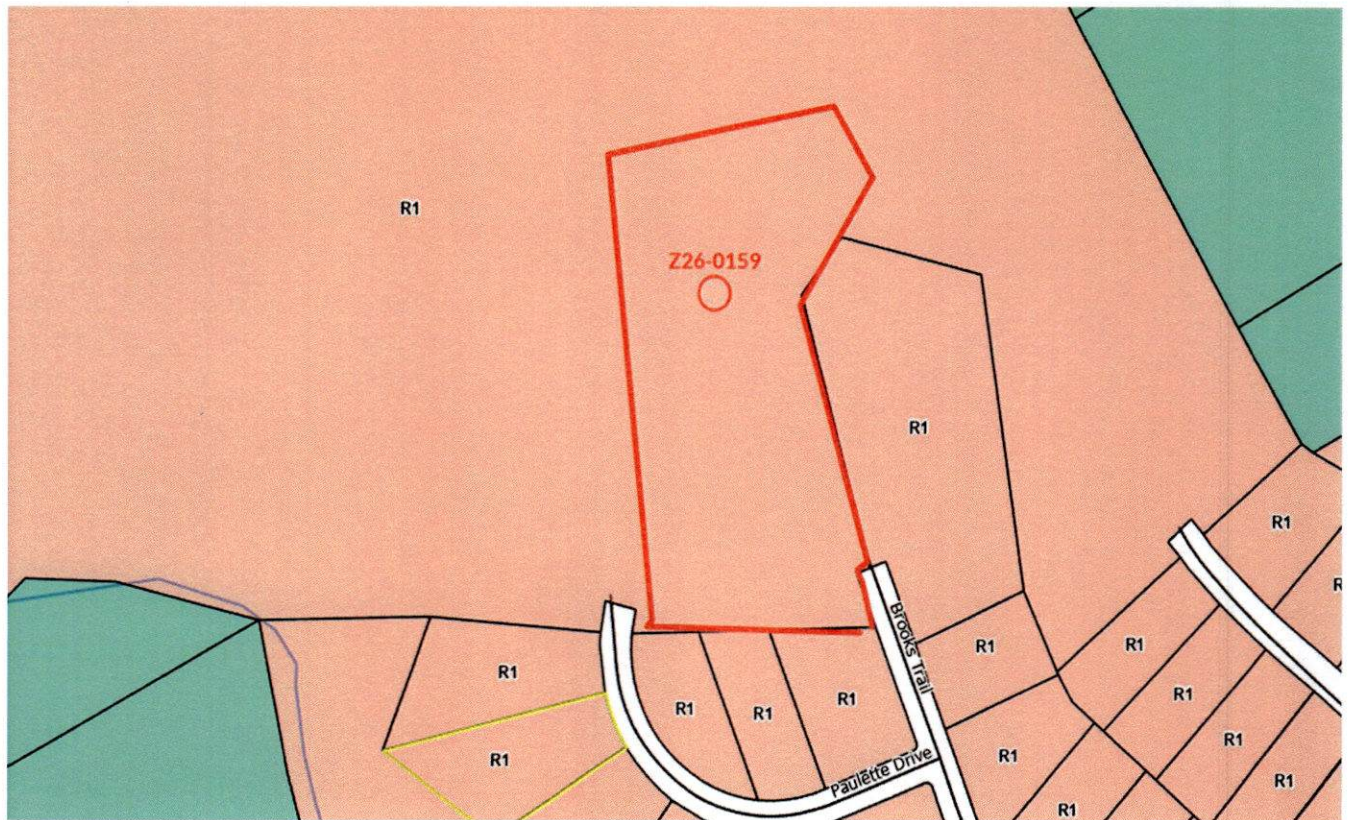
Map Number/Site Area: C0590057 – 83.65 acres

Character Area: Suburban

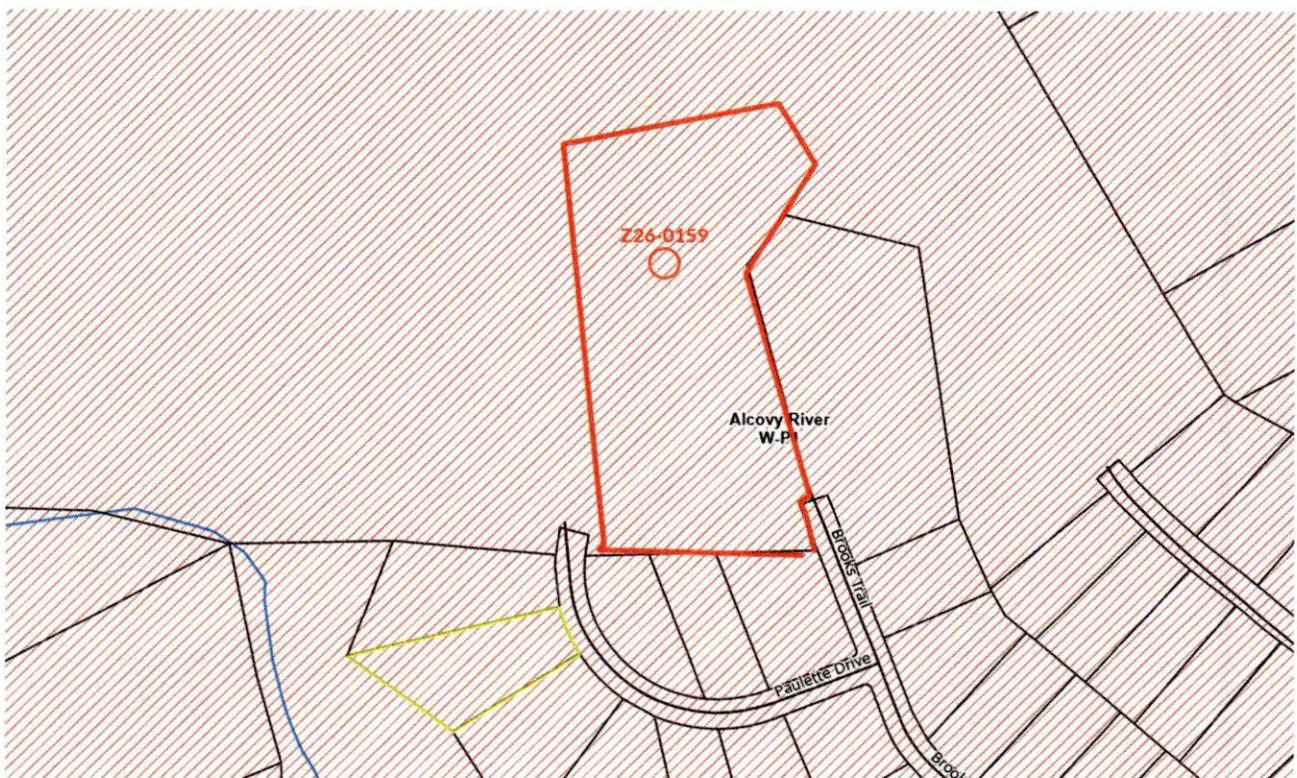
District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

Existing Site Conditions: The property has a barn dominium that is in the process of being built.

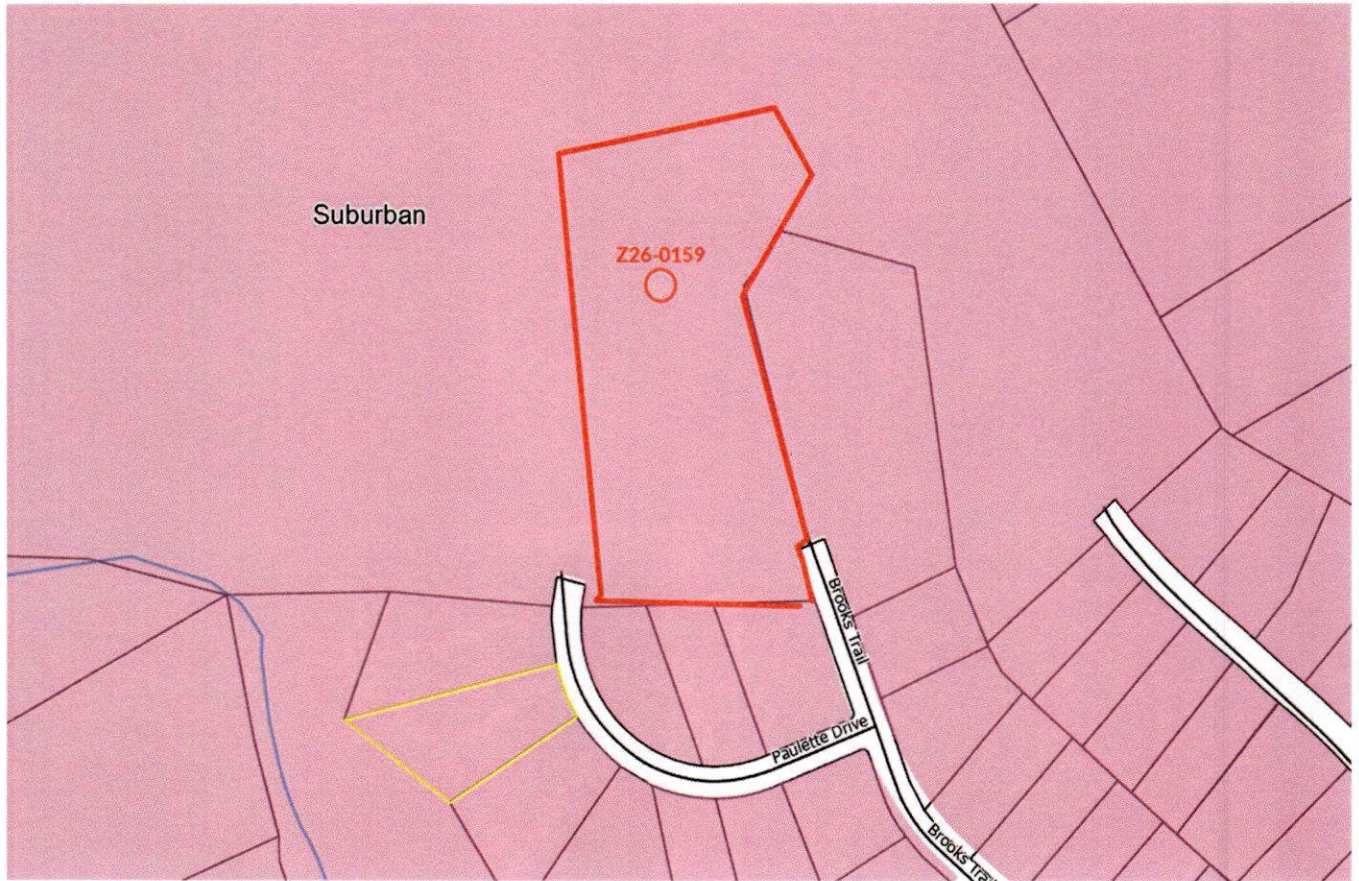
The surrounding properties are zoned A1 and R1.



The property is in the Alcovy River Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No issues with the Walton County Sheriff's Department.

Water Authority: This area is served by an existing 8" diameter water main along Brooks Trail (static pressure: 80 psi, Estimated fire flow: 990 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: Will have no affect on GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Recommendation: Josh Ferguson advised the Board that the Applicant has requested that the case be tabled. Josh Ferguson made a motion that the case be tabled with a second by Michelle Trammel. The Motion carried unanimously.

PC ACTION 8/6/2026:

Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Presentation: Michael and Katie Campbell represented the case. They would like to rezone 4 acres of the 83 acres that they own from R1 to A1 to have personal outside animals and a small hobby farm. The legal questions of this being in the subdivision or in the homeowner's association are still unresolved. They would like to have a hobby farm in a fenced area close to the residence. It will have low impact on the neighborhood and is compatible with the area. The HOA stated that the property is in the subdivision and they have documentation that shows that their property is in the subdivision, and they have asked to see it, and their request was denied. They have made every effort to be transparent to the neighborhood. There was misinformation going around about what they want to do. They are not having commercial livestock operations or petting zoo. The places where the animals will be fenced will be 200 ft. from the closest residence property line. What they are wanting to do will not increase transportation. They have worked diligently to comply and be respectful to neighbors. The application has low impact; it is agriculture use and they respectfully request that

their request be approved.

