

INFORMATION SHEET FOR REZONING REQUESTS

Application # 221-19 DATE OF READING 8-17-2021  
REZONE FROM A-1 TO RA-1 Residential Agricultural Reserve

APPLICANT Kenneth + Amanda McCoy

OWNER \_\_\_\_\_

LOCATION OF PROPERTY 421 Dutton Community Rd.  
Adairsville, GA

DESCRIPTION OF PROPERTY  
3.45 ACRES

THIS REQUEST COMES TO THE BOARD OF COMMISSIONERS FROM  
THE PLANNING COMMISSION WITH THEIR RECOMMENDATIONS FOR:

- Approval

STIPULATIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REZONING APPLICATION #Z21-19, KENNETH & AMANDA MCCOY**

Chairman Rule read rezoning application #Z21-19, Kenneth and Amanda McCoy, requesting to rezone 3.45 acres located at 421 Dutton Community Rd., Adairsville from A-1 to RA-1. Mr. and Mrs. McCoy explained that they would like to build a small home for their aging parents. All adjoining property owners had been notified.

Eddie Smith made the motion to approve the rezoning application identified as #Z21-19 from A-1 to RA-1. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z21-20, KENNETH & AMANDA MCCOY**

Chairman Rule read rezoning application #Z21-20, Kenneth and Amanda McCoy, requesting to rezone 1 acre located at 423 Dutton Community Rd., Adairsville from A-1 to R-1. Mr. and Mrs. McCoy explained that they would like to reclassify to residential to bring into compliance this 13 year old home that had been subdivide from a larger tract years ago. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z21-20 from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V21-15, SON NGUYEN**

Chairman Rule read variance application #V21-15, Son Nguyen, requesting a variance on a 4.354 acre tract located at 5160 Nickelsville Road, Resaca. No one was present to represent the application. All adjoining property owners had been notified.

Sabrina Poole made the motion to table the variance application identified as #V21-15 until the September 13, 2021 meeting. Jerry Lovelace seconded the motion. All voted aye. The variance was tabled until the September 13, 2021 meeting.

**VARIANCE APPLICATION #V21-16, CFL HOLDINGS USA, LLC (appl.)  
DEVELOPMENT AUTHORITY OF GORDON COUNTY (owner)**

Chairman Rule read variance application #V21-16, CFL Holdings USA, LLC (appl.) Development Authority of Gordon County (owner), requesting to increase height requirements on 63.15 acres located at corner of Highway 41 South and Trimble Hollow Road. Terry Brumlow, a local attorney, represented the request explaining that a variance from building height of 60 feet in I-2 zonings is needed to allow for high capacity silos to support new and efficient high speed production equipment. Said silos with equipment should reach a height of 100 feet. All adjoining property owners had been notified.

**Cover Sheet**  
**Proposal for Land Use Action**

Application Number: 221-19 Present Zoning: A-1 Proposed Zoning: RA-1

Date of Planning Commission Meeting: 8.9.2021

Date of Board of Commissioners' Meeting: Aug. 17, 2021

Applicant: Kenneth + Amanda McCoy

Property Owner: (if different from applicant) \_\_\_\_\_

Property Address: 421 Dutton Community Rd SE.

Said Property having a frontage of 25 feet and containing 3.45 acres.

Future Development Map Classification: Rural/Agricultural Reserve

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: to be rezoned as residential

Property was subdivided from a larger tract back in 2018.

Reason for Proposed Action: to build small home for aging parents

Directions to Property: \_\_\_\_\_

Hwy 53 to Plainview Rd turn right

turn left east plainview Rd

Immediate left Dutton Community Rd SE

Left @ 423 Dutton Community Rd

property is in small clearing 1/2 way down gravel drive.

**Planning Staff Report  
To the  
Gordon County Planning Commission**

**Rezoning Proposal**

**Date of Report:** July 23, 2021

**Application #** Z21-19

**Applicant/Property Owner:** Kenneth and Amanda McCoy

**Location of Property:** 421 Dutton Community Rd. SE, Adairsville, GA 30103

**Property Frontage:** 25 +/- Feet    **Tract Size:** 3.45 Acres

**Directions to property:** Hwy US 53E, turn right onto Plainview Rd. Turn left on E Plainview Rd. Immediate left onto Dutton community Rd. drive on left #423. Property is in clearing 1/2 way down gravel road.

