



COMMUNITY DEVELOPMENT

NOTICE OF A MEETING FOR CITY OF CHICKASHA PLANNING COMMISSION

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, March 11, 2025, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, Consideration and Possible action to approve the minutes from the February 11th, 2025 meeting.
- b. Public Hearing to discuss and consider the petition by Cynthia Teague requesting a Use on Review for sales of alcohol at 611 W Grand Ave
- c. Discussion, consideration, and possible action to approve the petition by Cynthia Teague Requesting a use on review for sales of alcohol at 611 W Grand Ave
- d. Public Hearing to discuss and consider the petition by James Perryman requesting a special exemption for a special use permit at 1008 S 14th St
- e. Discussion, consideration, and possible action to approve the petition by James Perryman requesting a special exemption for a special use permit at 1008 S 14th St
- f. Public Hearing to discuss and consider the petition by Bryce Binyon requesting a rezone on a lot from R-1 to C-1 at 3201 S 16th
- g. Discussion, consideration, and possible action to approve the petition by Bryce Binyon requesting a rezone on a lot from R-1 to C-1 at 3201 S 16th

3 Motion to Adjourn.

Rachel Bernish, Community Development Director

CHICKASHA

Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the February 11th, 2025 meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 11, 2025	(From)		

V. ATTACHMENTS:

- 2.11.25 minutes PLANNING COMMISSION

**NOTICE OF MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

PLANNING COMMISSION MEETING

February 11, 2025

1. Call meeting to order: 4PM

Roll Call: Nita Ladd, James Schoppa, Eric Anderson, Alexis Johnson, Mike Mosley

Present: Ladd, Anderson, Johnson, Mosley

Absent:

Staff Present: Rachel Bernish, Darren Martin, Nick Alexander

Citizens:

Charlie Burgess

Spencer Winzenried

Henry Winzenried

2. Meeting Items:

- a. Discussion, Consideration and Possible action to approve the minutes from the January 14th, 2025 meeting**

***Motion by: ANDERSON and second by LADD to approve minutes from the January 14th, 2025 meeting.**

Roll Call: Nita Ladd, James Schoppa, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Ladd, Anderson, Johnson, Mosley

Nays:

Abstain:

B: Public hearing to discuss and consider the petition by City of Chickasha to update Chapter 54, Article VIII

- **Public Hearing Opened: 4:09**
- **Public Hearing Closed: 4:10**

C. Discussion, consideration and possible action to approve the petition by the City of Chickasha to update Chapter 54, Article VIII

***Motion by: JOHNSON seconded by LADD**

Roll Call: Nita Ladd, James Schoppa, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: : Ladd, Anderson, Johnson, Mosley

Nays:

Abstain:

CHICKASHA

Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Cynthia Teague requesting a Use on Review for sales of alcohol at 611 W Grand Ave

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 11, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by Cynthia Teague Requesting a use on review for sales of alcohol at 611 W Grand Ave

I. BACKGROUND/DESCRIPTION:

This public hearing is regarding the petition by Cynthia Teague Requesting a use on review for sales of alcohol on the following described property:

611 W Grand Ave - 04-06-07-09350 ALL LOT 1-LESS N 100' OF W 140' & TR BG 738.31' E OF NW/C LOT 2 E 581.69' S 843.72' W 380' S 470' W 300' N 598.33' W 1 56' N 264.35' E 262.57' N 476.99' TO BG (16.42 AC) SEC 4-6-7-LESS TR BG NW/C NE/4, SEC 4-6-7 TH S ALONG W LINE NE/4, 1313.72' TH S 89 DEG 53 MIN 55 SEC E, 640' TO POINT OF BG TH N 568.33' TH N N 88 DEG 11 MIN 55 SEC E, 501.29' TH S 00 DEG 02 MIN 45 SEC E, 114.97' TH N 89 DEG 53 MIN 55 SEC 180' TH S 03 DEG 13 MIN 12 SEC W, 350.52' TH S 00 DEG 02 MIN 45 SEC E, 120' TH N 89 DEG 53 MIN 55 SEC W 301.54' TO BEG (4.5586 AC WARD PETROLEUM CORP & LESS 3.83 AC TO HOMELAND STORES, INC. SEE FILE FOR L EGAL & LESS .77 AC. LESS .33 AC BLOCK 1 GRANDVIEW ADDN
BRIEF DESCRIPTION OF REQUEST: The applicant wishes to open a liquor store at this location, there is already an existing liquor store there and they will be the new owners.

