

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 February 22, 5:00 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



NOTICE AND AGENDA OF MEETING

Monday

February 27, 2023

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
February 27, 2023
5:30 p.m.

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
 - A. Planning and Zoning Commission meeting November 21, 2022.
4. Discussion of the parking and sidewalk codes in the Downtown District.
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 November 16, 2022 5:00 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



MINUTES OF MEETING

Monday

November 21, 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

MIUNTES
Planning and Zoning Commission
November 21, 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.

1. Call to Order - 5:55PM Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
Roll Call: Members Present – Sylvester, Linstead, Pennington, Hickman, Henson.
3. Approval of Minutes.
 - A. Planning and Zoning Commission meeting October 17, 2022.
Motion to Approve Minutes by Hickman, 2nd by Sylvester. Roll Call Vote: Yes-Sylvester, Linstead, Pennington, Hickman, Henson.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a review and possible amendment of allowable residential building materials for outside exterior.
Motion to Amend proposed ordinance to remove the section allowing two-tone metal by Hickman, 2nd by Sylvester. Roll Call Vote: Yes-Pennington, Hickman, Sylvester. No-Henson, Linstead.
5. Adjournment.
Motion to Adjourn by Hickman, 2nd by Sylvester. Sylvester, Linstead, Pennington, Hickman, Henson.



Planning and Zoning Item No. 4

Meeting Date: February 27, 2023

Agenda Item Memo

Item Title: Discussion of the parking and sidewalk codes in the Downtown District

Initiator: Brandon Linstead.

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Brandon Linstead has proposed a discussion of the downtown parking and side walks.

Attachment: Chapter 23 Downtown District Code.

CHAPTER 23

DT - DOWNTOWN DISTRICT

2300	General Description
2305	Permitted Principal Uses
2310	Permitted Accessory Uses and Structures
2315	Uses Permitted by Special Exception
2320	Minimum Yard Requirements
2325	Minimum Lot Width
2330	Maximum Intensity of Use
2335	Maximum Height
2340	Design Criteria
2345	Reserved for Future Use
2350	Signs
2355	Parking
2360	Use of Sidewalk

SECTION 2300 GENERAL DESCRIPTION

The Downtown (DT) district is defined as all properties bound within and or fronting J.C. Watts/High Street to Pine Street and Front Street to 1st Street.

The Downtown district is intended primarily to provide areas for commercial development compatible with the scale, character and streetscape of the traditional downtown area of the city. Appropriate land uses include public facilities, commercial retail, primarily on the street and pedestrian level, with office and/or residential uses above or below the street level. Portions of the area may be appropriate for inclusion in a local or other cultural resource designation. The uses, structures, and project design should focus on providing an interesting pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

SECTION 2305 PERMITTED PRINCIPAL USES

- (a) Any use permitted in the CG Commercial General district.
 - 1. Open area to include push carts and kiosks.
- (b) Residential.

SECTION 2310 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Any accessory use or structure permitted in the CG Commercial General district.

SECTION 2315 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 18.

- (a) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have a lot area of less than one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned.
- (b) Day nursery.

SECTION 2320 MINIMUM YARD REQUIREMENTS

The minimum yard requirements for the DT Downtown district are as follows:

No minimum required except as needed to meet other requirements of the city.

SECTION 2325 MINIMUM LOT WIDTH

No minimum required except as needed to meet other requirements of the city.

SECTION 2330 MAXIMUM INTENSITY OF USE

No minimum required except as needed to meet other requirements of the city.

SECTION 2335 MAXIMUM HEIGHT

No minimum required except as needed to meet other requirements of the city.

SECTION 2340 DESIGN CRITERIA

Use building materials that are similar to those used traditionally. Brick, stone, and painted wood are appropriate as primary materials. New products that convey a scale, finish, and character similar to traditional materials that have a proven durability in the city climate also may be considered. A large featureless surface or panelized products that lack a sense of scale are prohibited. A plaster finish may be used, when its detail expresses visual interest and conveys a sense of human scale. Coverage shall not exceed forty (40) percent of any exposed wall surface on the front of the building.

Site plan review is required for all development in the Downtown District. The applicant shall submit a complete site plan application pursuant to Chapter 21 (Site Plan Review).

SECTION 2345 RESERVED FOR FUTURE USE

SECTION 2350 SIGNS

All sign requirements in Chapter 15. The following signs do not require a sign permit:

1. One A-frame sign per business; A-frame sign not to exceed two (2) feet by three (3) feet with no encroachment on the minimum pedestrian traffic walkway. The sign must be kept in good repair and will only be allowed during the business's hours of operation.
2. Blade sign/Pedestrian sign may be no lower than 7 feet or higher than 9 feet and must be only 36 inches from building. Shall not be used in calculating signage use requirements for business.

SECTION 2355 PARKING

1. Conditional use based on need.
2. New Business/New Construction will need to submit parking plan with application
3. All applications will be considered on a case by case basis.

