

TOWN OF GOLDSBY PLANNING COMMISSION

Regular Meeting
August 28, 2025 6:30 PM
TOWN HALL
100 E CENTER RD
COUNCIL ROOM
GOLDSBY OK 73093-9112

AGENDA

Meeting Procedure: Are followed by the Rules of Conduct and Debate.

1. Call to order.
2. Roll call, declaration of quorum being present.
3. Discussion and possible action (approval, rejection, amendment or postponement) to adopt the rules of conduct and debate for the Planning Commission meetings
4. Public Comments: *(Comments on topics not listed on the agenda, the board shall make no decision or take any action, except to possibly direct the town staff to take action or schedule the matter for board discussion at a later date. Please identify yourself and limit comments or questions to 3 minutes.)*
5. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from July 24, 2025.
6. **Public Hearing** for a zoning request from Bryan Slocomb at 2244 E Cottonwood to rezone the property from A-1, Agricultural-Residential to R-2, Medium Density Residential, within Section 7, T7N, R2W.
7. Discussion and possible action (approval, rejection, amendment or postponement) for a rezone request at 2244 E Cottonwood to rezone the property from A-1, Agricultural-Residential to R-2, Medium Density Residential, within Section 7, T7N, R2W.
8. Discussion and possible action (approval, rejection, amendment or postponement) for Brentwood phase 3 final plat application.
9. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of lots 1 & 2, Section 4, T7N, R3W from Berkshire Farms LLC to split 10.84 acres into 2 lots of 5.41 and 5.43 acres.
35°06'53.2"N, 97°30'54.6"W (35.11477, -97.51516) McClain County Parcel # 440041149
10. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of Lots 3 & 4, Section 4, T7N, R3W to split 17.68 acres into 3 lots of 5.89 X2 and 5.90 acres.
35°07'00"N, 97°31'27.9"W (35.11667, -97.52442) McClain County Parcel # 440041144
11. Communication from Planning Commission members and employees.
12. Adjournment.

Sandy Jenkins, Town Clerk

TOWN OF GOLDSBY PLANNING COMMISSION

Regular Meeting
July 24, 2025 6:30 PM
TOWN HALL
100 E CENTER RD
COUNCIL ROOM
GOLDSBY OK 73093-9112

MINUTES

1. Call to order.
Kevin McDonough called the meeting to order.
2. Roll call, declaration of quorum being present.
Roll: Kevin McDonough, present; Trish Crow, present; Clint Porter, present; Wayne Leiker, present; Chris Goldsby, present.

Kevin McDonough declared a quorum present.
3. Discussion and possible action (approval, rejection, amendment or postponement) to adopt the rules of conduct and debate for the Planning Commission meetings.
Clint Porter asked if this is a normal way to conduct business for a board to have a set of rules of conduct. Kevin stated it protects the board, and Sandy stated it also reminds the audience how to conduct themselves and give the board leverage to correct any situation.
Trish Crow moved to approve the rules of conduct and debate for the Planning Commission meetings, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.
Nays: None.
4. Public Comments:
There were no public comments.
5. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from June 26, 2025, and April 24, 2025.
Clint Porter moved to approve the minutes from June 26, 2025, Chris Golsby seconded the motion.
Trish Crow moved to approve the minutes from April 24, 2025, Wayne Leiker seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.
Nays: None.
6. Discussion and possible action (approval, rejection, amendment or postponement) for Brentwood phase 3 final plat application. It has been recommended from the Town Administrator that a 2-month extension will be necessary to review the final plat. The Planning Commission can provide an extension to provide an exemption to the 3-year preliminary plat filing, according to the Subdivision regulations Section 2-5. C.1 and 2.
Chris stated a 2-month extension is a good idea, it has already had a 2-year extension. Phase 2 has not been built out and it appears there have been changes to the sub-division regulations and it would be a good idea to make sure the Planning Commission has the tools needed to make a good decision for this phase.
Clint Porter moved to postpone Brentwood Phase 3 for the final plat application and extend the approval process for 2 months for a necessary review, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.
Nays: None.

7. **Public Hearing** for the purpose of considering, approving, modifying, or rejecting amendments to add new classifications to the zoning ordinance for the purpose of developing a Town Square District and Employment Overlay.
Kevin McDonough opened the public hearing
Jill Ferenc and Andre' Myers gave a presentation for the Town Square District and the Employment overlay at a high-level description for each. There were a few changes that were requested by the board that were mainly superficial and could be changed prior to the board receiving information.
Kevin McDonough closed the public hearing
8. Discussion and possible action (approval, rejection, amendment or postponement) to add new classifications to the zoning ordinance for the purpose of developing a Town Square District and Employment Overlay.
Clint Porter moved to recommend to the Town Board approval of developing a Town Square District and Employment Overlay, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.
Nays: None.
9. Communication from Planning Commission members and employees.
Trish added that she had requested a copy of the checklist for plat approval and this helps to see what is being looked at and approved. Kara stated Brentwood Phase 2 was her first to look at and the previous administrator had made the checklist of the plat review from the ordinances which helps.
Kevin McDonough asked if hard copies of the plats could be obtained so they have a better oversight as they are making decisions. The electronic copies are fine, but it is good to see a large copy to better see what the plan is.
10. Adjournment.
Chris Goldsby moved to adjourn the meeting, Wayne Leiker seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker and Chris Goldsby.
Nays: None.

Kevin McDonough, Chairman

Date

Sandy Jenkins, Deputy Town Clerk

**PUBLIC HEARING NOTICE
FOR RE-ZONING APPLICATION
GOLDSBY, OKLAHOMA**

NOTICE: AN APPLICATION HAS BEEN FILED WITH THE TOWN CLERK OF THE TOWN OF GOLDSBY, OKLAHOMA, TO RE-ZONE THE FOLLOWING TRACT(S) OF LAND FROM A-1, AGRICULTURAL-RESIDENTIAL TO R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL.

STREET ADDRESS: *2244 E COTTONWOOD RD.* (See map exhibit A).

LEGAL DESCRIPTION:

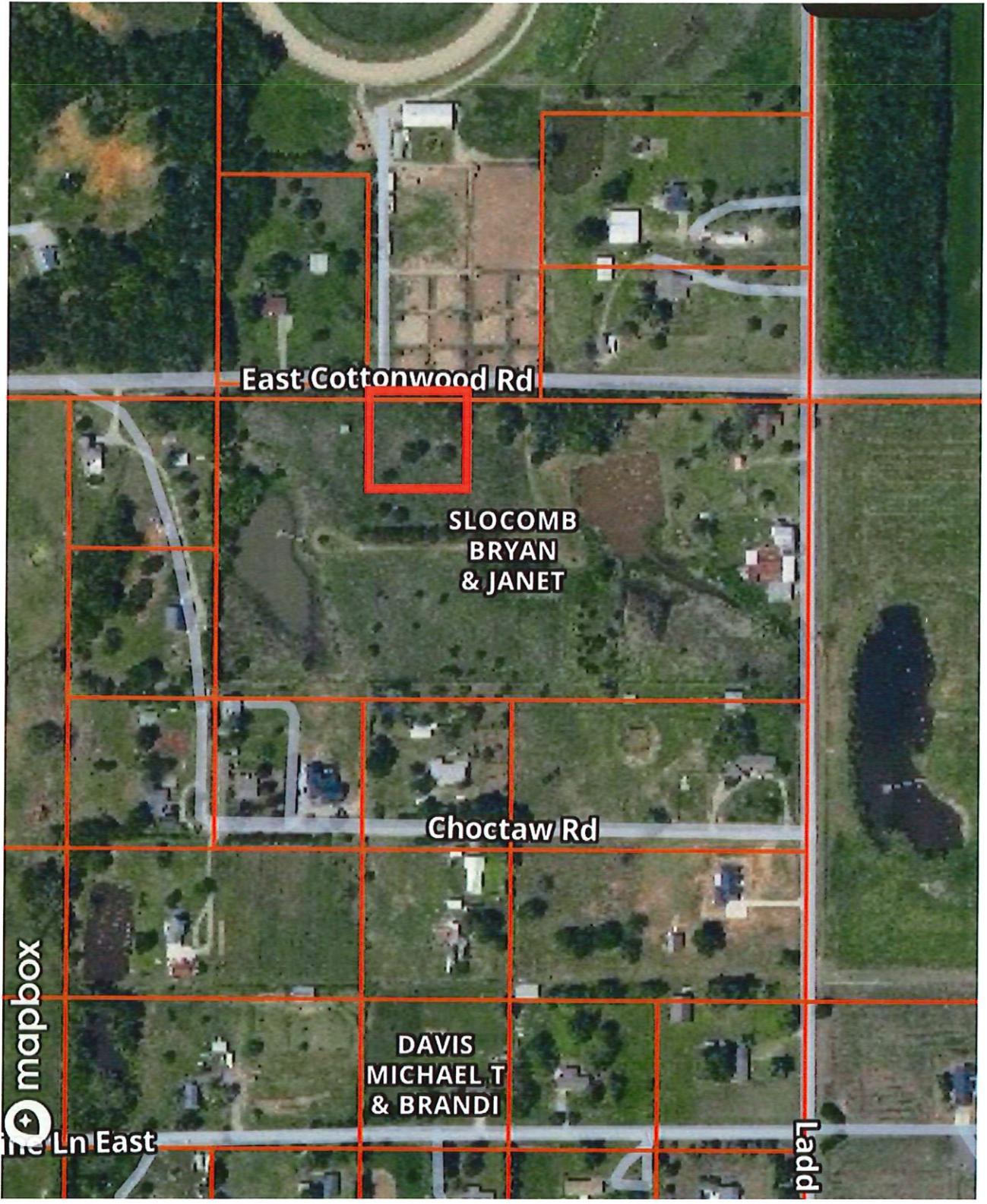
SURFACE ESTATE ONLY:

A part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Seven (7), Township Seven (7) North, Range Two (2) West, more particularly described as follows, to-wit: Commencing at the NE/Corner of said NE1/4; thence West along the North section line a distance of 772 feet to the P.O.B.; thence South 208.75 feet; thence West 208.75 feet; thence North 208.75 feet; thence East 208.75 feet to the P.O.B.

THE PROPOSED RE-ZONING WILL BE BROUGHT FOR PUBLIC HEARING AT THE PLANNING COMMISSION MEETING ON THE **28th DAY OF AUGUST 2025, AT 6:30 P.M.** AT TOWN HALL, 100 E. CENTER RD, GOLDSBY, OKLAHOMA, AT WHICH TIME AND PLACE ANY AFFECTED PERSON (S) MAY APPEAR TO PROTEST OR SUPPORT THE PASSAGE THEREOF. ANY WRITTEN PROTEST MUST BE FILED WITH THE TOWN CLERK PRIOR TO 4:00 P.M. OF THE DAY OF SAID COMMISSION MEETING.

THE PROPOSED RE-ZONING WILL SUBSEQUENTLY BE BROUGHT TO PUBLIC HEARING FOR CONSIDERATION AT THE GOLDSBY TOWN BOARD OF TRUSTEES MEETING, GOLDSBY TOWN HALL, 100 E. CENTER RD., AT **7:30 P.M. ON THE 11TH DAY OF SEPTEMBER 2025.** ANY WRITTEN PROTEST FOR THIS MEETING MUST BE FILED WITH THE TOWN CLERK AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE, IN ACCORDANCE WITH STATE LAW (11 O.S. 1981 § 43-105). DATED THIS **4TH DAY OF AUGUST 2025.**

SANDRA JENKINS, CLERK



Picture not to scale

Bryan Slocomb
3680 South Ladd Ave
Goldsby, Oklahoma
405-249-9000

bryanslocomb@gmail.com

Recently, Goldsby sent a certified letter showing our intent to build on an acre of our land.

