

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on May 11, 2022 5:30 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



NOTICE AND AGENDA OF MEETING

Monday
May 16, 2022
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available, and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at
CityofEufaulaOK.com

Planning and Zoning Commission

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member James Hickman
Member Dennis Henson

AGENDA
Planning and Zoning Commission
May 16, 2022
5:30 p.m.

Notice: Planning and Zoning Commission will hold a public hearing on these items and upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

There is no scheduled Special Meeting for the Planning and Zoning Commission.

Agenda
Board of Adjustment
May 16, 2022
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member James Hickman
Member Dennis Henson

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
 - A. Board of Adjustment meeting April 26, 2022.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for Zoning Variance / Special Exception Request to allow for a marijuana processing license at the following location: LOT 11 BLK 101 OT City of Eufaula, McIntosh County, Oklahoma. Commonly known as 137 S Main.
 - A. Conduct a public hearing.
 - B. Take action.
5. Adjournment.

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on April 18, 2022 5:30 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



MINUTES OF SPECIAL MEETING

Tuesday
April 26, 2022
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

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Planning and Zoning Commission

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
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AGENDA
Planning and Zoning Commission
April 26, 2022
5:30 p.m.

Notice: Planning and Zoning Commission will hold a public hearing on these items and upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

There is no scheduled Special Meeting for the Planning and Zoning Commission.

Minutes
Board of Adjustment
April 26, 2022
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member James Hickman
Member Dennis Henson

1. Call to Order 5:30pm Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
Members Present: Sylvester, Linstead, Pennington, Henson, Hickman.
3. Approval of Minutes.
 - A. Board of Adjustment meeting April 18, 2022.

Motion to Approve minutes by Henson, 2nd by Pennington. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Henson, Hickman.

4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for Zoning Variance / Special Exception Request to allow the construction of a 35-foot x 60-foot x 12-foot metal canopy for the purpose of displaying merchandise at the following location: Lots Thirteen (13) and Fourteen (14), Southmore Addition, to the City of Eufaula, McIntosh County, Oklahoma. Commonly known as 613 S Main Street.

- A. Conduct a public hearing.
 - B. Take action.

Discussion. Torie Anderson. Motion to Approve the construction of the canopy by Hickman, 2nd by Henson. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman, Henson.

Motion to Approve the building materials by Henson, 2nd by Pennington. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman, Henson.

Motion to Approve the following findings.

1. Due to the nature of the business, the canopy will be the most ideal design for the protection and visibility of their product.
 2. The canopy will cause no harm or interference with existing structures.
 3. Due to the unique nature of the business no primary structure is necessary.

Motion by Hickman, 2nd by Henson. Roll Call Vote: Yes- Linstead, Hickman, Henson, Pennington, Sylvester.

5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for Zoning Variance / Special Exception Request to allow the construction of a 36ft. x 50ft. metal building at the following location: Lots 164 & 165 in Coon Creek Acres, being part of the Northeast ¼ of Section 28, Township 10 North, Range 16 East, McIntosh County, Oklahoma. Commonly known as 1812 Sunset Drive.

- A. Conduct a public hearing.
- B. Take action.

Motion to Deny until further plans are presented by Hickman, 2nd by Linstead. Roll Call Vote: Yes- Linstead, Hickman, Henson, Pennington, Sylvester.

6. Adjournment.

Motion to Adjourn by Hickman, 2nd by Pennington. Roll Call Vote: Yes- Linstead, Hickman, Henson, Pennington, Sylvester



Board of Adjustment Agenda Item No. 4

Meeting Date: May 16, 2022

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for Zoning Variance / Special Exception Request to allow for a marijuana processing license at the following location: LOT 11 BLK 101 OT City of Eufaula, McIntosh County, Oklahoma. Commonly known as 137 S Main.

Initiator: Emily Rowton

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Emily Rowton submitted an application for a Zoning Variance / Special Exception Request on April 19, 2022 for the purpose of obtaining her marijuana processing license for her location in the downtown district. Her application states that she is requesting the variance so that she can buy in bulk, and tax purposes.

All property owners within a 300-foot radius were notified by mail in a letter dated April 26, 2022. One property owners have contacted the City of Eufaula with written objections to this project.

Attachment: Zoning Variance Application, Deed, Letter of Permission from Property Owner, 300 ft. Radius List, 300 ft. Radius Letters with Map, Affidavit of Mailing, and the Indian Journal Publication.

CITY OF EUFAULA

APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: 4/14/22

Address or General Description: 137 S Main St.

Present Zoning: Comm Owner of Record: L&D Joint Venture

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: _____

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other).
Attach documentation of interest and documentation from the owner of record authorizing this specific use permit. lease

Are there any private or deed restrictions controlling use of tract (If yes, explain) : _____
none

Responsible party for advertising, zoning variance application fee (\$150.00), and any additional fees:

Name: Emily Rowton

Address: 10006 Westgate Ave Durant, OK 74701

Phone: 580 364 2555

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed: Emily Rowton Date: 4/14/22

Printed Name: EMILY ROWTON Phone: _____

Address: 137 S. MAIN ST., EUFAULA OK 74432

A. General Description of Property

Size in Acres or Square Feet: 1500 sqft.

Current Use: retail space

Topography (Flat, Rolling Hills, Etc.): ✓

Frontage Road (Name and Description): Main St.