**Proposed Action:** Rezone from A-1, Agricultural District to RA-1, Residential Agricultural District

**Reasons for Proposed Action:** Rezone property to build a house for my parents. The property was subdivided from a larger tract and need to bring it into compliance with zoning. There used to be a mobile home on this property.

**Future Development Map Classification:** Rural/Agricultural Reserve

**Departmental Reviews**

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

*Environmental Health Services:* PEH OK. Existing system evaluation done by my office on 6-11-21 (see attached).

*Building Inspection Department:* N/A

*Fire Department:* OK with Fire Department.

*Gordon County School System:* N/A

*Public Works Department:* Could not find exact location of driveway for 421. If there is to be any crossing of county r-o-w it will require a permit and approval from the Public Works Dept.

*Georgia Dept. of Transportation:* N/A.

*Water & Sewer (City of Calhoun):* This property is served by a 6" water line. No city sewer service in this area.

*Zoning Division:* A Notice of Public Hearing has been properly advertised in the local newspaper, zoning application fees have been paid and Applicant has been advised to post a Notice of Public Hearing on the

### Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

*1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The proposed zoning is surrounded by A-1 zoning on small lots used for residential purposes.

*2. Whether the proposed zoning will adversely affect the existing use of usability of adjacent or nearby property.*

The proposed zoning will not adversely affect the existing use of usability of adjacent or nearby property since there was a mobile home on the property before.

*3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

The subject property cannot be further developed as currently zoned because it is not compliance with the lot size and zoning standards.

*4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The proposed zoning may generate additional vehicular traffic and/or impede on traffic flow.

*5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.*

The subject property is classified as Rural/Agricultural Reserve on the Gordon County Future Development Map. This classification supports land uses intended for large lot residential, agricultural, agribusiness, conservation, passive recreation.

*6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproved of the zoning proposal.*

The proposed zoning is in compliance with the Future Development Map.

### **Planning Staff's Recommendation**

The Rezoning Application #Z21-19 is recommended for approval

*This report is a part of the official record of the subject application*

## RURAL/AGRICULTURAL RESERVE

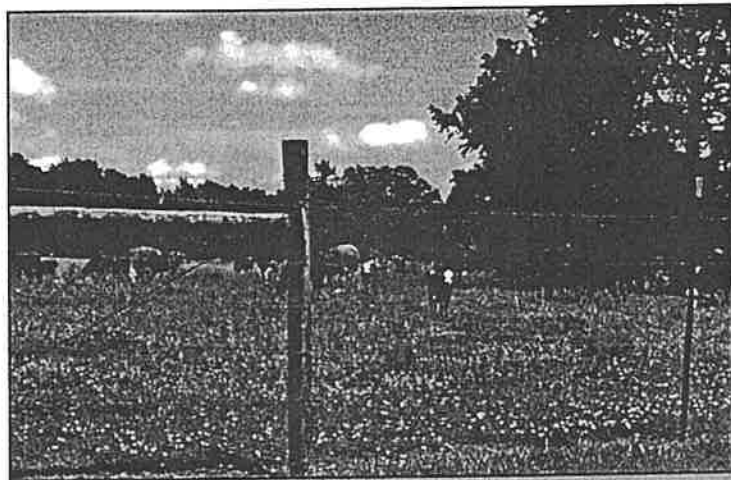
### Description:

These are rural areas, away from Interstate 75 and the Calhoun Metropolitan Area. This part of the county consists of rural residential homes and family farms typically not served by sewer. The poultry industry has also seen tremendous growth in these parts of the county. Much of the County's floodplain lies within these areas providing for potential greenspace and recreational development.

### Development

#### Strategies/Policies:

- ❖ Infrastructure: Limiting expansion of sewer to these areas will prevent over development if the county hopes to retain the rural character of this area. However, internet access in these areas is becoming increasingly important, particularly for students doing school assignments. Roads should only be widened when absolutely necessary. Zoning is another opportunity to prevent sprawl and over development.
- ❖ Conservation Easements: Many properties in these areas could take advantage of conservation easements. These are an opportunity to protect greenspace and natural resources. Conservation efforts are especially important along rivers and creeks.
- ❖ Agribusiness development: There is a growing market for locally produced products, whether fruits and vegetables, meats and cheeses, or even local wine production. North Georgia has seen explosive growth in the development of wineries and vineyards. Ensure that zoning and local ordinances allow for the development of such opportunities. These can also be tourism draws.
- ❖ Zoning: Protect the character of this area by zoning it for large lot residential and agricultural. Agribusiness properties should allow for enough of a buffer to prevent things like manure odors and insecticide overspray from adversely affecting the quality of life for neighboring residences.