I also received the large packet and was taken with how much was included for just a little build on our land.

To clarify, if you have any questions, Janet and I have lived on these 20 acres for over 50 years. We have raised our family; I started a woodworking business and mostly had critters on the land at various times.

As Janet and I have aged we have had the privilege of offering our daughter Amy a forever home on the west side of our 20 acres. We don't have any other plans except to live here and enjoy our family being close. Because of Goldsby growing into a larger community, that comes with government that we expect to do city things correctly, we commend the city for this. Amy had a mobile home on one acre from 2003 to I believe 2007 and we are building in that same location because we already have a water meter and a septic system. So, logically this is a great place for her new home.

Goldsby seeks advice from neighbors and that is why I write. We hope there are no complaints to our plans. If I can show you our project and how it is secure and very private and might I say build very well, small and as one said "cute".

Thank you, Bryan Slocomb

RE ZONING TIME-LINE

ACTION	DATE
DATE OF APPLICATION	8-4-2025
FEE RECEIVED	375.00 – 8-4-2025
LIST OF LAND OWNERS Date notified	Received 12 land owners 8-8-2025
NOTICE IN PAPER Date ran in paper (has to be to sent to paper by Tuesday at least 15 days prior to meeting date)	By 8-5-2025
PUB. HEARING – PLANNING COMMISSION 15 days prior to meeting (don't count pub date or meeting date)	8-28-2025 ACTION:
PUB. HEARING – TOWN Date after planning commission has approved it.	9-11-2025 ACTION:
ORDINANCE PUBLICATION DATE Date after adopting ordinance	
FILED COPIES Shortly after adoption of ordinance	LAW LIBRARY: COUNTY CLERK:
LIST OF ADDRESSES FOR MAILING	
NAME	
Place, Daniel N & Barbara M 2030 E Cottonwood Dr Goldsby OK 73093 9589071052703072278084 Your item was delivered to an individual at the address at 10:26 am on August 11, 2025 in WASHINGTON, OK 73093. Tracking Number: 9589071052703072278084	
Place, Delbert N & Patty 2093 Choctaw Rd Goldsby OK 73093-9232 9589071052703072278060 Your item was delivered to an individual at the address at 2:06 pm on August 11, 2025 in WASHINGTON, OK 73093. Tracking Number: 9589071052703072278060	
Greening, Fred M Living Tst Fred M & Pam N Greening Tstee 3570 S Ladd Ave Goldsby OK 73093 9589071052703072278046	

RE ZONING TIME-LINE

Your item was delivered to an individual at the address at 2:24 pm on August 11, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072278046](#)

BLTH Investments of Shawnee

15006 Acme Rd

Shawnee OK 74804

9589071052703072278022

Your item was picked up at the post office at 4:57 pm on August 13, 2025 in SHAWNEE, OK 74801.

Tracking Number: [9589071052703072278022](#)

Krawtzow, Patsy

2231 Choctaw Rd

Goldsby OK 73093-9231

9589071052703072278008

She called in because she is out of town and she stated she is ok with the rezone

Brown, Peter S

1936 E Cottonwood Rd

Goldsby OK 73093-9227

9589071052703072277988

Your item was picked up at the post office at 9:58 am on August 11, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072277988](#)

Slocomb, Bryan Douglas & Janet Leigh Oath Trust

3680 S Ladd Ave

Goldsby OK 73093

95890710527013072278077

Your item was delivered to an individual at the address at 2:19 pm on August 11, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072278077](#)

Wilbanks, James Ray & Laura Ann Rev Tst

3526 S Ladd Ave

Goldsby OK 73093

9589071052703072278053

Your item was picked up at the post office at 8:33 am on August 12, 2025 in WASHINGTON, OK 73093.

Tracking Number: [9589071052703072278053](#)

Lewis, Dennis D, tste

Separate property tst

2125 E Cottonwood Rd

Washington OK 73093

9589071052703072278039

Attempted 8-16-2025

Lowry, Russell & Kellie Don

2207 Choctaw Rd

Goldsby OK 73093

RE ZONING TIME-LINE

9589071052703072278015 No Access 8-9-2025
Webb, Cynthia Gail 2365 Choctaw Rd Goldsby OK 73093-9230 9589071052703072277995 Your item was picked up at the post office at 1:12 pm on August 15, 2025 in WASHINGTON, OK 73093. Tracking Number: 9589071052703072277995
Moffitt, Zachary Dode 201 S Berry Rd Norman OK 73069 9589071052703072277971 Your item was delivered to an individual at the address at 4:48 pm on August 11, 2025 in NORMAN, OK 73069. Tracking Number: 9589071052703072277971

months, the structure, or structure and premises in combination, shall not thereafter be used, except in conformance with the regulations of the Zoning District in which it is located; and

5. Where non-conforming use status is applied to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.
- F. **Non-Conforming Uses of Land.** Where, at the effective date of the adoption or amendment of this Zoning Ordinance, lawful uses of land exist that are no longer permissible under the terms of this Zoning Ordinance as enacted or amended, such uses may be continued so long as they remain otherwise lawful, subject to the following conditions:
1. No such non-conforming use shall be moved, in whole or in part, to any other portion of the lot or parcel occupied by such use at the effective date of the adoption or amendment of this Zoning Ordinance;
 2. No such non-conforming use shall be enlarged or increased or extended, to occupy a greater area of land than was occupied at the effective date of the adoption or amendment of this Zoning Ordinance; and
 3. If any such non-conforming use of land ceases, for any reason, for a period of more than six (6) months, any subsequent use of such land shall conform to the regulations specified by this Zoning Ordinance for the Zoning District in which such land is located.
- G. A non-conforming use of a structure, or of a structure and land in combination, shall not be changed unless changed to a use permitted in the Zoning District in which it is located (including a use permitted on review); such change shall be construed as an abandonment of the former non-conforming use.

Section 1-15. Miscellaneous Provisions.

- A. **Group Housing Projects.** In the case of public group housing projects, in which the application of the normally-used Residential District provisions are impractical or inappropriate, the Planning Commission may, with the approval of the majority of its members, review the proposal under the terms and conditions of the Planned Residential Development District.
- B. **Sanitary Sewer Service.** No structure or use in any Zoning District shall be erected or initiated which does not have a connection to the municipal sanitary sewer system, unless and until the County Health Department certifies that a septic tank or other approved disposal system can be installed and operated effectively. As a basis for this decision, the Health Department may require such soil percolation tests as it deems necessary; such tests are to be made at the expense of the property owner.
- C. **Street Access.** No principal building shall hereafter be constructed on a lot which does not abut a publicly-dedicated street.

- D. **Use of Solar Collectors.** Use of solar energy collectors is subject to the restraints imposed on the topography within the corporate limits of the Town of Goldsby, Oklahoma, existing trees and the Zoning District height and setback limitations contained within the Zoning Ordinance. No guarantee is hereby given that all property within the corporate limits of the Town of Goldsby, Oklahoma, is entitled to the use of solar collectors; however, as a general policy, reasonable care shall be taken to protect the opportunity for the utilization of solar collectors at all available locations.
- E. No land or tract of land shall be Re-Zoned until a lot of record has been created, either through a subdivision plat on file at the County Courthouse, a lot-split plat on file at the County Courthouse, or a deed filed at the County Courthouse (with a copy provided to the Goldsby, Oklahoma, Town Clerk), all in compliance with the adopted Subdivision Regulations.

Section 1-16. Separability.

If any Section, clause, paragraph, provision or portion of these regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other Section, clause, paragraph, provision or portion of the regulations, and to this end, the provisions of this Zoning Ordinance are declared to be separable.

Section 1-17. Violations and Penalties.

- A. A violation of this Zoning Ordinance shall be deemed an offense and shall be punishable by fine.
- B. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this Zoning Ordinance, shall be fined not more than seventy dollars (\$70.00), for each offense. Each day upon which a violation is permitted to continue shall constitute a separate offense.
- C. In case any buildings, structure or land is constructed, altered, converted, maintained or used in violation of this Zoning Ordinance, the Town of Goldsby, Oklahoma, in addition to other remedies available, may institute any proper action or proceedings to prevent such unlawful activities, in order to restrain, correct or abate such violation.

Article II: Specific Zoning District Regulations

A-1 - Agricultural-Residential.

Section 2-1. Purpose.

This District is intended to preserve land for agricultural and directly-related (Residential and Commercial) uses, discourage premature suburban development and prevent inefficient, untimely and expensive extension of municipal utilities.

Section 2-2. Permitted Principal Uses and Structures and Minimum Required Off Street Parking.

- A. General farming, forestry, ranching and other agricultural activities and structures:
 1. No Minimum Required Off-Street Parking.

- B. Single-family farm or ranch homes on minimum 5-acre lot:
 - 1. No Minimum Required Off-Street Parking.
- C. Mobile, manufactured, or federally-certified modular homes on minimum 10-acre lot:
 - 1. No Minimum Required Off-Street Parking.
- D. Public parks and recreation or play areas:
 - 1. 5 spaces for each acre developed for active usage.
- E. Fairgrounds or rodeo arenas:
 - 1. 25 spaces plus 1 space for every 4 seats in the main stadium or auditorium.
- F. Elementary or Secondary Schools:
 - 1. 1 space per classroom and office plus 1 space for every 6 seats in main auditorium or stadium.
- G. Churches and Religious Temples:
 - 1. 1 space per 4 seats in main auditorium.
- H. Golf courses and country clubs, except miniature golf courses or free-standing commercial driving ranges:
 - 1. 3 spaces per green or 1 space for every 100 sq. ft. of clubhouse floor area, whichever is greater.
- I. Community or neighborhood meeting or recreation buildings:
 - 1. 1 space for every 50 sq. ft. of floor area.
- J. Animal hospitals, dog kennels, or Veterinarian services:
 - 1. 6 spaces.
- K. Public stables:
 - 1. 6 spaces.
- L. Oil or natural gas drilling operations, or the extraction of minerals:
 - 1. No Minimum Required Off-Street Parking.

Section 2-3. Permitted Accessory Uses and Structures.

Subject to the provisions of this and other Municipal Ordinances, the following accessory uses and structures are permitted in the A-1, Agricultural-Residential District:

- A. Farm buildings directly related to agricultural uses;
- B. Private garages and/or pump house;
- C. Private swimming pools and tennis courts;
- D. Private greenhouses and other related operations (not operated for commercial purposes);
- E. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this District

which do not involve the conduct of business, other than "home occupations", on the premises;

- F. Temporary buildings used in conjunction with construction work; provided that:
 - 1. Such buildings are removed promptly upon completion of said construction work;
- G. Commercial stands, operated on a temporary or seasonal basis; provided that:
 - 1. Such stands, as well as the surrounding area, are properly maintained, free from trash, weeds and debris, throughout the entire year; and
 - 2. Such stands shall be set back from the roadway an adequate distance to provide for safe parking, ingress and egress;
- H. Solar collectors, whether as a part of a structure or incidental to a group of nearby structures, when used for the purpose of providing energy for heating and/or cooling of related structures;
- I. Wind generators; and
- J. Satellite receiving dishes and/or antennas.

Section 2-4. Uses and Structures Permitted on Review.