Identify structures and improvements on property: _____

City Water: YES ✓ NO _____

City Sewer: YES ✓ NO _____

Identify the use(s) intended for the subject property: retail sales

B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: _____

building is built on lines

Explain the surrounding land uses: Comm

C. Zoning Variance / Special Exception Request

Is there extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship? none

Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: Other properties are currently

operating similar businesses

If the variance is granted will it cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan? Explain: _____

this falls within code

Describe the variance/special exception as it pertains to your property: Attempting
to get processing license, to buy in
bulk, tax purposes.

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: more tax revenue.

Identify how well suited the subject property is for the requested variance/special exception. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: NIA

Explain how the variance/special exception request will affect the road system(s) serving your area: NIA

Give an estimated traffic count (average daily trips) for the variance/special exception request. How will the potential traffic resulting from the increased use or activity be controlled? _____

Parking will be utilized but that's it.

Is the variance/special exception requested comparable to surrounding permitted uses and the existing development pattern? Yes

How will the variance/special exception request be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects) Explain: N/A

Applicant: Do NOT Write Below This Line

Application received by: J. Muscarello Date: 4-18-22

Tract Acreage: _____ Public Hearing Date: _____

Section: _____ Township: _____

Range: _____ Present Zoning: _____

Application Number: _____ Fee Receipt No: _____

Board of Adjustment Recommendation

Date: _____

Recommendation: _____

Vote: _____

Provisions: _____

704

WARRANTY DEED
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That EUFAULA AUTO SUPPLY, INC., a Corporation, Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Linstead Prop., L.L.C., 1/2 interest whose address is:

P. O. Box 894, Eufaula, OK AND Charles Thomas Daniel and Donna Sue Daniel, 1/2 interest as joint tenants and not as tenants in common, with rights of survivorship, whose address is: P. O. Box 894, Eufaula, Oklahoma

Party of the Second Part, the following described real property and premises situate in McIntosh County, State of Oklahoma, to-wit:

Lot 11, Block 101, City of Eufaula, McIntosh County, Oklahoma

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises, unto the said Party of the Second part, their heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 30th day of April, 1996.

083247

State of Oklahoma, McIntosh County, I hereby certify that this instrument was filed for record in my office

at 8:35 o'clock A.M. on May 1, 1996, duly recorded to book 473 page 704 and
SHIRLEY IRVIN, County Clerk

By: H. Hanson Deputy
Date: May 1, 1996

EUFAULA AUTO SUPPLY, INC.

BY: Byrd E. Farrow, Jr.
President

STATE OF OKLAHOMA)
COUNTY OF MCINTOSH)

SS CORPORATION ACKNOWLEDGMENT

On this 30th day of April, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Byrd E. Farrow, Jr., to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Linda Ann Curtis
Notary Public

My Commission Expires: 10-19-1998



4-18-22

Emily has my permission
to do apply for the
variance needed to operate
her dispensary (processing lic.)
137 S Main St.

Brul F. Linstead

Brandon Linstead

V. pres Linstead Prop LLC

McIntosh County Report

Property Owner

Name: LINSTAD PROP L.L.C. 1/2 INT.
Mailing Address: CHARLES THOMAS & DONNA SUE
PO BOX 894 DANIEL 1/2 INT
EUFAULA, OK 74432-0000
Type: (CI) Comm. Impr.
Tax District: (201) EUFAULA CITY
Millage Rate: 83.93

Property Information

Physical Address: 38 E.J.C. WATTS JR AV
Subdivision: EUFAULA
Block/Lot: 0101 / 0011
Size (Acres): 0.00
Legal: LOT 11 BLK 101 OT EUFAULA 473/704 (WATTS PLAZA)

Market and Assessed Values

| | Taxable Market Value (Capped) | Full Assessed (11.00% Market Value) |
|---------------------|----------------------------------|--|
| Land | 3,767 | 414 |
| Building | 57,915 | 6,371 |
| Totals | 61,682 | 6,785 |
| Exemptions | | -0 |
| Net Assessed | | \$6,785 |

Fair Cash Value

| | Value |
|---------------|------------------|
| Misc/Improved | \$165,438 |
| Land | \$14,652 |
| Mobile Home | \$0 |
| Total | \$180,090 |

Land

| Land Use | Size | Units |
|--------------|-------------|-------|
| N/A | 1 | Lots |
| Total | 1.00 | |

Deed Transfers

| Deed Date | Book | Page | Deed Type | Stamps | Est. Sale | Grantor |
|-----------|------|------|------------|---------|-----------|---------------------|
| 1/30/1996 | 473 | 704 | Warr. Deed | 3967.00 | \$49,000 | EUFAULA AUTO SUPPLY |

Details for Commercial Card 1

Business Name(s):

Number of Units: N/A

Site Work: N/A

Foundation: N/A

Floor Structure: N/A

Structure Frame: N/A

Exterior Walls: N/A

Ext. Wall Load: N/A

Total Floor Area: N/A

Floor Cover: N/A

Ceilings: N/A

Interior Finish: N/A

Insulation: N/A

Appliances: N/A

Plumbing: N/A

Roof Structure: N/A

Electrical: N/A

Roof Cover: N/A

Misc: N/A

Rad

33

0

43

0

0

Dir

/A

/A

Outbuildings and Yard Improvements

| Card # | Item | Type | Size / Dim | Unit Multi. | Quality | Age |
|--------|------|------|------------|-------------|---------|-----|
|--------|------|------|------------|-------------|---------|-----|

Parcel Photo(s)



Parcel Sketch(s)

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com



April 19, 2022

McIntosh County Assessor's Office
Attention: Trina Williams

Re: 300' Radius Request – LOT 11 BLK 101 OT City of Eufaula, McIntosh County

Mrs. Williams,

The City of Eufaula requests a 300' radius of the property located at LOT 11 BLK 101 OT City of Eufaula, McIntosh County

Commonly Known as: 137 S Main (38 E JC Watts Jr. Ave)

Additionally, if we could please receive an Excel version copy by email to AA@CityofEufaulaOK.com.

