

MINUTES
BOARD OF ADJUSTMENT
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, MARCH 26, 2020 5:30pm

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE BOARD OF ADJUSTMENT MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

BOARD MEMBERS: GERALD CLACK, TREY LARREMORE, TIM LAWSON, MIKE CONSIDINE, ANDY ROGERS

1. CALL TO ORDER, ROLL CALL AND DECLARE A QUORUM.

Board Member Andy Rogers called the meeting to order and declared a quorum. Members present were Tim Lawson, Mike Considine, Andy Rogers and Trey Larremore. Absent: Gerald Clack.

Others present: Charles Smallwood, Terry Aylward, Mayor Larry Lees and Kenny Young.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 9, 2020 SPECIAL MEETING.

Motion was made by Larremore, second by Considine to approve minutes of January 9, 2020 Special Meeting. Voting yes: Lawson, Considine, Rogers, Larremore. Voting no: none.

3. PUBLIC HEARINGS.

a. Enter Public Hearing.

Applicant: Winston Parks. Legal: PRYOR ACREAGE 18-21N-19E Part of Lots 2 and 3, Block 1 of the WOODS ADDITION to the Incorporated Town of Pryor Creek, Mayes County, Oklahoma lying West of the Westerly Right-of-Way line of U.S. Highway 69, further described as follows: Beginning at the Northwest corner of said Lot 2, Block 1; Thence East on the North line of Lots 2 and 3 a distance of 74.22 feet to the Westerly Right-of-Way line of said Highway 69; Thence Southeasterly along said Right-of-Way line 161.85 feet more or less to the South line of said Block 1; Thence West 58 feet to the Easterly Right-of-Way line of the M.K. & T. Railroad; Thence Northeast along said Right-of-Way line 156.43 feet to the point of beginning. And Part of Mill Street and Part of Main Street of the above described WOODS ADDITION and a part of Fifth Street South of said Addition; further described as follows: Beginning at the Southwest Corner of Lot 2, Block 1 of said Addition; Thence South of said Addition, further described as follows: Beginning at the Southwest Corner of Lot 2, Block 1 of said Addition; Thence South 16°29'00" West along the Easterly Right-of-Way line of the M.K. & T. Railroad, being the Westerly line of Mill Street a distance of 430.72 feet to a point in the South Half of Fifth Street; Thence East 12.0 feet to the Westerly line of Mill Street a distance of 430.72 feet to a point in the South Half of Fifth Street; Thence East 12.0 feet to the Westerly Right-of-Way line of U.S. Highway 69; Thence Northeasterly along said Right-of-Way line 445.95 feet to a point in the South line of Block 1 of said Addition; Thence West 58 feet to the point of beginning. And A tract of land situated in the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section 18, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma and being more particularly described as follows to-wit: Commencing at the Northwest corner of Lot 2, Block 1 of the WOODS ADDITION to Pryor Creek, Oklahoma, said point also being on the Easterly Right-of-Way of the M.K. & T. Railroad; Thence South 16°29'00" West for a distance of 260.48 feet and along said Right-of-Way to the point of beginning; Thence South 16°29'00" West for a distance of 300.00 feet and along said Right-of-Way; Thence North

73°03'16" West for a distance of 50.00 feet; Thence North 16°29'00" East for a distance 300.00 feet; Thence South 73°03'16" East for a distance of 50.00 feet to the point of beginning.

Mr. Parks is requesting a variance from the 50 ft. required front setback and the landscaping buffer adjacent to the ROW of 7'.

Mr. Parks joined by phone so he would be available for questions or comments. He gave an overview of the plan for the property and the reason for the variance request. Mr. Larremore asked what the number he was requesting and Mr. Parks said 22 ft. Mr. Smallwood, representative of the property owners Level VI, showed the board the layout of the existing property and explained what he knew regarding the request. There was no more discussion.

b. Exit Public Hearing.

Mr. Rogers explained the public hearing was completed.

c. Discussion and possible action on Public Hearing for Winston Park's request for a variance from the 50 ft. required front setback and the landscaping buffer adjacent to the ROW of 7'.