SECTION 2360 USE OF SIDEWALK

All provisions within the Eufaula Code of Ordinances that pertain to the use of sidewalks in the downtown area. In addition to those regulations, the following applies:

1. Outdoor displays, benches and seating may not be permanently affixed to the public sidewalk.
2. The business owner is responsible for the cleanliness and maintenance of the outdoor display area.
3. Operators conducting business outdoors on public sidewalks shall not make any loud or unreasonable noise of any kind by vocalizing or otherwise for the purpose of advertising or attracting to the operator's wares.
4. Mobile vending within the public right-of-way on publicly owned property is prohibited without the approval of the City council or in conjunction with a Special Event Permit.
5. Business owner will obtain approval for outdoor seating in conjunction with their business permit. Applicants will provide a sketch of the proposed seating area with dimensions, the location and size of the table and chairs, the proposed hours of operation of the outdoor seating area must be included in application.
6. No additional parking is required for outdoor seating subject to these regulations.
7. Sidewalk use permits are for food service establishments, restaurants, breweries and wineries located in the downtown area that would like to provide outdoor seating and service on a public sidewalk. Two categories of Sidewalk Use Permits: Type A for restaurants, breweries and wineries serving alcohol outside on the public sidewalk, and Type B for food service establishments that do not serve alcohol outside on the public sidewalk.
 - (i) Type A Sidewalk Lease Agreement: for businesses that hold a valid Oklahoma Alcoholic Beverage Permit. A complete application must be submitted to the City of Eufaula with the following: Site Plan of proposed seating drawn to scale with

measurements listed. Plan is to indicate any planters, wait stations, distance to curb, etc.

1. Copy of liability insurance and copy of Oklahoma Alcohol Beverage Permit
2. Application fee/Renewal fee: to be set and amended by resolution in the fee schedule by the City Council.
3. Fence Installation Permit fee: to be set and amended by resolution in the fee schedule by the City Council.
4. Signage must be posted indicating alcoholic beverages may not be removed from area.
5. City of Eufaula may revoke a sidewalk permit at any time. A person/business aggrieved by the revocation of a sidewalk use permit may appeal the revocation to the City Manager, whose decision will be final.
6. Sidewalk use Permit shall expire on the date specified in the executed sidewalk lease agreement, but may be renewed without the necessity of complying with the application process set forth in this section if the permit holder has not plead guilty of any alleged violation of this ordinance.

(ii) Type B Sidewalk Use and Fence Lease Agreement: for businesses that do not sell alcoholic beverages.

1. A complete application submitted to the City of Eufaula of proposed seating drawn to scale with measurements listed. Plan is to indicate any planters, wait stations, distance to curb, etc.
2. Permit applicant must be the owner or lessor of a food service, establishment located with the Type B Sidewalk Use and Fence Permit Zone.
3. Copy of Liability Insurance
4. Application fee/Renewal Fee: to be set and amended by resolution in the fee schedule by the City Council.
5. Fence Installation Permit Fee: to be set and amended by resolution in the fee schedule by the City Council.
6. Barriers if erected must receive a written determination of suitability from the City of Eufaula prior to installation. Said barriers may include but not be limited to fencing that reaches a height of 36 inches, or benches or other barriers that reach a minimum of 20 inches in height and a maximum of 42 inches in height. Living plant screens shall not be an acceptable barrier material.
7. The City of Eufaula may revoke a sidewalk use and fence permit at any time. A person/business aggrieved by the revocation of a sidewalk use permit may appeal the revocation to the City Manager, whose decision shall be final.
8. A sidewalk use and fence permit shall expire on the date specified in the executed sidewalk lease agreement, but may be renewed without the necessity of complying with the application process set forth in this section if the permit holder has not plead guilty or no contest and/or has not been convicted of any alleged violation of this ordinance.

Agenda
Board of Adjustment
February 27, 2023
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 December 19, 2022

4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting permission to temporarily live in an RV on the applicants property while they complete remodel work on his home that was damaged by fire at the following location: Lots 78, 105 and 106 in River Oaks Estates, a subdivision located in the S/2 SE/4 and the SW/4 of Section 1, Township 9 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma. Commonly known as 647 Cherokee Drive.
 - a) Conduct a public hearing.
 - b) Take action.

5. Adjournment.

Minutes
Board of Adjustment
December 19, 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, Pennington, Henson, Hickman, Linstead.

3. Approval of Minutes.
 - A. Board of Adjustment meeting November 21, 2022
Motion to Approve Minutes by Henson, 2nd by Pennington. Roll Call Vote: Yes- Pennington, Henson, Sylvester, Hickman, Linstead.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application for the construction of a 10 ft x 7 ft wood deck with metal railing and the installation of asphalt or concrete parking spaces to be built on the North side of the building at the following location: Lot 1 in Block 90, the City of Eufaula, McIntosh County, State of Oklahoma, according to the recorded plat thereof; the West 50 feet of Lot 2 in Block 90, City of Eufaula; Lot 3, Block 90, City of Eufaula; the East 60 feet of Lot 2 in Block 90, City of Eufaula, LESS AND EXCEPT all of Lot 3 and the West 45 feet of Lot 2 in Block 90, City of Eufaula, McIntosh County, State of Oklahoma. Commonly known as 107 & 109 Pine St.
 - A. Construction of a 10ft x 7ft wood deck with metal.
 - a) Conduct a public hearing.
 - b) Take action.
 - B. Installation of an asphalt or concrete parking.
 - a) Conduct a public hearing.
 - b) Take action.Motion to Approve both with the Applicant acknowledging that the City has the authority to remove or destroy the approved improvements in order to make repairs to City property by Hickman, 2nd by Sylvester. Roll Call Vote: Yes- Sylvester,