Julie Musgraves

Administrative Assistant
City of Eufaula
aa@CityofEufaulaOK.com



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 04/25/2022

Time 15:33:40

Map Image



Account List

| Account | 460023410 | Current Owner | Legal Description |
|-------------|--------------------------|----------------------|--|
| ParcelID | 1001-00-111-005-0-001-00 | EL CEDRO, INC | BEG 100.1 S OF NE COR. W23' S26' E22' N26' LOT 5 BLK 111 EUFAULA O.T. PT OF LOT 5 BLK 111 EUFAULA OT 922/778 922/781 959/195 PT OF LOT 5 & 7 BLK 111 EUFAULA OT 520/639 959/195 1109/58 MS0025/656 |
| Situs | 00119 HIGH | | |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | P O BOX 1737 | |
| Block/Lot | 0111 / 0005 | EUFAULA | OK 74432- |
| Lot Size | 4 Lots | Book/Page 1109-0058 | |
| Account | 460023345 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-008-0-000-00 | PARKER, SUSAN D. | LOT 8 BLK 101 OT EUFAULA 501/299 573/622 1004/322 |
| Situs | 00123 S MAIN ST | | |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | 314 STONECREST DRIVE | |
| Block/Lot | 0101 / 0008 | ROCKWALL | TX 75087-000C |
| Lot Size | 1 Lots | Book/Page 1004-0322 | |
| Account | 460023344 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-006-0-002-00 | PARKER, SUSAN D. | LOT 6 LESS N2.2' OF W100' & LOT 7 BLK 101 OT EUFAULA 501/299 703/293 1004/322 1131/163 |
| Situs | 00121 S MAIN ST | | |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | 314 STONECREST DRIVE | |
| Block/Lot | 0101 / 0006 | ROCKWALL | TX 75087-000C |
| Lot Size | 2 Lots | Book/Page 1004-0322 | |



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 04/25/2022

Time 15:33:40

Page : 2

| Account List | | | |
|--------------|--------------------------|-------------------------------|---------------------------------------|
| Account | 460023339 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-002-0-000-02 | BIG BASIN ENTERISES, LLC | LOT 2 LESS N11.5" LESS S6.5" OF W120' |
| Situs | 00109 S MAIN ST | | BLK 101 EUFAULA OT 627/352 747/652 |
| Sec/Twn/Rng | | | 828/488 (INDIAN JOURNAL) |
| Subdivision | EUFAULA | 111 N OAK ST | |
| Block/Lot | 0101 / 0002 | SALLISAW | OK 74959-000C |
| Lot Size | 1 Lots | Book/Page 0828-0488 | |
| Account | 460023347 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-011-0-000-00 | LINSTEAD PROP L.L.C. 1/2 INT. | LOT 11 BLK 101 OT EUFAULA 473/704 |
| Situs | 00038 E J.C. WATTS JR AV | | (WATTS PLAZA) |
| Sec/Twn/Rng | | CHARLES THOMAS & DONNA SUE | |
| Subdivision | EUFAULA | PO BOX 894 DANIEL 1/2 INT | |
| Block/Lot | 0101 / 0011 | EUFAULA | OK 74432-000C |
| Lot Size | 1 Lots | Book/Page 0473-0704 | |
| Account | 460023350 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-006-0-000-00 | U.S.A. POST OFFICE | LOT 6&7 BLK 102 EUFAULA OT |
| Situs | 00131 W Foley St | | |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | | |
| Block/Lot | 0102 / 0006 | | OK 00000-000C |
| Lot Size | 2 Lots | Book/Page | |
| Account | 460023348 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-001-0-001-00 | LINSTEAD PROP. L.L.C. | LOT 1 S21' LOT 2 BLK 102 OT EUFAULA |
| Situs | 00116 S MAIN ST | | 446/234 531/68 633/328-9 633/330 |
| Sec/Twn/Rng | | | (EXPRESSIONS/VACANT) |
| Subdivision | EUFAULA | PO BOX 894 | |
| Block/Lot | 0102 / 0001 | EUFAULA | OK 74432-000C |
| Lot Size | 2 Lots | Book/Page 0633-0330 | |
| Account | 460023409 | Current Owner | Legal Description |
| ParcelID | 1001-00-111-004-0-002-00 | HALEY, TONY & SANDRA | N75' LOT 4 BLK 111 EUFAULA OT |
| Situs | 00202 S MAIN ST | | 373/209 (SERVICE STATION) |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | PO BOX 187 | |
| Block/Lot | 0111 / 0004 | HANNA | OK 74845-000C |
| Lot Size | 1 Lots | Book/Page | |
| Account | 460023346 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-009-0-000-00 | NEAL'S PROPERTIES, LLC | LOT 9-10 BLK 101 EUFAULA O.T. 371/192 |
| Situs | 00135 S MAIN ST | | 1027/436 (U.S.CELLULAR & CHANEYS |
| Sec/Twn/Rng | | | PIZZA) |
| Subdivision | EUFAULA | 121360 S 4120 RD | |
| Block/Lot | 0101 / 0009 | EUFAULA | OK 74432-000C |
| Lot Size | 2 Lots | Book/Page 1027-0436 | |
| Account | 460023349 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-002-0-002-00 | SMITH, WILLIAM E JR | N4' LOT 2 AND LOT 3, 4 & 5 BLK 102 |
| Situs | 00100 S MAIN ST | | EUFAULA O.T. 355/208 |
| Sec/Twn/Rng | | | 1064/684(CONSIGNMENT STORE, J&E |
| Subdivision | EUFAULA | PO BOX 664 | ELECTRONICS, EMPIRE FINANCE |
| Block/Lot | 0102 / 0002 | EUFAULA | OK 74432-000C |
| Lot Size | 4 Lots | Book/Page 1064-0684 | |
| Account | 460023354 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-011-0-000-00 | COMMUNITY CULTURE CHURCH, INC | LOT 11 BLK 102 EUFAULA OT 820/629 |
| Situs | 00130 S MAIN ST | | 903/203 910/24 1047/779 (BUDDY'S #2) |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | 110 HIGH ST | |
| Block/Lot | 0102 / 0011 | EUFAULA | OK 74432-000C |
| Lot Size | 1 Lots | Book/Page 1047-0779 | |
| Account | 460023338 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-001-0-002-00 | LINSTEAD PROP. L.L.C. | S11'2" OF W115' LOT 1 & N11.5" OF |
| Situs | 00105 S MAIN ST | | W115.4' LOT 2 BLK 101 OT EUFAULA |
| Sec/Twn/Rng | | | 466/60 (EUFAULA AREA ARTS COUNCIL) |
| Subdivision | EUFAULA | PO BOX 894 | |
| Block/Lot | 0101 / 0001 | EUFAULA | OK 74432-000C |
| Lot Size | 2 Lots | Book/Page 0466-0060 | |