Motion was made by Larremore, second by Considine to grant variance of set back to the existing footing granting them 22' variance. Voting yes: Lawson, Considine, Rogers, Larremore. Voting no: none.

4. ADJOURN.

Motion was made by Larremore, second by Considine to adjourn. Voting yes: Lawson, Considine, Rogers, Larremore. Voting no: none.

CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

[] VARIANCE [X] SPECIAL EXCEPTION

P.O Box 1167, 12 North Rowe Street, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER _____

[] RESIDENTIAL [X] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 905 SE 29th Street

LEGAL DESCRIPTION: SOUTHERN ACRES ADDITION BLK 1 LOT 4

PRESENT USE: Vacant Lot PRESENT ZONING UR RS in city code COMPREHENSIVE PLAN DESIGNATION: Institutional

SURROUNDING ZONING: _____ FLOODPLAIN DESIGNATION: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: SPECIAL EXCEPTION TO PERMIT A 10,000 SF CHILDREN'S
ADDITION TO LIFE FELLOWSHIP CHURCH

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Jim Beach	NAME	Life Fellowship Church
ADDRESS	123 N. Martin Luther King Jr. Blvd.	ADDRESS	905 SE 29th Street
CITY, ST, ZIP	Tulsa, OK 74103	CITY, ST, ZIP	Pryor, OK 74361
DAYTIME PHONE	918-806-7328	DAYTIME PHONE	918-824-4422
EMAIL	jbeach@wallacesc.com	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

APPLICATION FEES			
BASE REQUEST	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ 0
NEWSPAPER PUBLICATION	\$ 144.00		120.00
SIGN POSTING	\$18.50		18.50
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)		FILING FEE	\$ 300.00
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	18 2.00 = \$		36.00
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	1.78 x = \$	NOTICE SUBTOTAL	\$ 0
TOTAL AMOUNT DUE			\$ 484.50

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N

LEGAL DESCRIPTION
LIFE FELLOWSHIP CHURCH

SOUTHERN ACRES ADDITION, BLOCK 1, LOT 4

AND

SOUTHERN ACRES ADDITION, LOT 1, LESS THE NORTH 110 FEET & THE EAST 33 FEET THEREOF; AND LOT 2, LESS THE NORTH 110 FEET THEREOF; AND ALL OF LOT 3 1214/53