Pennington, Hickman, Henson. Abstain Vote: Linstead. (He has property within the 300ft radius)

5. Adjournment.

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



Board of Adjustment Item No. 4

Meeting Date: February 27, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting permission to temporarily live in an RV on the applicants property while they complete remodel work on his home that was damaged by fire at the following location: Lots 78, 105 and 106 in River Oaks Estates, a subdivision located in the S/2 SE/4 and the SW/4 of Section 1, Township 9 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma. Commonly known as 647 Cherokee Drive

Initiator: Jack Lane.

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Jack Lane submitted an application for a Zoning Variance / Special Exception Request on January 26, 2023 asking permission to temporarily live in a travel trailer on his own property while he restores/remodels his home that was damaged by fire.

All property owners within a 300-foot radius were notified by mail in a letter dated February 2, 2023. As of February 22, 2023 no property owners have contacted the City of Eufaula.

Attachment: Zoning Change / Special Exception Application, Deed, Site Plan, Radius List, 300 ft. Radius Letters with Map, and the Indian Journal Publication.

CITY OF EUFAULA

mailing Address: PO Box 54 Eufaula
APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: 1-26-2023

Address or General Description: 647 CHEROKEE DR

Present Zoning : _____ Owner of Record: JACK LANE + DEBORAH SLANE

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: LOTS 78, 105 AND 106 IN RIVER OAKS ESTATES LOCATED IN THE S 2 SE 1/4 AND THE SW 1/4 OF SECTION 1, TOWNSHIP 9 NORTH RANGE 16 EAST OF THE I.B.M. McINTOSH COUNTY, OKLAHOMA

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. N/A

Are there any private or deed restrictions controlling use of tract (If yes, explain) : NO

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

Name: JACK A. LANE

Address: 647 CHEROKEE DR EUFAULA, OK 74432

Phone: 405-414-1873 (MAILING ADDR) PO BOX 54 EUFAULA OK 74432

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

Signed: Jack A. Lane Date: 1-26-2023

Printed Name: JACK A. LANE Phone: 405-414-1873

Address: 647 CHEROKEE DR EUFAULA, OK 74432

A. General Description of Property

Size in Acres or Square Feet: 1500 Sqft RESIDENCE

Current Use: RESIDENCE

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

Frontage Road (Name and Description): CHEROKEE DR / SEQUOAH DR

Identify structures and improvements on property: ONE STORY RESIDENCE
TWO CAR SHOP BUILDING

City Water: YES NO

City Sewer: YES NO

Identify the use(s) intended for the subject property: TO LIVE IN WHILE
FIRE DAMAGE IS REPAIRED TO THE RESIDENCE. BRING IN
BUMPER PULL TRAILER TO LIVE IN WHILE FIRE DAMAGE
TO HOUSE IS REPAIRED.

B. General Description of Adjacent Property

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

CLOSEST HOUSE APPROX 100 FT FROM MY PROPERTY LINE.

Explain the surrounding land uses: RESIDENTIAL

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? KEEPING ME FROM STAYING ON PROPERTY

TO PROTECT MY RESIDENCE AT NIGHT

Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: NO

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: NO

Describe the variance/special exception as it pertains to your property: IT ALLOWS
ME TO STAY AND SECURE MY RESIDENCE WHILE WORK IS BEING
COMPLETED

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: NONE

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: WASTEWATER WILL BE PUMPED
OUT BY CONTRACT WITH THE RV COMPANY WEEKLY. WILL NOT
AFFECT ACCESS TO ANYTHING

Explain how the variance/special exception request will affect the road system(s) serving your area: NONE

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? NONE

Is the variance/special exception requested comparable to surrounding permitted uses and the existing development pattern? NO

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: none

Applicant: Do NOT Write Below This Line

Application received by: J. Mwoznowes Date: 1-26-23

Tract Acreage: _____ Public Hearing Date: _____

Section: _____ Township: _____

Range: _____ Present Zoning: _____

Application Number: _____ Fee Receipt No: _____

Board of Adjustment Recommendation Date: _____

Recommendation: _____

Vote: _____

Provisions: _____

Account: 460024450 Parcel Status: 1 Active Parcel ID: 1250-00-001-105-0-000-00

Identification

Parcel ID: 1250-00-001-105-0-000-00
 Cadastral: 1250-001-105-00-0-000-00
 Type: REAL | REAL
 Name ID: 28557

