

TOWN OF GOLDSBY PLANNING COMMISSION

Regular Meeting
September 25, 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. 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.)*
4. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from August 28, 2025.
5. **Public Hearing** for a zoning request from Robert & Reulena Stevenson at 30507 Santa Fe/NW 24th to rezone from A-1 Agricultural Residential to R-1 Low Density Residential.
6. Discussion and possible action (approval, rejection, amendment or postponement) for a rezone request from Robert & Reulena Stevenson at 30507 Santa Fe/NW 24th to rezone from A-1 Agricultural Residential to R-1 Low Density Residential.
7. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of Lots 3 & 4, Section 4, T7N, R3W from Washington Bowhunting LLC to split 10.03 acres into 2 lots of 5.01 and 5.02 acres. 35°06'58.5"N, 97°31'21.2"W (35.11625, -97.52257) McClain County Parcel # 440041145.
8. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of Lots 1 & 2 & S/2 NE/4, Section 4, T7N, R3W by Oakleaf Farms LLC to split 14.2 acres into 2 lots of 7.06 X2 acres. 35°06'47.3"N, 97°31'00.9"W (35.11314, -97.51693) McClain County Parcel # 440041148.
9. Communication from Planning Commission members and employees.
10. Adjournment.

Sandy Jenkins, Town Clerk

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

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 moved to approve the rules of conduct, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby
Nays: None.
4. Public Comments:
Kenneth Maxey owns the lot where Kubota is moving out in Adkins Industrial Park. He is having a feasibility study done to have uncovered truck, RV and other rental parking on his lot. He is looking to see what can be done. Kara Cook, town administrator, stated he needed to visit with her about the property to see what can be done in that area.
5. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from July 24, 2025.
Trish Crow moved to approve the minutes, Wayne Leiker seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby
Nays: None.
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.
Kevin McDonough opened the public hearing
No Comment
Kevin McDonough closed the public hearing
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.
Kara stated that the one-acre lot was split off the tract and a trailer was placed on the lot in the 90s, the trailer was removed a while back and the owner started building a fine home not knowing permits were needed to build. To make the lot conforming this was the least expensive route for the owner to request the R-2 zoning change. Clint Porter expressed his concern with the R-2 zoning, stating at the time the comprehensive plan was being updated the community did not want this area to be split into smaller than 5 acres and remove the agricultural feel of the area.
Kevin McDonough moved to recommend to the town board approval to rezone the property at 2244 E Cottonwood to R-2, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker and Chris Goldsby.
Nays: Clint Porter
8. Discussion and possible action (approval, rejection, amendment or postponement) for Brentwood phase 3 final plat application.

Phase 2 & 3 preliminary plats are about to expire, and the developer wanted to get everything approved. The concern with the board is that curb and gutter were not taken into consideration for this plat. Clint Porter moved to recommend to the Town Board approval to Brentwood Phase 3 final plat application, Wayne Leiker seconded the motion.

Ayes: Wayne Leiker and Clint Porter

Nays: Chris Goldsby, Trish Crow and Kevin McDonough

Motion did not pass 2 to 3.

Chris Goldsby moved to recommend to the Town Board approval to Brentwood Phase 3 final plat application that all Town ordinances are met, Trish Crow seconded the motion.

Ayes: Chris Goldsby, Trish Crow and Kevin McDonough

Nays: Wayne Leiker and Clint Porter

Motion passed 3 to 2.

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

It was made clear this is not a part of the platted Summit Ranch but contiguous to the property.

Chris Goldsby moved to approve the lot split request from Berkshire Farms LLC to split 10.84 acres into 2 lots of 5.41 and 5.43 acres, Clint Porter seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby

Nays: None.

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

Chris Goldsby moved to approve the lot split request of 17.68 acres to 3 lots of 5.89 X2 and 5.90 acres, Trish Crow seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby

Nays: None.

11. Communication from Planning Commission members and employees.

Kara stated there have been a lot of questions for Residential and Commercial development in the Goldsby area.

There have been working through non-conforming lots.

Clint asked about drainage plans/studies which could involve Federal dollars to help with issues, Kara stated we look everyday for something to fit the need for Goldsby. COG's are the funding agencies within our area which are helpful in helping fund the Town's needs. Kara suggested everyone should investigate Forward 45 which covers transportation in ours and other areas. There is a survey at survey.forward45 that can be taken. The survey covers many transportation issues.

24th Avenue and Highway 9 in Goldsby has been highlighted at ACOG and that area is on the list as an ODOT project. In the meantime, drainage projects have been improved.

There has been more equipment secured to help with the roadways and other areas such as cleaning tin horns etc.

12. Adjournment.

Chris Goldsby moved to adjourn the meeting Wayne Leiker seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Clint Porter, Wayne Leiker, Chris Goldsby

Nays: None.

Kevin McDonough, Chairman

Date

Sandy Jenkins, Town Clerk

All of the required documents must be turned in with the application at least 4 weeks before the Planning Commission meeting.