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 04/25/2022

Time 15:33:41

Account List

Page : 3

| Account | 460023343 | Current Owner | Legal Description |
|-------------|--------------------------|--------------------------------|--|
| ParcelID | 1001-00-101-005-0-000-00 | ONESOURCE INSURANCE | PT LOT 5 & 6 BLK 101 OT EUFAULA BEG |
| Situs | 00119 S MAIN ST | | NW/C LOT 5 S003131E 6.17' POB |
| Sec/Twn/Rng | | | S003131E 20.63' TO A POINT 2.20'S OF |
| Subdivision | EUFAULA | 119 S MAIN ST | SW/C LOT 5 N893122E 100.04' |
| Block/Lot | 0101 / 0005 | EUFAULA | N003131W 19.85' S892152W 49.34' |
| Lot Size | 1 Lots | Book/Page 0944-0599 | S895311W 50.70' TO POINT ON W/LINE |
| Account | 460023340 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-002-0-000-03 | BELT PROPERTIES, LLC | S 6.5" OF W 120' LOT 2 LOT 3 LESS |
| Situs | 00111 S MAIN ST | | TRACT BEG SW/C N 4.6' EASTERLY 200 |
| Sec/Twn/Rng | | | 5' TO E BOUNDARY LOT 3 S 3.96' W |
| Subdivision | EUFAULA | PO BOX 841 | ALONG S BOUNDARY LOT 3 TO POB |
| Block/Lot | 0101 / 0002 | EUFAULA | BLK 101 EUFAULA OT 406/178 1017/522 |
| Lot Size | 2 Lots | Book/Page 1017-0522 | (GM OIL PROPERTIES, CONCORDE |
| Account | 460023341 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-003-0-000-02 | BELT PROPERTIES, LLC | BEG 4.6'N OF SW/C LOT 3 E200.5' 3.96'N |
| Situs | 00115 S MAIN ST | | OF SE/C S24.6' TO 20.64'S OF NE/C LOT |
| Sec/Twn/Rng | | | 4 W200.9' 20.23'S NW/C LOT 4 N25.03' |
| Subdivision | EUFAULA | PO BOX 841 | POB BLK 101 OT EUFAULA (LAW |
| Block/Lot | 0101 / 0003 | EUFAULA | OFFICE) 961/214 979/86 1017/522 |
| Lot Size | 2 Lots | Book/Page 1017-0522 | |
| Account | 460023342 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-004-0-000-02 | BELT PROPERTIES, LLC | PT LOT 4 BEG 20.43'S OF NE/C ESTLY |
| Situs | 00117 S MAIN ST | | 200.9 TO PT 20.64'S OF NE/C S TO SE/C |
| Sec/Twn/Rng | | | W ALONG S BDY TO SW/C N POB PT |
| Subdivision | EUFAULA | PO BOX 841 | LOT 5 LESS 1001-00-101-005 OT |
| Block/Lot | 0101 / 0004 | EUFAULA | EUFAULA 406/178 612/745 1017/522 |
| Lot Size | 3 Lots | Book/Page 1017-0522 | |
| Account | 460023337 | Current Owner | Legal Description |
| ParcelID | 1001-00-101-001-0-001-00 | BELT PROPERTIES, LLC 2/3 INT & | E50' LOT 1 W34.6' OF E84.6' LOT 1 |
| Situs | 00101 S MAIN ST | | N28'10" OF W115' LOT 1 N11.5" E84.6' |
| Sec/Twn/Rng | | | LOT 2 BLK 101 EUFAULA OT 403/476-7 |
| Subdivision | EUFAULA | JAMES DUTY 1/3INT | 483/178 817/527 821/346 |
| Block/Lot | 0101 / 0001 | PO BOX 841 | 1017/522(AUNTIE FAYES) |
| Lot Size | 2 Lots | EUFAULA | |
| | | Book/Page 1017-0522 | |
| Account | 460023351 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-008-0-001-00 | EKKLESIA MUSKOGEE INC. | LOT 8 & N50' LOT 9 BLK 102 OT |
| Situs | 00119 S 1ST ST | | EUFAULA 745/453 809/774 844/107 |
| Sec/Twn/Rng | | | 865/572 893/57 1026/152 (CHURCH OF |
| Subdivision | EUFAULA | 137 S MAIN ST | LATTER DAY SAINTS) |
| Block/Lot | 0102 / 0008 | EUFAULA | |
| Lot Size | 2 Lots | Book/Page 1026-0152 | |
| Account | 460023352 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-009-0-002-00 | COMMUNITY CULTURE CHURCH, INC | S77.9' LOT 9 BLK 102 OT EUFAULA |
| Situs | 00110 HIGH ST | | 388/352 425/676 522/459 581/09 609/721 |
| Sec/Twn/Rng | | | 972/291-94 |
| Subdivision | EUFAULA | 110 HIGH ST | |
| Block/Lot | 0102 / 0009 | EUFAULA | |
| Lot Size | 1 Lots | Book/Page 0972-0091 | |
| Account | 460023353 | Current Owner | Legal Description |
| ParcelID | 1001-00-102-010-0-000-00 | COMMUNITY CULTURE CHURCH, INC | LOT 10 BLK 102 OT-EUFAULA 425/676 |
| Situs | 00110 HIGH ST | | 522/459 581/09 609/721 972/291-94 |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | 110 HIGH ST | |
| Block/Lot | 0102 / 0010 | EUFAULA | |
| Lot Size | 1 Lots | Book/Page 0972-0091 | |
| Account | 460023416 | Current Owner | Legal Description |
| ParcelID | 1001-00-112-003-0-003-00 | BELYEU, SHAUNA LYNN & | E93.5' OF N28' LOT 3 BLK 112 EUFAULA |
| Situs | | | O.T. 371/658 577/505 935/128 954/650 |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | SANDRA JEAN BASHAM | |
| Block/Lot | 0112 / 0003 | P. O. BOX 1354 | |
| Lot Size | 1 Lots | EUFAULA | |
| | | Book/Page 0954-0650 | |