LANE, JACK A. & DEBORAH S.
 PO BOX 54
 EUFAULA OK 74432-0000

Parcel Location

Community/Zip: Eufula 74432
 Situs: 00647 CHEROKEE DR
 Nbnid Code: 1500 RIVER OAKS
 Appr Zone: 1
 Subdivision: 1250
 Description: RIVER OAKS
 Block/Lot: 1 105
 Township: Section
 Range: Quarter

Assessment Data

Parent:
 Cross Ref:
 Value Freeze Options: 2018 /
 Year/Remove:
 Value: 51,330

Classification

Class: UR Urban Residential
 Tax Area: 201 EUFAULA CITY
 Est Taxes: 385.00 (4 647 x 82.94)
 TIF District:
 Parcel Size: 2.00 Lots

Legal Description

LOT 105-106 BLK 1 RIVER OAKS 395/514 482/588 771/360

Cap Options

Remove Cap For Current Year
 Remove Cap Year: 2008
 Total New Construction: 0

Current Valuation

	Fair Cash	Frozen
Land Value	12,000	10,797
Improvements	45,047	40,533
Mobile Home	0	0
Total Value	57,047	51,330

ExCode

Active	InActive	Maximum	Amount
H		1,000	1,000

Assessed Valuation

Land Value	1,188	Penalty	0
Improvements	4,459	Homestead	1,000
Mobile Home	0	Exemption	0
Total Assessed	5,647	Taxable	4,647



Sequoyah Dr

Sequoyah Dr

Sequoyah Dr

MUSCOGEE
CREEK
NATION

LOWE, MARTA
SUE/CHAD E.
LOWE &

LANE, JACK A.
& DEBORAH S.

LANE, JACK A.
& DEBORAH S.

CLARK,
EDWARD E.
& OR

104

105

109

108

106

107

103

Sequoyah Dr

Sequoyah Dr

Cherokee Dr

Cherokee Dr

Cherokee Dr

Sequoyah D

RIVER OAKS

COUNTY OF MCINTOSH)
STATE OF OKLAHOMA)

IN THE DISTRICT COURT

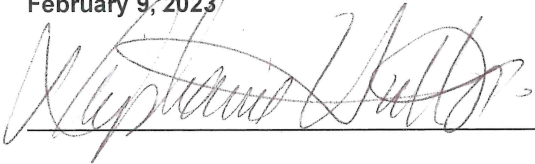
NO. PUBLIC HEARING NOTICE

AFFIDAVIT OF PUBLICATION
COOKSON HILLS PUBLISHERS, INC.
dba The Indian Journal, McIntosh County Democrat
109 S. Main, Eufaula, OK 74432
(918) 689-2194

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:

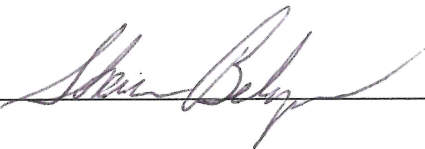
PUBLICATION DATES:

February 9, 2023



Signed and sworn to before me on this 9th day of February, 2023.

Notary Public



My Commission expires: April 3, 2026
Commission #06003427

PUBLICATION FEE: \$

59.65

225 words; 1 tabular lines; 2 column(s)
 insertions

SHAUNA BELYEU
Notary Public - State of Oklahoma
Commission Number 06003427
My Commission Expires Apr 3, 2026

Legal Notice

Published in the Indian Journal,
Thursday, February 9, 2023.

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 / Special Exception Request Application for property located within the City of Eufaula.

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

Legal Description: Lots 78, 105 and 106 in River Oaks Estates, a subdivision located in the S/2 SE/4 and the SW/4 of Section 1, Township 9 North, Range 16 East of the I.B.M., McIntosh County, Oklahoma, according to the recorded plat thereof.

Commonly Known as: 647 Cherokee

Proposed Use: Requesting permission to bring in bumper pull RV trailer to live in while he does repairs to his residence that was

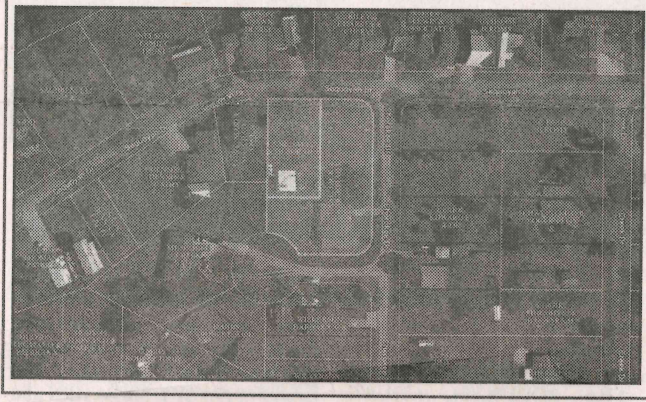
damaged due to fire.

Applicant/s: Jack and Deborah Lane.

The public hearing will be held as follows:

February 27, 2023 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/special exception 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.