**REQUEST FOR RE-ZONING
GOLDSBY, OKLAHOMA**

Flood Zone Yes ___ No ___
Base Flood Elevation _____
Proposed Lowest Fin. Fit. EV. ___
Proposed Nrst. Adj. Ord. Elv. _____
Mop Panel Number _____

Applicant Robert + Reulena Stevenson

Address 30507 Santa Fe Ave. Norman, OK 73072

Phone # 405.268.0862
405.443.1487

1 The following change in the Town's Zoning District Classification is hereby requested (state existing and proposed zoning).

Need to re-zone from A-1 to R-1 because my property is only 3.5 acres not 5 acres.

for the (construction), (improvement), (alteration), (location), or (use) of _____

I have built a new home.

at the following location (provide exact legal description) _____

30507 Santa Fe Ave.

Norman, OK 73072

In accordance with the requirements of the Town's Zoning Ordinances and State Law, the names and addresses of all property owners within a three hundred (350') ft. radius to include not fewer than 10 property owners, increase by 100' to reach the number of 10 property owners of the exterior boundary of the property described above, have been provided on a sheet attached to this application (A current list from the County Tax assessors' office or a bonded abstract company).

- 3. A deposit of \$375.00 is required at the time of application. Two Hundred Dollars (\$200.00) of this is an application fee. The balance of the fee is used for certified mailing and legal publications. Any amount in excess will be refunded after final publication billings are received.
- 4. Plans and drawings for the proposal are attached indicating compliance with setback, parking, and other requirements of the requested Zoning District.

Signed: _____

Date: _____

Reulena Stevenson

7/30/2025

7/30/2025

FOR USE BY TOWN CLERK

Fee received: yes

Request sent to the Planning Commission: 9-25-2025

Referred to Town Board: 10-9-2025

Planning Commission Recommendation to Town Board: _____

Hearing Notice given: _____ Hearing Held: _____

Town Board Action: _____

Ordinance Publication Date: _____

Filed copies of Ord. with Law Library: _____ County 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-1 LOW DENSITY RESIDENTIAL*.

STREET ADDRESS: *30507 SANTA FE AVE* (See map exhibit A).

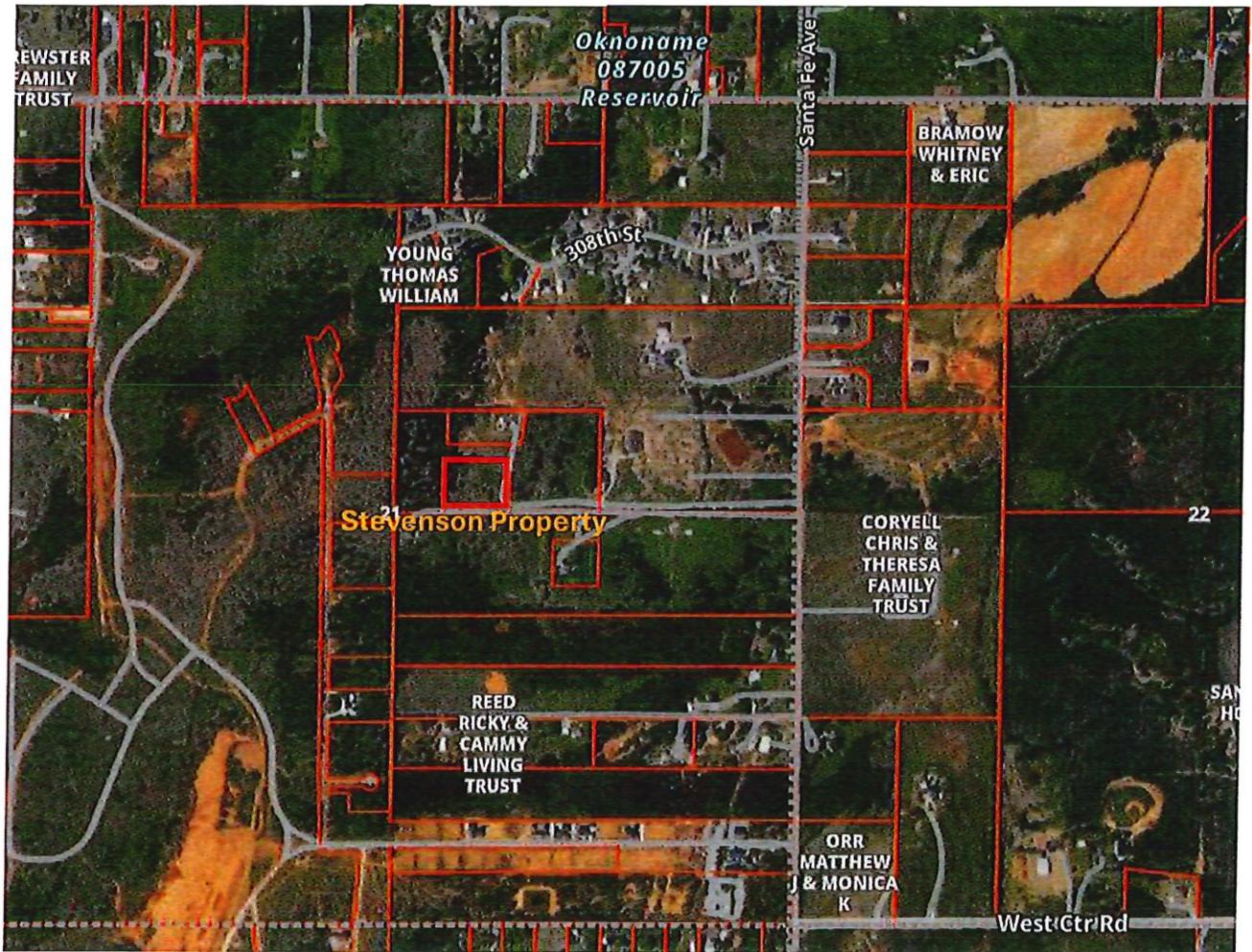
LEGAL DESCRIPTION:

A part of the South Half of the Northeast Quarter (S ½ NE ¼), of Section Twenty-one (21), Township Eight (8) North, Range Three (3) West of the Indian Meridian, McClain County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said S ½, NE ¼, said point being a Found 3/8" Rebar; thence S 89° 43'08" W along the South Line of said S ½ a distance of 1900.73 Feet to a 3/8" Rebar, the Point of Beginning; thence parallel with the West Line of said S ½, on a bearing of N 00°03'49" W a distance of 343.27 Feet to a 3/8" Rebar; thence on a bearing of S 89°43'08" W a distance of 444.00 Feet to a 3/8" Rebar; thence on a bearing of S 00°03'49" E a distance of 343.27 Feet to a 3/8" Rebar Set on the South line of said S ½; thence coincident with said South line, on a bearing of N 89°43'08" E a distance of 444.00 Feet to the Point of Beginning; containing 3.499 acres, more or less; Including a road and utility easement being 30 Feet wide, and 15 Feet on either side of a Centerline described as follows: Beginning 39.00 Feet, N 89°43'08" W of the Southeast (SE) Corner of said S ½ NE ¼; thence parallel with the South line of said S ½ on a bearing of S 89°43'08" W a distance of 1905.62 Feet; thence on a bearing of N 07°25'29" E a distance of 411.10 Feet to the Point of Terminus; and including a road and utility easement, being 30 Feet wide, and 15 Feet on either side of a centerline described as follows: Beginning 39.00 Feet, N 00°21'36" W of the Southeast (SE) Corner of said S ½ NE ¼; thence parallel with the South line of said S ½ on a bearing of S 89°43'08" W a distance of 2324.55 Feet to the Point of Terminus.

THE PROPOSED RE-ZONING WILL BE BROUGHT FOR PUBLIC HEARING AT THE PLANNING COMMISSION MEETING ON THE *25th DAY OF SEPTEMBER 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 *9TH DAY OF OCTOBER 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 *29TH DAY OF AUGUST 2025*.

SANDRA JENKINS, CLERK



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, county 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, county 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);

- F. Temporary buildings used in conjunction with construction work; provided that:
 - 1. Such buildings are removed promptly upon completion of the construction work;
 - G. Solar collectors, when used for the purpose of providing energy for heating and/or cooling of related principal structures;
 - H. Except as provided otherwise, chickens or laying hens may be kept and maintained in the R-1 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-1-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.
- I. Uses and structures clearly incidental and necessary to the permitted principal uses and structures in this District; provided that:
 - 1. Such structures and uses shall not involve the conduct of business, except "home occupations", on the premises;
 - 2. Such structures and uses shall not include barns or sheds for the keeping of livestock or other agriculturally-related machinery or material;
 - 3. 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
 - 4. Such structures shall not encroach upon any alley, utility or drainage easement or right-of-way.

Section 2-10. Uses and Structures Permitted on Review.