Josh Ferguson asked the Campbell's when you say hobby farm what does that mean and Ms. Campbell stated about 4 sheep, 4 goats and up to 12 chickens. They have 3 stalls in the barndominium that are about 440 sq. ft. The animals will graze the hill that's steep and they will not have to use a tractor. They live at 3085 Brooks Trail and there are agricultural properties around this property. The barndominium is going to be used for family members when they are in town and for their aging parents and maybe use it for small bible study groups from church. Josh Ferguson asked, so this is not a permanent residence for you and Ms. Campbell stated no, it will be for family and aging parents. She stated as far as animals their residence at 3085 Brooks Trail is not big enough to have animals.

Mark Banks asked if the only access they have to their property is through the subdivision and Ms. Campbell stated that was correct. They do not have access to their property from Highway 81 or Double Springs Road. They are building a barndominium and they got a permit for it and turned in the barndominium plans to Walton County to approve. Ms. Campbell stated that they had to turn the building around 35 to 40 degrees from where they said it would be and they talked to the homeowner's association board and they went through the HOA as a courtesy to get approval.

Speaking: Ed Farring spoke and stated that he and his mother live at 1620 Bluff Creek and he looked at the application and on page 10 it says tax classification and farm animals. He stated that the barndominium has already been built and it is out of character and the subdivision has livestock restrictions, and it is a problem and he stated that the Campbells could put a cell tower on the property or do an Airbnb and he would like for the application to be denied.

Jessica Seifried, who lives in the community stated that the neighbors have asked her to speak. They are opposing this rezone. We respect private property rights, and they know that the Campbell's have control over their own property and what they want to do will benefit them, but this will affect the whole neighborhood. Any future use of property there is only one way to access it, and they could access their property from outside the road. There are more than 160 people who live in the neighborhood. To allow the rezone sounds harmless but it will have an impact. She understands and has been told that the county does not enforce private covenants. She stated that the Campbells did approach the homeowner's association, and they knew about the barn but did not know they were going to the zoning for animals. She stated that even though the Campbell's contacted the homeowner's association about the barndominium that when it is winter you can see the barndominium. She said that Campbell's state that their property is not part of the subdivision. She stated that she did an open records request to the county and it showed that there is not another barndominium in R1 zoning and they have had a title search done. She stated that the Campbells did not contact the homeowner's association about the rezone.

Daniel Reynolds, who lives at 1429 Bluff Creek Trail, stated that if you allow the rezone in place and you allow large, hooved animals 2 per fenced acre then that will be a real farm. He has done some research, and it will be 36,000 pounds of waste on 4 fenced

acres and where does it go? When the wind blows it will blow the smell to the neighborhood and it will affect elderly people and small children.

Clinton Bostwick, who lives at 1609 Bluff Creek Trail, stated that the summary of what you have heard is that they do not want this and they have a petition with 75 signatures opposing the rezone and this was handed to the Planning Commission.

David Johnson, who lives at 1625 Bluff Creek Trail, has lived there for 20 years and before that he lived in a subdivision in Loganville that did not have an HOA and they let people do whatever they wanted to do on their property and they lost 10 thousand dollars when they sold their property. He stated what he had heard of the plans that the applicants would like to do but it has been very vague throughout. He stated the plans may be beneficial to the owner but the other people in the neighborhood will have a negative impact on them.

Linda Dudish, who lives at 1601 Creek Trail, stated that this will impact 3 cul-de-sacs not just one. They were advised that we would not be able to see the barndominium, but it is already built and you can see it.

Rebuttal: Michael and Katie Campbell came back for rebuttal, they stated they appreciate the concerns of the neighbors and homeowners' association and they understand. Mrs. Campbell went on to say that if it comes down to them being in the homeowner's association they won't have any animals. She knows that there is a petition with lots of signatures, but they don't think the neighbors got the whole story and that they received false information. They are rumors that they were doing a petting zoo which was never what they wanted. We also tried to approach the homeowner's association president by phone and have made several attempts, but they will not talk. She stated that they thought about putting up a fence that might help.

Michael Campbell stated that he has had his cell phone on every night for every single neighbor to call but only 2 people have called. They approached the Homeowners Management Company and were advised that they will not share information with the Campbells.

As far as the barndominium we can address that. They will put up a gate to the property if they need to and hopefully, they can talk to the homeowner's association. They did get an evaluation from a real estate person, and the barndominium will be their property and will be valued at a high value. The structure will bring value up in the neighborhood.

There was communication from the Board on the Facebook page advising if anyone wanted the results of the legal opinion that they would release it. Mr. Campbell stated that he requested it 5 minutes after it was posted and he was denied.

This has been a terrible situation, and we are sick over this and nervous. They have talked to the homeowner's association. This is not an easy process for them. We offered them the information that we had. This has not been an easy process for us.

Tim Hinton asked when they purchased the property, did they have an Attorney's office

do the Deed at closing and was it on the entire property or just a parcel. The Cambells stated that they did have an Attorney and the Deed showed 2 separate parcels property. They had plats that showed the 2 parcels that they own.

Tim Hinton asked if they knew if they were identified as a lot and they stated they did not know. Mr. Hinton asked if they were given a title insurance policy at closing and they stated yes. Mr. Hinton asked when they bought the property was the use of the property at the beginning the same use as it is now and they stated that was correct. They knew that they had bought a large piece of property and they wanted to do something with it.

Robert Post asked if they went to the homeowner's association to get approval and tell them that you had to change the direction of the barndominium and Ms. Campbell stated they went to the homeowner's association as a courtesy but they did not go back to the homeowner's association to let them know that they had to change the way the barndominium was sitting because the lay of the land was too sharp and they couldn't get a stable foundation so they had to change the placement. We were under the impression due to Tax Records and Qpublic that their property was not in the subdivision. The Campbells were asked if at any time, did they think they were in the homeowner's association and they stated no.

Tim Hinton stated that he has talked to multiple individuals regarding this case and as chairman of the Planning Commission and being a licensed realtor for 28 years and a member of the community, you would know if you were in the homeowner's association or not.

Tim Hinton asked Kristi Parr, Director of Walton County Planning & Development, was there a final plat and Ms. Parr stated yes but the subdivision is not laid out like it was turned in.

Mr. Hinton asked Ms. Parr if the parcel that is being requested has a lot number and she stated no.

Mr. Hinton stated if you pulled the property or the name of the individual, it would show that neither of these properties are in the subdivision because if it was in a subdivision, it would show that.

Mr. Hinton stated that after attending hundreds of closings there are things that have to be adhered to. He stated that final plats that have all of the lots, refers the subdivision name on the final plat. The deed is necessary because on deeds and plats it would show if a property was in a subdivision. What is applicable here is that the Deed and Plat does not show it is in the subdivision and if the subdivision wanted to impose covenants on me then that would be a no. The only assessment that can be made is if the subdivision is not on their plats then they are not in the subdivision. As far as their intent to have animals, people have a right to change their mind because you have a right to do that. Mr. Hinton stated that the rest of the agenda tonight has subdivisions. He said 4 years ago there was a requested rezone for 140 acres on Highway 81 and Double Springs Road that someone wanted to rezone to develop a subdivision. He stated that they wanted to rezone the property to R1 and develop and people from this neighborhood came out and spoke against approving the subdivision. It is ironic that

the people in this neighborhood didn't want that either. He stated that they did rezone this property back to A2 zoning. He went on to say that if the Campbells wanted to, they could further utilize their property to have a minimum of 70 lots and that would mean 70 more families in the subdivision and you will have traffic from them and traffic from the development and it may take the construction of the housing 5 to 6 years. He stated that 84 acres for some animals would be much less evasive than 70 more homes. I have given this a whole lot of thought. If sewers ever become available to the county there could be 200 houses down the road, but you are against a homeowner that wants a few animals. He does have concerns about the way that the subdivisions impose their covenants. He stated that this case will go to the Board of Commissioners, and he hopes that they all will communicate and he hopes for more common ground.

Josh Ferguson stated that in considering this application and not weighing whether it is in the homeowner's association or not and the appropriateness of the request for the neighborhood this does not fit in this neighborhood. Whether it is in a homeowner's association or not is something for the Attorneys to hash out. He stated that this property was zoned R1 and was included in the subdivision. Whether or not it was developed in the neighborhood, in his opinion he believes that the property is in the subdivision.

Recommendation: Josh Ferguson made a motion to recommend denial but there was no second. Tim Hinton made a motion to approve with the following conditions: No more than four sheep, four goats and twelve chickens ever with a second by Mark Banks. Tim Hinton stated that the motion passed 3 to 2 however, Michelle Tammel voted to approve so the motion passed 4-1 with Josh Ferguson voting to deny and Tim Hinton, Robert Post, Mark Banks and Michelle Trammel voted to approve the rezone.

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (50) feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of this Ordinance.

C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hooved livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.

In the A-Agricultural District, the maximum number of large hooved livestock shall be equal to five (5) animals per fenced acre.

D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hooved livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.

E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # 226-0159

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

Signature: [Signature] Date 5/29/2024
Fee Paid: \$ 700

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8/4/2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0590057

Applicant Name/Address/Phone #

Fig Leaf Risk Advisors LLC

367 Athens Hwy, Suite 2300

Loganville, GA 30052 (770) 910-3862

figleaf2022@gmail.com

Property Owner Name/Address/Phone

Fig Leaf Risk Advisors LLC / Michael Campbell

367 Athens Hwy, Suite 2300

Loganville, GA 30052 (770) 910-3862

figleaf2022@gmail.com

Location: 3084 Brooks Trail, Monroe, GA 30656 Requested Zoning A-1 Acreage 4 Acres

Existing Use of Property: Raw land / future farm

Existing Structures: Barn with living quarters (under construction)

The purpose of this rezone is To allow appropriate tax classification for the structure and to permit raising farm animals on the property.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Well: No

Public Sewer: No Provider: _____ Septic Tank: Yes

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.

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 R1 Surrounding Zoning: North A1 South R1 & A1
East A1 West R1 & A1

Comprehensive Land Use: Suburban DRI Required? Y N ✓
Commission District: 1- Amana Watershed: Alcove River TMP ✓
Warren

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 ☒ 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.

 5-28-2024

Signature of Applicant/Date

Check one: Owner ☒ Agent _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Fig Leaf Risk Advisors LLC

Address: 367 Athens Hwy, Suite 2300, Loganville, GA 30052

Location of Property: 3084 Brooks Trail, Monroe, GA 30656

Map/Parcel Number: C0590057

Current Zoning: R-1

Requested Zoning: A-1

 5-28-2026

Property Owner Signature

Property Owner Signature

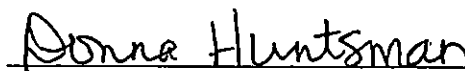
Print Name: Michael S. Campbell

Print Name: _____

Address: 367 Athens Hwy, Suite 2300,
Loganville, GA 30052

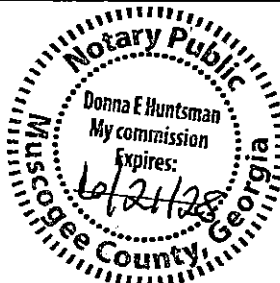
Address: _____

Personally appeared before me and who swears
that the information contained in this authorization
is true and correct to the best of his/her knowledge.

 5/28/2026

Notary Public

Date



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;

The subject property is surrounded by R-1 zoned private residences and approximately 83 acres of undeveloped raw land. The surrounding area is predominantly low-density residential with significant undeveloped land, which is compatible with an A-1 agricultural designation.