Map Image



Account List

Account	Current Owner	Legal Description
460024454 ParcelID 1250-00-001-107-0-000-00 Situs 00664 CHEROKEE DR Sec/Twn/Rng Subdivision RIVER OAKS Block/Lot 0001 / 0110 Lot Size 5 Lots	CLARK, EDWARD E. &/OR BARBARA H. CLARK 664 CHEROKEE DR EUFAULA OK 74432-000C Book/Page	LOTS 107-111 110 BLK 1 RIVER OAKS 376/516 425/581 429/681 460/445 1081/338
460024431 ParcelID 1250-00-001-082-0-000-00 Situs Sec/Twn/Rng Subdivision RIVER OAKS Block/Lot 0001 / 0082 Lot Size 1 Lots	HENSON, DENNIS & CATHY 491 SEQUOYAH DR EUFAULA OK 74432-000C Book/Page 0964-0590	E/2 OF LOT 82 BLK 1 RIVER OAKS 707/285 745/531 964/590
460024445 ParcelID 1250-00-001-099-0-000-00 Situs 00685 CHEROKEE DR Sec/Twn/Rng Subdivision RIVER OAKS Block/Lot 0001 / 0099 Lot Size 2 Lots	WILKERSON, BARBARA A. & JACK BOYD, JR. 685 CHEROKEE DR EUFAULA OK 74432-000C Book/Page 1009-0425	LOT 99 S2 LOT 100 BLK 1 RIVER OAKS 740/267 745/435 964/40 964/41 996/794 1009/425



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 01/30/2023

Time 09:23:00

Account List

Page : 2

Account	460024438	Current Owner	Legal Description
ParcelID	1250-00-001-090-0-000-00	DABBS, ROBERT TODD	LOT 90 BLK 1 RIVER OAKS 400/786 740/351 760/554 880/439 893/437
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	RT 5 BOX 251 G	
Block/Lot	0001 / 0090	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0893-0437	
Account	460024447	Current Owner	Legal Description
ParcelID	1250-00-001-102-0-000-00	DABBS, ROBERT TODD	LOT 102 BLK 1 RIVER OAKS 375/244 745/342 760/554 880/439 893/437
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	RT 5 BOX 251 G	
Block/Lot	0001 / 0102	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0893-0437	
Account	460036997	Current Owner	Legal Description
ParcelID	1250-00-001-082-0-001-00	HUDSON, THOMAS O & PATRICIA A	W/2 OF LOT 82 & ALL OF 83 BLK 1 RIVER OAKS 968/802 1050/582
Situs			
Sec/Twn/Rng		15894 CR 3540	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0082	ADA	OK 74820-000C
Lot Size	2 Lots	Book/Page 1050-0582	
Account	460024427	Current Owner	Legal Description
ParcelID	1250-00-001-078-0-000-00	LANE, JACK A. & DEBORAH S.	LOT 78 BLK 1 RIVER OAKS 482/590 771/360
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 54	
Block/Lot	0001 / 0078	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0482-0590	
Account	460024428	Current Owner	Legal Description
ParcelID	1250-00-001-079-0-000-00	LOWE, MARTA SUE/CHAD E.LOWE & LESLIE S. LOWE UND 1/6 INT. % JOHN JACKSON	LOT 79 BLK 1 RIVER OAKS 350/209 305/96 544/408 635/134 GERALD R JACKSON TERRY T. JACKSON/MICHELLE V. JACKSON/JOHN T. JACKSON UND 1/8 INTEREST
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	304 SW 3RD	
Block/Lot	0001 / 0079	LINDSAY	OK 73052-
Lot Size	1 Lots	Book/Page	
Account	460024456	Current Owner	Legal Description
ParcelID	1250-00-001-112-0-000-00	LUNGREN, JIMMY R	LOT 112 BLK 1 RIVER OAKS
Situs			
Sec/Twn/Rng		% EDWARD CLARK	
Subdivision	RIVER OAKS	RT 5 BOX 248	
Block/Lot	0001 / 0112	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page	
Account	460024436	Current Owner	Legal Description
ParcelID	1250-00-001-088-0-000-00	HUDSON, THOMAS O & PATRICIA A	LOT 88 BLK 1 RIVER OAKS 413/106 436/362 755/212 912/614 1038/355 1044/119 1050/582
Situs			
Sec/Twn/Rng		15894 CR 3540	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0088	ADA	OK 74820-000C
Lot Size	1 Lots	Book/Page 1050-0582	
Account	460024412	Current Owner	Legal Description
ParcelID	1250-00-001-048-0-000-00	SAUBREN, LLC 1/2 & TOMLINSON, DAVID L & NANCY A 1/2	LOT 48-49 BLK 1 RIVER OAKS 474/719 741/1 840/433 878/174
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 1244	
Block/Lot	0001 / 0048	SHAWNEE	OK 74802-000C
Lot Size	2 Lots	Book/Page 0878-0174	
Account	460024457	Current Owner	Legal Description
ParcelID	1250-00-001-113-0-000-00	WESTON, PAUL C & DOROTHY J FAMILY TRUST	LOT 113 BLK 1 RIVER OAKS 448/572 905/408
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	1309 SE 2ND	
Block/Lot	0001 / 0113	MOORE	OK 73160-000C
Lot Size	1 Lots	Book/Page 0905-0408	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 01/30/2023