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

- A. Golf courses and country clubs (but not miniature golf courses or commercial driving ranges operated separately from golf courses); provided that:
 - 1. Off-street parking is in conformance with requirements for such uses outlined in the A-1, Agricultural-Residential District; and
 - 2. Primary access thereto shall not be from reduced-standard "residential estates" streets (see appropriate provisions in the Goldsby "Subdivision Regulations");
- B. Public utility or facility buildings (but not including open equipment storage, maintenance yards or general administrative and sales offices); provided that:
 - 1. Any building, structure or substation shall meet the front and rear yard setback requirements for single-family dwellings in this District, and shall provide side yard setbacks of not less than twenty-five (25) feet;
 - 2. Two (2) parking spaces per structure or per one (1) employee on the site, whichever is the greater, shall be provided; and
 - 3. Primary access thereto shall not be from reduced-standard "residential estates" streets (see appropriate provisions of the Goldsby "Subdivision Regulations");
- C. Churches and religious Temples (but not including missions or revival tents, open tabernacles or arbors); provided that:
 - 1. Parking requirements for such uses, detailed in the A-1, Agricultural-Residential District, shall be met;
 - 2. The front, side and rear yard setback requirements for such uses, detailed in this Zoning District, shall be met; and
 - 3. Primary access thereto shall not be from reduced-standard "residential estates" streets (see appropriate provisions of the Goldsby "Subdivision Regulations");
- D. The keeping of not more than two (2) horses, or two (2) cows, or four (4) sheep, provided that:
 - 1. Such animals shall be kept at least eighty (80) feet from the front lot line and shall be confined within the property lines by means of a suitable fence;
 - 2. Any corral or pen shall not be located nearer than twenty-five (25) feet to any property line; and
 - 3. Excrement from all animals shall be disposed of in an acceptable manner, to prevent the breeding of insects or the creation of a nuisance or health hazards;
- E. Additional horses may be permitted; provided that:
 - 1. One (1) additional acre of lot area, over the required initial one (1) acre, shall be required for each additional horse;
- F. 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;
- G. 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;
 - 3. Wireless Internet Communication Stations and Towers; provided that:
 - i. such Towers shall not be closer to a dwelling or place of public assembly than a distance equal to three times their height, nor closer to any above the ground power lines, telephone lines or similar facilities than a distance equal to their height plus 10 feet;
 - ii. the height and location of such structures shall not interfere with operation of any airport or landing strip;
 - iii. such Stations shall house only the equipment necessary to implement wireless internet communications services and shall not house or be occupied by operators, staff or other persons, and such Towers shall be equipped solely with equipment used to provide the wireless internet communications services;
 - iv. any other height restricting provision of these Zoning Regulations to the contrary notwithstanding, the Maximum Height of such Stations measured vertically from the ground to its uppermost point including any antenna, beacon, light, or other structure attached thereto shall be limited to 15 feet, and the Maximum Height of such towers measured vertically from the ground to its uppermost point including any antenna, beacon, light or other structure attached thereto shall be limited to 60 feet;
 - v. the Wireless Internet Communication Station and Tower shall bear a sign not exceeding two square feet in size stating the name, address and telephone number of the Wireless Internet Communication Provider and such station and tower shall be removed by the Wireless

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.



APPLICATION FOR LOT SPLIT OR LOT LINE ADJUSTMENT

Date 9/12/25

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, 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

Bill C. Lester, Attorney for Washington Bowhunting LLC

Signature of Owner(s)

Printed Name(s)

405-527-5623

Lot Number

Phone Number

REQUIRED:

Table with 4 rows and 3 columns detailing required attachments: 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

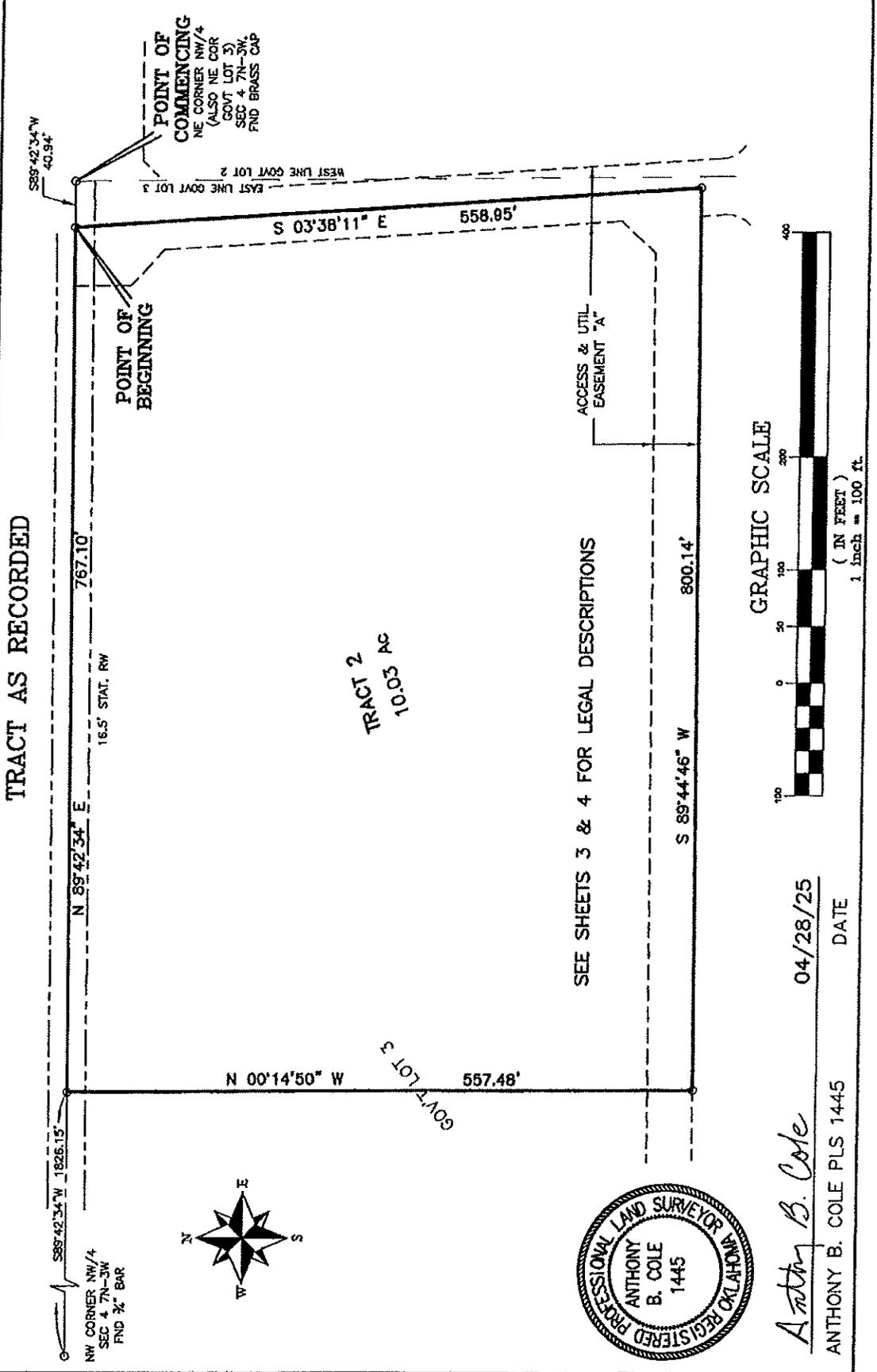
Approved and Accepted on this day of, 20.