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

We do not believe that the current R-1 zoning designation has materially diminished the property's value relative to its intended use. The transition to A-1 agricultural zoning is expected to be a neutral evaluation with respect to surrounding property values, and may modestly enhance compatibility with adjacent undeveloped parcels.

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

This rezoning request does not involve the destruction of property values or any adverse impact on public health, safety, morals, or general welfare. The proposed agricultural use is a low-intensity, low-impact use not anticipated to generate negative externalities for adjacent property owners or the broader public.

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

Rezoning from R-1 to A-1 will restrict the ability to subdivide the 4-acre parcel into multiple residential home sites, reducing development potential for the owner. However, this restriction benefits the public by limiting additional housing density in the area, reducing strain on local infrastructure, and preserving the agricultural and rural character of the surrounding land.

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

The subject property is well-suited for the proposed A-1 agricultural rezoning. The 4-acre parcel is of sufficient size for small-scale farming and agricultural use. The property is located adjacent to 83 acres of undeveloped land, providing an appropriate rural context. The applicant intends to utilize the property for a small-scale farm, which aligns with the character of the surrounding area.

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

To the applicant's knowledge, the zoning designation of the property has not changed for a significant period of time. The property has not been previously developed. In the context of land development in the vicinity, this parcel has remained undisturbed, which supports the suitability of an agricultural classification rather than continued residential zoning.

May 29, 2026

Walton County Planning and Development
Walton County, Georgia

Re: Letter of Intent – Rezoning Request for 3084 Brooks Trail, Monroe, Georgia 30656

To Whom It May Concern:

We, Michael and Katie Campbell, as members of Fig Leaf Risk Advisors LLC, hereby submit this Letter of Intent to request the rezoning of approximately 4 acres of an 83-acre parcel currently zoned residential, located at 3084 Brooks Trail, Monroe, Georgia 30656, to Agricultural-1 (A1).

The purpose of this rezoning request is to allow for agricultural use of the designated portion of the property. Our intended plans for the rezoned acreage include the following:

- Keeping hoofed animals and creating pasture land
- Constructing a single-family residence with an attached or detached garage
- Building a barn with stalls for animals
- Establishing an orchard and garden

The remaining acreage will continue in its current residential classification. This request is limited in scope and intended to allow us to make productive agricultural use of a small portion of the property consistent with neighboring land uses in the area.

We respectfully request that this application be considered at the next available Planning and Development meeting. Please feel free to contact us with any questions or to request additional information.

Contact: 770-329-7885

Sincerely,

Michael Campbell

05/29/2026

Michael Campbell

Fig Leaf Risk Advisors LLC

3084 Brooks Trail, Monroe, Georgia 30656

770-329-7885

Date: May 29, 2026



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Re: Information that may be helpful for rezoing to A1

1 message

Tracie Malcom <tracie.malcom@co.walton.ga.us>
To: Katie Campbell <campbellest07@gmail.com>

Thu, Aug 6, 2026 at 7:34 AM

I forwarded this to the Planning Commission for the meeting tonight.

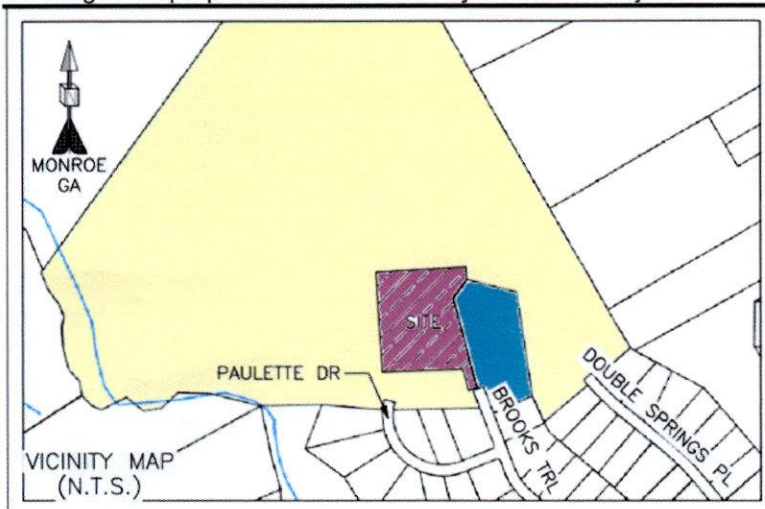
On Thu, Aug 6, 2026 at 12:07 AM Katie Campbell <campbellest07@gmail.com> wrote:

Hi Tracie,

Thank you for your time today. We are still praying for a good outcome but we have not heard if the lawyer was able to get a hold of the title examiner.

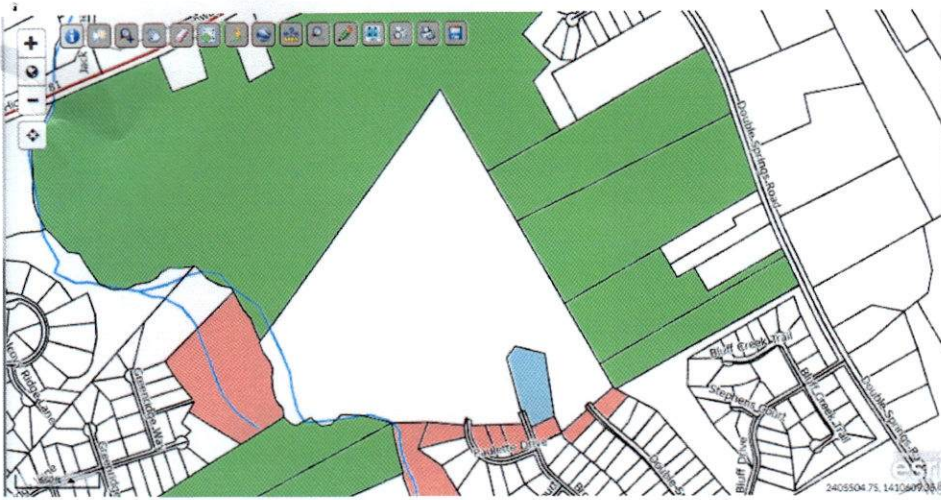
Here are some of the documents that I feel would be helpful to our case

1. This is the location of the 4 acres we would like to rezone to A1. The land lot is approximately 100 feet from any of our neighbors properties. It is exclusively surrounded by land that we own.



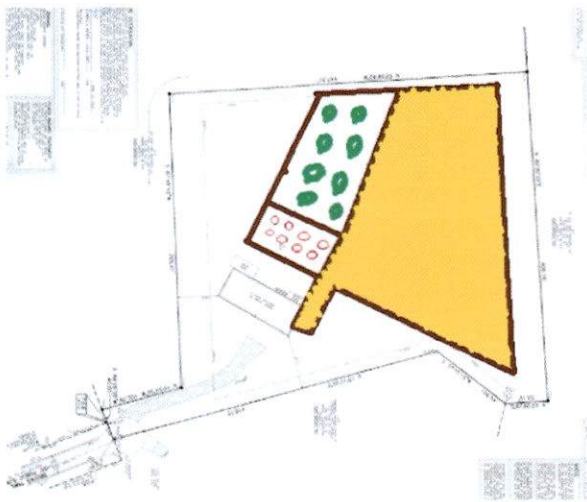
Yellow- 83 acre lot zoned R1
Purple – 4 acre lot proposed to be converted to A1
Blue – Our current home lot

2. This is a map of all the properties that touch any part of our 83 acer lot. A1 land is in green surrounds the majority of the 83 acres.



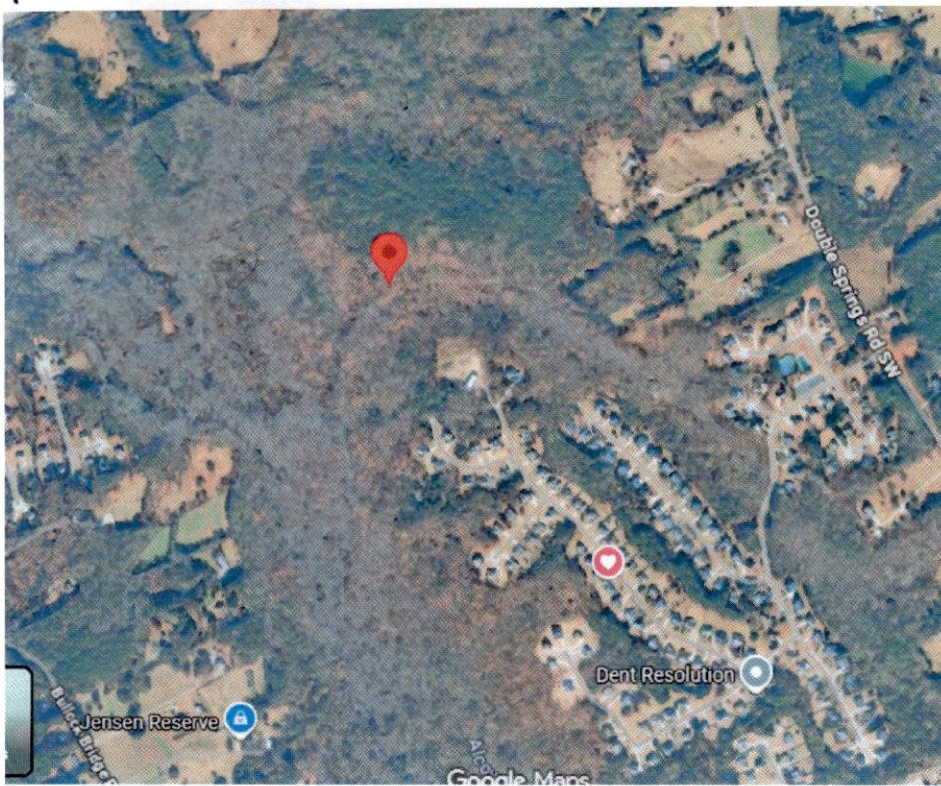
Center white lot– Our 83 acre lot currently R1
 Green – Lots bordering the 83 acres that are zoned A1
 Pink – Lots bordering the 83 acres that are zoned R1
 Blue – The lot with our home on it

The animals will be approximately 200feet from the nearest neighbors property line

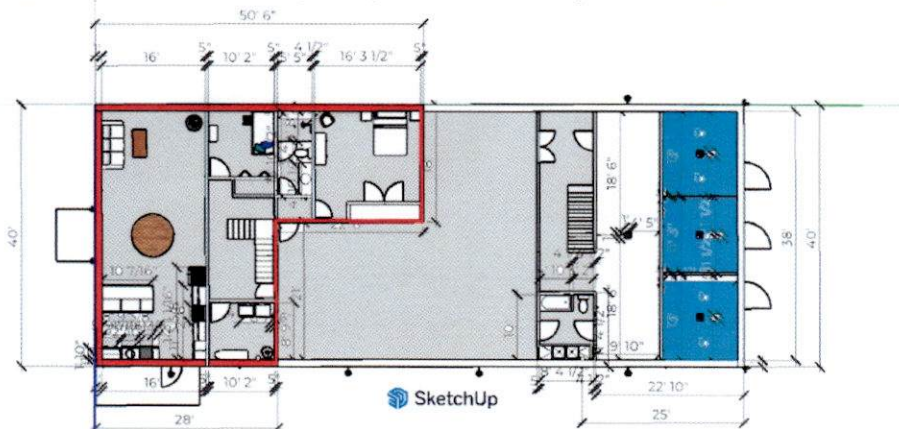


Green Circles – Orchard (when the trees are big enough animals may graze this area)
 Red Circles – Garden (animals may graze this area a few days of the year when garden has stopped producing)
 Brown Lines – Roughly where we may put fences
 Orange – Land where animals will graze year round

An aerial view of our neighborhood and our 83 acres. The square in the middle of the map of cleared land is the land we are requesting to be rezoned to A1.



We do not intend to have very many animals. We only have 3 stalls for a total of 347 sq feet of barn space.