Subject to the requirements of Article 1 of this Ordinance, the Planning Commission may permit the following uses and structures on review:

- A. Sanitary landfill or waste disposal area; provided that:
 - 1. Refuse shall be covered daily with dirt;
 - 2. Smoke, odor or blowing trash or debris shall not be allowed to create a public nuisance;
 - 3. The operator agrees in writing to restore the site to a condition compatible with the adjacent area upon conclusion of the landfill operation;
 - 4. A gravel access road, as a minimum, shall be provided;
 - 5. County and State Health Department approval for this site shall have been obtained, in writing; and
 - 6. No landfill or waste disposal area shall be located closer than one-half (1/2) mile to any dwelling, school, church or place of public assembly;
- B. Public buildings, utilities and railroads (but not including un-screened equipment storage and maintenance yards, or general administrative and sales offices); provided that:
 - 1. Any building or substation shall meet the front and rear yard setback requirements for dwellings in the R-3, Single-Family Residential District, and provide side yard setbacks of at least twenty-five (25) feet; and
 - 2. At least two (2) parking spaces per substation plus one (1) parking space per employee at the site, shall be provided;

- C. Communications stations and towers; provided that:
1. They shall not be closer to a dwelling or place of public assembly than a distance equal to their height;
 2. The height and location of such structures shall not interfere with the operation of any airport or landing strip; and
 3. At least one (1) parking space per employee at the site and one (1) parking space for each vehicle used by the facility, shall be provided;
- D. Farm implement display sales, service and repair facilities; provided that:
1. They are in compliance with all requirements for such uses outlined in the I-1, General Industrial District, of this Zoning Ordinance;
- E. Grain elevator, storage bins and feed mills; provided that:
1. Such uses are in compliance with all requirements, relating thereto, outlined in the I-1, General Industrial District, of this Zoning Ordinance;
- F. Tourist trailer camps or parks;
- G. Airfields, airports and landing strips;
- H. Cemeteries or mausoleums; and
- I. Child or day care centers; provided that:
1. They are in compliance with provisions for such uses outlined in the R-5, Mixed Single-Family Residential District, of this Zoning Ordinance.
- J. Salt water disposal wells; provided that:
1. They are in compliance with all requirements for such uses and/or structures under applicable federal, state, country and local laws, ordinances and/or regulations; and
 2. Federal, State, and County approvals for such uses and/or structures shall have been obtained in writing (conditioned upon zoning compliance if such approvals require zoning compliance); and
 3. They shall not be located closer to any dwelling, business location, or place of public assembly than is permitted for oil and natural gas drilling operations; and
 4. Such uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
- K. Caretaker housing; provided that:
1. Caretaker housing shall mean an accessory dwelling building or structure designed, constructed, and used as living quarters for one or more persons during the period such person is engaged or employed as caretaker of the owner or principal occupant of the principal dwelling on the land or during the period such person is engaged or employed as caretaker or manager of the property on which the Caretaker housing is located, and such Caretaker housing is clearly subordinate to the principle building or structure on the property on which the Caretaker housing is located with regard to size and location.
- L. Labor quarters on minimum 20 acre parcels or tracts of land:
1. Labor quarters shall mean an accessory dwelling building or structure located on minimum 20 acre
2. Caretaker housing may be attached or located within the principle dwelling on the land or within other buildings directly related to primary permitted principle agricultural use on the land but only if the Caretaker housing has safe access and the side and rear setbacks are sufficient for fire safety.
 3. Caretaker housing shall be for use by persons during the period such person is engaged or employed as caretaker of the owner or principal occupant of the principal dwelling on the land or by persons during the period such person is engaged or employed as caretaker is engaged or employed as caretaker or manager of the property on which the Caretaker housing is located and shall not be rented or otherwise used as a separate dwelling by other persons.
 4. Only one detached Caretaker housing use or structure shall be allowed.
 5. Caretaker housing dwelling units are not required to provide fire sprinklers if they are not required for the primary dwelling.
 6. Caretaker housing units that are attached or located within the living area of the proposed or existing primary dwelling unit are not required to install new or separate utility connections and shall not be subject to separate utility connection fee or impact fees.
 7. Such Caretaker housing uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
 8. Such Caretaker housing uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, country and local laws, ordinances and/or regulations;
 9. Such Caretaker housing uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, country, and local laws, ordinances and/or regulations;
 10. At least one (1) parking space shall be provided at the site of the Caretaker housing.

parcels or tracts of land and designed for occupancy by one or more persons during the period such person is engaged or employed in the primary permitted principal agricultural use on the land.

2. Labor quarters may be attached or located within other farm buildings directly related to primary permitted principal agricultural use on the land but only if the labor quarters have exterior access independent from the other farm building, and the side and rear setbacks are sufficient for fire safety.
3. Labor quarters shall be for use by persons during the period such person is engaged or employed in the primary permitted principal agricultural use on the land, and the same shall not be rented or otherwise used as a separate dwelling by other persons.
4. Such Labor quarters uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
5. Such Labor quarters uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, country and local laws, ordinances and/or regulations;
6. Recreational vehicles, mobile homes or manufactured homes may not be utilized for Labor quarters.
7. At least one (1) parking space per person utilizing the Labor quarters shall be provided at the site of the Labor quarters.
8. The owner of the labor quarters shall ensure that required access, driveways, and parking spaces remain clear and unobstructed and are available and ready for the occupants' use at all times.

M. Guest housing:

1. Guest housing shall mean an accessory dwelling building or structure designed, constructed, and used, as living quarters for one or more persons located on the same parcel as the primary dwelling unit and separated from it by at least 10 feet, and such structure is clearly subordinate to the principle building or structure on the property on which the Guest housing is located with regard to size and location; provided that guest housing may be attached or located within the living area of the proposed or existing primary dwelling but only if the guest housing has exterior access independent from the existing residence, and the side and rear setbacks are sufficient for fire safety.
2. Guest housing shall be for use by temporary guests of the occupants of the primary dwelling unit and shall not be rented or otherwise used as a separate dwelling.
3. Only one accessory guest house shall be allowed.

4. Guest housing dwelling units are not required to provide fire sprinklers if they are not required for the primary dwelling.
5. Guest housing units that are attached or located within the living area of the proposed or existing primary dwelling unit are not required to install new or separate utility connections and shall not be subject to separate utility connection fee or impact fees.
6. Such Guest housing uses and/or structures are compatible with surrounding uses, roadways, and/or activities such that they may be located by and conducted as applied for in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities.
7. Such Guest housing uses and/or structures are in compliance with all requirements for such dwelling uses and/or structures under applicable federal, state, country and local laws, ordinances and/or regulations.
8. Recreational vehicles, mobile homes or manufactured homes may not be utilized for guest housing.
9. At least one (1) parking space shall be provided at the site of the Guest housing.

N. Medical marijuana growing facility (outdoor or indoor operated by a Medical marijuana grower or Medical marijuana commercial grower when all parts of the facility are located a minimum of 1,000 feet from the entrance to any school and 300 feet from zoning district other than the A-1, Agricultural-Residential Zoning District; provided that:

1. The Planning Commission determines and finds such structures and use, in the specific location and circumstances of the proposed use, do not pose significant risk of adverse impact on the neighboring properties or on the health, safety and general welfare of the community; and
2. The Planning Commission determines and finds such structures and use, in the specific location and circumstances of the proposed use, are compatible with the surrounding uses, roadways, and/or activities such that the use may be located and conducted in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities;
3. The Planning Commission determines and finds such structures and use, in the specific location and circumstances of the proposed use, will be in compliance with all requirements for such uses and/or structures under applicable state, county and local laws, ordinances and/or regulations; and

O. Within an enclosed building, Medical marijuana growing facility or Medical marijuana processing facility associated with a Medical marijuana growing facility when all parts of the Medical marijuana processing facility and all parts of the associated Medical marijuana growing facility are located a minimum of 1,000 feet from the entrance to any school and 300 feet from zoning

district other than the A-1, Agricultural-Residential Zoning District; provided that:

1. The Planning Commission determines and finds that such structures and use, in the specific location and circumstances of the proposed use, do not pose significant risk of adverse impact on the neighboring properties or on the health safety and general welfare of the community; and
2. The Planning Commission determines and finds that such structures and use, in the specific location and circumstances of the proposed use, are compatible with the surrounding uses, roadways, and/or activities such that the use may be located and conducted in harmony with, and without conflict with, such surrounding uses, roadways, and/or activities;
3. The Planning Commission determines and finds that such structures and use, in the specific location and circumstances of the proposed use, will be in compliance with all requirements for such uses and/or structures under applicable state, county and local laws, ordinances and/or regulations.

Section 2-5. Minimum Lot Area and Width, Minimum Required Front, Side and Rear Yard Setbacks, and Maximum Height.

- A. Minimum Lot area for any residential use other than mobile, manufactured, and federally certified modular homes: Five (5) acres.
 1. No minimum required front, side or rear yard setbacks.
 2. No maximum height.
- B. Minimum lot area for mobile, manufactured, and federally certified modular homes, converted to real estate: 10 acres, provided that no such mobile, manufactured, and federally certified modular home in the zoning district shall be located within 250 feet of another mobile, manufactured, and federally certified modular home.

Section 2-6. Special Requirements.

- A. All signs and billboards shall be maintained in a neat and presentable condition and, in the event their use shall cease, the area shall be restored to a condition free from refuse, rubble or debris.
- B. Hedges, shrubbery, bushes or signs of more than three (3) feet in height shall not be allowed on a corner or at any access point, so as to restrict the vision of drivers, persons on bicycles or pedestrians.

R-1 – Low Density Residential.

Section 2-7. Purpose.

This Zoning District is intended to provide minimum standards for large-lot, low-density, single-family, detached residential development. This development may occur in areas which can be efficiently served by a municipal sewage collection and disposal system, or it may occur in areas which are beyond any proposed service area boundaries of a municipal sanitary sewage collection and disposal system. Additional provisions

of this Zoning District are to control sprawling, "leapfrog" development, prevent the possible depletion of existing and potential municipal ground water reserves through controlled use of any municipal or community water system, ensure adequate fire protection, eliminate the health threat of unsafe septic systems, and provide adequate existing and future utility, traffic way and drainage easements and rights-of-way in the developing area.

Section 2-8. Permitted Principal Uses and Structures, and Minimum Required Off-Street Parking.

- A. Single-Family, detached dwellings (but not including mobile, manufactured, or Federally certified modular homes) on a Minimum 1 ½ acre lot:
 1. 2 spaces per dwelling.
- B. General agricultural crops, but not the raising of farm animals or poultry:
 1. No Minimum Required Off-Street Parking.
- C. Neighborhood meeting or recreation buildings:
 1. 1 space for every 50 sq. ft. of floor area.
- D. Parks, playgrounds or recreation areas:
 1. 4 spaces for each acre developed for active use.
- E. Elementary schools:
 1. 1 space per classroom/office plus 1 space per 6 seats in the main auditorium.
- F. Municipal office building:
 1. 6 spaces, plus 1 space for each employee.

Section 2-9. Permitted Accessory Uses and Structures.

Subject to the provisions of this and other Municipal Codes and Ordinances, the following accessory uses and structures are permitted in the R-1, Low Density Residential District:

- A. One (1) guest house for each principal residential structure;
- B. Private garage; provided that:
 1. Such structure shall not encroach upon the front, side or rear yard setback requirements of the principal or main structures in this Zoning District; and
 2. Such structure shall not encroach upon any utility, street, drainage or alley easement or right-of-way;
- C. Private swimming pool, tennis courts and recreation and play area, either individually-owned, or operated on a non-profit basis, primarily for area residents;
- D. Private pump house;
- E. Private greenhouse (not operated for commercial uses) and gardens or areas for the raising of agricultural crops (but not areas for the raising of livestock);

Internet Communication provider and the land shall be restored to its former condition within 120 days after it ceases to be in active use;

- vi. active use of a Station and/or Tower shall be conclusively deemed to have ceased upon 45 consecutive days of non-use, and the Wireless Internet Communication provider shall notify the Town of Goldsby and the landowner on whose property the Station and Tower are located immediately after 45 consecutive days of non-use;
- vii. the Use permit issued pursuant to this ordinance will expire six (6) months after the date of the action granting the Use permit if the work to construct or erect the Station and/or Tower authorized under the Use permit has not commenced at the location of such Station or Tower; and
- viii. such Stations and Towers shall be secured against unauthorized access by means of locked security fencing, or by other security designs, devices or means if the applicant demonstrates to the satisfaction of the Planning Commission that the alternative security designs, devices or means will provide an equivalent level of safety and security in the circumstances.