Town Clerk

8 Parcel 440041145

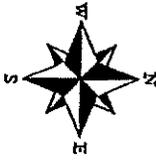
TRACT AS RECORDED

Project No. 4-9-763	Sheet 1 of 4
Drawn By ABC	Date 04/28/25
Scale 1" = 100'	
TRACT 2 AS RECORDED GOLDSBY LAND & CATTLE CO.	
LOT SPLIT APPROVAL PT NW/4 SEC 4, 7N-3W TOWN OF GOLDSBY MCCLAIN COUNTY, OK	
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	



TRACTS AS PROPOSED

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

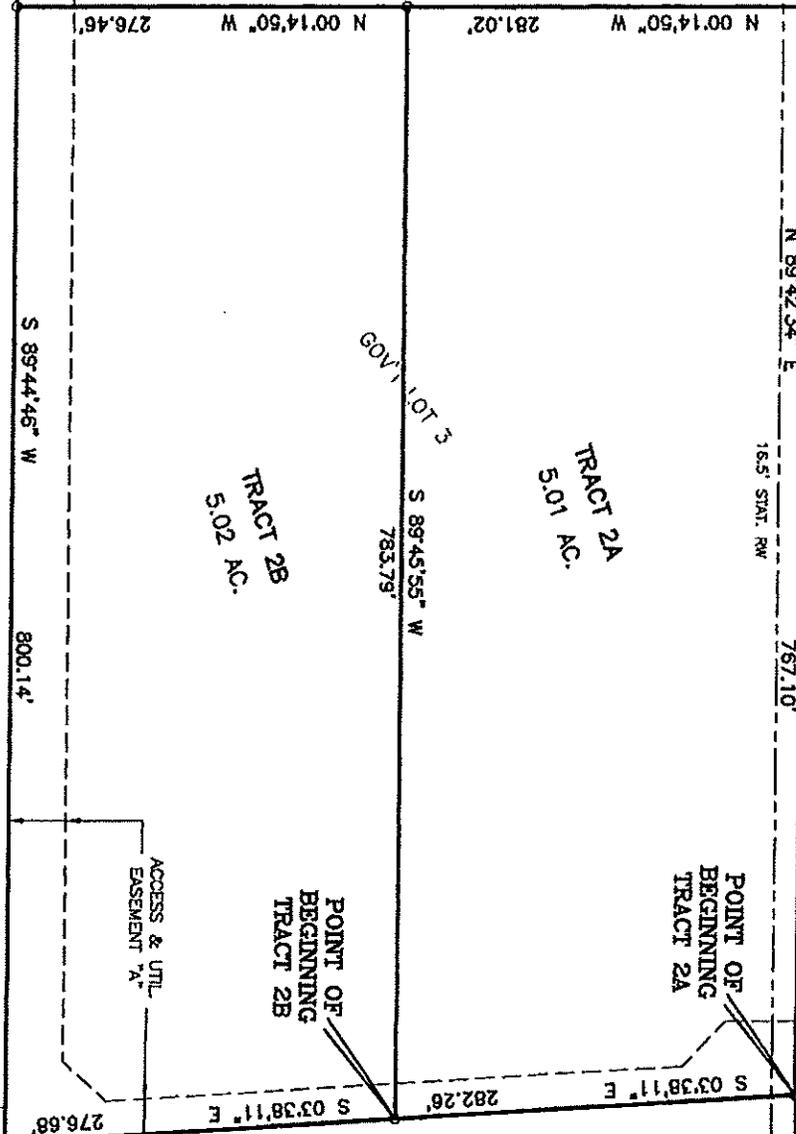


Anthony B. Cole
ANTHONY B. COLE PLS 1445

04/28/25

DATE

SEE SHEETS 3 & 4 FOR LEGAL DESCRIPTIONS



POINT OF BEGINNING TRACT 2A
 POINT OF BEGINNING TRACT 2B
 POINT OF COMMENCING BOTH TRACTS
 NE CORNER NW/4 (ALSO NE COR GOVT LOT 3)
 SEC 4 7N-3W, FND BRASS CAP

PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 38TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 604-4827 CA 6117	LOT SPLIT APPROVAL PT NW/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK		TRACTS 2A, 2B AS PROPOSED GOLDSBY LAND & CATTLE CO.	
	Drawn By: ABC	Scale: 1" = 100'		
	Checked By:	Date: 04/28/25		
	Project No.: 4-9-763	Sheet: 2 of 4		

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 2 AS RECORDED

A tract of land being part of Government Lot 3 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 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 the North line of said NW/4 a distance of 40.94 feet to the POINT OF BEGINNING;

Thence S 03°38'11" E a distance of 558.95 feet;

Thence S 89°44'46" W a distance of 800.14 feet;

Thence N 00°14'50" W a distance of 557.48 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 767.10 feet to the POINT OF BEGINNING, containing 437,053 sq. ft. or 10.03 acres, more or less.

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

LEGAL DESCRIPTION – TRACT 2A AS PROPOSED

A tract of land being part of Government Lot 3 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 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 the North line of said NW/4 a distance of 40.94 feet to the POINT OF BEGINNING;

Thence S 03°38'11" E a distance of 282.26 feet;

Thence S 89°45'55" W a distance of 783.79 feet;

Thence N 00°14'50" W a distance of 281.02 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 767.10 feet to the POINT OF BEGINNING, containing 218,208 sq. ft. or 5.01 acres, more or less.

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

LEGAL DESCRIPTION – TRACT 2B AS PROPOSED

A tract of land being part of Government Lot 3 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 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 the North line of said NW/4 a distance of 40.94 feet;

Thence S 03°38'11" E a distance of 282.26 feet to the POINT OF BEGINNING;

Thence continuing S 03°38'11" E a distance of 276.68 feet;

Thence S 89°44'46" W a distance of 800.14 feet;

Thence N 00°14'50" W a distance of 276.46 feet;

Thence N 89°45'55" E a distance of 783.79 feet to the POINT OF BEGINNING, containing 218,845 sq. ft. or 5.02 acres, more or less.

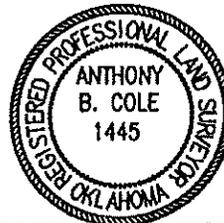
Together with an access and utility easement as shown on Exhibit "A."

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) 879-0800 Fax (405) 604-4827 CA 6117	LOT SPLIT APPROVAL PT NW/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACT 2 DESCRIPTIONS GOLDSBY LAND & CATTLE CO.		
	Drawn By: ABC	Scale: 1" = 100'		
	Checked By:	Date: 04/28/25		
	Project No: 4-9-763	Sheet 3 of 4		

LEGAL DESCRIPTIONS

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

04/28/25



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 8117

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

TRACT 2 DESCRIPTIONS		
GOLDSBY LAND & CATTLE CO.		
Drawn By	ABC	Scale 1" = 100'
Checked By		Date 04/28/25
Project No:	4-9-763	Sheet 4 of 4



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

Date 9/12/25
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 1 & 2 & S/2 NE/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 2 @ \$5.00 each lot (non-refundable) Paid \$ 10.00

Signature of Owner(s)

Lot Number

Bill C. Lester, Attorney for
Oakleaf Farms 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