AND

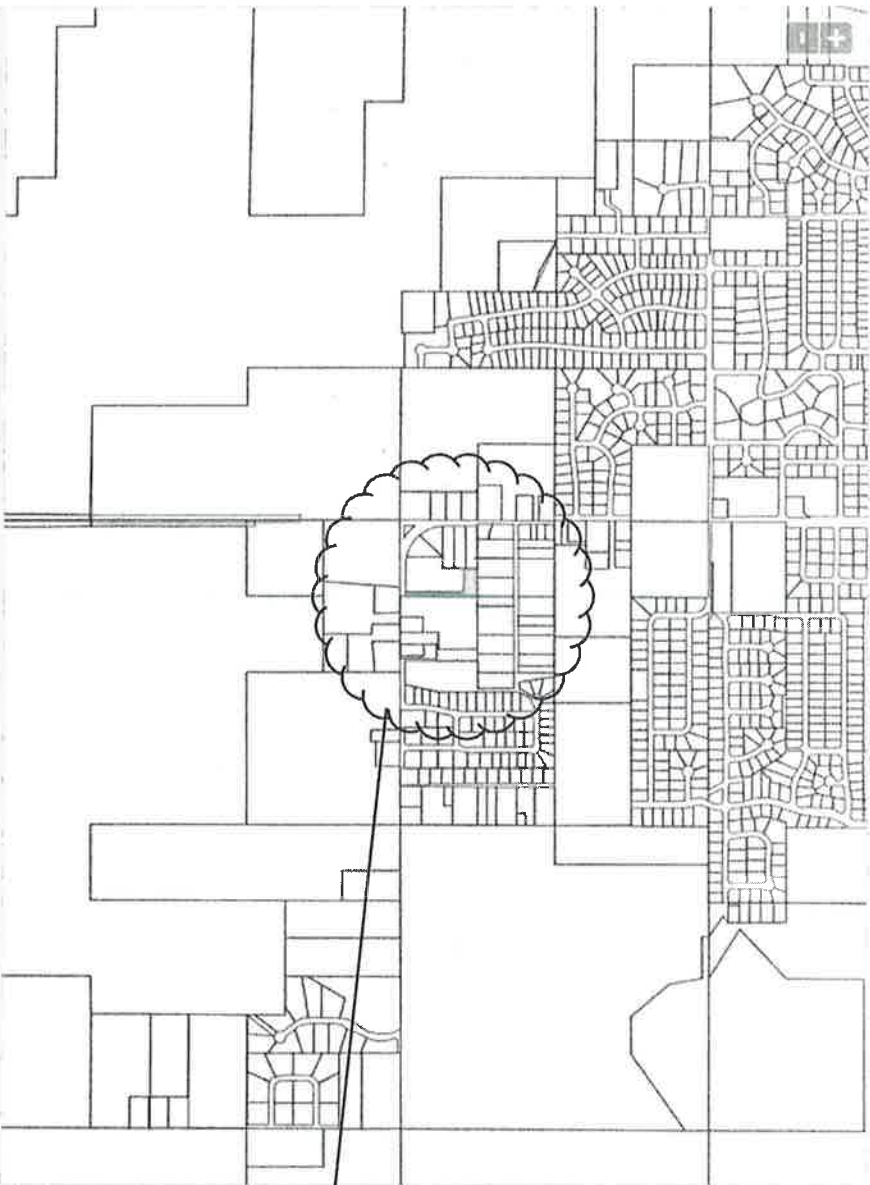
SOUTHERN ACRES ADDITION, BLOCK 1, THE EAST 33 FEET OF LOT 1, AND THE NORTH 110 FEET OF LOTS 1 AND 2, 1242/382



Welcome to Mayes County Online

Data provided by Lisa Melchior, Mayes County Assessor.

Map Image Tabular Search Sale Search



Land Parcel Information

Assessment Data Sale Data Images

Current Account

Account: 490018627

Parcel ID: 1420-00-001-001-0-001-00

Current Account

Owners Name: LIFE FELLOWSHIP CHURCH

Status: S ELLIOTT

Assessment Data

Mail Info:

PO BOX 845
PRYOR OK 74362-0000

Valuation Data

Market Value: 17,656

Taxable Market: 0

Gross Assessed: 0

Ex Code:

Ex Amount: 0

Net Assessed: 0

Cadastral:

1420-001-001-00-0-001-00

Tax District:

14 - Pryor City I-1

Property Class:

E - Exempt

Lot Size:

0.45 Lots

Legal:

SOUTHERN ACRES
ADDITION BLK 1 E 33'
LOT 1, N 110' OF
LOTS 1,2, 1242/382

Map Ready

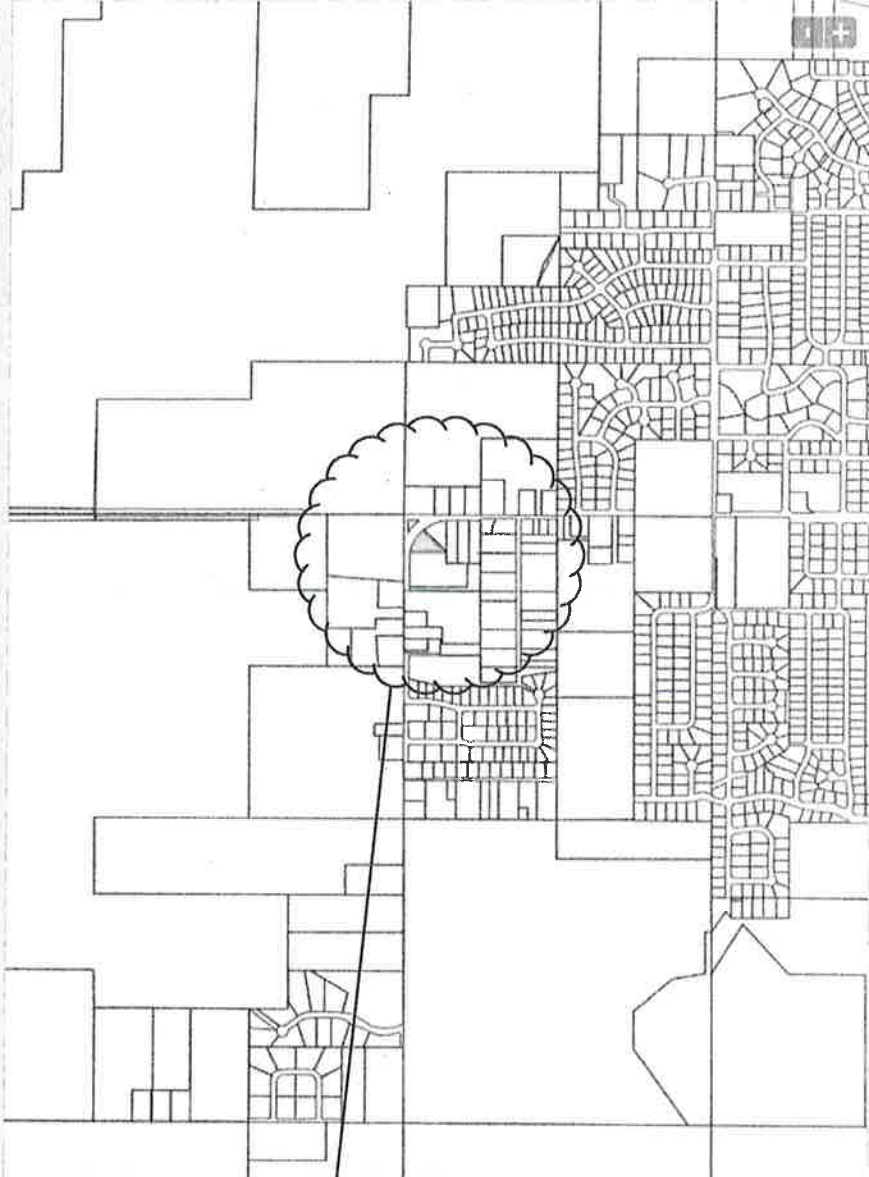
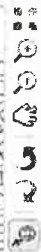
Assessment Detail



Welcome to Mayes County Online

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Map Image Tabular Search Sale Search



Land Parcel Information

Assessment Data Sale Data Images

Current Account

Account: 490018629
Parcel ID: 1420-00-001-004-0-001-00

Current Account

Owners Name: LIFE FELLOWSHIP CHURCH
Situs: S ELLIOTT

Assessment Data

Mail Info:

PO BOX 845
PRYOR OK 74362-0000

Valuation Data

Market Value: 17,211
Taxable Market: 0
Gross Assessed: 0
Ex Code:
Ex Amount: 0
Net Assessed: 0

Cadastral:

1420-001-004-00-0-001-00

Tax District:

14 - Pryor City 1-1

Property Class:

E - Exempt

Lot Size:

1 Lots

Legal:

SOUTHERN ACRES
ADDITION BLK 1 LOT
4

Map Ready

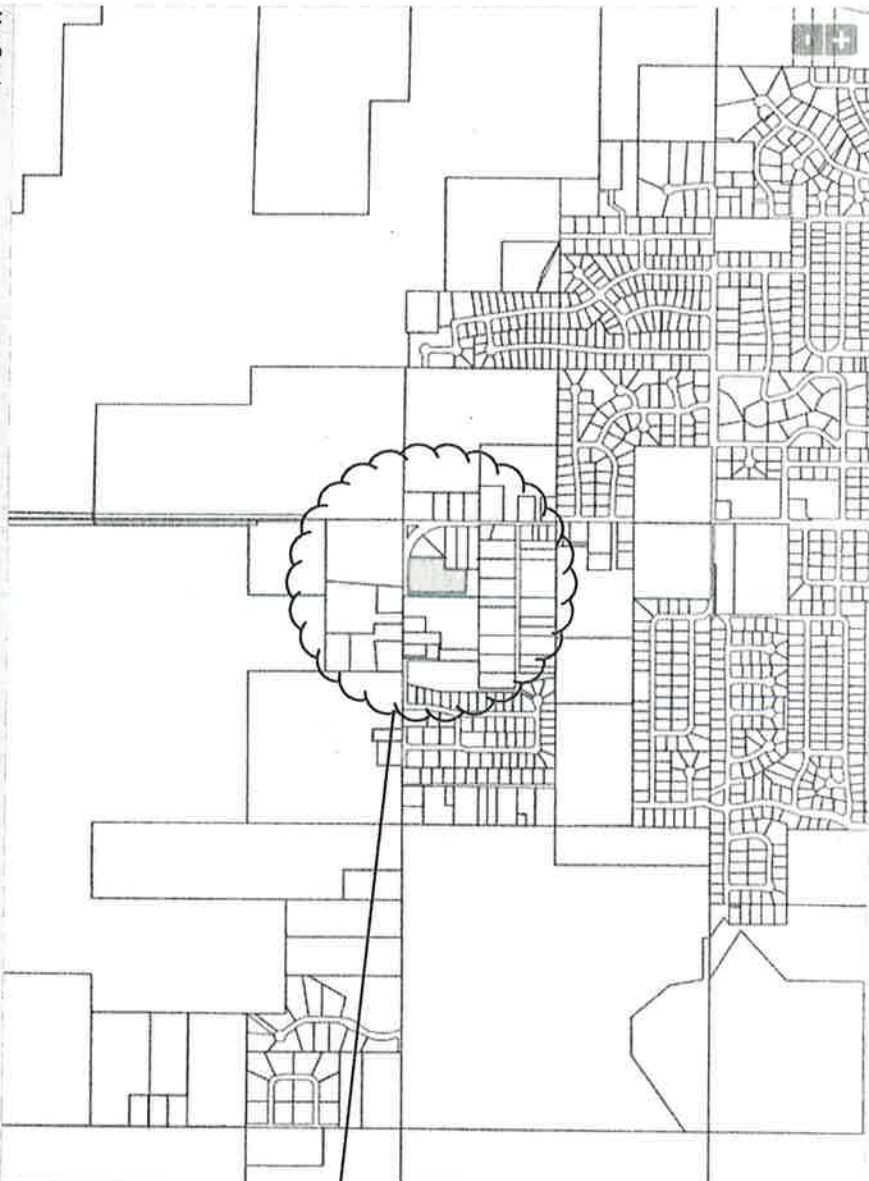
Assessment Detail



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Map Image Tabular Search Sale Search



Land Parcel Information

Assessment Data Sale Data Images

Current Account

Account: 490018628
Parcel ID: 1420-00-001-002-0-001-00

Current Account

Owners Name: LIFE FELLOWSHIP CHURCH
Situation: 00905 SE 29TH ST

Assessment Data

Mail Info:

PO BOX 845
PRYOR OK 74362-0000

Valuation Data

Market Value: 18,025

Taxable Market: 0

Gross Assessed: 0

Ex Code:

Ex Amount: 0

Net Assessed: 0

Cadastral:

1420-001-002-00-0-001-00

Tax District:

14 - Pryor City I-1

Property Class:

E - Exempt

Lot Size:

2.8 Lots

Legal:

SOUTHERN ACRES
ADDITION LOT 1 LESS
N110' & E33'
THEREOF, LOT 2 LESS
N110 THEREOF, ALL
LOT 3 1214/53

Map Ready

Assessment Detail





Love God. Love People. Serve the World
Life Fellowship
Church
To Whom It May Concern:

905 SE 29th Street | Pryor, OK 74361 | 918.824.4422

Life Fellowship Church gives consent to Wallace Engineering to file
a special exception application on our behalf.

Sincerely,

Stuart Henslee
Elder/ Lead Pastor
Life Fellowship Church