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

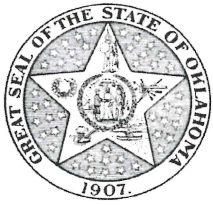
Date 04/25/2022

Time 15:33:41

Page : 4

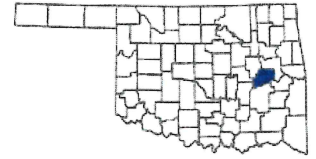
Account List

| Account | 460023415 | Current Owner | Legal Description |
|-------------|--------------------------|-------------------------------------|--|
| ParcelID | 1001-00-112-001-0-002-00 | DOWNUM, CHARLES COLUMBUS | LESS E 93.5' LOT 1 & 2 AND N34' OF |
| Situs | 00201 S MAIN ST | REVOCABLE TRUST | W104' LESS E4' OF S6' LOT 3 BLK 112 |
| Sec/Twn/Rng | | | EUFAULA OT 703/293 |
| Subdivision | EUFAULA | 1849 W MCGILL CIR | |
| Block/Lot | 0112 / 0001 | EUFAULA | OK 74432-000C |
| Lot Size | 3 Lots | Book/Page | |
| Account | 460023407 | Current Owner | Legal Description |
| ParcelID | 1001-00-111-001-0-002-00 | EL CEDRO, INC | N7' LOT 1, ALL LOT 2 & S23' LOT 3 BLK |
| Situs | 00220 S MAIN | | 111 EUFAULA OT 520/639 MS0025/656 |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | P O BOX 1737 | |
| Block/Lot | 0111 / 0001 | EUFAULA | OK 74432- |
| Lot Size | 3 Lots | Book/Page 1109-0058 | |
| Account | 460023408 | Current Owner | Legal Description |
| ParcelID | 1001-00-111-003-0-003-00 | BURNS, RAYMOND T. & LOIS | LOT 3 LESS S23 & S35' LOT 4 BLK 111 |
| Situs | 00113 HIGH | TRUSTEES BURNS FAMILY REV. TR. | OT EUFAULA 417/352 |
| Sec/Twn/Rng | | | |
| Subdivision | EUFAULA | 122072 S 4120 RD | |
| Block/Lot | 0111 / 0003 | EUFAULA | OK 74432-5672 |
| Lot Size | 2 Lots | Book/Page | |
| Account | 460023414 | Current Owner | Legal Description |
| ParcelID | 1001-00-112-001-0-001-00 | BELYEU, SHAUNA | E93.5' LOT 1-2 BLK 112 EUFAULA O.T. |
| Situs | 00039 E J.C. WATTS JR AV | | 371/658 577/505 916/451 (PATS LIQUOR |
| Sec/Twn/Rng | | | STORE) |
| Subdivision | EUFAULA | PO BOX 1354 | |
| Block/Lot | 0112 / 0001 | EUFAULA | OK 74432-000C |
| Lot Size | 2 Lots | Book/Page 0916-0451 | |
| Account | 460023417 | Current Owner | Legal Description |
| ParcelID | 1001-00-112-003-0-004-00 | CITIZENS NATIONAL BANK & TRUST | S54' OF W100' & E103.5' OF S60' LOT 3 |
| Situs | 00217 S MAIN ST | | ALL LOT 4-5 BLK 112 EUFAULA O.T. |
| Sec/Twn/Rng | | % BANK OF OKLAHOMA CRES-ONE WILLIAM | (BANK) |
| Subdivision | EUFAULA | PO BOX 2300 11TH FI PROPERT | |
| Block/Lot | 0112 / 0003 | TULSA | OK 74192-000C |
| Lot Size | 3 Lots | Book/Page | |
| Account | 460001485 | Current Owner | Legal Description |
| ParcelID | 0000-02-09N-16E-1-002-00 | OGLE, TYLER | BEG SE/C BLK 112 S872201E 50' POB |
| Situs | | | N023759E 290' S872201E 150' TO PT 50' |
| Sec/Twn/Rng | 2-9N-16E | 411960 HWY 9 | OF C/L OF MAIN TRACK/MAIN LINE |
| Subdivision | | | MPRC S023759W 290' N872201W 150' |
| Block/Lot | | EUFAULA | POB & BEG SE/C BLK 101 S771918E 35 |
| Lot Size | 3.2600 Acres | Book/Page 1125-0465 | 54' POB N023759E 333' S895126E 165.19' |
| | | | TO PT 50' OF C/L OF MAIN TRACK/MAIN |