II. RECOMMENDED ACTION:

Motion to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 11, 2025	(From)		

V. ATTACHMENTS:

1. 20250217151946026
2. 20250217151932781
3. Oasis Liquor mailer

The Undersigned, lawfully bonded abstractors in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property within in a 300 foot radius of the following described premises, to wit:

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 7th day of January, A.D. 2025
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

ORDER #71551

By 

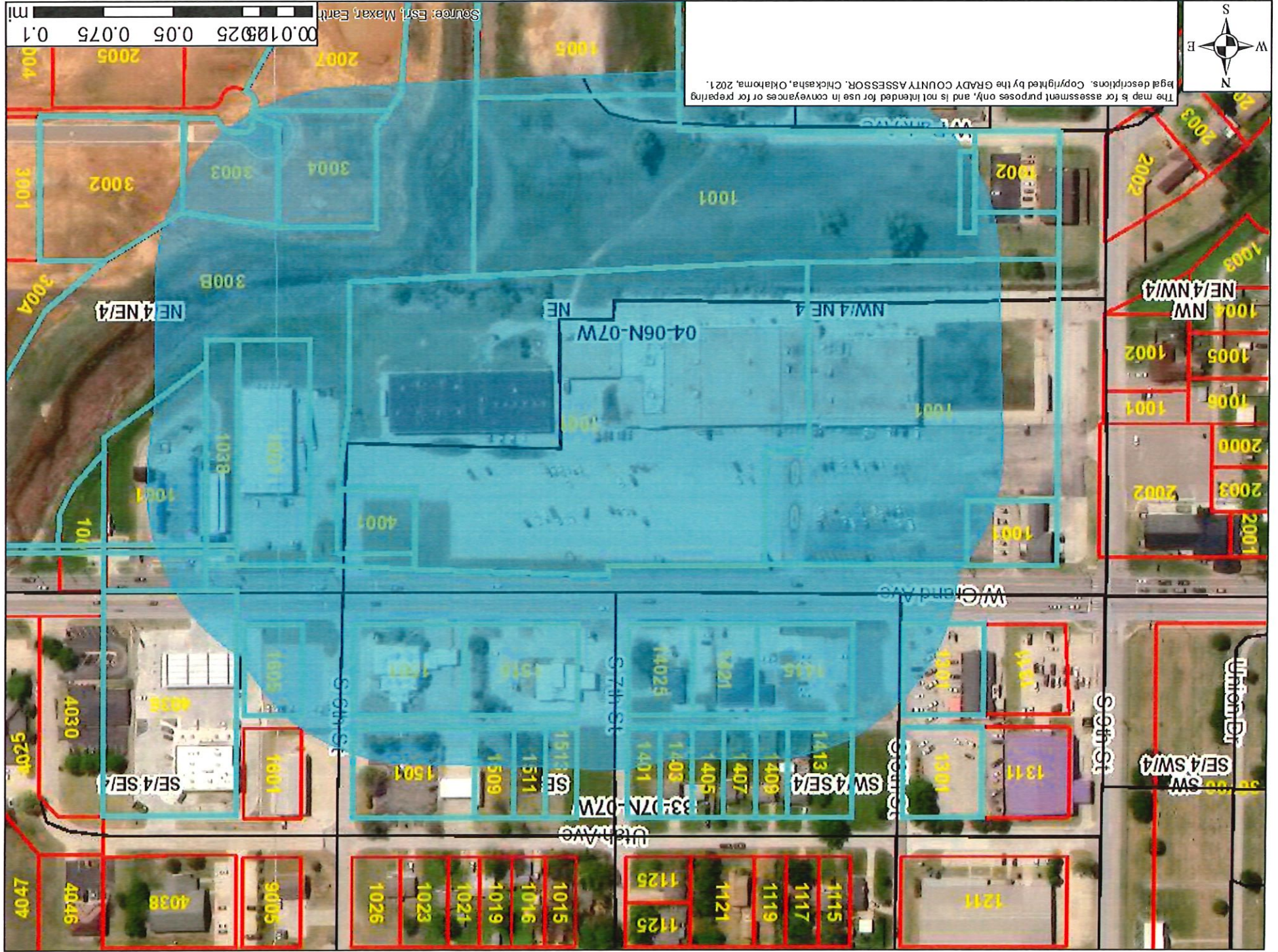
Asst. Mgr.