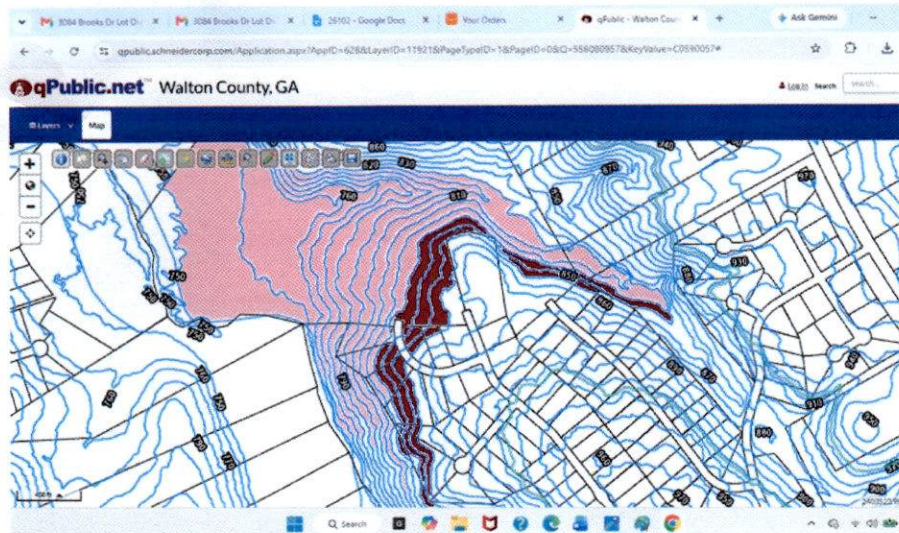


Red outline – Two story living space

Gray area – Air-conditioned living, storage and garage space

Blue area – Animals living space

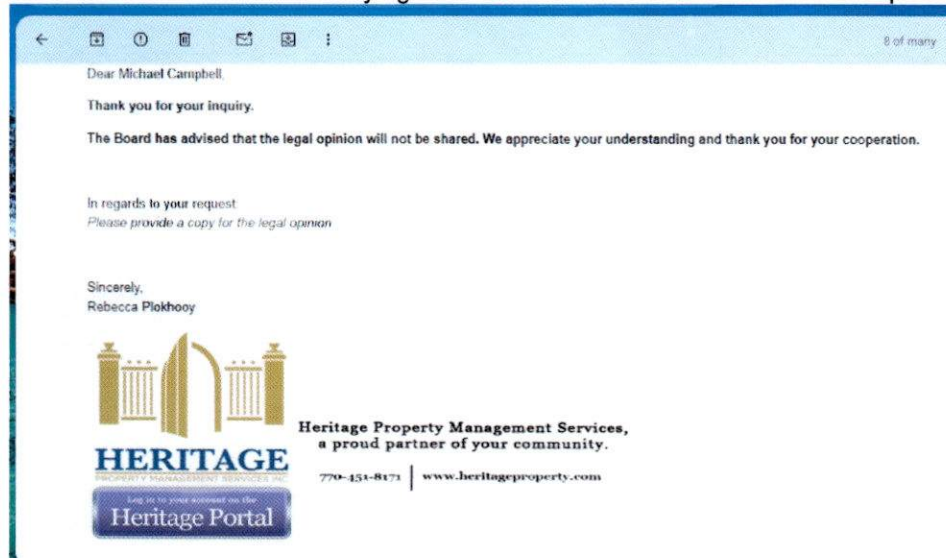
Because of the fall in elevation from the cul-de-sac to the barndo, the majority of the sound and smell (if any) will be blown down hill and dissipated by the hills uphill. The noise will further be dissipated by the woods surrounding the 4 acres as seen in the picture above.



Maroon - the approximate elevation of the animals

Pink - The continued sloping down of the hill to the lowlands of our own property

The Property management company did not share their findings how they determined we were in the HOA. The HOA sent a out a communication saying "Residents who wish to review the title report may request a copy from the Board."



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Tracie Malcom

Zoning Specialist
Walton County Planning & Development
126 Court Street, Annex 1
Monroe, GA 30655
770/267-1319
tracie.malcom@co.walton.ga.us
www.waltoncountygga.gov

Walton County, GA

Summary

Parcel Number C0590057
Location Address 3084 BROOKS TRL
Legal Description 83.65AC
(Note: Not to be used on legal documents)
Class R5-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R1
Tax District Walton County (District 04)
Acres 83.65
Neighborhood RURAL AREA 6-06000 (06000)
Homestead Exemption No (S0)
Landlot/District 1 / 4

[View Map](#)



FIG LEAF RISK ADVISORS LLC
367 ATHENS HWY STE 2300
LOGANVILLE, GA 30052

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	8	83.65

Residential Improvement Information

Style Barndominium
Heated Square Feet 2301
Exterior Walls Galvanized Metal
Foundation Slab
Basement Square Feet 0
Year Built 2025
Roof Type Metal
Heating Type Central Heat/ AC
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value
House Address 3084 BROOKS TRL

Manufactured Homes

Style
Manufacturer
Model
Year Built 2025
Width
Length
Condition Average

Permit Date	Permit Number	Type
06/24/2025	250822	SINGLE FAMILY
06/17/2025	250802	MISCELLANEOUS
09/30/2024	24090011	MISCELLANEOUS
06/07/2022	22060028	SINGLE FAMILY
06/07/2022	22060028	SINGLE FAMILY
08/30/2021	21080185	MISCELLANEOUS
08/30/2021	21080185	MISCELLANEOUS
		RE-ZONE
		RE-ZONE

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/16/2023	5327 290		\$500,000	Transitional Sale	JAM BUILT LLC	FIG LEAF RISK ADVISORS LLC
1/20/2022	5072 468	089 075	\$415,000	Land Market - Vacant	BRIARFIELD EAST LLC	JAM BUILT LLC
9/30/2019	4461 253	NPR	\$225,000	Land Market - Vacant	OW WALTON LLC	BRIARFIELD EAST LLC
11/8/2017	4151 303	NPR	\$65,000	Land Market - Vacant	REO FUNDING SOLUTIONS III LLC	OW WALTON LLC

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/27/2014	3443 183	npr	\$0	Unqualified - Vacant	ALCOVY BLUFFS HOMEOWNERS ASSOC	REO FUNDING SOLUTIONS III LLC
6/4/2012	3389 043		\$0	Unqualified - Vacant	ATLAS GA I SPE LLC	ALCOVY BLUFFS HOMEOWNERS ASSOCIATION INC
3/2/2010	3150 376	NPR	\$0	Unqualified - Vacant	ALCOVY BLUFFS LLC	ATLAS GA I SPE LLC
1/31/2000	1057 475	NPR	\$1,755,195	Land Market - Vacant	CHEEK W DERRICK	ALCOVY BLUFFS LLC
8/11/1999	1005 230	NPR	\$1,000,000	Unqualified - Vacant	EAST ATLANTA PROPERTIES	CHEEK W DERRICK
8/11/1999	1005 218	NPR	\$1,000,000	Unqualified - Vacant	STEPHENS MATTIE LOU	EAST ATLANTA PROPERTIES
12/14/1993	498 197		\$0	Unqualified - Vacant		STEPHENS MATTIE LOU

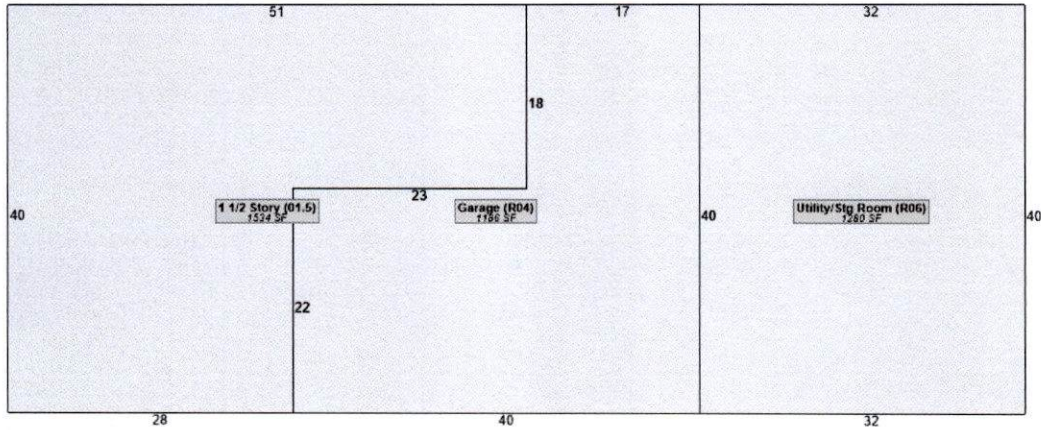
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$438,100	\$438,100	\$415,000	\$403,700	\$261,700
Land Value	\$488,800	\$438,100	\$438,100	\$415,000	\$403,700
+ Improvement Value	\$225,700	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$714,500	\$438,100	\$438,100	\$415,000	\$403,700

Photos



Sketches



Estimated Tax Detail

THE FOLLOWING IS ONLY AN ESTIMATE. IF THE COUNTY COMMISSIONERS, CITY COUNCIL, OR SCHOOL BOARD OF EDUCATION CHANGE THEIR MILLAGE RATES, THIS ESTIMATE WILL NOT BE ACCURATE. THE TAX ASSESSORS OFFICE DOES NOT SET MILLAGE RATES.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	State	0.4				\$0.00
2	County M & O	0.4			12.278	\$3,509.05
3	School M & O	0.4			15.965	\$4,562.80
4	School Bond	0.4				\$0.00
10	Fire District	0.4			2.365	\$675.92

Total Est Tax
\$8,747.77

No data available for the following modules: Land, Commercial Improvement Information, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/17/2026, 8:34:40 PM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL

CERTIFICATE OF TITLE

DATE: June 30, 3026

EXAMINED: June 29, 2026, @ 8:00 a.m.

FILE NO: 93093

RTV: Fig Leaf Risk Advisors, LLC

ADDRESS: 3084 Brooks Trail, Monroe, GA

After careful examination of the records of the hereinafter stated County and State, as properly indexed, the undersigned does hereby certify to Lueder, Larkin & Hunter, LLC that good and merchantable fee simple title to the real estate described in Schedule "A" hereof, subject to the exceptions, objections, and liens set forth in Schedule "B" hereof, vests in:

FIG LEAF RISK ADVISORS, LLC

by virtue of that certain Limited Warranty Deed from JAM Built LLC, dated June 16, 2023, filed for record June 22, 2023, recorded at Deed Book 5327, Page 290, Walton County, Georgia Records.

SCHEDULE A

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

SCHEDULE B

1. MORTGAGES, DEED TO SECURE DEBT, AND OTHER VENDORS LIENS:
 - A) No open Security Deeds found of record. Please inquire.
2. TAXES AND SPECIAL ASSESSMENTS:
 - A) No certification is given for outstanding taxes. For informational purposes only.

CONTINUED . . .

... CONTINUED

Agent File No. 93093

3. OTHER LIENS, OBJECTIONS AND DEFECTS.

- A) Rights of parties in possession, if any, other than the owner.
- B) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of property, unpaid utility bills and assessments, possible liens of architects, laborers or materialmen for improvement of the property, not filed for record at the effective date hereof, and rights, if any, of persons who may be in possession under claims not appearing of record; and Federal bankruptcy proceedings.
- C) Restrictions, easements and all questions arising out of zoning laws, ordinances or regulations.
- D) Other Objections and Defects: Other liens of record and any objections or defects not disclosed herein that are shown of record but are not shown during the effective dates herein. (If title is in any way based on tax title deed, foreclosure, or final decree, set out facts fully in separate letter to General Agent or Home Office for ruling.)
- E) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto whether or not listed herein. The Company makes no representation as to the present ownership of any such interests.
- F) General or special taxes and assessments required to be paid in the year 2026 and subsequent years, not yet due and payable. No insurance is afforded for additional taxes and/or penalties resulting from any reassessment of subject property.
- G) Taxes of special assessments, which are not shown as existing liens by public records, including, but not limited to water bills and sanitary bills.