P. O. BOX 107
110 N. First Street
Eufaula, OK 74432

TRINA WILLIAMS
McINTOSH COUNTY ASSESSOR



Phone 918-689-2611
Fax 918-689-3611
assessor46tlw@yahoo.com

April 25, 2022

City of Eufaula

INVOICE

300' Radius for Acct#460023347 – Lot 11 Blk 101 Eufaula.....\$50.00

Respectfully,

Trina Williams
McIntosh County Assessor

| OwnersName | Address1 | Address2 | City | State | ZipCode |
|--------------------------------|----------------------------------|------------------------------|------------------|-------|------------|
| EL CEDRO, INC | | P O BOX 1737 | EUFULA | OK | 74432- |
| PARKER, SUSAN D. | | 314 STONECREST DRIN ROCKWALL | TX | TX | 75087-0000 |
| PARKER, SUSAN D. | | 314 STONECREST DRIN ROCKWALL | TX | TX | 75087-0000 |
| BIG BASIN ENTERISES, LLC | | 111 N OAK ST | SALLISAW | OK | 74959-0000 |
| LINSTEAD PROP L.L.C. 1/2 INT. | CHARLES THOMAS & DONNA SUE | PO BOX 894 | DANIEL 1 EUFAULA | OK | 74432-0000 |
| U.S.A. POST OFFICE | | 131 FOLEY AVE | EUFULA | OK | 74432-000 |
| LINSTEAD PROP. L.L.C. | | PO BOX 894 | EUFULA | OK | 74432-0000 |
| HALEY, TONY & SANDRA | | PO BOX 187 | HANNA | OK | 74845-0000 |
| NEAL'S PROPERTIES, LLC | | 121360 S 4120 RD | EUFULA | OK | 74432-0000 |
| SMITH, WILLIAM E JR | | PO BOX 664 | EUFULA | OK | 74432-0000 |
| COMMUNITY CULTURE CHURCH, INC | | 110 HIGH ST | EUFULA | OK | 74432-0000 |
| LINSTEAD PROP. L.L.C. | | PO BOX 894 | EUFULA | OK | 74432-0000 |
| ONESOURCE INSURANCE | | 119 S MAIN ST | EUFULA | OK | 74432-0000 |
| BELT PROPERTIES, LLC | | PO BOX 841 | EUFULA | OK | 74432-0000 |
| BELT PROPERTIES, LLC | | PO BOX 841 | EUFULA | OK | 74432-0000 |
| BELT PROPERTIES, LLC | | PO BOX 841 | EUFULA | OK | 74432-0000 |
| BELT PROPERTIES, LLC 2/3 INT & | JAMES DUTY 1/3INT | PO BOX 841 | EUFULA | OK | 74432-0000 |
| EKKLESIA MUSKOGEE INC. | | 137 S MAIN ST | EUFULA | OK | 74432-0000 |
| COMMUNITY CULTURE CHURCH, INC | | 110 HIGH ST | EUFULA | OK | 74432-0000 |
| COMMUNITY CULTURE CHURCH, INC | | 110 HIGH ST | EUFULA | OK | 74432-0000 |
| BELYEU, SHAUNA LYNN & | SANDRA JEAN BASHAM | P. O. BOX 1354 | EUFULA | OK | 74432-0000 |
| DOWNUM, CHARLES COLUMBUS | REVOCABLE TRUST | 1849 W MCGILL CIR | EUFULA | OK | 74432-0000 |
| EL CEDRO, INC | | P O BOX 1737 | EUFULA | OK | 74432- |
| BURNS, RAYMOND T. & LOIS | TRUSTEES BURNS FAMILY REV. TR. | 122072 S 4120 RD | EUFULA | OK | 74432-5672 |
| BELYEU, SHAUNA | | PO BOX 1354 | EUFULA | OK | 74432-0000 |
| CITIZENS NATIONAL BANK & TRUST | % BANK OF OKLAHOMA CRES-ONE WILL | PO BOX 2300 | 11TH TULSA | OK | 74192-0000 |

EKKlesia, 119 1st St Eufula - goosb.



April 26, 2022

TYLER OGLE
411960 HWY 9
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering a Zoning Variance application for the following property:

Commonly Known as: 137 S Main.

Legal Description: Lot 11, Block 101, City of Eufaula, McIntosh County Oklahoma.

Proposed Use: Marijuana Processing.

Applicant/s: Emily Rowton.