Time 09:23:00

Account List

Account	460024444	Current Owner	Legal Description
ParcelID	1250-00-001-098-0-000-00	DABNEY, BRANDON W & BRENT MACKEREL	LOT 98 BLK 1 RIVER OAKS 708/304 708/308 779/674 848/356 855/4 982/746 1145/78
Situs			
Sec/Twn/Rng		25478 SOONER AVE	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0098	PURCELL	OK 73080-
Lot Size	1 Lots	Book/Page	1145-0078
Account	460024446	Current Owner	Legal Description
ParcelID	1250-00-001-100-0-000-00	WILKERSON, BARBARA A. &	N2 LOT 100 ALL LOT 101 BLK 1 RIVER OAKS 740/267 740/598 964/40 964/41 996/794 1009/425
Situs			
Sec/Twn/Rng		JACK BOYD, JR.	
Subdivision	RIVER OAKS	685 CHEROKEE DR.	
Block/Lot	0001 / 0100	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page	1009-0425
Account	460024439	Current Owner	Legal Description
ParcelID	1250-00-001-091-0-000-00	MUSCOGEE CREEK NATION	(CRYSTAL CRAWFORD) LOT 91-92 BLK 1 RIVER OAKS 708/304 708/308 841/706 841/707 885/115
Situs	00564 MOHAWK DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 297	
Block/Lot	0001 / 0091	OKMULGEE	OK 74447-000C
Lot Size	2 Lots	Book/Page	0885-0115
Account	460024448	Current Owner	Legal Description
ParcelID	1250-00-001-103-0-000-00	MUSCOGEE CREEK NATION	(BRIAN HALLUM) LOT 103-104 BLK 1 RIVER OAKS 708/304 708/308 747/83 778/200 781/425 781/426
Situs	00477 SEQUOYAH DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 297	
Block/Lot	0001 / 0103	OKMULGEE	OK 74447-000C
Lot Size	2 Lots	Book/Page	0781-0426
Account	460024413	Current Owner	Legal Description
ParcelID	1250-00-001-050-0-000-00	NELSON FAMILY TRUST	LOT 50-51 BLK 1 RIVER OAKS 473/615 819/319 834/256
Situs	00496 SEQUOYAH DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	510 SEQUOYAH DR	
Block/Lot	0001 / 0050	EUFAULA	OK 74432-
Lot Size	2 Lots	Book/Page	0834-0256
Account	460024411	Current Owner	Legal Description
ParcelID	1250-00-001-047-0-000-00	BURNS, TODD D. & MARY JANE M.	LOT 47 BLK 1 RIVER OAKS <-> 854/186
Situs	00460 SEQUOYAH DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	4201 RUBY AVENUE	
Block/Lot	0001 / 0047	YUKON	OK 73099-000C
Lot Size	1 Lots	Book/Page	0854-0186
Account	460024458	Current Owner	Legal Description
ParcelID	1250-00-001-114-0-000-00	CLARK, EDWARD & BARBARA	LOT 114 BLK 1 RIVER OAKS 388/449 715/364 1081/338
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	664 CHEROKEE DR	
Block/Lot	0001 / 0114	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page	0715-0364
Account	460024437	Current Owner	Legal Description
ParcelID	1250-00-001-089-0-000-00	DABBS, ROBERT TODD	LOT 89 BLK 1 RIVER OAKS 708/304 708/308 760/554 880/438 880/439 893/437
Situs	00552 MOHAWK DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	RT 5 BOX 251 G	
Block/Lot	0001 / 0089	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page	0893-0437
Account	460024450	Current Owner	Legal Description
ParcelID	1250-00-001-105-0-000-00	LANE, JACK A. & DEBORAH S.	LOT 105-106 BLK 1 RIVER OAKS 395/514 482/588 771/360
Situs	00647 CHEROKEE DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 54	
Block/Lot	0001 / 0105	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page	0771-0360