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Duke, Manager



C687-00-004-001-0-000-00

04-06N-07W LOT 2 BLOCK 1 THE WOODLANDS SEC 2

CHICKASHA DEVELOPMENT CO., LL

600 NW 23RD ST, STE 200

School: 9001 CHICK CITY - 1 CHICKASHA

Acres

Book-Page

Situs

OKLAHOMA CITY OK 73103-0000

0

5127

C290-00-002-017-0-000-00 04-06-07-10200 ALL LOT 17 BLOCK
 REYNOLDS, KEITH ALAN REV TRUS 2 GRANDVIEW ADDN

105 9TH STREET CIRCLE

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4479 9TH

C380-00-013-001-0-000-00 33-07-07-04600 ALL LOTS 1-2-3-4-5 & LOTS 16
 AARON WARREN ENTERPRISES, INC THRU 20 BLK 13 HIGHLAND PARK
 802 WEST GRAND AVE ADDN

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 3630 GRAND

C380-00-014-003-0-000-00 33-07-07-04850 ALL LOTS 3-4 BLK 14
 HARK LLC HIGHLAND PARK ADDN

121 N. TEEL DRIVE

DEVINE TX 78016-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6015 UTAH

C713-00-001-001-0-000-00 4-6-7 LOT 1 BLOCK 1 TUNNEL CAR WASH PKA A TRACT
 OKIE PROPCO, LLC OF LAND IN LOT 1-COMM AT THE NE/C OF SEC 4 TH N
 7004 N. OKLAHOMA CT., SUITE A & B 89 51'50W ALONG THE N LINE OF SEC 4 1110.40' TO P OB;
 TH S 00 02'45"E 235.....

OKLAHOMA CITY OK 73105 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6051 GRAND

0000-33-07N-07W-4-036-00 33-07-07-20250 BG SW/C SW/4 SE/4 SE/4 TH E
 LAWSON RETAIL PROPERTIES, LLC 208.71' N 208.71' W 208.71' S 208.71' NEW CHINA
 2201 TECUMSEH DRIVE RESTURANT AND BG 208.71' N OF SW/C SW/4 SE/4
 TH N 141.29' E

NORMAN OK 73069-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6090 GRAND

C380-00-014-001-0-000-00 33-07-07-04800 ALL LOTS 1-2 BLK 14
 WILLMON, STEPHEN B. REV TRUST HIGHLAND PARK ADDN

2851 COUNTRY CLUB DR.

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4162 UTAH

C290-00-001-001-0-002-00		04-06N-07W	PART OF LOT 1 BEG. AT THE
HAC, INC DBA HOMELAND ACQUIST		SW/C OF SAID LOT 1 BLK. 1 TH N 89 DEG. 19'00"E ALONG	
% RYAN, LLC BANK OF AMERICA CENTER		S LINE LOT 1 BLK. 1 A DIST. 389.61', N 00 DEG 45'45"W	
15 WEST 6TH STREET STE 2400			
TULSA	OK 74119-0	School: 9001 CHICK CITY - 1 CHICKASHA	
		Acres	Situs
		0	3053 GRAND AVE
C291-00-001-001-0-000-00		04-06-07-10250	ALL LOT 1
MASTON, CHANELLE		GRANDVIEW 2ND ADDN	BLOCK 1
2300 S 8TH ST CIRCLE			
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	
		Acres	Situs
		0	3995 8TH
C291-00-001-017-0-000-00		04-06-07-11050	ALL LOT 17
DOMINGUEZ, RICARDO		1	GRANDVIEW 2ND ADDN
2301 S. 8TH STREET CIRCLE			BLOCK
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	
		Acres	Situs
		0	3910 8TH
C380-00-014-009-0-000-00		33-07-07-05000	ALL LOTS 9-10
SCOTT, SHARRON F.		HIGHLAND PARK ADDN	BLK 14
719 WEST UTAH			
CHICKASHA	OK 73018-0	School: 9001 CHICK CITY - 1 CHICKASHA	
		Acres	Situs
		0	4249 UTAH
C380-00-014-015-0-000-00		33-07-07-05150	ALL LOTS 15 THRU 20
DILLON & REVELS PROPERTIES, L		BLOCK 14	HIGHLAND PARK ADDN
C			
720 W. GRAND AVENUE			
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	
		Acres	Situs
		0	5371 GRAND
C380-00-014-021-0-000-00		33-07-07-05250	ALL LOTS 21-22-23-24
DILLON & REVELS PROPERTIES, L		BLK 14	HIGHLAND PARK ADDN
C			
720 W GRAND AVENUE			
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	
		Acres	Situs
		0	3138 GRAND