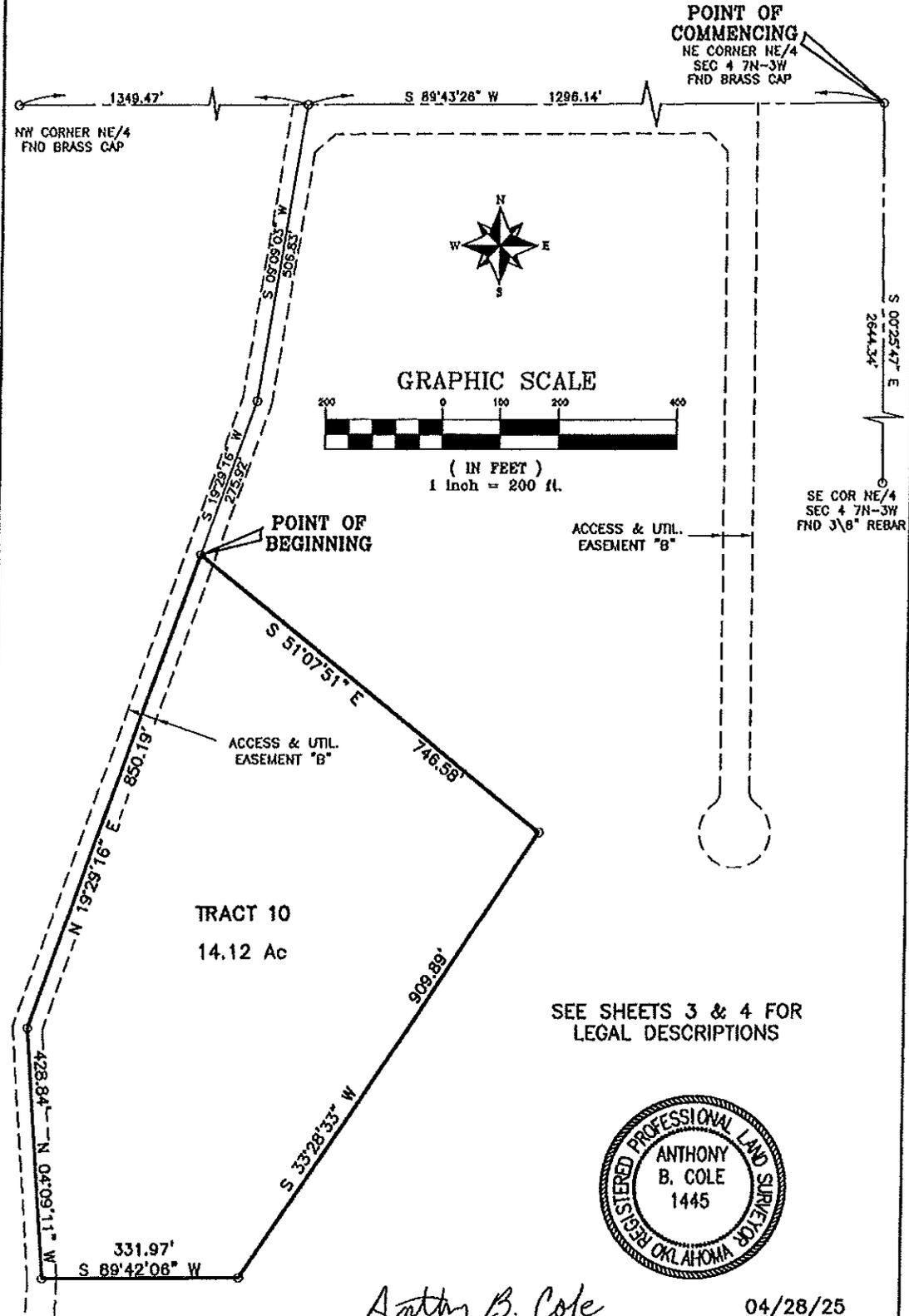
Building Inspector

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

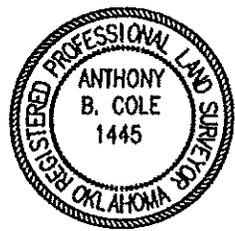
Town Clerk

#9
Parcel
4400 411 48

TRACT AS RECORDED



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

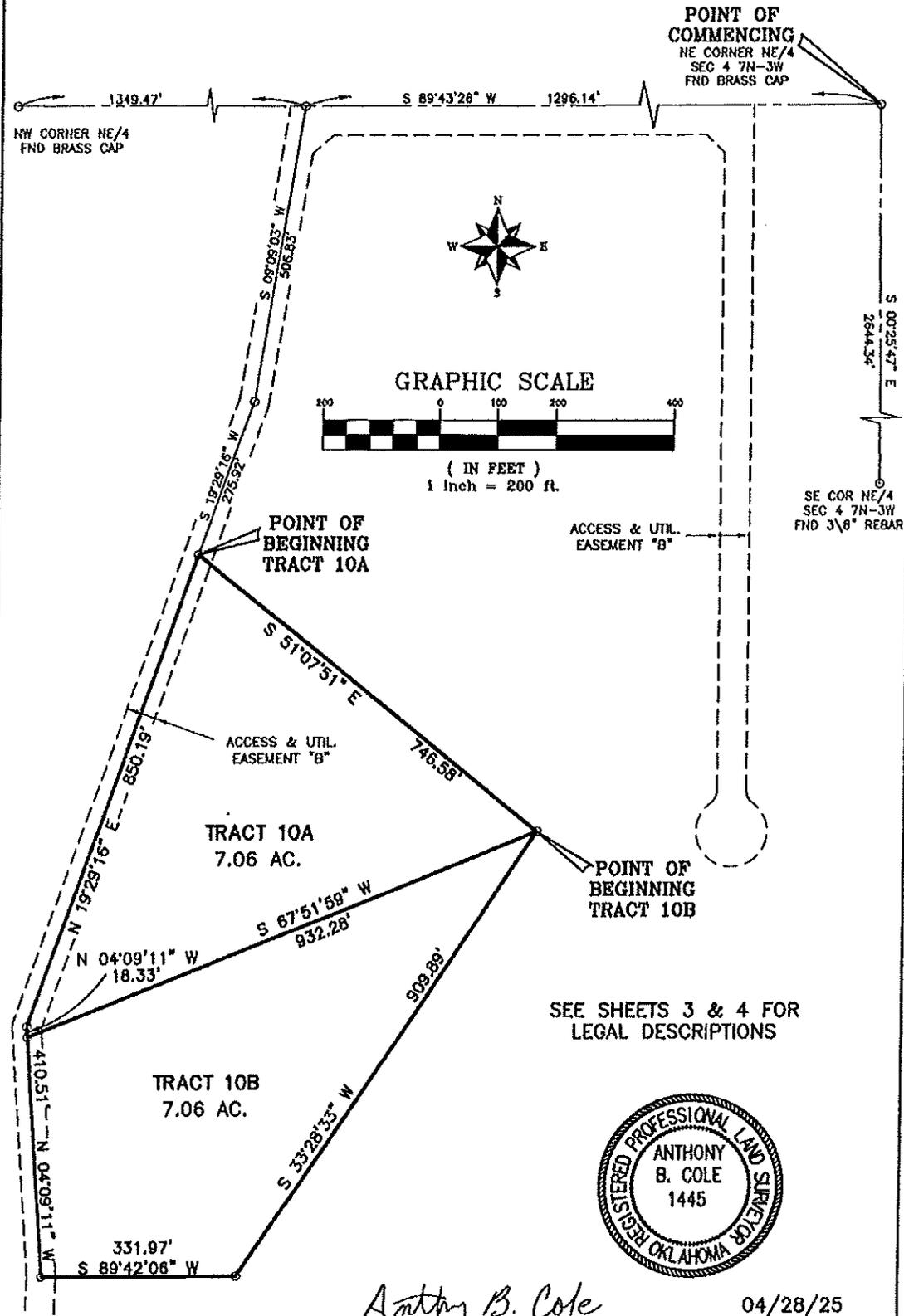


PINNACLE
 CONSULTING MANAGEMENT GROUP, INC
 4516 N.W. 36TH STREET, Ste 100
 OKLAHOMA CITY, OK 73122
 PH (405) 879-0600 Fax (405) 804-4827
 CA 8117

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

TRACT 10 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



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) 879-0800 Fax (405) 604-4627 CA 8117	LOT SPLIT APPROVAL PT NE/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACTS 10A, 10B 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 10 AS RECORDED

A tract of land being part of Government Lot 1, Government Lot 2, and the South Half (S/2) of the Northeast Quarter (NE/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 S 89°43'26" W;

Commencing at the Northeast corner of said NE/4;
 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 275.92 feet to the POINT OF BEGINNING;
 Thence S 51°07'51" E a distance of 746.58 feet;
 Thence S 33°28'33" W a distance of 909.89 feet;
 Thence S 89°42'06" W a distance of 331.97 feet;
 Thence N 04°09'11" W a distance of 428.84 feet;
 Thence N 19°29'16" E a distance of 850.19 feet to the POINT OF BEGINNING, containing 615,056 sq. ft. or 14.12 acres, more or less.

Together with an access and utility easement as shown in Exhibit "B".

LEGAL DESCRIPTION – TRACT 10A AS PROPOSED