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 01/30/2023

Time 09:23:01

Account List

Account	460024429	Current Owner	Legal Description
ParcelID	1250-00-001-080-0-000-00	HENSON, DENNIS & CATHY	LOT 80-81 BLK 1 RIVER OAKS 400/629
Situs	00491 SEQUOYAH DR		755/214 862/584 912/616 557/626 932/179
Sec/Twn/Rng			944/821 952/28
Subdivision	RIVER OAKS	491 SEQUOYAH DR	
Block/Lot	0001 / 0080	EUFULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 0952-0028	
Account	460024416	Current Owner	Legal Description
ParcelID	1250-00-001-056-0-000-00	ROBERT LEWIS & ASSOCIATES PC	LOT 56 BLK 1 RIVER OAKS 480/642
Situs	00544 SEQUOYAH DR		1090/666
Sec/Twn/Rng		PO BOX 14460	
Subdivision	RIVER OAKS		
Block/Lot	0001 / 0056	OKLAHOMA CITY OK 73113-046C	
Lot Size	1 Lots	Book/Page 1090-0666	
Account	460024415	Current Owner	Legal Description
ParcelID	1250-00-001-054-0-000-00	RILEY, CHARLES & CHERYL	LOT 54-55 BLK 1 RIVER OAKS 500/468
Situs	00530 SEQUOYAH DR		763/739 906/602
Sec/Twn/Rng			
Subdivision	RIVER OAKS	1702 POTTS RD	
Block/Lot	0001 / 0054	MARLOW OK 73055-000C	
Lot Size	2 Lots	Book/Page 0906-0602	
Account	460024417	Current Owner	Legal Description
ParcelID	1250-00-001-057-0-000-00	HUDSON, JEROMY	LOT 57-58 BLK 1 RIVER OAKS 643/642
Situs	00558 SEQUOYAH DR EUFAU		779/236 842/383
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 637	
Block/Lot	0001 / 0057	CHOCTOW OK 73620-000C	
Lot Size	2 Lots	Book/Page 0842-0383	
Account	460024414	Current Owner	Legal Description
ParcelID	1250-00-001-052-0-000-00	NELSON, SHAWN DENISE	LOT 52-53 BLK 1 RIVER OAKS 544/408
Situs	00510 SEQUOYAH DR		630/295 937/37 955/18 1037/617
Sec/Twn/Rng			
Subdivision	RIVER OAKS	510 SEQUOYAH DR	
Block/Lot	0001 / 0052	EUFULA OK 74432-	
Lot Size	2 Lots	Book/Page 1037-0617	
Account	460024467	Current Owner	Legal Description
ParcelID	1250-00-001-126-0-000-00	SCHWEINFURTER, ROGER LEON &	LOT 125-127 BLK 1 RIVER OAKS 448/550
Situs	00641 CREEK DR		527/164
Sec/Twn/Rng			
Subdivision	RIVER OAKS	SHIRLEY ANN	
Block/Lot	0001 / 0126	641 CREEK DR	
Lot Size	3 Lots	EUFULA OK 74432-000C	
		Book/Page	
Account	460024464	Current Owner	Legal Description
ParcelID	1250-00-001-121-0-000-00	RILEY, SHERRIL E.	LOT 121-123 BLK 1 RIVER OAKS 510/518
Situs			
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 1323	
Block/Lot	0001 / 0121	EUFULA OK 74432-000C	
Lot Size	3 Lots	Book/Page 0510-0518	
Account	460024465	Current Owner	Legal Description
ParcelID	1250-00-001-124-0-000-00	CLARK, EDWARD E. & BARBARA H.	LOT 124 BLK 1 RIVER OAKS 775/549
Situs			1081/338
Sec/Twn/Rng			
Subdivision	RIVER OAKS	664 CHEROKEE DR	
Block/Lot	0001 / 0124	EUFULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 0775-0549	
Account	460024469	Current Owner	Legal Description
ParcelID	1250-00-001-128-0-000-00	HUDSON, JEROMY	LOT 128 BLK 1 RIVER OAKS 744/508
Situs	00573 SEQUOYAH DR EUFAU		823/305 974/314 978/158
Sec/Twn/Rng			
Subdivision	RIVER OAKS	PO BOX 637	
Block/Lot	0001 / 0128	CHOCTOW OK 73620-000C	
Lot Size	1 Lots	Book/Page 0978-0158	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 01/30/2023

Time 09:23:01

Account List

Account	460024418	Current Owner	Legal Description
ParcelID	1250-00-001-059-0-000-00	SOWLE, BRANDON & KILE	LOT 59-60 BLK 1 RIVER OAKS 699/620 744/508 902/139 914/240 981/478 1029/305
Situs	00578 SEQUOYAH DR		
Sec/Twn/Rng			
Subdivision	RIVER OAKS	3820 NW 68TH ST	
Block/Lot	0001 / 0059	OKLAHOMA CITY OK 73116-000C	
Lot Size	2 Lots	Book/Page 1029-0305	
Account	460001441	Current Owner	Legal Description
ParcelID	0000-01-09N-16E-1-001-00	U.S.A.	ALL ELSE SEC 1-9-16
Situs			
Sec/Twn/Rng	1-9N-16E		
Subdivision			
Block/Lot		00000-000C	
Lot Size	375.0300 Acres	Book/Page	



February 2, 2023

SOWLE, BRANDON & KILE
3820 NW 68TH ST
OKLAHOMA CITY, OK 73116-0000

Dear Property Owner:

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

Commonly Known as: 647 Cherokee Dr.

Legal Description: Lots 78, 105 and 106 in River Oaks Estates, a subdivision located in the S/2 SE/4 and the SW/4 of Section 1, Township 9 North, Range 16 East of the I.B.M, McIntosh County, State of Oklahoma.

Proposed Use: The applicant/s are requesting permission to temporary live in a RV trailer on their property during the restoration of their home which was damaged by fire.

Applicant/s: Jack and Deborah Lane

Enclosed is a map showing the section and proposed location of RV trailer being considered for the zoning variance/special exception.