C380-00-015-015-0-000-00 INTERNATIONAL BANK OF COMMERC	33-07-07-05600 BLK 15	ALL LOT 15 THRU 21 HIGHLAND PARK ADDN
3817 NW EXPRESSWAY, SUITE 100		
OKLAHOMA CITY OK 73112-0490	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5155 Situs GRAND	
C290-00-001-001-0-006-00 YYY DG LLC	04-06-07 DOLLAR GENERAL ADDN A TRACT OF LAND IN LOT 2 COMM AT THE NE/C OF SEC 4; TH N 89 51'50"W 1319.82'; TH S 00 00'31"W 50' TO THE S ROW OF GRAND D AVE FOR A POB; TH N 89.....	
15 VERBENA AVE STE 200		
FLORAL PARK NY 11001	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5127 Situs GRAND AVE	
C290-00-001-002-0-000-00 TIBBETTS RENTALS L.L.C.	04-06-07-09400 BLOCK 1	S 125' OF W 132' LOT 2 GRANDVIEW ADDN
25 WALNUT DR		
NINNEKAH OK 73067-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3403 Situs PARK	
C380-00-016-005-0-000-00 FIRST NATIONAL BANK & TRUST C	33-07-07-05800 HIGHLAND PARK ADDN	ALL LOTS 5-6-7-8 BLK 16
P.O. BOX 1130		
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3009 Situs 6TH	
C380-00-014-005-0-000-00 BURNS, ZACH	33-07-07-04900 HIGHLAND PARK ADDN	ALL LOTS 5-6 BLK 14
711 W UTAH AVE		
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5812 Situs UTAH	
C380-00-014-025-0-000-00 FILIPPO, GARY & TAMMY	33-7-7 HIGHLAND PARK ADDN	ALL LOTS 25-26-27-28 BLK 14
P.O. BOX 620		
RUSH SPRINGS OK 73082-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5860 Situs GRAND	

C290-00-001-001-0-000-00 04-06-07-09300 BG NW/C LOT 1 BLK 1-E 140' S
LINK'S MOJO LLC 100' W 140' N 100' BLOCK 1 GRANDVIEW ADDN

18753 310TH STREET

NORMAN OK 73072-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 5000 GRAND

C290-00-001-001-0-001-00 04-06-07-09350 ALL LOT 1-LESS N 100' OF W
GRANDVIEW LTD. 140' & TR BG 738.31' E OF NW/C LOT 2 E 581.69' S 843.72'
ATTN: CARL POJEZNY W 380' S 470' W 300' N 598.33' W 1 56' N 264.35' E
P.O. BOX 20837 262.57'

OKLAHOMA CITY OK 73156-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 5000 GRAND AVE

C380-00-015-001-0-000-00 33-07-07-05300 LOTS 1 THRU 7 & E 15' OF LOT 8
FIRST NATIONAL BANK & TRUST C & ALL LOTS 22 THRU 28 BLK 15
MPANY CHICKASHA HIGHLAND PARK ADDN
P.O. BOX 1130

CHICKASHA OK 73023-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 5000 GRAND

C380-00-014-007-0-000-00 33-07-07-04950 ALL LOTS 7-8 BLK 14
JOHNS, CELESTER W. & JANNA CA HIGHLAND PARK ADDN
OLINE JOHNS
1602 S. 20TH