(Entire Subsection 7 (above) adopted by Ordinance 2004-8)

- H. When the Planning Commission considers an application for a "Use Permitted on Review" in this District, it shall consider the impact of the proposal upon surrounding properties and the potential for increased traffic upon lower-standard "residential estates" streets; if, in the opinion of said Commission, any proposed use will generate an unreasonable increase in the flow of traffic into a residential estates development or create situations where heavier vehicles will use the streets more frequently than under normal use and conditions, the Planning Commission shall deny the application (it is the intent of this Ordinance that all "Uses Permitted on Review" be located on high standard streets or have access from a major street);

Section 2-11. Minimum Lot Area and Width, Minimum Required Front, Side and Rear Yard Setbacks, and Maximum Height.

- A. Single-family Residential Dwelling:
 - 1. Area: 1 ½ acres.
 - 2. Width: 150 ft. at the building line. (all lots shall abut a public street for a minimum distance of 40 feet.)
 - 3. Front Setback: All lots – 40 ft. setback. (Double street frontage lots shall provide a front yard setback on both streets.)
 - 4. Rear Setback: 30 ft.
 - 5. Side Setback:
 - i. Interior lot or side: 25 ft.

- ii. Street side, corner lot: 40 ft.

- 6. Maximum Height: 2 ½ Stories or 35 ft.

- B. Schools, Public or Other Institutional Buildings:

- 1. Lot Area and Width shall be adequate to provide yard areas required by setback provisions.
- 2. Front Setback: 45 feet.
- 3. Rear Setback: 35 ft.
- 4. Side Setback: 30 ft.
- 5. Maximum Height: 2 ½ stories or 35 ft.

Section 2-12. Special Requirements.

- A. Hedges, shrubbery or bushes of more than three (3) feet in height shall not be planted, placed or maintained on a corner or any vehicular access point so as to restrict the vision of drivers, persons on bicycles or pedestrians. (This type of unobstructed area is referred to as a "sight triangle".)
- B. All signs, including temporary and political signs, shall be maintained in a neat and presentable condition, and, in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and trash.
- C. Principal and accessory buildings shall not cover more than twenty percent (20%) of the lot area of any lot within this District.
- D. Reduction of lot sizes (through lot splits, etc.) in areas within the R-1, Low Density Residential District, shall not be permitted (a) until such time a higher quality streets are provided, or (b) unless both resulting lots will equal or exceed the basic requirements of this District's provisions, and such action will not overload existing street systems.
- E. The maximum height of any building, structure or vegetation shall cast no shadow on the solar collector of any neighboring property during critical times of the day, in any of the seasons. The Planning Commission may require such additional and reasonable setback distance as may be possible, or modify the maximum permitted height, in any case where a neighboring property owner can provide proof that proposed new construction will have the herein-described effect.

R-2 – Medium Density Single Family Residential.

Section 2-13. Purpose.

This District is intended to provide minimum standards for predominantly lower density, single-family, residential development located primarily within the municipality's major drainage basins, and accompanied by related recreational, religious and educational facilities. Individual septic systems may be utilized with the approval of the Town Board of Trustees, and lot sizes shall range between 32, 670 square feet (.75 acres) and 65,340 square feet (1 ½ acres). Primary objectives of the regulations in this District are to protect stable residential neighborhoods from uses which do not contribute to a residential environment and to encourage planned, contiguous development.

Section 2-14. Permitted Principal Uses and Structures, and Minimum Required Off-Street Parking.

- A. Detached, single family dwellings (but not including mobile, manufactured or Federally-certified modular homes):
 - 1. 2 spaces per dwelling.
- B. Community or neighborhood meeting or recreation buildings:
 - 1. 1 space for every 50 sq. ft. of floor area.
- C. Park, playground or recreation areas:
 - 1. 5 spaces for each acre developed for active use.
- D. Elementary or Secondary schools
 - 1. 1 space per classroom/Office plus 1 space per 6 seats in the main auditorium or stadium.
- E. Libraries:
 - 1. 1 space for every 50 sq. ft. of floor area.
- F. Churches or religious Temples (permanent structures only):
 - 1. 1 space for every 4 seats in the main auditorium.

Section 2-15. Permitted Accessory Uses and Structures.

Subject to the provisions of this and other Municipal Ordinances, the following accessory uses and structures are permitted in the R-2, Medium Density Single Family Residential District:

- A. Private garages; provided that:
 - 1. Such structures shall observe the same front, side or rear yard setback requirements as principal or main structures in this Zoning District; and
 - 2. Such structures shall not encroach upon any utility, street, alley or drainage easement or right-of-way.
- B. Private swimming pools and tennis courts;
- C. Private greenhouses (not operated for commercial purposes) and gardens or areas for the raising of agricultural crops (but not areas for the raising or livestock);
- D. Temporary buildings used in conjunction with construction work; provided that, such buildings are removed promptly upon completion of construction;
- E. Carports; provided that:
 - 1. Such structures may not be used as areas of storage for any materials (other than a frequently-used motor vehicle);
 - 2. Such structures may not be enclosed at the time of construction or any later date (unless the carport is located within both the front and the side yard setbacks;

- 3. Such structures may not encroach upon the front or side yards, as determined by the appropriate setback requirement; and
- 4. Such structures may not obstruct traffic visibility;
- F. Single story uses and structures clearly incidental and necessary to the permitted principal uses and structures in this District (including shop buildings or storage sheds for the private use of the occupants of the main building on the premises), not involving the conduct of business on the premises, except permitted legal "home occupations", and located on the same lot or a contiguous lot under the same ownership; provided that:
 - 1. Such uses and structures shall not encroach upon the front or side yard setback requirements of the principal or main structures in this Zoning District; and
 - 2. No point or part of such accessory structures shall be located within five feet (5') of the rear lot line; and
 - 3. No point or part of such accessory structures shall encroach upon any utility, street, alley, drainage or other easement or right of way. (to amend paragraph 6, Ordinance 2010-19).
- G. Solar collectors, whether as a part of a structure or incidental to a group of nearby structures, when used for the purpose of providing energy for heating and/or cooling of related structures.
- H. Except as provided otherwise, chickens or laying hens may be kept and maintained in the R-2 zoning district; provided that:
 - 1. The provisions of Chapter 4 of this Code pertaining thereto are complied with;
 - 2. Such chickens or laying hens are maintained on land upon which the owner or occupant resides;
 - 3. Chickens or laying hens may only be kept under the following conditions:
 - i. No more than six (6) chickens or laying hens are allowed per R-2-zoned parcel unless additional setback conditions are achieved and maintained as follows:
 - a) Such animals are not permitted closer than twenty-five (25) feet to the lot or boundary line of the land upon which the owner or occupant resides, nor closer than one hundred (100) feet to any dwelling other than the owner's; and the owner or occupant of the land upon which such animals are kept and maintained erects and maintains a suitable barrier sufficient to insure continuous compliance with the above distance requirements;
 - ii. Roosters are not allowed;
 - iii. The chickens are kept within a designated chicken coop and chicken run, unless

- supervised as described in subsection 1 8.3.m below;
- iv. The chicken coop and chicken run shall be located in the rear or backyard of the land upon which such animals are kept and maintained;
 - v. No part of the coop or run shall be located in the side or front yard;
 - vi. The chicken coop and chicken run shall be attached and shall be located no closer than five (5) feet from any side or rear property lines and no closer than twenty-five (25) feet from any dwelling unit other than the owner's. Movable chicken enclosures are permitted as long as they meet the setbacks as indicated in this subparagraph and when applicable, subparagraph 8.3.a above;
 - vii. During daylight hours, the chickens shall have access to a chicken run and a chicken coop;
 - viii. From dusk until dawn, chickens shall be kept within the chicken coop as protection from predators;
 - ix. Chicken coops shall be predator resistant and any open walls or windows shall be designed to prevent access by predators;
 - x. Chicken runs shall be adequately fenced and protected from predators;
 - xi. The outside openings of any enclosure shall be screened to prevent the spread of disease by flies and vermin;
 - xii. Water shall be provided onsite and accessible to chickens at all times;
 - xiii. Chickens are permitted to be outside of a run or coop during daylight hours but must be supervised and contained inside a fenced yard at all times; chickens that stray outside the fenced yard may be regarded as nuisance animals under the ordinances of the Town of Goldsby;
 - xiv. All chicken enclosures shall be cleaned regularly to prevent an accumulation of food, fecal matter, or nesting material from creating a nuisance or unsanitary condition due to odor, vermin, debris, or decay.
4. Outdoor slaughter of chickens is prohibited.
 5. Electrical and heat sources shall comply with the Town's building codes.
 6. Adequate provisions are made to protect the health, welfare and safety of the public.
 7. Each such use shall be subject to and must comply with all other applicable regulations contained in the Zoning Ordinance of the Town of Goldsby and all other applicable ordinances of the Town of Goldsby.

8. The keeping or maintaining of horses, cows, or sheep in the R-2 Zoning District of the Town of Goldsby is not permitted and shall be unlawful and an offense.

Section 2-16. Uses and Structures Permitted on Review.

Subject to the requirements of Article I of this Ordinance, the Planning Commission may permit the following uses and structures on review:

- A. Nursing and convalescent homes and hospitals; provided that:
 1. They shall be located on sites less than one (1) acre;
 2. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this Zoning District;
 3. Off-street parking shall be provided in the amount of one (1) space per employee, plus one (1) space for every two (2) beds; and
 4. Adequate provisions are made for (1) loading and unloading of supplies and materials, for (2) maintaining a safe and adequate traffic flow in the area, and for (3) adequate and safe collection and disposal of solid waste;
- B. Golf courses and country clubs (but not miniature golf courses or commercial driving ranges operated separately from golf courses);
- C. Funeral parlors; provided that:
 1. Off-street parking shall be provided in the amount of one (1) space for every four (4) seats in the main auditorium;
 2. A waiting area, sufficient to hold at least ten (10) vehicles, is provided;
 3. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this Zoning District; and
 4. Additions to the principal structures or landscaping of the grounds, shall not create shadows on adjacent residential properties which would interfere with the function of a solar collector on such property during critical times of the day;
- D. Medical clinics and facilities; provided that:
 1. They shall be located on sites of less than one (1) acre;
 2. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this District;
 3. Off-street parking shall be provided in the amount of one (1) space for each employee, plus six (6) spaces; and
 4. The maximum height of any new structure shall be one and one-half (1 ½) stories;

E. Structures related to the operation of Municipal, County, State or Federal governmental operations (but not storage, construction, maintenance or repair yards or buildings; provided that:

1. Off-street parking shall be provided in the amount of six (6) spaces, plus one (1) space for every employee;
2. Front, side and rear yard setbacks shall be comparable to similar institutional uses permitted in this Zoning District; and
3. The maximum height of any new structure shall be one and one-half (1 ½) stories;

F. Child-care centers; provided that:

1. They are located in a single-family dwelling which is the permanent residence of the operator, or are located within a multi-purpose building which is used for religious or educational purposes, or are part of a public housing development;
2. They are operated in a manner that will not alter the residential character of the neighborhood;
3. They are located on a lot of not less than 10,000 square feet of total area, with a minimum outdoor play area of seventy-five (75) square feet per child, and enclosed by a suitable fence;
4. They meet County Health Department requirements as to safety, design, facilities and equipment;
5. Adequate off-street parking area is provided to minimize the adverse effects of increased traffic on the surrounding residential environment; and
6. Such centers are operated in a manner that will not adversely affect property values and other neighborhood uses;

G. Wind generators; provided that:

1. There shall be no more than two (2) such structures per lot;
2. They shall not be closer to a place of public assembly or a dwelling (other than the principal dwelling on the same lot) than a distance equal to their height;
3. The height and location of such structures shall not interfere with the operation of any airport or landing strip; and
4. The height of such structures shall not exceed the maximum height allowed in this Zoning District;

H. Satellite receiver dishes and/or antennas; provided that:

1. All such structures shall be located in the rear yard; and
2. All such structures shall be located outside of the rear and side yard setbacks for this Zoning District.