CONTINUED ...

... CONTINUED

Agent File No. 93093

- H) Subject to Easements and Restrictions of record.
- I) Declaration of Covenants, Restrictions, and Easements for Alcovy Bluffs Subdivision, made by Alcovy Bluffs, LLC, a Georgia limited liability company, dated November 28, 2001, filed for record December 3, 2001, recorded at Deed Book 1336, Page 390, Walton County, Georgia Records; as affected by Assignment of Declarant's Rights Under That Declaration of Covenants, Restrictions and Easements for Alcovy Bluffs Subdivision, filed for record March 26, 2010, recorded at Deed Book 3140, Page 197, aforesaid records; as affected by Quitclaim Transfer of Declarant Rights made by and between Branch Banking and Trust Company (Transferor) and REO Funding Solutions III, LLC, a Georgia limited liability company (Transferee), dated September 27, 2012, filed for record October 19, 2012, recorded at Deed Book 3443, Page 172, aforesaid records; as affected by Bylaws of Alcovy Bluffs Homeowners Association, Inc., dated September 16, 2019, filed for record September 20, 2019, recorded at Deed Book 4451, Page 177, aforesaid records; as amended by Amendment to the Declaration of Covenants, Restrictions and Easements for Alcovy Bluffs Subdivision, dated April 10, 2020, filed for record April 15, 2020, recorded at Deed Book 4571, Page 488, aforesaid records.

NOTE: Provides for Mandatory Homeowners Association.

- J) No certification given as to the right to have the waters of the unnamed creek maintained at present or any other level.
- K) No certification given as to any loss or damage resulting from flooding and/or erosion caused by the unnamed creek.
- L) Rights of upper and lower riparian owners in and to the waters of the creeks and branches crossing subject property and the natural flow thereof, free from diminution or pollution.

CONTINUED ...

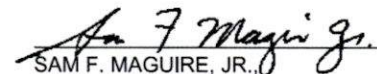
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Agent File No. 93093

- M) All matters disclosed on Plat of Survey recorded at Plat Book 122, Page 165, aforesaid records, including but not limited to the following:
 - (1) Alcovy River runs along a portion of subject property.
- N) All matters disclosed on Plat of Survey recorded at Plat Book 123, Page 13, aforesaid records

GEORGIA GSCCCA CYBER INCIDENT NOTICE – NOVEMBER 2025; On November 21, 2025, the Georgia Superior Court Clerks' Cooperative Authority ("GSCCCA") detected and interrupted a ransomware attack before any encryption, destruction, alteration, or (per current evidence) exfiltration of production real-estate, lien, or UCC records occurred. GSCCCA has confirmed that all production records remain intact, public access has been fully restored, and no sensitive personal or financial data is stored by GSCCCA was affected. Augusta Title Inc. has relied upon a title search of the official GSCCCA records through the effective date of this commitment/policy. No exception for the November 2025 incident is therefore taken; however, in the unlikely event future forensic findings establish that any production record relied upon was altered or removed without detection, coverage for loss attributable to such undetected compromise is excluded to the extent permitted by Georgia law and applicable ALTA policy forms. This notice and exclusion will be removed once the investigation is officially closed with no production-data compromise confirmed.

**THIS TITLE REPORT IS CERTIFIED FROM
FEBRUARY 4, 2000, AT 3:02 P.M., THROUGH JUNE 10, 2026, AT 8:00 A.M.**


SAM F. MAGUIRE, JR.,
ATTORNEY AT LAW
AUGUSTA TITLE, INC.

This Certification contains an electronic signature which assures the same force and effect as an original signature. Authentication of said signature may be obtained upon request.

Augusta Title, Inc. provides this title report in Certificate format, however, does not make any guarantee regarding scrivener's errors or errors in the county records and all parties are strongly urged to thoroughly review the documents provided and the legal descriptions for accuracy. This title search is not to be used as an attorney opinion letter nor may it be used in lieu of title insurance.



www.augustatitle.com

Agent File No. 93093

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 1 and 2 of the 4th District, Walton County, Georgia, containing 86.83 acres as shown on that Retracement Survey JAM Built, LLC, dated October 27, 2017, prepared by Chastain & Associates, P.C., Mark E. Chastain, Georgia R.L.S. No. 2718, recorded in Plat Book 122, Page 165, Walton County, Georgia Records, said Plat being incorporated herein and made reference hereto.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 2 of the 4th District, Walton County, Georgia, containing 3.177 acres, and being more particularly described on that Plat entitled "Prepared for Angela Badley" and being recorded in Plat Book 123, Page 13, Walton County, Georgia Records, said Plat being incorporated herein and made reference hereto.

PETITION IN OPPOSITION TO REZONING REQUEST

Alcovy Bluffs Community
Walton County, Georgia

RE: Rezoning Case #Z26-0159

Property Location: 3084 Brooks Trail / Double Springs Place
Proposed Change: From R1 (Residential) to A1 (Agricultural)

We, the undersigned residents and property owners of the **Alcovy Bluffs community and surrounding area**, respectfully submit this petition in opposition to the above-referenced rezoning request.

This request seeks to change the zoning classification of the subject property from **R1 (Single-Family Residential)** to **A1 (Agricultural)** for the purpose of allowing personal outdoor animals.

Basis for Opposition

We oppose this rezoning for the following reasons:

1. **Incompatibility with Established Community Character**

Alcovy Bluffs is a planned residential neighborhood developed and maintained under R1 zoning standards. Introducing agricultural use is inconsistent with the established character and expectations of the community.

2. **Potential Noise, Odor, and Nuisance Concerns**

Agricultural zoning may allow animals that create noise (including early morning disturbances) and odors, which could negatively impact nearby homes and residents.

3. **Impact on Property Values**

The introduction of agricultural uses into a residential subdivision may adversely affect property values and the desirability of homes within Alcovy Bluffs.

4. **Precedent for Future Zoning Changes**

Approval of this request may set a precedent for similar rezonings, potentially leading to incremental changes that alter the residential nature of the neighborhood.

5. **Quality of Life and Reasonable Expectations**

Residents purchased homes in Alcovy Bluffs with the expectation of a residential environment. This proposed change may negatively affect that expectation and overall quality of life.

Request

We respectfully request that the **Walton County Planning Commission** and the **Walton County Board of Commissioners** deny this rezoning application and maintain the current R1 zoning designation for the property.

If you are interested in signing the petition, please call or text Clint Bostwick at (770) 833-7923 to make arrangements for him to bring the petition to you.

Signatures

By signing below, we affirm that we are residents and/or property owners in the Alcovy Bluffs community or the surrounding area and oppose this rezoning request.

Name (Printed)

Address

Signature

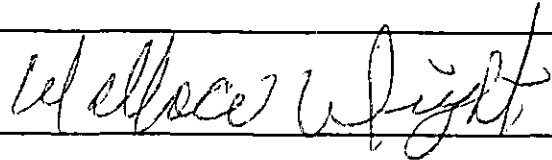
Date

75 signatures

(Attach additional pages as needed)

Submitted to:
Walton County Planning & Development
111 South Broad Street
Monroe, GA 30655

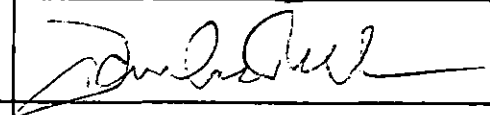
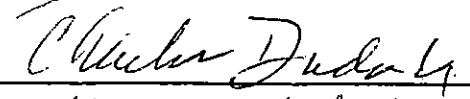
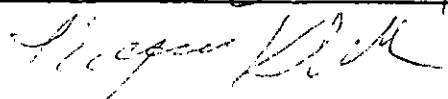
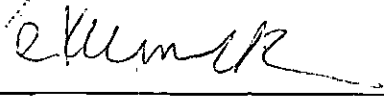
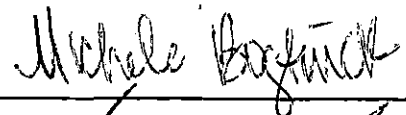
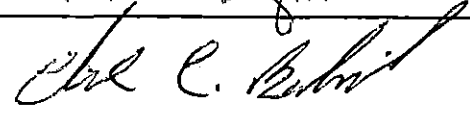
Homeowner(s)	Address	Signature	Date
April Atcheson	1204 Alcovy Bluff Drive Monroe, GA 30656		
Leonard Leazer	1204 Alcovy Bluff Drive Monroe, GA 30656		
Keith Garland	1208 Alcovy Bluff Drive Monroe, GA 30656		
Peters Trust	1208 Alcovy Bluff Drive Monroe, GA 30656		
First American Bank and Trust	1208 Alcovy Bluff Drive Monroe, GA 30656		
Dale Lukas	1209 Alcovy Bluff Drive Monroe, GA 30656		
Clinton Hyde	1212 Alcovy Bluff Drive Monroe, GA 30656		
Tammy Hyde	1212 Alcovy Bluff Drive Monroe, GA 30656		
Daniel House	1213 Alcovy Bluff Drive Monroe, GA 30656		
Melanie House	1213 Alcovy Bluff Drive Monroe, GA 30656		
Judith Alford	1214 Alcovy Bluff Drive Monroe, GA 30656		
Sean Sequeira	1218 Alcovy Bluff Drive Monroe, GA 30656		

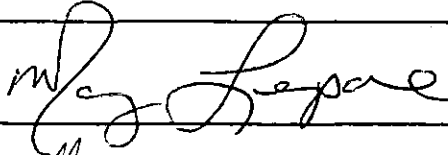
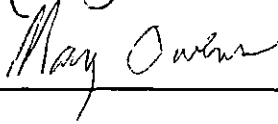
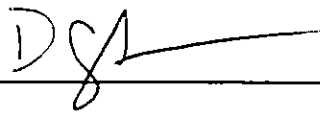
Homeowner(s)	Address	Signature	Date
Amanda Koman	1222 Alcovy Bluff Drive Monroe, GA 30656		
Melissa Nicole Holley	1226 Alcovy Bluff Drive Monroe, GA 30656		
Tina Harris	1240 Alcovy Bluff Drive Monroe, GA 30656		
Heath Harris	1240 Alcovy Bluff Drive Monroe, GA 30656 e		
HP Georgia	1241 Alcovy Bluff Drive Monroe, GA 30656		
I Llc	1241 Alcovy Bluff Drive Monroe, GA 30656		
Wallace Wright	1244 Alcovy Bluff Drive Monroe, GA 30656		7/1/26
Sharon Wright	1244 Alcovy Bluff Drive Monroe, GA 30656		
Jacob L. Stephens	1245 Alcovy Bluff Drive Monroe, GA 30656		
Savannah Stephens	1245 Alcovy Bluff Drive Monroe, GA 30656		
Ladon Hill	1248 Alcovy Bluff Drive Monroe, GA 30656		
Paul Dunio	1252 Alcovy Bluff Drive Monroe, GA 30656		

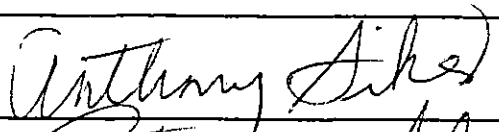
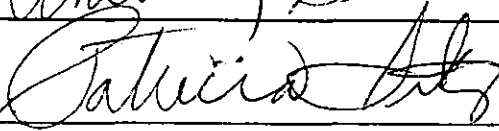
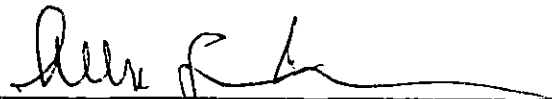
Homeowner(s)	Address	Signature	Date
Anita Dunio	1252 Alcovy Bluff Drive Monroe, GA 30656		
El Brenda Wiley	1256 Alcovy Bluff Drive Monroe, GA 30656		
	1257 Alcovy Bluff Drive Monroe, GA 30656		
Drakeford Tonya	1257 Alcovy Bluff Drive Monroe, GA 30656		
R. Drakeford	1257 Alcovy Bluff Drive Monroe, GA 30656		
Larry Bryant	1260 Alcovy Bluff Drive Monroe, GA 30656		
John Sanders	1261 Alcovy Bluff Drive Monroe, GA 30656		
Candice Sanders	1261 Alcovy Bluff Drive Monroe, GA 30656		
Timothy Roberts	1264 Alcovy Bluff Drive Monroe, GA 30656		
Michael Roberts	1265 Alcovy Bluff Drive Monroe, GA 30656		
Gary Stroud	1268 Alcovy Bluff Drive Monroe, GA 30656		
Jean Stroud	1268 Alcovy Bluff Drive Monroe, GA 30656	Jean m Stroud	