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 5000 UTAH

C380-00-015-009-0-000-00 33-07-07-05450 W 10' LOT 8 & ALL LOTS 9-10
FIRST NATL BANK & TRUST CO. BLK 15 HIGHLAND PARK ADDN

PO BOX 1130

CHICKASHA OK 7323-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 4055 UTAH

C380-00-015-013-0-000-00 33-07-07-05550 ALL LOTS 13-14 BLK
LOCAL OKLAHOMA BANK, N.A. 15 HIGHLAND PARK ADDN

% IBC BANK
P.O. BOX 26020

OKLAHOMA CITY OK 73126-0 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 3483 TTH

C380-00-014-013-0-000-00	33-07-07-05100	ALL LOTS 11 THRU 14
LUDWELL CHIROPRACTIC & SPORTS REHAB PC 105 N 8TH STREET	BLK 14	HIGHLAND PARK ADDN
CHICKASHA OK 73018-1408	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4305 UTAH	
C687-00-003-00B-0-000-00 WOODLANDS IN CHICKASHA HOMEOW ERS ASSOC. 600 NW 23RD SUTIE 200	04-06N-07W COMMON AREA B BLOCK 3 THE WOODLANDS SEC 2	
OKLAHOMA CITY OK 73103-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 6213	
0000-04-06N-07W-1-005-00 CHICKASHA DEVELOPMENT CO., LL 600 NW 23RD ST, STE 200	04-06-07 COMM NE/C NE/4 TH N 89DEG 51'50"W 625.01' TO POB TH S 00DEG 01'14"E 385.00' TH S 89DEG 51'50"E 200.00'; TH N 00DEG 01'14"W 123.00'; TH S 89 DEG 51'50"E 81.00'; TH S.....	
OKLAHOMA CITY OK 73103-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 3.69 3693	
C687-00-002-007-0-000-00 CHICKASHA MUNICIPAL AUTHORITY 600 NW 23RD ST, STE 200	04-06N-07W LOT 7 BLOCK 2 THE WOODLANDS SEC 2	
OKLAHOMA CITY OK 73103-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 5500	
C290-00-001-002-0-002-00 TIBBETTS RENTALS, LLC 25 WALNUT DRIVE	4-06N-07W PART OF LOT 2 BLOCK 1 GRAND VIEW ADDN COMM AT NW/C OF NE/4 04-06N-07W TH S 00DEG 00'00"E 685.00'; TH S 89DEG 51'50"E 65'; TH S 89DEG 51'50" E 107' TO POB; TH N 00DE.....	
NINNEKAH OK 73067	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4788	
C290-00-001-001-0-003-00 CHICKASHA DEVELOPMENT CO. LLC 600 NW 23RD AT, STE 200	04-06N-07W PART OF COMM NE/C NE/4 TH N 89DEG 51'50"W 625.01' TO POB TH S 00DEG 01'14"E 385.00' TH S 89DEG 51'50"E 200.00'; TH N 00DEG 01'14"W 123.00';.....	
OKLAHOMA CITY OK 73103-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 4.27 5490	

C380-00-015-011-0-000-00 LOCAL OKLAHOMA BANK, N.A.	33-07-07-05500 15	ALL LOTS 11-12 HIGHLAND PARK ADDN	BLK
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% IBC BANK
P.O. BOX 26020

OKLAHOMA CITY OK 73126-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 3483 UTAH
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0000-04-06N-07W-1-038-00
YYY DG LLC
COMM. NE/C SECTION 4, TH N 89 51'50" W ALG NORTH
LINE 1319.82' TO NE/C LOT 2 OF SEC. 4, S 00 00'31"W 50'

15 VERBENA AVENUE SUITE 200
TO S R-O-W OF GRAND AVE FOR POB,

FLORAL PARK NY 11001	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 5127
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C687-00-003-002-0-000-00
CHICKASHA DEVELOPMENT CO., LL
04-06N-07W LOT 2 BLOCK 3 THE WOODLANDS SEC 2

600 NW 23RD ST, STE 200

OKLAHOMA CITY OK 73103-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 5127
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C687-00-003-004-0-000-00
CHICKASHA DEVELOPMENT CO., LL
04-06N-07W LOT 4 BLOCK 3 THE WOODLANDS SEC 2

600 NW 23RD ST, STE 200

OKLAHOMA CITY OK 73103-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 5127
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0000-04-06N-07W-1-006-00
CHICKASHA, CITY OF
04-06-07-34700 BG 40' S OF NW/C LOT 1 TH S
89 DEG 52 MIN E 1140.49 S 0 DEG 08 MIN. E 10' N 89
DEG. 52 MIN. W 1140.49' N 0 DEG. 08 MI N. W 10' TO BEG.

CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0.26 5127
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C687-00-003-003-0-000-00
CHICKASHA DEVELOPMENT CO., LL
04-06N-07W LOT 3 BLOCK 3 THE WOODLANDS SEC 2

600 NW 23RD ST, STE 200

OKLAHOMA CITY OK 73103-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 5127
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DATE: Dec 11, 2024

1. Applicant(s) Name: Cynthia Teague, DBA THE OASIS LIQUOR SHOP
Address: 611 W GRAND AVE
Phone: 405-255-4580
2. Legal Description of subject property: NE4 SEC 4, T6N, R7W being part of Lot 1, BLK 1 Grandview Addition
3. Address of subject property: 611 W. Grand Ave.
4. Present zoning of subject property: Commercial
5. Physical Characteristics of Subject Property:
Frontage on Street: 14.5
Lot Depth: _____
Drawing Attached: _____ Yes _____ NO
6. Proposed Use for the Property: continued Retail-Spirits Liquor Store
7. Public Utilities Which Serve the Property:
Street, Surface Material: Asphalt
City Water: X YES _____ NO, then list source of water _____
City Sanitary Sewer: X YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: 20
Surface Material of Parking Spaces: Asphalt
9. Abstractors Certified Property Owners List Provided: _____ YES _____ NO
10. Owner of Record: Grandview Hts, LLC
Address: 1718 Dorchester Pl. OKC 73120 Phone Number: 405-630-9098
11. \$500.00 Application Fee Paid: (YES) YES NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Cynthia Teague Date: Dec 11, 2024

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010

E-mail: rachel.bernish@chickasha.org

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

611 W. GRAND AVE

Affidavit of Publication

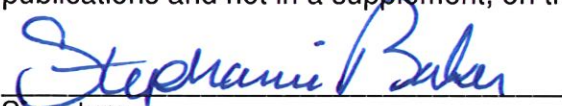
State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

02/06/2025

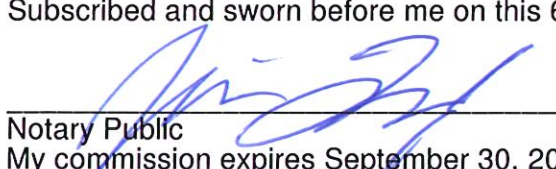
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 6th day of February, 2025


Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 58.45

Ad # 85797

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
February 6, 2025
1 time
LPXLP

**NOTICE OF PUBLIC HEARING PC
PETITION REQUEST FOR A USE ON
REVIEW FOR SALES OF ALCOHOL**
NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, March 11th 2025, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Cynthia Teague Requesting a use on review for sales of alcohol on the following described property:

611 W Grand Ave - 04-06-07-09350 ALL LOT 1-LESS N 100' OF W 140' & TR BG 738.31' E OF NW/4 LOT 2 E 581.69' S 843.72' W 380' S 470' W 300' N 598.33' W 1 56' N 264.35' E 262.57' N 476.99' TO BG (16.42 AC) SEC 4-6-7- LESS TR BG NW/4 NE/4, SEC 4-6-7 TH S ALONG W LINE NE/4, 1313.72' TH S 89 DEG 53 MIN 55 SEC E, 640' TO POINT OF BG TH N 568.33' TH N N 88 DEG 11 MIN 55 SEC E, 501.29' TH S 00 DEG 02 MIN 45 SEC E, 114.97' TH N 89 DEG 53 MIN 55 SEC 180' TH S 03 DEG 13 MIN 12 SEC W, 350.52' TH S 00 DEG 02 MIN 45 SEC E, 120' TH N 89 DEG 53 MIN 55 SEC W 301.54' TO BEG (4.5586 AC WARD PETROLEUM CORP & LESS 3.83 AC TO HOMELAND STORES, INC. SEE FILE FOR L EGAL & LESS .77 AC. LESS .33 AC BLOCK 1 GRANDVIEW ADDN