A tract of land being part of Government Lot 1, Government Lot 2, and the South Half (S/2) of the Northeast Quarter (NE/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 S 89°43'26" W.

Commencing at the Northeast corner of said NE/4;
 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 275.92 feet to the POINT OF BEGINNING;
 Thence S 51°07'51" E a distance of 746.58 feet;
 Thence S 67°51'59" W a distance of 932.28 feet;
 Thence N 04°09'11" W a distance of 18.33 feet;
 Thence N 19°29'16" E a distance of 850.19 feet to the POINT OF BEGINNING, containing 307,508 sq. ft. or 7.06 acres, more or less.

Together with an access and utility easement as shown in Exhibit "B".

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 10 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 10B AS PROPOSED

A tract of land being part of Government Lot 1, Government Lot 2, and the South Half (S/2) of the Northeast Quarter (NE/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 S 89°43'26" W.

Commencing at the Northeast corner of said NE/4;

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 275.92 feet;

Thence S 51°07'51" E a distance of 746.58 feet to the POINT OF BEGINNING;

Thence S 33°28'33" W a distance of 909.89 feet;

Thence S 89°42'06" W a distance of 331.97 feet;

Thence N 04°09'11" W a distance of 410.51 feet;

Thence N 67°51'59" E a distance of 932.28 feet to the POINT OF BEGINNING, containing 307,549 sq. ft. or 7.06 acres, more or less.

Together with an access and utility easement as shown in 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

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) 604-4827
CA 6117

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

TRACT 10 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