Enclosed is a map showing the approximate section being considered for the zoning variance. You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534
Mail: P.O. Box 684, Eufaula, OK 74432
Email: AA@CityofEufaulaOK.com

This item will be considered by the Board of Adjustments at the meeting on May 16, 2022 at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comment at the designated time.

Respectfully,
Julie Musgraves
Administrative Assistant
City of Eufaula

Shelter Insurance
Emily Rodebusch

NATIONAL
BANK

AUTOMOTIVE
LLC

Foley Ave

Foley Ave

McKinley Ave

United States
Post Office

SMITH,
WILLIAM E JR

LINSTEAD
PROP. L.L.C.

UPS Authorized
Shipping Outlet

Crystal Cactus
Lifestyle Shop

102
EKKLESIA
MUSKOGEE
INC
High St

COMMUNITY
CHURCH, INC
COMMUNITY
CHURCH, INC
High St

PARKER,
SUSAN D.
PARKER,
SUSAN D.

OGLE, TYLER

Covered Wagon
Main Salon

JC Watts Jr Ave

JC Watts Jr Ave

EFC Mortgage

BURNS,
RAYMOND T
& LOIS

DOWNUM,
CHARLES
COLEMBUS

Liquor Store
Liquor store

111

EL CEDRO, INC
Mexican Grill

112
CITIZENS
NATIONAL
BANK &
TRUST

Bank of Oklahoma

Main St

Front St

SB St

PE

J

1000

42

6

7

CITY OF
EUFAULA, A
MUNICIPAL

AFFIDAVIT OF MAILING NOTICE

STATE OF OKLAHOMA)
) SS:
COUNTY OF MCINTOSH)

I, JULIE MUSGRAVES, of lawful age, being first duly sworn, state upon oath that I am an employee for the City of Eufaula, and my position is Admin. Assistant. On the 26 day of April, 2022, I deposited and mailed in the United States Post Office at Eufaula, Oklahoma, with sufficient postage thereon prepaid, a true and correct copy of

a Zoning Variance letter
for 137 S Main

_____ to the following:

NAME/ENTITY

ADDRESS

Tyler Ogle

411960 Hwy 9

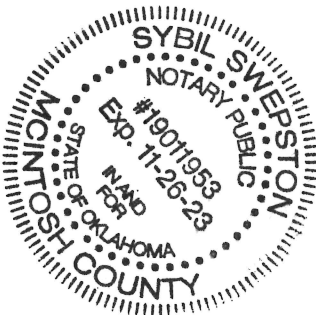
Eufaula, OK 74432

Said persons/entities own property within 300.00 feet of the land which is the subject of the proposed hearing for Eufaula Planning and Zoning, set for the 16 day of May, 2022.

Dated this 26 day of April, 2022.

Julie Musgraves
Julie Musgraves

Subscribed and sworn to before me this 26 day of April, 2022.



Sybil Sweetston
NOTARY PUBLIC



April 26, 2022

TYLER OGLE
411960 HWY 9
EUFULA, OK 74432-0000

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Proposed Use: Marijuana Processing.

Applicant/s: Emily Rowton.

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Respectfully,
Julie Musgraves
Administrative Assistant
City of Eufaula

AFFIDAVIT OF MAILING NOTICE

STATE OF OKLAHOMA)
)
COUNTY OF MCINTOSH) SS:

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On the 26 day of April, 2022, I deposited and mailed in the United States Post Office at Eufaula, Oklahoma, with sufficient postage thereon prepaid, a true and correct copy of a letter ~~was~~ informing of a zoning variance for 137 S. Main

_____ to the following:

NAME/ENTITY

ADDRESS

EKKlesia

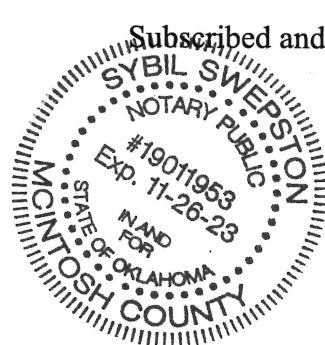
119 1st St

Eufaula, OK 74432

Said persons/entities own property within 300.00 feet of the land which is the subject of the proposed hearing for Eufaula Planning and Zoning, set for the 16 day of May, 2022.

Dated this 26 day of April, 2022.

Julie Musgraves
Julie Musgraves



Sybil Swepston
NOTARY PUBLIC



April 26, 2022

EKKLESIA MUSKOGEE INC.
119 1st Street
EUFULA, OK 74432-0000

Dear Property Owner:

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Commonly Known as: 137 S Main.

Legal Description: Lot 11, Block 101, City of Eufaula, McIntosh County Oklahoma.

Proposed Use: Marijuana Processing.