BRIEF DESCRIPTION OF REQUEST:
The applicant wishes to open a liquor store at this location, there is already an existing liquor store there and they will be the new owners.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the March 17th, 2024, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Rachel Bernish,
Assistant City Manager

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

611 W. GRAND AVE

Affidavit of Publication

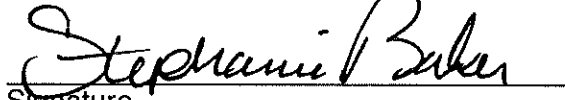
State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

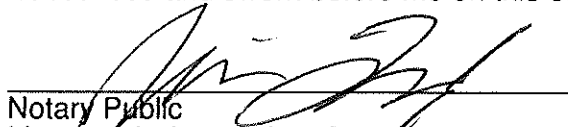
02/06/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 6th day of February, 2025


Notary Public
My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 58.45

Ad # 85797

Acct # 44095

Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published in
The Express-Star
February 6, 2025
1 time
LPXLP

NOTICE OF PUBLIC HEARING PC
PETITION REQUEST FOR A USE ON
REVIEW FOR SALES OF ALCOHOL
NOTICE IS HEREBY GIVEN, that the
City of Chickasha Planning Commission
will hold a public hearing beginning at
4:00 p.m. on Tuesday, March 11th
2025, at Chickasha City Hall, 117 North
4th Street, Chickasha, Oklahoma. This
public hearing is regarding the petition
by Cynthia Teague Requesting a use on
review for sales of alcohol on the follow-
ing described property:

611 W Grand Ave - 04-06-07-09350 ALL
LOT 1-LESS N 100' OF W 140' & TR
BG 738.31' E OF NW/4 LOT 2 E
581.69' S 843.72' W 380' S 470' W 300'
N 598.33' W 1.60' N 264.35' E 262.57' N
476.99' TO BG (16.42 AC) SEC 4-6-7-
LESS TR BG NW/4 NE/4, SEC 4-6-7
TH S ALONG W LINE NE/4, 1313.72'
TH S 89 DEG 53 MIN 55 SEC E, 640'
TO POINT OF BG TH N 588.33' TH N N
88 DEG 11 MIN 55 SEC E, 501.29' TH
S 00 DEG 02 MIN 45 SEC E, 114.97'
TH N 89 DEG 53 MIN 55 SEC 180' TH
S 03 DEG 13 MIN 12 SEC W, 350.52'
TH S 00 DEG 02 MIN 45 SEC E, 120'
TH N 89 DEG 53 MIN 55 SEC W
301.54' TO BEG (45588 AC WARD
PETROLEUM CORP & LESS 3.83 AC
TO HOMELAND STORES, INC. SEE
FILE FOR L EQUAL & LESS .77 AC,
LESS .33 AC BLOCK 1 GRANDVIEW
ADDN

BRIEF DESCRIPTION OF REQUEST:
The applicant wishes to open a liquor
store at this location, there is already an
existing liquor store there and they will
be the new owners.

Any person supporting or having any
objections to this petition may appear
before the Planning Commission on the
above date set for hearing and show
cause why the petition should or should
not be approved. Written comments re-
garding this petition should be emailed
to Rachel.Bernish@chickasha.org or be
mailed to City of Chickasha, Community
Development Department, 117 North 4th
street Chickasha, Ok 73018.

Please call the Community Develop-
ment Department at 405-222-6010 or
email Rachel.Bernish@chickasha.org
should you have any questions regard-
ing this petition.

There will also be a public hearing on
this petition at the March 17th, 2024,
City Council meeting at Chickasha City
Hall, 117 North 4th Street, Chickasha
Oklahoma.