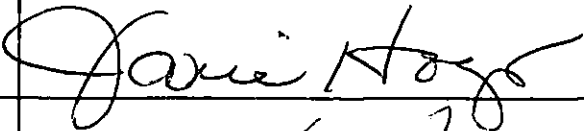
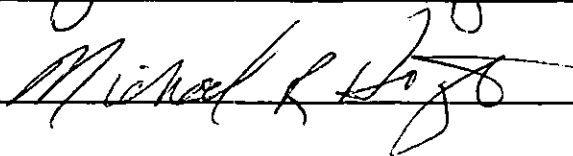
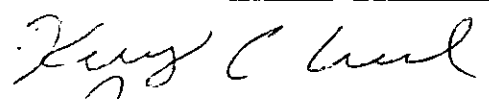
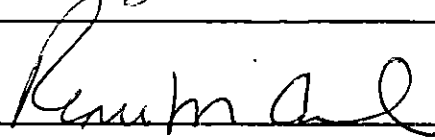
Homeowner(s)	Address	Signature	Date
Daniel Dwyer	1269 Alcovy Bluff Drive Monroe, GA 30656		
Debra Dwyer	1269 Alcovy Bluff Drive Monroe, GA 30656		
Aaron Franklin Arledge	1272 Alcovy Bluff Drive Monroe, GA 30656		
Anglia Turner Arledge	1272 Alcovy Bluff Drive Monroe, GA 30656		
Sheldon Bentley	1273 Alcovy Bluff Drive Monroe, GA 30656		
Chad Parish	1276 Alcovy Bluff Drive Monroe, GA 30656		
Deborah Rush Donald	1277 Alcovy Bluff Drive Monroe, GA 30656		
	1277 Alcovy Bluff Drive Monroe, GA 30656		
Pat Booher	1280 Alcovy Bluff Drive Monroe, GA 30656		
Darrin Bradley	1281 Alcovy Bluff Drive Monroe, GA 30656		
Paul Riley	1401 Bluff Creek Trail Monroe, GA 30656		
Margaret Korges	1405 Bluff Creek Trail Monroe, GA 30656	Margaret C Korges	7/3/26

Homeowner(s)	Address	Signature	Date
Richard Korges	1405 Bluff Creek Trail Monroe, GA 30656	<i>Richard Korges</i>	7-3-26
Glenn Dunston	1409 Bluff Creek Trail Monroe, GA 30656		
Molly Dunston	1409 Bluff Creek Trail Monroe, GA 30656		
James W. Gossling	1413 Bluff Creek Trail Monroe, GA 30656		
Sheree Gossling	1413 Bluff Creek Trail Monroe, GA 30656		
Alex Mitchem	1417 Bluff Creek Trail Monroe, GA 30656		
Amy Wilson	1421 Bluff Creek Trail Monroe, GA 30656		
Joshua Wilson	1421 Bluff Creek Trail Monroe, GA 30656		
Thomas Lee	1425 Bluff Creek Trail Monroe, GA 30656		
Barrett Ashley	1425 Bluff Creek Trail Monroe, GA 30656		
Austin Barrett	1425 Bluff Creek Trail Monroe, GA 30656		
Leon Bowles	1428 Bluff Creek Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Kit Reynolds	1429 Bluff Creek Trail Monroe, GA 30656		7/5/2026
Daniel Reynolds	1429 Bluff Creek Trail Monroe, GA 30656		7/5/26
Shonna Shanton	1432 Bluff Creek Trail Monroe, GA 30656		
Jim Shanton	1432 Bluff Creek Trail Monroe, GA 30656		
Mark Wilson	1433 Bluff Creek Trail Monroe, GA 30656		
Margaret Wilson	1433 Bluff Creek Trail Monroe, GA 30656		
Linda Dudish	1601 Bluff Creek Trail Monroe, GA 30656		7/6/2026
Charles Dudish	1601 Bluff Creek Trail Monroe, GA 30656		7/6/26
Jayson Klimek	1605 Bluff Creek Trail Monroe, GA 30656		7/1/26
Rachel Klimek	1605 Bluff Creek Trail Monroe, GA 30656		7/1/26
Michele Bostwick	1609 Bluff Creek Trail Monroe, GA 30656		6/8/26
Clinton Bostwick	1609 Bluff Creek Trail Monroe, GA 30656		6/28/26

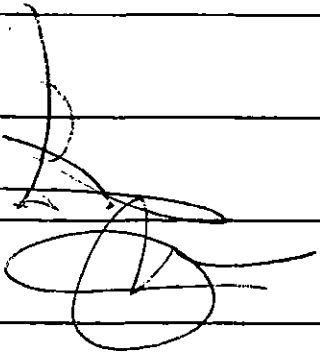
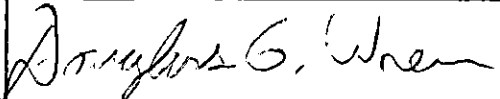
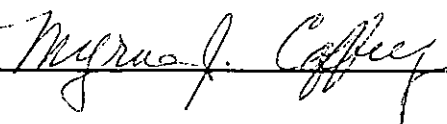
Homeowner(s)	Address	Signature	Date
Rosalind Carter	1613 Bluff Creek Trail Monroe, GA 30656		
James Graves	1616 Bluff Creek Trail Monroe, GA 30656		
Tammy Graves	1616 Bluff Creek Trail Monroe, GA 30656		
Vic Lepore	1617 Bluff Creek Trail Monroe, GA 30656		
Mary Lepore	1617 Bluff Creek Trail Monroe, GA 30656		7-1-26
Mary Owens	1620 Bluff Creek Trail Monroe, GA 30656		7/01/26
Tiffany Pierce	1624 Bluff Creek Trail Monroe, GA 30656		
David Johnson	1625 Bluff Creek Trail Monroe, GA 30656		7-1-26
Steven Vose	1804 Stephens Court Monroe, GA 30656		
Brenda Sauber	1805 Stephens Court Monroe, GA 30656		
Danilo Rosa	1808 Stephens Court Monroe, GA 30656		
Yohany Santos	1808 Stephens Court Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Ronald Carruth	1809 Stephens Court Monroe, GA 30656		
Anthony Sikes	2001 Double Springs Place Monroe, GA 30656		7/7/2026
Patricia Sikes	2001 Double Springs Place Monroe, GA 30656		7/7/2026
Fernando Massei	2004 Double Springs Place Monroe, GA 30656		
Chadwick Luther	2005 Double Springs Place Monroe, GA 30656		
Erica Luther	2005 Double Springs Place Monroe, GA 30656		
Pagett Wells	2008 Double Springs Place Monroe, GA 30656		
Melissa Wells	2008 Double Springs Place Monroe, GA 30656		
Charles Wooley	2012 Double Springs Place Monroe, GA 30656		
Regan Wooley	2012 Double Springs Place Monroe, GA 30656		
Schneider Allison	2013 Double Springs Place Monroe, GA 30656		4/8/26
Patrick Richard	2013 Double Springs Place Monroe, GA 30656		6/8/26

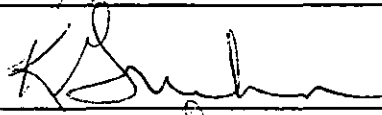
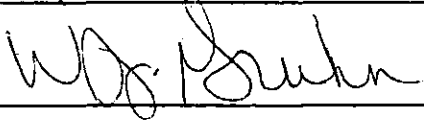
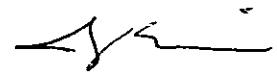
Homeowner(s)	Address	Signature	Date
Jeanne Schneider	2013 Double Springs Place Monroe, GA 30656		
Judith DePaola	2016 Double Springs Place Monroe, GA 30656		
Abby Browning Peterson	2017 Double Springs Place Monroe, GA 30656		
John Peterson	2017 Double Springs Place Monroe, GA 30656		
Tina Jordan	2020 Double Springs Place Monroe, GA 30656		
Stephen Hundley	2021 Double Springs Place Monroe, GA 30656		
Janie Hoyt	2024 Double Springs Place Monroe, GA 30656		6/8/26
Michael Hoyt	2024 Double Springs Place Monroe, GA 30656		6/8/26
David Nelson	2025 Double Springs Place Monroe, GA 30656		
Heidi Nelson	2025 Double Springs Place Monroe, GA 30656		
Kerry Creel	2028 Double Springs Place Monroe, GA 30656		06/08/2026
Renee Creel	2028 Double Springs Place Monroe, GA 30656		6-8-26

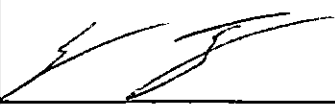
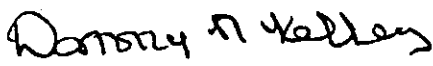
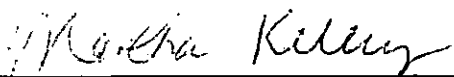
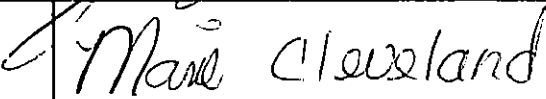
Homeowner(s)	Address	Signature	Date
Jonathan Turner	2029 Double Springs Place Monroe, GA 30656		
Shirley Turner	2029 Double Springs Place Monroe, GA 30656		
Julie Hammond	2032 Double Springs Place Monroe, GA 30656		
Tiffany Richard	2033 Double Springs Place Monroe, GA 30656		
Michael Richard	2033 Double Springs Place Monroe, GA 30656		
Robert Crawford	2036 Double Springs Place Monroe, GA 30656	<i>Robert D. Crawford</i>	6/8/2026
Rosalie Crawford	2036 Double Springs Place Monroe, GA 30656	<i>Rosalie D. Crawford</i>	6/8/26
Sidney Stoltz	2037 Double Springs Place Monroe, GA 30656		
Ashley Stoltz	2037 Double Springs Place Monroe, GA 30656		
Jennifer Moore	2040 Double Springs Place Monroe, GA 30656		
Jimmy Jarrett	2041 Double Springs Place Monroe, GA 30656	<i>Jimmy Jarrett</i>	6/8/26
Wendi James Jarrett	2041 Double Springs Place Monroe, GA 30656	<i>Wendi Jarrett</i>	6/8/26