*Cows and calves, Highway 53.*

### Land Uses:

Large lot residential, agricultural, agribusiness, conservation, passive recreation (i.e. fishing, hunting)

Cross Ref:  
COVE 2203/326

Recorded 04/23/2018 10:47  
Doc: WD Rcpt#: 324078  
TRANSFER TAX: 12.30  
TRANSFER TAX ID: 0642018000660  
Grant Walraven, C.S.C.  
GORDON County, Ga  
DEED Bk: 2133 Pgs: 84-85

In Re: Affidavit of Descent  
Deed Book 1998 page 59,  
Gordon Co., GA records.

Return Recorded Document to:  
F. LEE PERKINS, P.C.,  
327 E. MAIN ST.  
CARTERSVILLE, GA 30120  
File #: L18196

STATE OF GEORGIA  
COUNTY OF GORDON

**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

This Indenture made this 13th day of April, 2018 between CARELTON DUTTON, Individually and CARELTON DUTTON, PAT RICHARD DUTTON, JR., CHARLOTTE V. ROSE and ANTHONY E. DUTTON as HEIRS OF PAT R. DUTTON, as party or parties of the first part, hereinafter called Grantor, and KENNETH McCOY and AMANDA McCOY, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 6th District, 3rd Section, Gordon County, Georgia, and being that 3.457 acres as shown by plat thereof for Kenny McCoy and Amanda McCoy by Knight & Knight Land Surveyors, LLC dated March 22, 2018 and recorded in Plat Book 55, Page 83, Gordon County, Georgia, records, which plat is incorporated herein by reference and made a part hereof for a more complete description of the property conveyed.

TOGETHER WITH a non-exclusive 25' ingress-egress easement from subject property running in a southeasterly direction to the northern right-of-way of Dutton Community Road, as shown on the above-referenced plat.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Carla Jordan  
Witness

[Signature]  
Notary Public



Carelton W Dutton (Seal)  
CARELTON DUTTON, Individually and Heir of  
Pat R. Dutton

Pat Richard Dutton Jr. (Seal)  
PAT RICHARD DUTTON, JR.  
Heir of Pat R. Dutton

Anthony E. Dutton (Seal)  
ANTHONY E. DUTTON  
Heir of Pat R. Dutton

Charlotte V. Rose (Seal)  
CHARLOTTE V. ROSE  
Heir of Pat R. Dutton



221-19

eFiled & eRecorded  
 DATE: 4/17/2018  
 TIME: 4:28 PM  
 PLAT BOOK: 00055  
 PAGE: 00083  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 9159467420  
 CLERK: Grant Walraven  
 GORDON County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**GENERAL NOTES**  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE  
 PRECISION OF 1/16" TO 200 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE.  
 THE SURVEY WAS CONDUCTED USING THE COMPASS RULE. A TORCON GTS 313 TOTAL  
 STATION WAS USED FOR THIS SURVEY.  
 THE MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE  
 ACCURATE WITHIN 1/16" IN 130,000 FEET.  
 THIS PROPERTY IS NOT TO BE USED FOR FLOOD ZONING.  
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**AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 16-5-27, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.**