Section 2-17. Minimum Lot Area and Width, Minimum Required Front, Side and Rear Yard Setbacks, and Maximum Height.

A. Single-Family Dwelling (or Other Non-Institutional Uses).

1. Area: 10,000 sq. ft.
2. Width: 60 ft. at the building line.
3. Front Setback:
 - i. Interior Lot: 25 ft.
 - ii. Corner lot, home facing same direction as other homes on block: 25 ft.
 - iii. Corner lot, home facing side street with driveway in front: 25 ft.
 - iv. Corner lot, home facing side street with driveway through rear or either side: 15 ft.
4. Rear Setback:
 - i. 20 ft.
5. Side Setback:
 - i. Interior lot: 5 ft.
 - ii. Street side, corner lot, home facing same direction as other homes on block: 15 ft.
 - iii. Street side, corner lot, home facing side street: 25 ft.
6. Height: 2 ½ Stories or 35 ft.

B. Schools, Churches or Other Public or Institutional Buildings.

1. Area: Same as for Single-family Dwellings.
2. Width: Same as for Single-family Dwellings.
3. Front Setback: 35 ft.
4. Rear Setback: 35 ft.
5. Side Setback:
 - i. Interior lot/side: 20 ft.
 - ii. Street side, corner lot: 25 ft.
6. Height: 2 ½ Stories or 35 ft.

Section 2-18. Special Requirements.

A. Hedges, shrubbery, bushes or signs of more than three (3) feet in height shall not be planted, placed or maintained on a corner so as to restrict the vision of drivers, persons on bicycles or pedestrians.

B. All signs, including temporary and political signs, shall be maintained in a neat and presentable condition and, in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and trash.

- C. The maximum height of any building, structure or vegetation shall cast no shadow on the solar collector of any neighboring property during critical times of the day, in any of the seasons. The Planning Commission may require such additional and reasonable setback distance as may be possible, or modify the maximum permitted height, in any case where a neighboring property owner can provide proof that proposed new construction will have the herein-described effect.
- D. Variances from the height limitation or the side yard setback requirements of this District shall not be considered by the Board of Adjustment unless the applicant for such variance provides data which establishes that the possible grant or such variance will not adversely affect an existing solar collector or the future opportunity to reasonably install a solar collector upon adjacent property.
- E. Principal and accessory buildings shall not cover more than fifty percent (50%) of the lot area of any lot within this District.
- F. No individual septic systems shall be utilized without the approval of the Town Board of Trustees.

R-3 - Single-Family Residential.

Section 2-19. Purpose.

This District is intended to provide minimum standards for predominantly single-family, residential development, located within the Town's major drainage basin, and accompanied by related recreational, religious and educational facilities. No individual septic systems shall be permitted, and lot sizes shall range between 10,890 square feet (.25 acres) and 32,670 square feet (.75 acres). Primary objectives of the regulations in this District are to protect stable residential neighborhoods from uses which do not contribute to a residential environment and to encourage planned, contiguous development.

Section 2-20. Permitted Principal Uses and Structures, and Minimum Required Off-Street Parking.

- A. Detached, single-family dwellings (but not including mobile or manufactured or Federally-certified modular homes):
 - 1. 2 spaces per dwelling.
- B. Community or neighborhood meeting or recreation buildings:
 - 1. 1 space for every 50 sq. ft. of floor area.
- C. Park, playground or recreation areas:
 - 1. 5 spaces for each acre developed for active use.
- D. Elementary or Secondary schools:
 - 1. 1 space per classroom/office, plus 1 space per 6 seats in the main auditorium or stadium.
- E. Libraries:
 - 1. 1 space for every 50 sq. ft. of floor area.

- F. Churches or religious Temples (permanent structures only):

- 1. 1 space for every 4 seats in the main auditorium.

Section 2-21. Permitted accessory Uses and Structures.

Subject to the provisions of this and other Municipal Ordinances, the following accessory uses and structures are permitted in the R-3, Single-Family Residential District:

- A. Private garages; provided that:
 - 1. Such structures shall observe the same front, side or rear yard setback requirements as principal or main structures in this Zoning District; and
 - 2. Such structures shall not encroach upon any utility, street, alley or drainage easement or right-of-way.
- B. Private swimming pools and tennis courts;
- C. Private greenhouses (not operated for commercial purposes) and gardens or areas for the raising of agricultural crops (but no areas for the raising of livestock);
- D. Temporary buildings used in conjunction with construction work; provided that such buildings are removed promptly upon completion of the construction work;
- E. Carports; provided that:
 - 1. Such structures may not be used as areas of storage for any materials (other than a frequently-used motor vehicle);
 - 2. Such structures may not be enclosed at the time of construction or any later date (unless the carport is located within both the front and the side yard setbacks);
 - 3. Such structures may not encroach upon the front or side yards, as determined by the appropriate setback requirement; and
 - 4. Such structures may not obstruct traffic visibility;
- F. Uses and structures clearly incidental and necessary to the permitted principal uses and structures in this District (including storage sheds and similar structures), not involving the conduct of business on the premises, except legal "home occupations", and located on the same lot or a contiguous lot under the same ownership; provided that:
 - 1. Such structures and uses shall not encroach upon the front, side or rear yard setback requirements of the principal or main structures in This Zoning District; and
 - 2. Such structures shall not encroach upon any utility, street, alley or draining easement or right-of-way;
- G. Solar collectors, whether as a part of a structure or incidental to a group of nearby structures, when used for the purpose of providing energy for heating and/or cooling of related structures.



TOWN OF GOLDSBY, OK

Town of Goldsby Office of the Administrator

August 22, 2025

John

Re: Brentwood Phase 3

Memo to the Goldsby Planning Commission,

A final plat of Brentwood – Phase 3 subdivision has been made to the Town of Goldsby.

The following steps have been completed to ensure compliance with Goldsby Ordinances:

1. Review of plat by Kenny Sullivan.
 - a. All comments have a response.
2. Review of plat vs. the Fina Plat Checklist by Kara Cook
 - a. A request was made to the engineer to review the plat and identify deviations from the current zoning ordinances.
 - i. A letter titled Ordinance Review has been attached.
 - b. Here is the email of the outstanding items from 8-26-2025 email

Scott – I have a couple of minor requests.

1. Can you please add the address of the developer to the first page of the plat.
2. Reference to any separate instruments, including restrictive covenants, file in the county records, which directly impact this development.
3. Approval certificate of the Planning Commission over the signature of the Planning Commission Chairman
4. Still need for complete final plat:
 - a. ODEQ Construction Stormwater Permit
 - b. Maintenance and Performance Bonds

We will also need the 1 set - 24 x 36 Mylar and 2 sets - 24x36 regular paper including improvement plans.

Best Regards,

Kara Cook

Kara Cook, Town Administrator

100 E. Center Rd., Goldsby, OK 73093

Office: 405-288-6675 | www.TownofGoldsby.com

**Town of Goldsby
Final Plat Checklist**

Subdivision Brentwood 3

Developer Builders Collective Phone _____

Fees Paid For Final Plat _____

*Scott Holtzen Engineering
580-233-8533*

Copies of Materials

- 24 copies (24 X 36) of proposed plat) *requested finals w/ all changes*
- 1 copy (24 X 36) Mylar
- 4 copies of the improvement plans
- ✓ 1 set of all plans in a digital format (CD or USB drive)

Title Data

- ✓ Name of the subdivision
- ✓ Name of the Town, County and State
- ✓ Location and description of the subdivision, referenced to section, township and range

Margin Data

- ✓ Map scale, North arrow and date
- No Names and addresses of the developer and the engineer and/or surveyor *requested address of developer added*
- ✓ A key map (on the first sheet in a plat series) showing the location of the subdivision referenced to government section corners, section lines and major streets; when more than two sheets are required for the plat, the key shall show the sheet number of the sheet for the area included on the sheet
- ✓ Owner's Certificate and Dedication, signed
- ✓ Verify ownership and responsibilities shown in Dedication section;

Roads	<input type="checkbox"/>	Public	<input checked="" type="checkbox"/>	Private
Drainage	<input type="checkbox"/>	Public	<input checked="" type="checkbox"/>	Private
Utility Easements	<input checked="" type="checkbox"/>	Public	<input checked="" type="checkbox"/>	Private

- ✓ Surveyor's Certificate of Survey, signed and his/her seal
- N/A Abstractor's certificate addressing the Release of Mortgage, actions or judgments pending for any portion dedicated to the public, signed
- No Reference to any separate instruments, including restrictive covenants, filed in the county records, which directly affect the land being subdivided *email scott*
- ✓ The proper acknowledgments of owner and the consent of the mortgage to place restrictions
- ✓ County Treasurer's Certificate
- No Approval certificate of the Planning Commission (and the date) over the signature of the Planning Commission Chairman
- ✓ Certificate of Town Board of Trustee acceptance of ways, easements and public land dedications
- Pending Certificate of ODEQ or other appropriate government agency approval, where sanitary sewers are not proposed, signed

**Town of Goldsby
Final Plat Checklist**

Existing and Proposed Conditions

- The length of all required lines dimensioned in feet and decimals thereof, and all bearings and angles in degrees, minutes and seconds as herein specified
- The boundary lines of the land being subdivided, fully dimensioned by lengths and bearings, and the location of adjoining lines of adjoining lands, with adjacent subdivisions identified by official names
- The lines of all proposed streets, fully dimensioned by lengths and bearings or angles
- The lines of all proposed alleys, where the length or direction of an alley is not readily discernible from data given for lot and block lines, and length and bearing shall be given
- The widths and names of all proposed streets and alleys and of all adjacent streets, alleys and easements
- The lines of all proposed lots, fully dimensioned by lengths and bearings or angles, except that where a lot line meets a street line at right angles, the angle or bearing value may be omitted

- The outline of any property which is offered for dedication to public use, fully dimensioned and marked "Public"
- Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block, with areas to be excluded from platting marked "reserved" or "not a part"
- The location of all building lines, setback lines and easements for public services or utilities, fully dimensioned
- The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns
- The location and description of all section corners and permanent survey monuments in or near the tract
References to two known survey control points shall be shown. Points referenced shall be on the same line

Additional Materials

- All information required on the Preliminary Plat, including, but not limited to regulatory flood elevations, boundaries of flood-prone areas, fills, flood protection works and areas subject to special deed restrictions
- Floodway and floodway fringe areas determined by the Town
- Final plans for any sanitary sewers, with grading, pipe sizes and points of discharge
- Final plans for paving and drainage systems, with grading, impacting, storage and regulating structures, pipe, sizes and location of outlets. (Sidewalks included, if applicable.)
- Final plans for any water supply and distribution system, with pipe sizes and location of appurtenances
- Storm water management D.E.Q. permit for discharges associated with construction activities
- D.E.Q approved water improvements permit *submitted*

Improvement and Maintenance Bonds

Performance Bonds) *pending approval*
 Maintenance Bonds)



August 13 2025

Kara Cook, Administrator
Town of Goldsby
100 E. Center Rd.
Goldsby, OK

RE: Brentwood Section 3 – Ordinance Review

Dear Ms. Cook,

As requested, we have reviewed Brentwood Section 3 plans for compliance with the Town of Goldsby ordinances.