Homeowner(s)	Address	Signature	Date
Wanda Hampton	2044 Double Springs Place Monroe, GA 30656	Wanda Hampton	6/8/26
Thomas Hampton	2044 Double Springs Place Monroe, GA 30656	Thomas Hampton	6/8/26
David Alford	2045 Double Springs Place Monroe, GA 30656	David Alford	7/2/26
Michelle Alford	2045 Double Springs Place Monroe, GA 30656	Michelle Alford	7/2/26
Charles Sorrells	2048 Double Springs Place Monroe, GA 30656		
Ashley Sorrells	2048 Double Springs Place Monroe, GA 30656		
John Kosinski	2049 Double Springs Place Monroe, GA 30656		
Paula Kosinski	2049 Double Springs Place Monroe, GA 30656		
Brooke Bowen	2052 Double Springs Place Monroe, GA 30656	Brooke Bowen	7/5/26
Robert Stanfield	2052 Double Springs Place Monroe, GA 30656	RSF	7/5/26
Anthony Gallo	2053 Double Springs Place Monroe, GA 30656		
Linda Gallo	2053 Double Springs Place Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Michelle Randall	2056 Double Springs Place Monroe, GA 30656		
Victor Colson	2057 Double Springs Place Monroe, GA 30656		
Larry Ryan Moore	2060 Double Springs Place Monroe, GA 30656		
Amanda Moore	2060 Double Springs Place Monroe, GA 30656		
Greg Vaughn	2600 Alexis Way Monroe, GA 30656		7/1/21
Janet Vaughn	2600 Alexis Way Monroe, GA 30656		7/1/24
Marquita Megie	2601 Alexis Way Monroe, GA 30656		
Andre Megie	2601 Alexis Way Monroe, GA 30656		
Douglas Gordon	2604 Alexis Way Monroe, GA 30656		7-8-2026
Wren Heather	2604 Alexis Way Monroe, GA 30656		7/8/24
Coffey, Wren Myrna	2604 Alexis Way Monroe, GA 30656		7/8/24
Toby Barwick	2608 Alexis Way Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Mikel Percy	2612 Alexis Way Monroe, GA 30656		
Katherine Buntin	2616 Alexis Way Monroe, GA 30656		
William Buntin	2616 Alexis Way Monroe, GA 30656		
Jess Davis	2620 Alexis Way Monroe, GA 30656		
Renae Bradfield	2621 Alexis Way Monroe, GA 30656		
Kenneth Bradfield	2621 Alexis Way Monroe, GA 30656		
Joyce Anthony	2624 Alexis Way Monroe, GA 30656	Kenneth Anthony	6/11/26
Kenneth Anthony	2624 Alexis Way Monroe, GA 30656	Joyce Anthony	6/11/26
Young Smith	2625 Alexis Way Monroe, GA 30656	Young W. Smith	7/1/26
Robert Kozicki	2628 Alexis Way Monroe, GA 30656		
Daniel Stueck	2629 Alexis Way Monroe, GA 30656		
Heather Stueck	2629 Alexis Way Monroe, GA 30656		

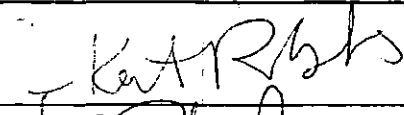
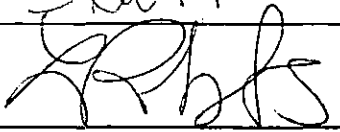
Homeowner(s)	Address	Signature	Date
Dean Horton	2632 Alexis Way Monroe, GA 30656		
	2633 Alexis Way Monroe, GA 30656		
Sanders Jennifer	2633 Alexis Way Monroe, GA 30656		
K. Sanders	2633 Alexis Way Monroe, GA 30656		
Jana Cashen	2636 Alexis Way Monroe, GA 30656		6/8/26
Andrew Cashen	2636 Alexis Way Monroe, GA 30656		6/8/26
Kelly Gruhn	2644 Alexis Way Monroe, GA 30656		7/1/26
William Gruhn	2644 Alexis Way Monroe, GA 30656		7/1/26
Michael Phillips	2648 Alexis Way Monroe, GA 30656		
Jeremy Seifried	2649 Alexis Way Monroe, GA 30656		6/8/26
William Pye	2653 Alexis Way Monroe, GA 30656		7/5/26
Nancy Pye	2653 Alexis Way Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
JCT Construction	2656 Alexis Way Monroe, GA 30656		6-8-2026
Elijah Dariy	2661 Alexis Way Monroe, GA 30656		
	2664 Alexis Way Monroe, GA 30656		
Eunice Emily	2664 Alexis Way Monroe, GA 30656		
Jean Eunice	2664 Alexis Way Monroe, GA 30656		
Brent Hise	2665 Alexis Way Monroe, GA 30656		
Daniiel Frunza	2668 Alexis Way Monroe, GA 30656		
Lucas S. Ahlenius	2669 Alexis Way Monroe, GA 30656		
Danny Kelley	2673 Alexis Way Monroe, GA 30656		6/8/2026
Martha Kelley	2673 Alexis Way Monroe, GA 30656		6/8/2026
James Cleveland	2801 Mason Court Monroe, GA 30656		7/1/2026
Marie Cleveland	2801 Mason Court Monroe, GA 30656		7/1 2026

Homeowner(s)	Address	Signature	Date
Bruce Eanes	2804 Mason Court Monroe, GA 30656	Bruce Eanes	7-8-2026
Jeanne Eanes	2804 Mason Court Monroe, GA 30656		
Eduardo Guigou	2805 Mason Court Monroe, GA 30656		
Diane Guigou	2805 Mason Court Monroe, GA 30656		
William Shuford	2808 Mason Court Monroe, GA 30656		
Ann Shuford	2808 Mason Court Monroe, GA 30656		
Jeff Hettenbach	2809 Mason Court Monroe, GA 30656		
Connie Hettenbach	2809 Mason Court Monroe, GA 30656		
Ann Lewis	2812 Mason Court Monroe, GA 30656		
Timothy Guy	2816 Mason Court Monroe, GA 30656	T. Guy	7/1/26
Deborah Guy	2816 Mason Court Monroe, GA 30656	Deborah Guy	7/1/26
Barbara Eyler	2817 Mason Court Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Jean Gharavi	3009 Brooks Trail Monroe, GA 30656		
Rainwater Anita	3012 Brooks Trail Monroe, GA 30656		
Randy Ezra	3012 Brooks Trail Monroe, GA 30656		
Susan Rainwater	3012 Brooks Trail Monroe, GA 30656		
James Skertich	3013 Brooks Trail Monroe, GA 30656		
Elaine Thounhurst	3016 Brooks Trail Monroe, GA 30656		
Jason Thounhurst	3016 Brooks Trail Monroe, GA 30656		
Ronald Scott	3017 Brooks Trail Monroe, GA 30656		
	3020 Brooks Trail Monroe, GA 30656		
Warren Donald	3020 Brooks Trail Monroe, GA 30656		
W. Warren	3020 Brooks Trail Monroe, GA 30656		
Rydell Johnson	3021 Brooks Trail Monroe, GA 30656		

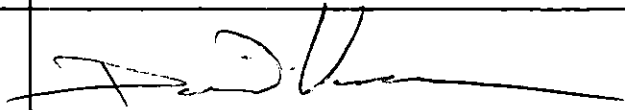
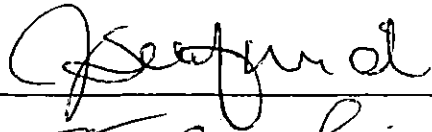
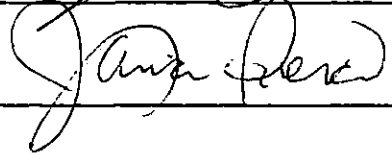
Homeowner(s)	Address	Signature	Date
Tony Eyler	2817 Mason Court Monroe, GA 30656		
John Warhol	2820 Mason Court Monroe, GA 30656		
Audra Warhol	2820 Mason Court Monroe, GA 30656		
James Cooper	3000 Brooks Trail Monroe, GA 30656		
James Stalvey	3001 Brooks Trail Monroe, GA 30656		
Deborah Kennedy	3004 Brooks Trail Monroe, GA 30656		
John Kennedy	3004 Brooks Trail Monroe, GA 30656		
Ramin Tabrizi	3005 Brooks Trail Monroe, GA 30656		
Judith Tabrizi	3005 Brooks Trail Monroe, GA 30656		
Quint Merenuk	3008 Brooks Trail Monroe, GA 30656		
Jennifer Merenuk	3008 Brooks Trail Monroe, GA 30656		
Emad Gharavi	3009 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Steven Green	3024 Brooks Trail Monroe, GA 30656		
Ashleigh Simpson	3024 Brooks Trail Monroe, GA 30656		
David Roberts	3025 Brooks Trail Monroe, GA 30656		6/28/20
Lorianne Roberts	3025 Brooks Trail Monroe, GA 30656		6/29/20
Brent Redmon	3028 Brooks Trail Monroe, GA 30656		
Kimberly Redmon	3028 Brooks Trail Monroe, GA 30656		
Derrick Hardy	3029 Brooks Trail Monroe, GA 30656		
Lorey Hardy	3029 Brooks Trail Monroe, GA 30656		
Robert Joiner	3032 Brooks Trail Monroe, GA 30656		7/6/20
Ryan Angel	3033 Brooks Trail Monroe, GA 30656		
Tracy Angel	3033 Brooks Trail Monroe, GA 30656		
Christopher Still	3036 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Kimberly Still	3036 Brooks Trail Monroe, GA 30656		
Teresa Davis	3037 Brooks Trail Monroe, GA 30656		
Randy Davis	3037 Brooks Trail Monroe, GA 30656		
Chris Croley	3040 Brooks Trail Monroe, GA 30656		
Kathy Croley	3040 Brooks Trail Monroe, GA 30656		
James Herring	3041 Brooks Trail Monroe, GA 30656		
Mia Herring	3041 Brooks Trail Monroe, GA 30656		
Scott Sims	3044 Brooks Trail Monroe, GA 30656		
Kelly Sims	3044 Brooks Trail Monroe, GA 30656		
Daniel Nelson	3045 Brooks Trail Monroe, GA 30656		
Robert Collier	3048 Brooks Trail Monroe, GA 30656		
Jennifer Collier	3048 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Zachary Hughes	3049 Brooks Trail Monroe, GA 30656		
Ashley Hughes	3049 Brooks Trail Monroe, GA 30656		
Jill Rudolph	3052 Brooks Trail Monroe, GA 30656	Jill Rudolph	7-1-26
Philip Rudolph	3052 Brooks Trail Monroe, GA 30656	Philip Rudolph	7-1-26
Phillip Reed	3053 Brooks Trail Monroe, GA 30656		
Wanda Calamis	3057 Brooks Trail Monroe, GA 30656		
Scott Cook	3061 Brooks Trail Monroe, GA 30656	Scott Cook	7-9-26
Lucy Cook	3061 Brooks Trail Monroe, GA 30656		
Gregory Thye	3065 Brooks Trail Monroe, GA 30656		
Christina Thye	3065 Brooks Trail Monroe, GA 30656		
Brandy Lake	3069 Brooks Trail Monroe, GA 30656	Brandy Lake	7/1/26
Thomas Ball	3073 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Wendy Ball	3073 Brooks Trail Monroe, GA 30656	Wendy Ball	7-2-2026
Richard Lethgo	3077 Brooks Trail Monroe, GA 30656	Richard Lethgo	7/2/2026
Michael Campbell	3085 Brooks Trail Monroe, GA 30656		
Katie Campbell	3085 Brooks Trail Monroe, GA 30656		
Adelaide Richardson	✓ 4000 Paulette Drive Monroe, GA 30656		
Raheem Richardson	✓ 4000 Paulette Drive Monroe, GA 30656		
Julie Wallace	4001 Paulette Drive Monroe, GA 30656	Julie Wallace	6/8/26
Roland Wallace	4001 Paulette Drive Monroe, GA 30656	Roland Wallace	6/8/26
Matthew Hundeby	4004 Paulette Drive Monroe, GA 30656	MH	6/30/26
Latana Hundeby	4004 Paulette Drive Monroe, GA 30656	Latana Hundeby	6/30/26
Glenda Vannerson	4005 Paulette Drive Monroe, GA 30656	Glenda Vannerson	6/30/26
James Wellington	4008 Paulette Drive Monroe, GA 30656	James Wellington	8/6/26

Homeowner(s)	Address	Signature	Date
Amanda Wellington	4008 Paulette Drive Monroe, GA 30656		
Jeffrey Anderson	4009 Paulette Drive Monroe, GA 30656		
Carrie Anderson	4009 Paulette Drive Monroe, GA 30656		
George Webb	4016 Paulette Drive Monroe, GA 30656		
Caitlin Taylor	4020 Paulette Drive Monroe, GA 30656		
Jeffrey Taylor	4020 Paulette Drive Monroe, GA 30656		
Jeffrey Threat	4024 Paulette Drive Monroe, GA 30656		
Senn Threat	4024 Paulette Drive Monroe, GA 30656		
DAVID VANNERSON	4005 PALLETTE DR		6/8/26
Jessica Seifried	2649 Alexis way		6/8/26
Tyler Still	3036 Brooks Trl.		6/11/2026
Janice Proctor	1624 Bluff Creek Road		6/30/26