SPACE FOR GOVERNMENT BODY APPROVAL

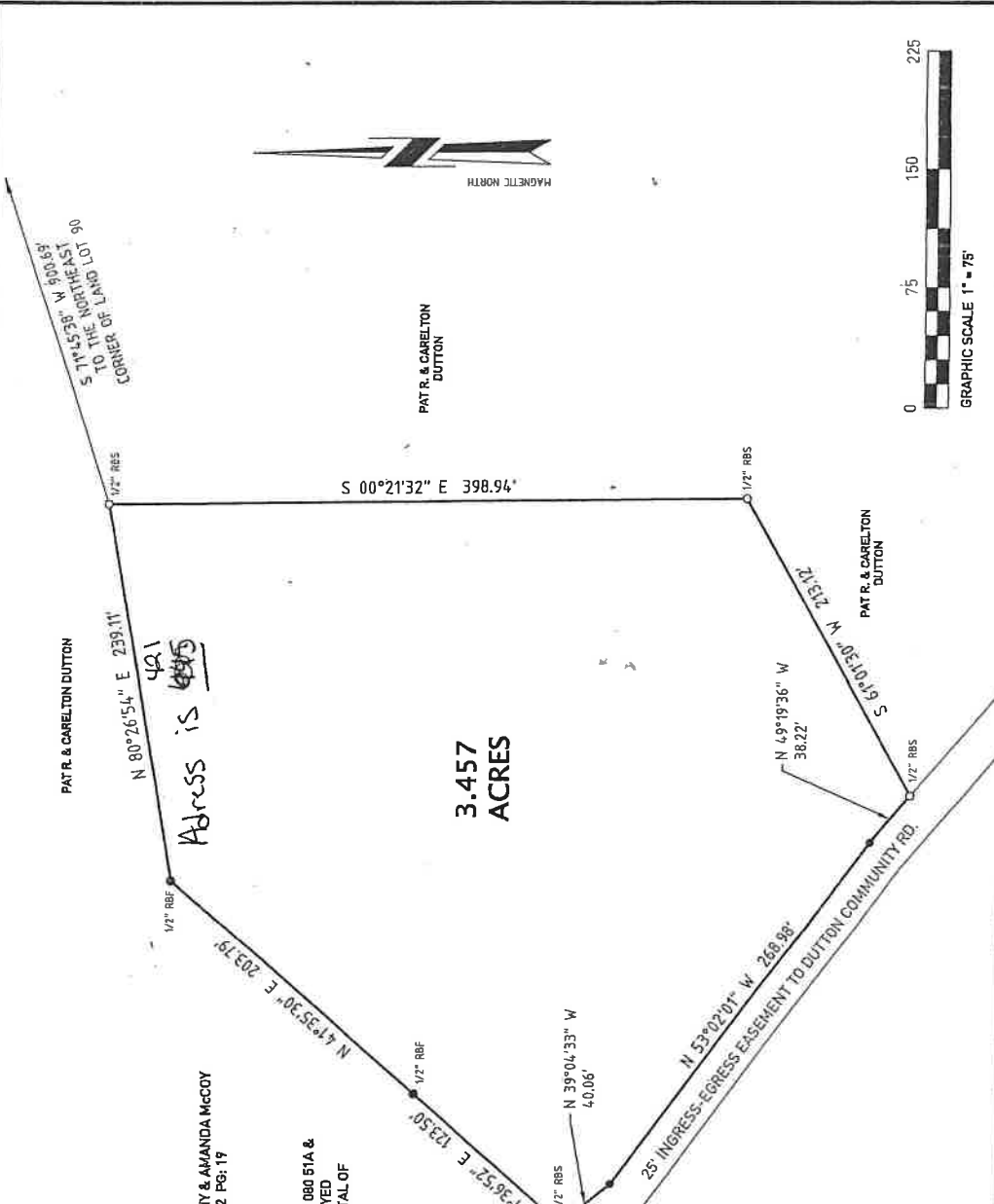
*Johnny R. Knight*  
 JOHNNY R. KNIGHT, REGISTERED LAND SURVEYOR NO. 1812  
 DATE:

**LEGEND**

- PROPERTY CORNER
- IRON PIN FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 2x2 REBAR SET
- LAND LOT LINE
- POWER POLE
- FENCE LINE
- PF
- RBF
- LL
- PP
- E-
- X-

KENNY & AMANDA MCCOY  
 PB: 52 PG: 19

\*ADDING 3.457 ACRES TO PARCELS 080 51A &  
 080 051D (WHICH THIS FIRM SURVEYED  
 02/04/2018 & 02/10/2016) FOR A TOTAL OF  
 6.457 ACRES



**KENNY MCCOY & AMANDA MCCOY**

BOUNDARY SURVEY FOR:

**KNIGHT & KNIGHT LAND SURVEYORS, LLC.**  
 116 CENTER ROAD S.E.  
 CARTERSVILLE, GEORGIA 30121  
 (770) 382-7975  
 knightlandsurveyors@gmail.com

LOCATED IN LAND LOT 90,  
 6TH DISTRICT, 3RD SECTION,  
 GORDON COUNTY, GEORGIA

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
1	JK	02/22/2018	INITIAL ISSUE

DATE OF PLAT: 03/22/2018  
 DATE OF FIELD WORK: 03/03/2018 - 03/22/2018

FILE: AM31700

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # Z21-19 McCoy A-1 to RA-1

Date: 7/23/21

Reviewed by: CBlair

**ENVIRONMENTAL HEALTH**

Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Environmental Health services:

EH OK.