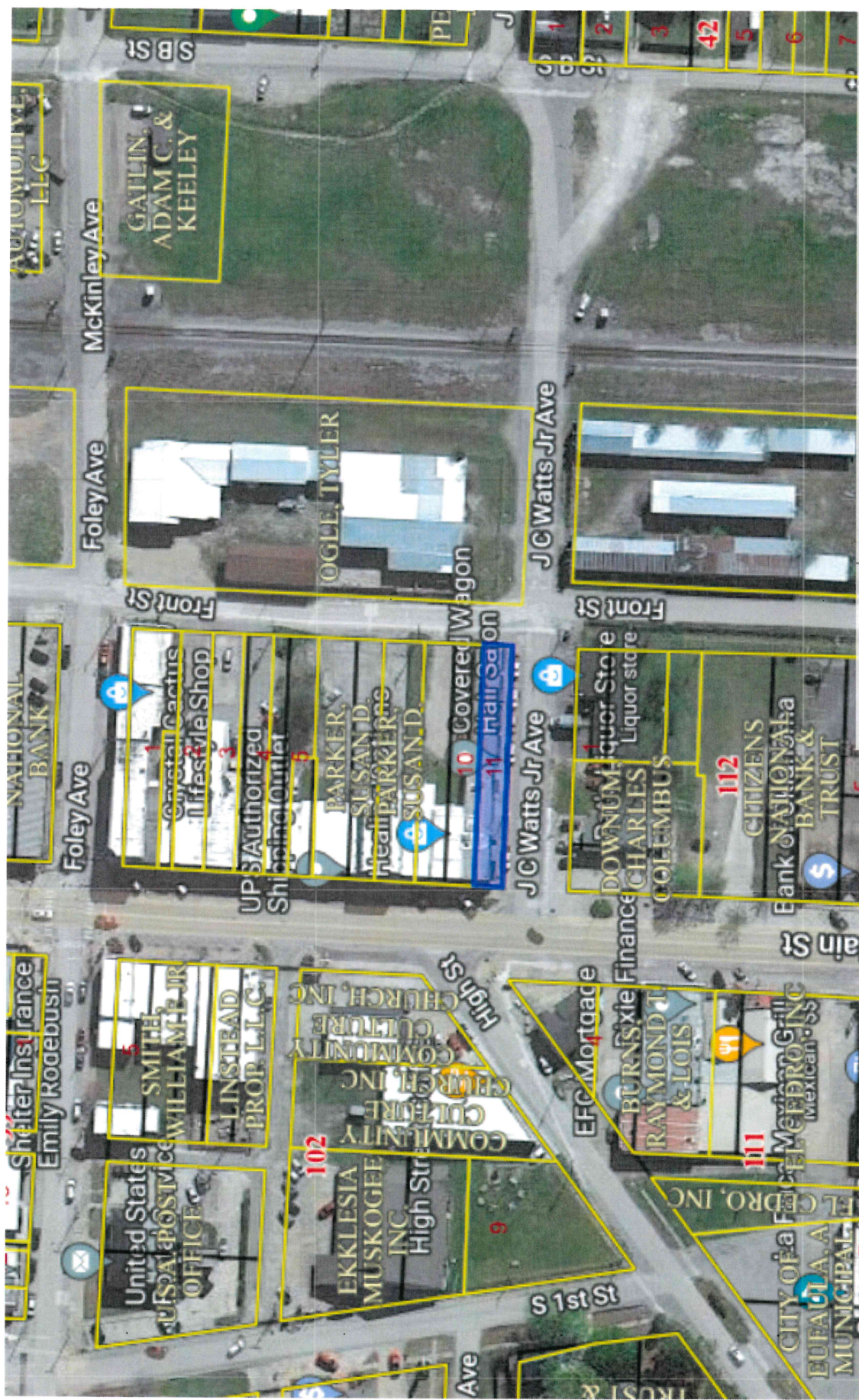
Applicant/s: Emily Rowton.

Enclosed is a map showing the approximate section being considered for the zoning variance. You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534
Mail: P.O. Box 684, Eufaula, OK 74432
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Respectfully,
Julie Musgraves
Administrative Assistant
City of Eufaula



COUNTY OF MCINTOSH)
STATE OF OKLAHOMA)

IN THE DISTRICT COURT

NO. Public Hearing w/ Map

AFFIDAVIT OF PUBLICATION
COOKSON HILLS PUBLISHERS, INC.
dba The Indian Journal, McIntosh County Democrat
109 S. Main, Eufaula, OK 74432
(918) 689-2191

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATION DATES:

April 28, 2022

Signed and sworn to before me on this 28th day of April, 2022.

Notary Public

My Commission expires: April 3, 2026
Commission #06003427

PUBLICATION FEE: \$50.35

163 words; 1 tabular lines; 2 column(s)
— insertions

SHAUNA
Notary Public - St
Commission Nu
My Commission Ex

**Shown exactly as published in
Newspaper**

SEE ATTACHED

Legal Notice

Published in the Indian Journal,
Thursday, April 28, 2022

City of Eufaula Public Hearing Notice

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Zoning Variance Application for property located within the City of Eufaula.

The property requesting the Zoning Variance Request is described as follows:

Legal Description: Lot 11, Block 101, City of Eufaula, McIntosh County Oklahoma.

Commonly Known as: 137 S Main.

Proposed Use: Marijuana Processing

Applicant/s: Emily Rowton.

The public hearing will be held

as follows:

May 16, 2022 at 5:30 P.M. Board of Adjustments, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the zoning variance request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.





Musgraves, Julie <aa@cityofeufaulaok.com>

Zoning Variance

1 message

Jeffrey Wright <jeff@communityculture.church>

Fri, Apr 29, 2022 at 3:01 PM

To: aa@cityofeufaulaok.com

Good afternoon. We received your notice of the possible Zoning Variance application for 137 S. Main St. We are all for the growth of our community and bringing new businesses to Eufaula. However, if this zoning variance is going to allow for a grow house to be placed in that location, we would not support that.

I live in the Longtown area and the facility that is located by Dollar General is known to emit a powerful smell of marijuana at various times. That is something that we would like the city to think about before approving this variance. I don't think that is something we want for our downtown area. If this is a facility that will emit that strong of a smell, it could keep other businesses nearby from wanting to come in and turn some people away from wanting to come to downtown.

Thank you for letting us know and asking if we have any concerns.

Jeff Wright