The plans appear to be in compliance with the current ordinances with the exception of Subdivision Regulation 3-2.T which states “Subdivisions with lot sizes of 1 ½ acres or less shall have curb and gutter streets as shown in Attachment 4, 5, and 6.”

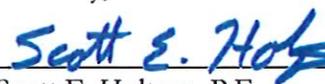
Brentwood Section 3 is a continuation of the layout and design depicted on the original Preliminary Plat which was approved and then extended for a 2-year period in September 2023. Section 1 was constructed with street bar ditches, and Section 2 was approved with street bar ditches. We believe Brentwood Section 3 is not subject to the Subdivision Regulation 3-2.T requiring 1 ½ acre lots, since Section 3 is a continuation of the original approved Preliminary Plat which was not required to meet this design requirement. The planning, financing, and construction cost for Section 3 is based on the current design with bar ditches, not curb & gutter streets. We believe that Section 3 is grand-fathered to the original design intent of streets with open cut bar-ditches as was approved in Section 2.

The original Preliminary Plat for the entire subdivision was planned and designed based on +0.75 acre lots and open cut bar ditches. Requiring curbs and gutters or larger lots after the subdivision is nearly 60% built-out and approved, disrupts the continuity and appearance of the development in contrast to the connections and neighbors in Section 1 and Section 2.

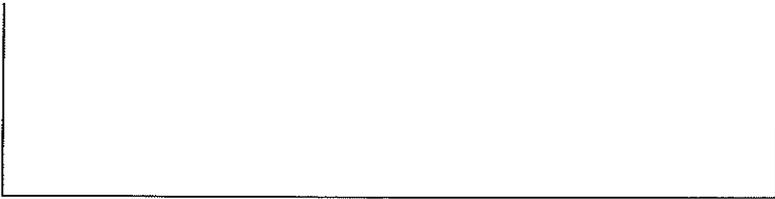
We are requesting the current Section 3 Plans for paved streets with open cut bar-ditches be approved by the Town of Goldsby.

If you have any questions or request any additional information, please do not hesitate to contact me.

Sincerely,


Scott E. Holtzen, P.E.





**APPLICATION
FOR
LOT SPLIT OR LOT LINE ADJUSTMENT**

Date 8/14/25

Application No. _____

We, the undersigned, being owners of the following described property do hereby make application and petition to the Goldsby Planning Commission to allow the "Lot Split" or "Lot Line Adjustment" according to, Subdivision Regulations, Article I. General and Administrative Provisions, Section 1-7 Exceptions to Regulations for the Town of Goldsby, McClain County Oklahoma. In Support of this application, the following facts are shown:

1. Property Location/Applicant:

Street Number(s): Pt of Lots 1 & 2, Section 4, T7N, R3W

Existing Legal Description: _____

(or see attached)

2. Zoning Classification: R-1

3. Proposed Use of the Property: Residential

4. No. of Lots 2 @ \$5.00 each lot (non-refundable) Paid \$ 10.00

Signature of Owner(s)

Bill C. Lester, Attorney for
Berkshire Farms LLC

Printed Name(s)

405-527-5623

Phone Number

Lot Number

REQUIRED:

Attachment #1 drawing and legal of existing lot	Attachment #2 a. drawing showing new lot(s)	Attachment #2 b. drawing showing remaining lot
Attachment #3 a. legal descriptions of new lot(s)	Attachment #3 b. legal description of remaining lot	

Decision of the Goldsby Planning Commission _____, Date _____

Member

Member

Member

Member

Goldsby Planning Commission Chairman

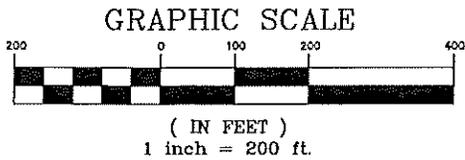
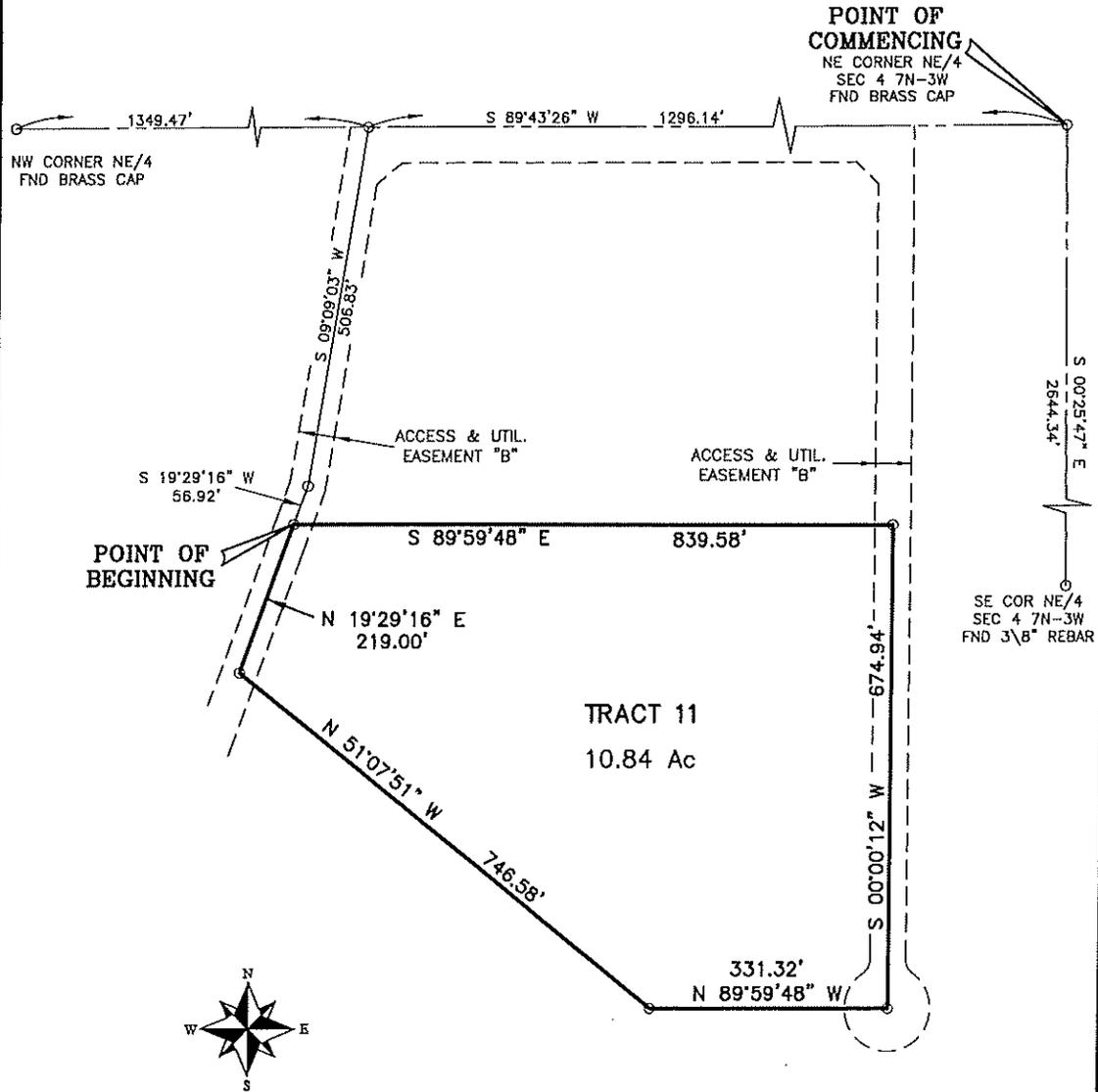
Building Inspector

Approved and Accepted on this _____ day of _____, 20_____.

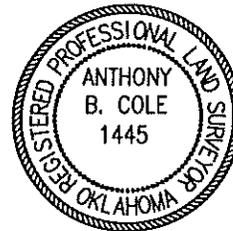
Town Clerk

#9
Parcel
440041199

TRACT AS RECORDED



SEE SHEETS 3 & 4 FOR
LEGAL DESCRIPTIONS



Anthony B. Cole 04/28/25
ANTHONY B. COLE PLS 1445 DATE

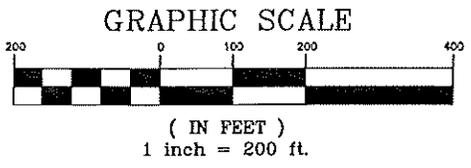
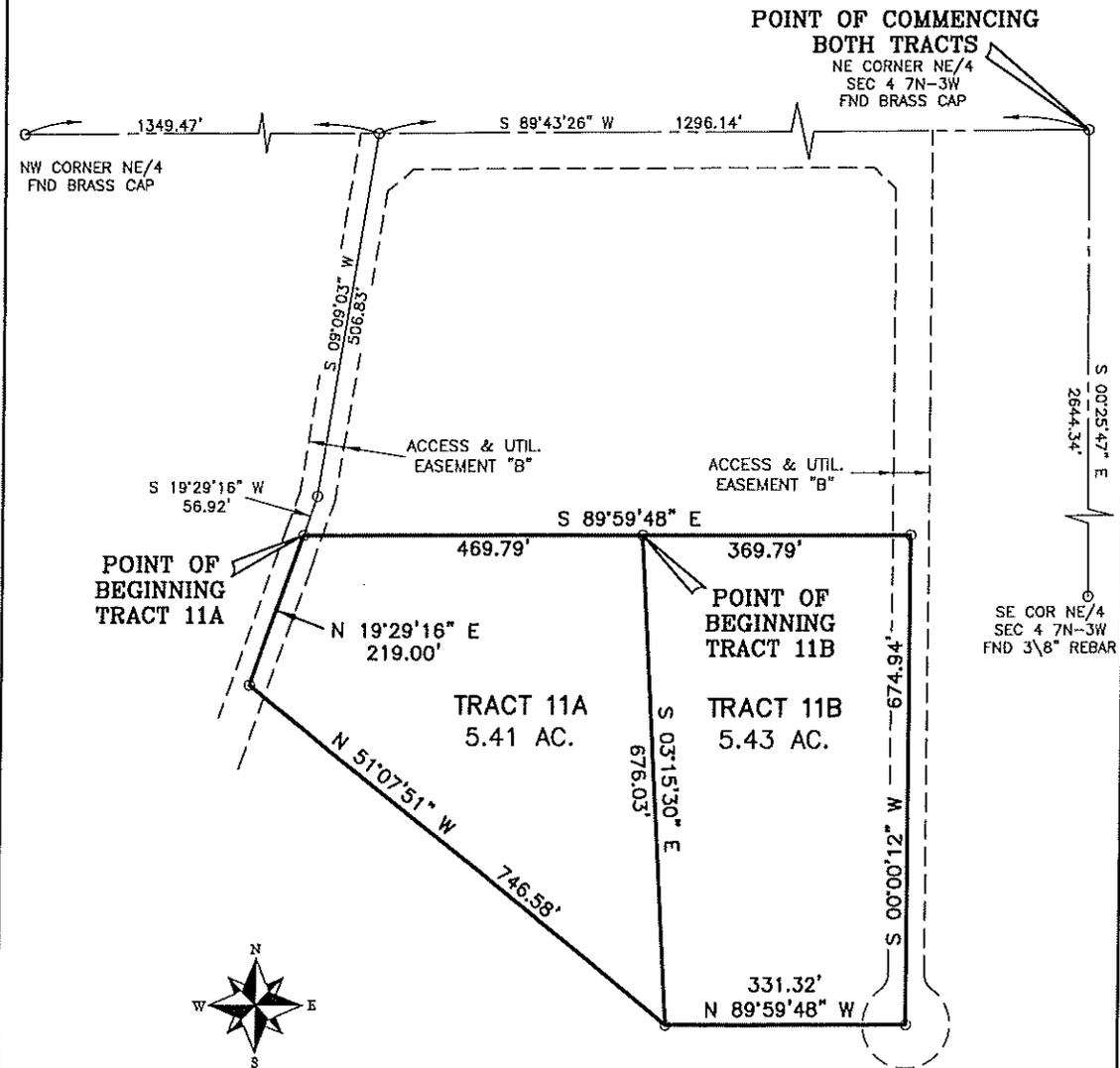
PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0600 Fax (405) 604-4627
CA 6117

LOT SPLIT APPROVAL
PT NE/4 SEC 4, 7N-3W
TOWN OF GOLDSBY
McCLAIN COUNTY, OK

TRACT 11 AS RECORDED
GOLDSBY LAND & CATTLE CO.