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:

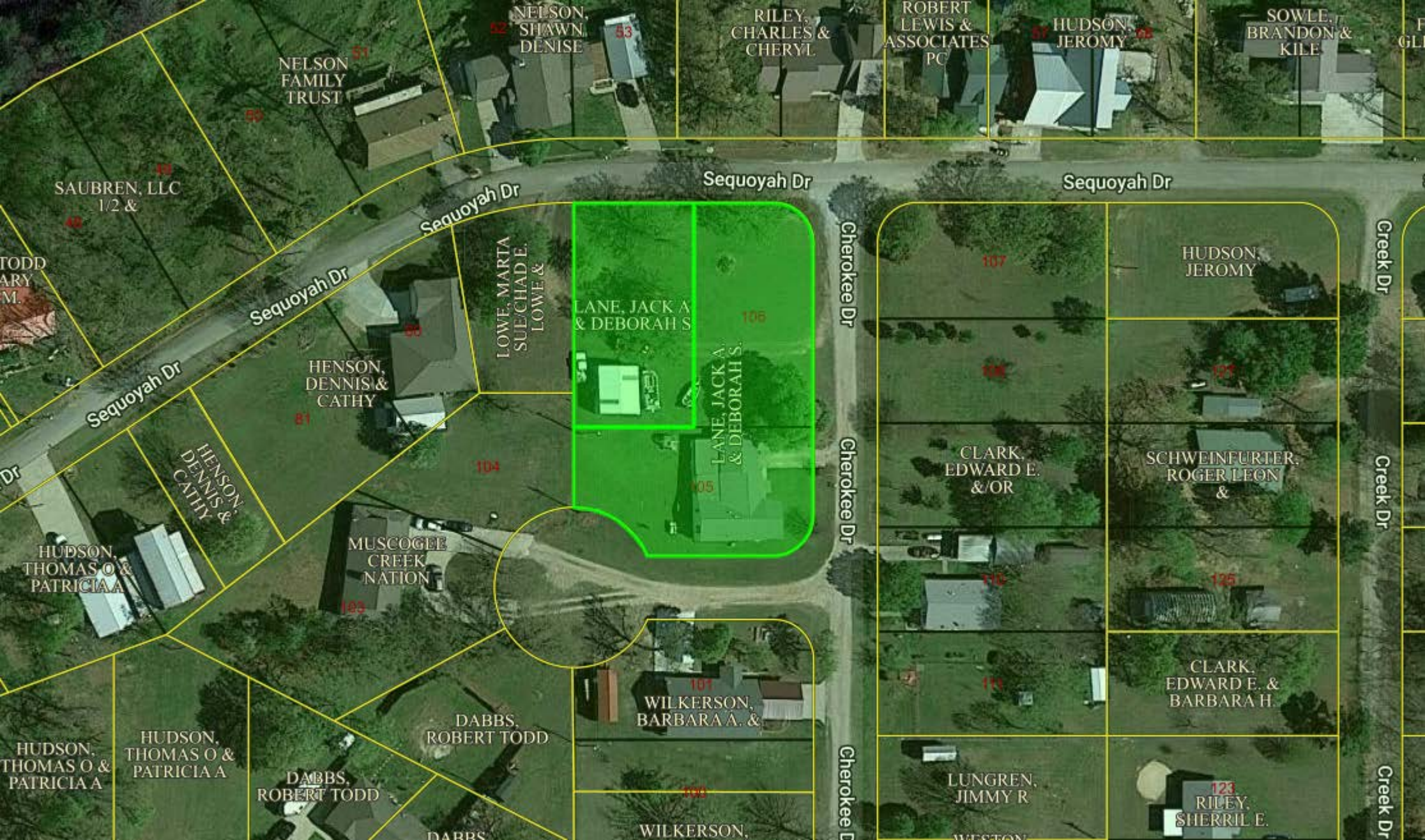
Phone: 918-689-2534

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 February 27, 2023 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



SAUBREN, LLC
1/2 &

NELSON FAMILY TRUST

NELSON, SHAWN DENISE

RILEY, CHARLES & CHERYL

ROBERT LEWIS & ASSOCIATES PC

HUDSON, JEROMY

SOWLE, BRANDON & KILE

Sequoyah Dr

Sequoyah Dr

Sequoyah Dr

Cherokee Dr

Cherokee Dr

Cherokee Dr

Creek Dr

Creek Dr

Creek Dr

TODD ARY M.

Sequoyah Dr

LOWE, MARTA SUE/CHAD E. LOWE &

LANE, JACK A. & DEBORAH S.

LANE, JACK A. & DEBORAH S.

HENSON, DENNIS & CATHY

HENSON, DENNIS & CATHY

HUDSON, THOMAS O. & PATRICIA A.

MUSCOGEE CREEK NATION

CLARK, EDWARD E. & OR

SCHWEINFURTER, ROGER LEON &

HUDSON, THOMAS O. & PATRICIA A.

HUDSON, THOMAS O. & PATRICIA A.

DABBS, ROBERT TODD

DABBS, ROBERT TODD

WILKERSON, BARBARA A. &

LUNGREN, JIMMY R.

CLARK, EDWARD E. & BARBARA H.

RILEY, SHERRIL E.