Homeowner(s)	Address	Signature	Date
Carolyn Elizabeth Johnson	1625 Bluff Creek Trail Monroe, GA 30656	Carolyn E Johnson	7.01.26

Alcovy Bluffs Subdivision — Environmental Impact of an Adjacent A-1 Farm with Large and Small Hoofed Animals and Poultry

Walton County A-1 Zoning — Livestock Rules & Manure Reference Guide

Compiled from Walton County Livestock, Quarters & Enclosures Ordinance / August 2026

Prepared for: Dan | Monroe, GA | Thursday, August 6, 2026

Section 1 — Allowed Animals & Density Limits (A-1 Zoning)

- **Large hoofed livestock** (cows, hogs, horses, llamas): Maximum **2 animals per fenced acre**
- **Small hoofed livestock** (goats, sheep, miniature breeds): Maximum **4 animals per fenced acre**

Section 2 — Chicken / Poultry Rules (A-1 Zoning)

- Allowed in **A, A-1, and A-2** zoning districts
- Maximum: **6 chickens per parcel** (not per acre)
- **Roosters prohibited**
- **Non-commercial only** — no selling eggs or birds
- Must be enclosed; **rear or side yard only** — no free range
- Setback: **25 ft** from side/rear property lines

- Maximum coop size: **100 sq ft**
- Feed must be stored in **rodent-proof containers**

Section 3 — Setback Requirements (All Livestock in A-1)

- All animal quarters must be $\geq$ **50 ft** from any property line

Section 4 — Subdivision Restrictions

- **No free-range livestock or poultry** in any platted subdivision
- Chickens allowed only if subdivision is zoned **A, A-1, or A-2**

Section 5 — Quick Reference Table

Category	Limit	Notes
Large hooved livestock	2 per fenced acre	Cows, hogs, horses, llamas
Small hooved livestock	4 per fenced acre	Goats, sheep, minis
Chickens	6 per parcel	No roosters; enclosure required
Setback	50 ft	All animal quarters from any property line
Subdivision rule	No free range	Applies to all species

Section 6 — Manure Production by Species

Cattle

- Mature dairy cow: **120-150 lb/day**
- Monthly total: **3,600-4,500 lb** ($\approx$ 1.8-2.25 tons/month)

Horses

- 1,000 lb horse: **~50 lb/day**

- Monthly total: **~1,500 lb** (≈ 0.75 tons)
- Stalled horse with wood shaving bedding: shavings add **0.3 lb per 1 lb manure**
- Combined monthly total: 1,500 lb manure + 450 lb shavings = **1,950 lb/month**

Pigs

- Market-weight pig (~ 200 lb): **~11 lb/day**
- Monthly total: **~330 lb**

Goats

- Goat: **~8.4 lb/day**

Section 7 — Odor Measurement Systems

Scientific Units Used

- **Odor Units (OU)** — human sensory-based measurement
- **Odor Activity Value (OAV)** — identifies strongest odor-causing compounds
- **Gas Concentration (ppm)** — chemical measurement of odorants

Key Odor-Causing Gases

- Ammonia (NH_3)
- Hydrogen Sulfide (H_2S)
- Volatile Fatty Acids (VFAs)
- Amines

Extreme Measured Levels (Documented in Research)

- Ammonia: up to **8,056 ppm**
- Hydrogen sulfide: up to **20,057 ppm**

Section 8 — Odor Intensity Ranking: Strongest to Mildest

1. **Pigs — Very High** | Key odorants: H₂S, TMA, VFAs | Reason: Highest OAV values
2. **Cattle — High** | Key odorants: Ammonia, VFAs | Reason: Large volume + strong compounds
3. **Poultry — Medium-High** | Key odorant: Ammonia | Reason: Sharp, pungent odor
4. **Horses — Medium-Low** | Key odorants: Mild VFAs | Reason: Fibrous manure, lower odor
5. **Goats — Low** | Key odorants: Minimal VFAs | Reason: Pelletized, low moisture
6. **Sheep — Very Low** | Key odorants: Minimal VFAs | Reason: Small pellets, least odor

Section 9 — Odor Travel Distance: Longest to Shortest

- **Pigs — Longest:** Strong sulfur compounds; large emitting surfaces; forced ventilation creates wide plumes
- **Cattle — Long:** Large manure volume; outdoor yards increase plume; biogas systems amplify range
- **Poultry — Medium:** High ammonia; plume attenuates faster than pigs/cattle
- **Horses — Short:** Mild odor; low VOCs
- **Goats — Very Short:** Pelletized manure; low odor intensity
- **Sheep — Shortest:** Mildest odor; minimal plume

Section 10 — Primary Manure Handling & Removal Methods

Mechanical Conveyance

- Scrapers, augers, pumps, conveyors

- Moves manure to pits or separators
- Common in dairy and hog operations

Solid-Liquid Separation

- Hydrocyclones, roll presses, rotary drums, sand separators
- Solids → compost or bedding reuse
- Liquids → lagoons or digesters

Dewatering

- Screens and presses reduce moisture
- Produces stackable solids for land application

Drying Systems

- Heat-based drying reduces moisture and odor
- Used for bedding recovery

Anaerobic Digestion

- Converts manure to biogas + digestate
- Major methane reduction method
- Supported by EPA AgSTAR program

Section 11 — Wind Patterns: Monroe / Athens, GA (26-Year Record)

Annual Prevailing Direction

- **West (W) to West-Northwest (WNW)**
- Occurs ~11–11.4% of the year — single most dominant direction

Seasonal Breakdown

- **Winter (Dec-Feb):** Northwest (NW) — cold, dry air
- **Spring (Mar-May):** West/Southwest (W/SW) — transitional
- **Summer (Jun-Aug):** Southwest (SW) — warm, humid Gulf air moves northeast

- **Fall (Sep-Nov):** West/Northwest (W/NW) — returning dry NW flow

Farm Planning Implications

- Plant windbreaks on **west and southwest sides** of barns and storage areas
- Position manure storage on **east/northeast side** of barn complex
- Leyland Cypress rows running **north-to-south along western property line** provide maximum year-round coverage

PAGE 3 OF 3 — HUMAN HEALTH IMPACTS & COMMUNITY CONSIDERATIONS

Section 12 — What's in the Air: Primary Gases from Manure Decomposition

- Manure decomposition releases **over 160 identified volatile compounds**
- **Hydrogen Sulfide (H₂S):** rotten egg odor; heavier than air — pools at ground level; source: anaerobic breakdown
- **Ammonia (NH₃):** sharp, pungent; lighter than air; source: urine decomposition and animal respiration
- **Methane (CH₄):** odorless; lighter than air — rises; source: anaerobic digestion
- **Carbon Dioxide (CO₂):** odorless; heavier than air — pools low; source: respiration and decomposition
- **Volatile Fatty Acids / VOCs:** sour, fecal odor; source: microbial gut and storage fermentation

Section 13 — Health Effects by Exposure Level

Low-Level / Community / Neighbor Exposure (outdoor farm vicinity)

- **Respiratory:** burning eyes, runny nose, sore throat, coughing, reduced lung function

- **Neurological:** headaches, dizziness, difficulty concentrating, memory impairment
 - Studies document **4.3 neurobehavioral abnormalities avg.** in exposed populations vs. 2.3 in controls
- **Mood & Mental Health:** elevated tension, depression, anger, fatigue, and confusion scores
- **Gastrointestinal:** nausea and diarrhea reported by residential neighbors of large operations
- **Quality of Life:** inability to open windows, use outdoor spaces, or host guests

Moderate Occupational Exposure (storage areas, spreading operations)

- **H₂S at 10-20 ppm:** eye tearing, respiratory distress, fatigue, headache, irritability
- **H₂S at 100 ppm: DEADENS SENSE OF SMELL** — danger can no longer be detected
- **H₂S at 150 ppm:** eye/throat irritation, drowsiness, olfactory paralysis
- **NH₃ at >25 ppm:** corrosive burns to eyes, nose, throat, and lungs
- **CO₂ at >4%:** headache, shortness of breath, rapid heartbeat, chest pain
- **CH₄ at 5-15%:** explosive range; asphyxiation risk at high concentrations

High / Confined Space Exposure (pits, tanks, enclosed barns — most dangerous)

- **H₂S at 200 ppm:** severe eye damage, immediate collapse
- **H₂S at 500 ppm:** nausea, rapid onset symptoms
- **H₂S at 700+ ppm:** unconsciousness within 1-2 breaths; death within minutes
- **H₂S at 1,000 ppm:** instant unconsciousness and death



WARNING

Never enter a manure pit or enclosed storage space alone or without a

4-gas monitor (O₂, H₂S, CH₄, CO₂)

. H₂S deadens your sense of smell at 100 ppm — you will not detect lethal concentrations.

Section 14 — OSHA Safe Exposure Limits (8-Hour Workday)

Gas	OSHA PEL	NIOSH Ceiling
Hydrogen Sulfide (H ₂ S)	10 ppm	50 ppm (10-min max)
Ammonia (NH ₃)	50 ppm	25 ppm
Carbon Dioxide (CO ₂)	5,000 ppm	30,000 ppm (10-min max)
Methane (CH ₄)	Non-toxic (explosive at 5–15%)	—

Section 15 — Vulnerable Populations: Higher Risk at Lower Exposure Levels

- **Children:** developing lungs and nervous systems disproportionately affected
- **Elderly:** reduced respiratory reserve
- **Asthma / COPD sufferers:** bronchospasm and exacerbation at very low concentrations
- **Pregnant women:** fetal neurological risk from H₂S exposure
- **Farm workers:** chronic daily exposure accumulates over seasons and years

Section 16 — Horse & Small Ruminant Advantage for Brooks Trail Farm

- Horses, goats, and sheep produce **significantly lower H₂S** than pigs or poultry

- **Primary ammonia risk:** urine-soaked bedding in enclosed stalls — **ventilate daily**
- **Secondary risks:** methane and CO₂ if covered storage tanks or lagoons are added
- **Dust + endotoxins** from dried manure are an under-recognized respiratory trigger in Georgia's dry summers

Section 17 — Protective Actions Summary

Risk	Recommended Mitigation
Neighbor low-level exposure	Covered storage pad + west/southwest Leyland Cypress windbreak
Barn ammonia buildup	Deep litter system, daily stall cleaning, cross-ventilation
Spreading odor plume	Apply early morning; incorporate within 24 hrs; avoid windy days
Confined-space gas exposure	4-gas monitor (O ₂ , H ₂ S, CH ₄ , CO ₂); never enter alone
Dust/endotoxin inhalation	Dampen dry manure before moving; wear N95 during spreading

Section 18 — Alcovy Bluffs Subdivision: Community Context (Brooks Trail Area)

Recent property values in the immediate vicinity:

Paulette Drive

- 4001 Paulette Dr: **\$635,000**
- 4005 Paulette Dr: **\$501,000**
- 4009 Paulette Dr: **\$451,000**
- 4000 Paulette Dr: **\$483,000**
- 4004 Paulette Dr: **\$524,000**

- 4008 Paulette Dr: **\$530,000**

Brooks Trail

- 3077 Brooks Trail: **\$555,000**
- 3075 Brooks Trail: **\$507,000**
- **Key note:** These property values underscore the importance of proactive odor and manure management — proximity to livestock operations is a documented factor in residential property value assessments. Proper manure management protects both farm operations and neighboring property values.

Resources & Contacts: For questions on Georgia EPD compliance, contact the **Georgia NRCS Athens Office:** 706-353-8302 | **UGA Walton County Extension:** extension.uga.edu/county-offices/walton | **Georgia Poison Control:** 1-800-222-1222