Drawn By: ABC	Scale: 1" = 200'
Checked By:	Date: 04/28/25
Project No: 4-9-763	Sheet 1 of 4

TRACTS AS PROPOSED



SEE SHEETS 3 & 4 FOR LEGAL DESCRIPTIONS



Anthony B. Cole 04/28/25
ANTHONY B. COLE PLS 1445 DATE

PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 36TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 604-4627 CA 6117	LOT SPLIT APPROVAL PT NE/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACTS 11A, 11B AS PROPOSED GOLDSBY LAND & CATTLE CO.
	Drawn By: ABC	Scale: 1" = 200'
	Checked By:	Date: 04/28/25
Project No.: 4-9-763		Sheet 2 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 11 AS RECORDED

A tract of land being part of Government Lot 1 and Government Lot 2 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the NE/4 of said Section 4 bearing S 89°43'26" W.

Commencing at the Northeast corner of said Government Lot 1;
 Thence S 89°43'26" W along said North line a distance of 1296.14 feet;
 Thence S 09°09'03" W a distance of 506.83 feet;
 Thence S 19°29'16" W a distance of 56.92 feet to the POINT OF BEGINNING;
 Thence S 89°59'48" E a distance of 839.58 feet;
 Thence S 00°00'12" W a distance of 674.94 feet;
 Thence N 89°59'48" W a distance of 331.32 feet;
 Thence N 51°07'51" W a distance of 746.58 feet;
 Thence N 19°29'16" E a distance of 219.00 feet to the POINT OF BEGINNING, containing 472,263 sq. ft. or 10.84 acres, more or less.

LEGAL DESCRIPTION – TRACT 11A AS PROPOSED

A tract of land being part of Government Lot 1 and Government Lot 2 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the NE/4 of said Section 4 bearing S 89°43'26" W.

Commencing at the Northeast corner of said Government Lot 1;
 Thence S 89°43'26" W along said North line a distance of 1296.14 feet;
 Thence S 09°09'03" W a distance of 506.83 feet;
 Thence S 19°29'16" W a distance of 56.92 feet to the POINT OF BEGINNING;
 Thence S 89°59'48" E a distance of 469.79 feet;
 Thence S 03°15'30" E a distance of 676.03 feet;
 Thence N 51°07'51" W a distance of 746.58 feet;
 Thence N 19°29'16" E a distance of 219.00 feet to the POINT OF BEGINNING, containing 235,658 sq. ft. or 5.41 acres, more or less.

Together with an access and utility easement as shown on Exhibit "A."

Anthony B. Cole
 ANTHONY B. COLE PLS 1445

04/28/25
 DATE



PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 36TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 804-4627 CA 6117	LOT SPLIT APPROVAL PT NE/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACT 11 LEGAL DESCRIPTIONS GOLDSBY LAND & CATTLE CO.	
		Drawn By: ABC	Scale: 1" = 200'
		Checked By:	Date: 04/28/25
		Project No.: 4-9-763	Sheet 3 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 11B AS PROPOSED

A tract of land being part of Government Lot 1 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the NE/4 of said Section 4 bearing S 89°43'26" W.

Commencing at the Northeast corner of said Government Lot 1;
 Thence S 89°43'26" W along said North line a distance of 1296.14 feet;
 Thence S 09°09'03" W a distance of 506.83 feet;
 Thence S 19°29'16" W a distance of 56.92 feet;
 Thence S 89°59'48" E a distance of 469.79 feet to the POINT OF BEGINNING;
 Thence continuing S 89°59'48" E a distance of 369.79 feet;
 Thence S 00°00'12" W a distance of 674.94 feet;
 Thence N 89°59'48" W a distance of 331.32 feet;
 Thence N 03°15'30" W a distance of 676.03 feet to the POINT OF BEGINNING, containing 236,604 sq. ft. or 5.43 acres, more or less.

Together with an access and utility easement as shown on Exhibit "A."

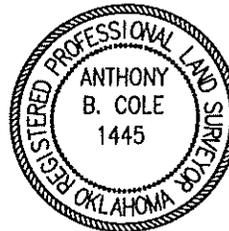
LEGAL DESCRIPTION – EXHIBIT "B", ACCESS & UTILITY EASEMENT

A tract of land being part of the East Half (E/2) of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

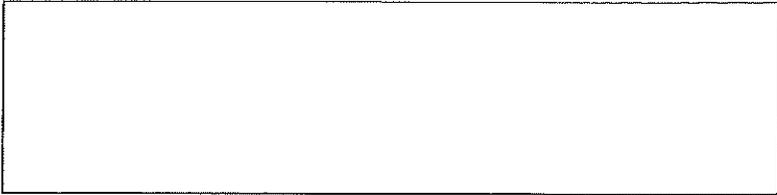
Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the NE/4 of said Section 4 bearing N 89°43'26" E;
 Commencing at the Northeast corner of said Northeast Quarter (NE/4);
 Thence S 89°43'26" W along the North line of said NE/4 a distance of 531.10 feet to the POINT OF BEGINNING;
 Thence S 00°00'12" W a distance of 1163.98 feet;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears S 26°58'50" E a distance of 22.69 feet to a point of reverse curve;
 Thence to the right 301.53 feet along the arc of a curve whose radius is 60.00 feet whose chord bears N 89°59'48" W a distance of 70.59 feet to a point of reverse curve;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 26°59'15" E a distance of 22.69 feet;
 Thence N 00°00'12" E a distance of 1083.73 feet; Thence N 45°08'11" W a distance of 42.32 feet;
 Thence S 89°43'26" W a distance of 637.54 feet; Thence S 49°16'18" W a distance of 46.24 feet;
 Thence S 09°09'03" W a distance of 432.15 feet; Thence S 19°29'16" W a distance of 1123.14 feet;
 Thence S 04°09'11" E a distance of 424.93 feet; Thence S 01°55'09" W a distance of 601.52 feet;
 Thence S 44°09'42" E a distance of 41.62 feet; Thence N 89°45'28" E a distance of 364.06 feet;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 62°46'25" E a distance of 22.69 feet to a point of reverse curve;
 Thence to the right 301.53 feet along the arc of a curve whose radius is 60.00 feet whose chord bears S 00°14'32" E a distance of 70.59 feet to a point of reverse curve;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 63°15'29" W a distance of 22.69 feet;
 Thence S 89°45'28" W a distance of 445.98 feet; Thence N 01°55'09" E a distance of 680.79 feet;
 Thence N 04°09'11" W a distance of 432.74 feet; Thence N 19°29'16" E a distance of 1129.08 feet;
 Thence N 09°09'03" E a distance of 500.42 feet to a point on the North line of said NE/4;
 Thence N 89°43'26" E along the North line of said NE/4 a distance of 790.37 feet to the POINT OF BEGINNING, containing 274,917 sq. ft. or 6.31 acres, more or less.

Anthony B. Cole
 ANTHONY B. COLE PLS 1445

04/28/25
 DATE



PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 36TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 604-4627 CA 6117	LOT SPLIT APPROVAL PT NE/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACT 11 LEGAL DESCRIPTIONS GOLDSBY LAND & CATTLE CO.
	Drawn By: ABC	Scale: 1" = 200'
	Checked By:	Date: 04/28/25
Project No.: 4-9-763		Sheet 4 of 4



**APPLICATION
FOR
LOT SPLIT OR LOT LINE ADJUSTMENT**

Date 8/14/25

Application No. _____

We, the undersigned, being owners of the following described property do hereby make application and petition to the Goldsby Planning Commission to allow the "Lot Split" or "Lot Line Adjustment" according to, Subdivision Regulations, Article 1. General and Administrative Provisions, Section 1-7 Exceptions to Regulations for the Town of Goldsby, McClain County Oklahoma. In Support of this application, the following facts are shown:

1. Property Location/Applicant:
Street Number(s): Pt of Lots 3 & 4, Section 4, T7N, R3W
Existing Legal Description: _____

(or see attached)
2. Zoning Classification: R-1
3. Proposed Use of the Property: Residential
4. No. of Lots 3 @ \$5.00 each lot (non-refundable) Paid \$ 15.00

Signature of Owner(s)

Lot Number

Bill C. Lester, Attorney for
McPherson Cattle Co., LLC

Printed Name(s)

405-527-5623

Phone Number

REQUIRED:

Attachment #1 drawing and legal of existing lot	Attachment #2 a. drawing showing new lot(s)	Attachment #2 b. drawing showing remaining lot
Attachment #3 a. legal descriptions of new lot(s)	Attachment #3 b. legal description of remaining lot	

Decision of the Goldsby Planning Commission _____ Date _____

Member

Member

Member

Member

Goldsby Planning Commission Chairman

Building Inspector

Approved and Accepted on this _____ day of _____, 20_____.

Town Clerk

10
Parcel
440041144

TRACT AS RECORDED

NW CORNER NW/4
SEC 4 7N-3W
FND 3/4" BAR

S 89°42'34" W 651.53'

WEST LINE GOVT LOT 4

S 00°12'53" E 1313.42'

Anthony B. Cole
ANTHONY B. COLE PLS 1445

N 89°43'42" E

SOUTH LINE GOVT LOT 4

1319.83'

N 89°43'42" E

SOUTH LINE GOVT LOT 3

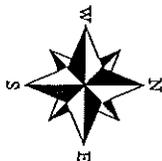
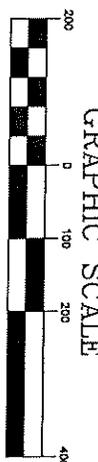
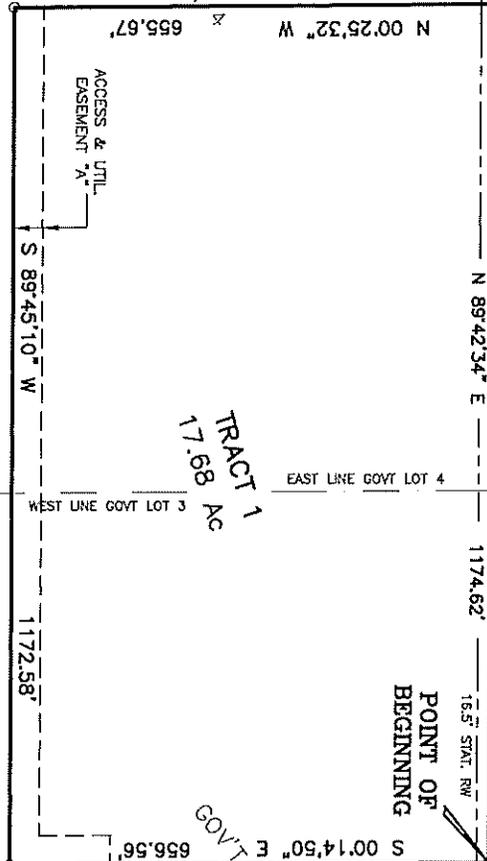
1319.83'