Existing system evaluation done by my office  
6-11-21 (see attached).

## Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>AMANDA MCCOY</u>		Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property BUILD NEW HOUSE IN Type: <u>SAME LOCATION AS MH</u> (6) Mobile Home Relocation
Property/System Address:	<u>421 DUTTON COMMUNITY RD ADAIRSVILLE, GA 30103</u>	
Subdivision Name:	Lot: _____ Block: _____	
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: _____ Garbage Grinder: (circle)	
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	<u>2/0</u> (1) Yes <input checked="" type="radio"/> No	

\*\*\* One of Section A, B, or C should be Completed \*\*\*

### SECTION A - System on Record

<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>HWY 53 E, RIGHT ON PLAINVIEW RD, PASS CHURCH, LEFT ON E PLAINVIEW, QUICK LEFT ON DUTTON COMMUNITY RD, USE SAME GRAVEL DRIVE AS #423, PASS 3 POWER POLES, NEW DRIVE CUT ON THE RIGHT. OWNER, AMANDA MCCOY, 678-758-0044.</u>
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title: <u>Environmental Health County Manager</u> Date: <u>11-Jun-21</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B - System Not on Record

<input type="radio"/> Yes <input checked="" type="radio"/> No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: <u>BUILDING 1296 SQ FT HOME, IS STAKED OFF WHERE MH USED TO BE. PUMPER DOCUMENTATION SHEET IS ATTACHED. WILL BE RUNNING PUBLIC WATER. #423 ON WELL.</u>
<input type="radio"/> Yes <input checked="" type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="radio"/> Yes <input checked="" type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="radio"/> Yes <input checked="" type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input type="radio"/> Yes <input checked="" type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title: _____ Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION C - System Not Approved

<input type="radio"/> Yes <input checked="" type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments: <u>750 gallon precast tank was pumped 6-8-2021 by Hillely Construction. Inlet and outlet baffles were intact, no filter. Need to install new 4" PVC with a cleanout between house and tank.</u>
<input type="radio"/> Yes <input checked="" type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="radio"/> Yes <input checked="" type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title: _____ Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: <u>Existing MH (removed) had been vacant for @ 10 years. System was installed 3-16-1981. 200' gravel installed as a level system (see attached historical record). Do not allow construction traffic to drive or park over system. 1 pic uploaded to DHD.</u>
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD: <u>2</u> Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No
Evaluating Environmentalist	Title: <u>Environmental Health County Manager</u> Date: <u>11-Jun-21</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

**DEPARTMENTAL REVIEW – FIRE DEPARTMENT**

Application # 221-19 McCoy A-1 to RA-1

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**FIRE DEPARTMENT**

**Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Fire Department services:**

Ok with Fire Department

*Ron Chance*

**DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT**

Application # Z19 McCoy A-1 to RA-1


Date: 7-22-21

Reviewed by: Steve

**PUBLIC WORKS DEPARTMENT**

**Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Public Works Department services:**

Could not find exact location of Drive-Way 421  
If there is to be any crossing of County ROW  
it <sup>will</sup> require a permit and approval from the Public  
Works Dept.

A handwritten signature in cursive script, appearing to read "Steve", is written in black ink.

CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z21-19  
APPLICATION NAME Kenneth McCoy  
TYPE OF ZONING: A-1 to RA-1  
DATE: 7/20/2021  
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a 6" water line.

SEWER COMMENTS:

No City sewer service in this area.

THE INFORMATION IN THIS REPORT WAS OBTAINED USING MAPS AND RECORDS THAT MAY NOT BE ENTIRELY ACCURATE. THIS INFORMATION CANNOT BE CONSIDERED ACCURATE UNTIL A FEILD SURVEY HAS BEEN COMPLETED.