04/17/25

DATE

SEE SHEETS 3 & 4 FOR LEGAL DESCRIPTIONS



PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0600 Fax (405) 604-4627
CA 6117

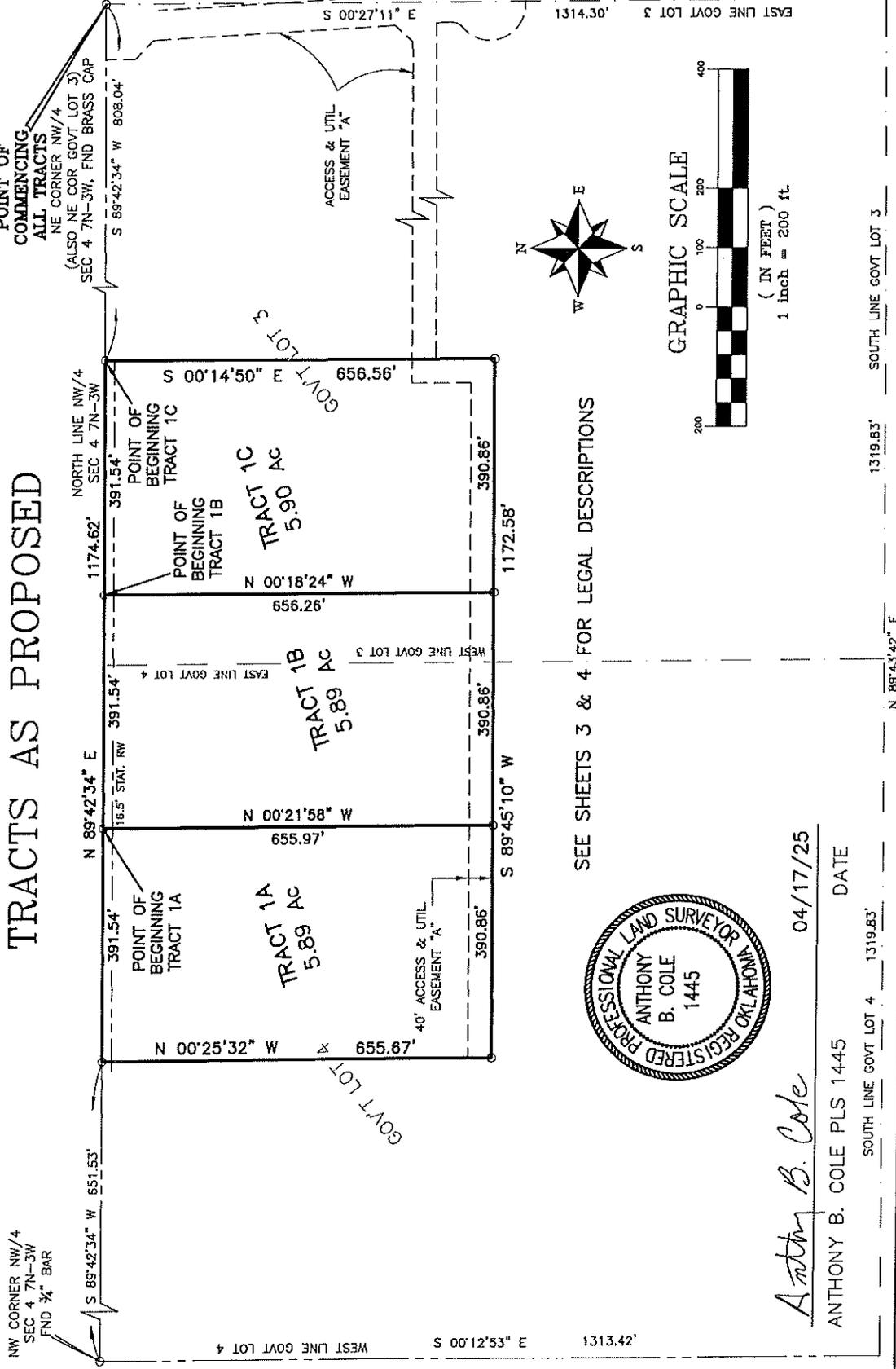
LOT SPLIT APPROVAL
PT NW/4 SEC 4, 7N-3W
TOWN OF GOLDSBY
McCLAIN COUNTY, OK

TRACT 1 AS RECORDED
GOLDSBY LAND & CATTLE CO.
Drawn By: ABC Scale: 1" = 200'
Checked By: Date: 04/17/25
Project No: 4-9-763 Sheet 1 of 4

LOT SPLIT APPROVAL
 PROPOSED TRACTS 1A, 1B, 1C
 GOLDSBY LAND & CATTLE CO.
 Drawn By: ABC
 Scale: 1" = 200'

TOWN OF GOLDSBY
 MCCLAIN COUNTY, OK
 Project No.: 4-9-763
 Checked By:
 Date: 04/17/25
 Sheet: 2 of 4

PINNACLE
 CONSULTING MANAGEMENT GROUP, INC
 P1 NW/4 SEC 4, 7N-3W
 PH (405) 879-0600 Fax (405) 604-4627
 4516 N.W. 36TH STREET, Ste 100
 OKLAHOMA CITY, OK 73122
 CA 8117



LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 1 AS RECORDED

A tract of land being part of Government Lot 3 and Government Lot 4 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the Northwest Quarter (NW/4) of said Section 4 bearing S 89°42'34" W;

Commencing at the Northeast corner of said Government Lot 3;

Thence S 89°42'34" W along said North line a distance of 808.04 feet to the POINT OF BEGINNING;

Thence S 00°14'50" E a distance of 656.56 feet;

Thence S 89°45'10" W a distance of 1172.58 feet;

Thence N 00°25'32" W a distance of 655.67 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 1174.62 feet to the POINT OF BEGINNING, containing 770,016 sq. ft. or 17.68 acres, more or less.

Together with an access and utility easement as described in Exhibit "A."

LEGAL DESCRIPTION – TRACT 1A AS PROPOSED

A tract of land being part of Government Lot 4 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the Northwest Quarter (NW/4) of said Section 4 bearing S 89°42'34" W;

Commencing at the Northeast corner of said Government Lot 4;

Thence S 89°42'34" W along the North line of said Government Lot 4 a distance of 1591.13 feet to the POINT OF BEGINNING;

Thence S 00°21'58" E a distance of 655.97 feet;

Thence S 89°45'10" W a distance of 390.86 feet;

Thence N 00°25'32" W a distance of 655.67 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 391.54 feet to the POINT OF BEGINNING, containing 256,555 sq. ft. or 5.89 acres, more or less.

Together with an access and utility easement as described in Exhibit "A."

LEGAL DESCRIPTION – TRACT 1B AS PROPOSED

A tract of land being part of Government Lot 4 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the Northwest Quarter (NW/4) of said Section 4 bearing S 89°42'34" W;

Commencing at the Northeast corner of said Government Lot 4;

Thence S 89°42'34" W along the North line of said Government Lot 4 a distance of 1199.59 feet to the POINT OF BEGINNING;

Thence S 00°18'24" E a distance of 656.26 feet;

Thence S 89°45'10" W a distance of 390.86 feet;

Thence N 00°21'58" W a distance of 655.97 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 391.54 feet to the POINT OF BEGINNING, containing 256,671 sq. ft. or 5.89 acres, more or less.

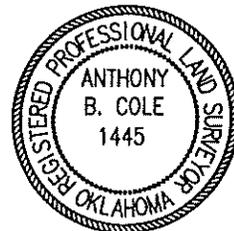
Together with an access and utility easement as described in Exhibit "A."

Anthony B. Cole

04/17/25

ANTHONY B. COLE PLS 1445

DATE



PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 36TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0800 Fax (405) 604-4627 CA 6117	LOT SPLIT APPROVAL PT NW/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	LEGAL DESCRIPTIONS GOLDSBY LAND & CATTLE CO.	
		Drawn By: ABC	Scale: 1" = 200'
		Checked By:	Date: 04/17/25
		Project No.: 4-9-763	Sheet 3 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 1C AS PROPOSED

A tract of land being part of Government Lot 4 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the Northwest Quarter (NW/4) of said Section 4 bearing S 89°42'34" W.

Commencing at the Northeast corner of said Government Lot 4;
 Thence S 89°42'34" W along the North line of said Government Lot 4 a distance of 808.04 feet to the POINT OF BEGINNING;
 Thence S 00°14'50" E a distance of 656.56 feet;
 Thence S 89°45'10" W a distance of 390.86 feet;
 Thence N 00°18'24" W a distance of 656.26 feet to a point on said North line;
 Thence N 89°42'34" E along said North line a distance of 391.54 feet to the POINT OF BEGINNING, containing 256,790 sq. ft. or 5.90 acres, more or less.
 Together with an access and utility easement as described in Exhibit "A."

LEGAL DESCRIPTION – EXHIBIT "A", ACCESS & UTILITY EASEMENT

A tract of land being part of the Government Lots 2, 3 and 4 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, being more particularly described as follows:

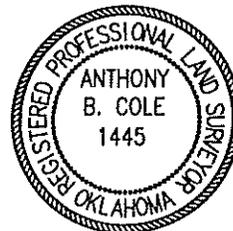
Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the NE/4 of said Section 4 bearing N 89°43'26" E.
 Commencing at the Northwest corner of said Northeast Quarter (NE/4), said point being the POINT OF BEGINNING;
 Thence N 89°43'26" E along the North line of said NE/4 a distance of 208.67 feet;
 Thence S 00°16'34" E a distance of 60.00 feet; Thence S 89°43'26" W a distance of 191.00 feet; Thence S 43°02'37" W a distance of 41.24 feet;
 Thence S 03°38'11" E a distance of 488.03 feet; Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears S 30°37'13" E a distance of 22.69 feet to a point of reverse curve;
 Thence to the right 301.53 feet along the arc of a curve whose radius is 60.00 feet whose chord bears S 86°21'49" W a distance of 70.59 feet to a point of reverse curve; Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 23°20'52" E a distance of 22.69 feet; Thence N 03°38'11" W a distance of 22.17 feet; Thence S 89°44'46" W a distance of 775.10 feet; Thence S 00°14'50" E a distance of 99.07 feet; Thence S 89°45'10" W a distance of 1172.58 feet; Thence N 00°25'32" W a distance of 40.00 feet;
 Thence N 89°45'10" E a distance of 1132.71 feet; Thence N 00°14'50" W a distance of 99.07 feet; Thence N 89°44'46" E a distance of 782.68 feet; Thence N 43°03'18" E a distance of 41.23 feet; Thence N 03°38'11" W a distance of 408.67 feet; Thence N 46°57'48" W a distance of 43.72 feet; Thence N 00°17'26" W a distance of 50.00 feet to a point on the North line of the NW/4 of said Section 4;
 Thence N 89°42'34" E along the North line of said NW/4 a distance of 93.11 feet to the POINT OF BEGINNING, containing 138,852 sq. ft. or 3.19 acres, more or less.

Anthony B. Cole

04/17/25

ANTHONY B. COLE PLS 1445

DATE



PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 36TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 604-4627 CA 6117	LOT SPLIT APPROVAL PT NW/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	LEGAL DESCRIPTIONS GOLDSBY LAND & CATTLE CO.	
	Drawn By: ABC	Scale: 1" = 200'	
	Checked By:	Date: 04/17/25	
Project No.: 4-9-763		Sheet 4 of 4	