Sincerely,
Rachel Bernish,
Assistant City Manager

**NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A USE ON REVIEW FOR SALES OF ALCOHOL**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. Tuesday, March 11th, 2025 at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Cynthia Teague Requesting a use on review for sales of alcohol on the following described property:

611 W Grand Ave - 04-06-07-09350 ALL LOT 1-LESS N 100' OF W 140' & TR BG 738.31' E OF NW/C LOT 2 E 581.69' S 843.72' W 380' S 470' W 300' N 598.33' W 1 56' N 264.35' E 262.57' N 476.99' TO BG (16.42 AC) SEC 4-6-7-LESS TR BG NW/C NE/4, SEC 4-6-7 TH S ALONG W LINE NE/4, 1313.72' TH S 89 DEG 53 MIN 55 SEC E, 640' TO POINT OF BG TH N 568.33' TH N N 88 DEG 11 MIN 55 SEC E, 501.29' TH S 00 DEG 02 MIN 45 SEC E, 114.97' TH N 89 DEG 53 MIN 55 SEC 180' TH S 03 DEG 13 MIN 12 SEC W, 350.52' TH S 00 DEG 02 MIN 45 SEC E, 120' TH N 89 DEG 53 MIN 55 SEC W 301.54' TO BEG (4.5586 AC WARD PETROLEUM CORP & LESS 3.83 AC TO HOMELAND STORES, INC. SEE FILE FOR L EGAL & LESS .77 AC. LESS .33 AC BLOCK 1 GRANDVIEW ADDN

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to open a liquor store at this location, there is already an existing liquor store there and they will be the new owners.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.



There will also be a public hearing on this petition at the March 17th, 2025, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,

Assistant City Manager

CHICKASHA



Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the petition by James Perryman requesting a special exemption for a special use permit at 1008 S 14th St

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 11, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by James Perryman requesting a special exemption for a special use permit at 1008 S 14th St

I. BACKGROUND/DESCRIPTION:

This public hearing is regarding the petition by James Perryman Requesting a special exemption for a special use permit on the following described property:

1008 S 14th - 33-07-07-39050 S 70' LOT 1 & E 50' OF S 70' LOT 2 BLK 206 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use an existing Mother-in-Law suite on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

Staff Report: Staff does not recommend approval on this matter. This house is built as a single family residence and is surrounded by single family homes. Allowing this in a unit that is current just an accessory building to be built for unrelated persons to live will violate the intent of the zoning code and the city of Chickasha Code of Ordinances.

II. RECOMMENDED ACTION:

Motion to Deny

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
March 11, 2025

V. ATTACHMENTS:

1. James Perryman addresses
2. James Perryman 1008 S 14th mailer
3. 20250217153614345

Karen G. Bennett and Sharon K.
Venable
2081 County Street 2850
Chickasha, OK 73018

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Renfrow Properties, LLC
701 W. Hefner Road
Oklahoma City, OK 73114

Daryl & Mandy Sheltry
1236 State Highway 19
Chickasha, OK 73018

Katherine S. Miller
1021 S. 14th Street
Chickasha, OK 73018

Lindy C. Smith
1102 S. 14th Street
Chickasha, OK 73018

Karl Henz Wentzel & Rita E. Bailey
4003 S. 16th Street
Chickasha, OK 73018

Sondra Michelle Womack
1028 S. 14th Street
Chickasha, OK 73018

Robert & Rexanne Johnson
1014 S. 14th Street
Chickasha, OK 73018

Conner Higgins
1024 S. 13th Street
Chickasha, OK 73018

Darrell Ray & Candy Cardin
1024 S. 14th Street
Chickasha, OK 73018

Andrea Chavers
1020 S. 14th Street
Chickasha, OK 73018

Penny Crawford
1312 W. Washington Avenue
Chickasha, OK 73018

McCarther Investment Properties,
LLC
1308 Arizona Avenue
Chickasha, OK 73018

Rodney & Sherri Alen Christian
1980 County Road 1366
Chickasha, OK 73018

Donald W. & Janice M. Riley
205 St. James
Chickasha, OK 73018

Wesley Paul Mote
1131 County Street 2959
Tuttle, OK 73089

Cynthia Huber
1425 W. Florida Avenue
Chickasha, OK 73018

Talon Dale & Rebecca Reynolds
103 Bowerwood
Chickasha, OK 73018

James Lee Woods, Sr.
1327 W. Texas
Chickasha, OK 73018

Vicky Goforth
1328 Washington
Chickasha, OK 73018

Solicitor Properties, LLC
118 N. 4th Street
Chickasha, OK 73018

Melanie A. Willis & Aaron L. Bilyeu
1428 W. Florida Avenue
Chickasha, OK 73018

Home Flip, LLC
4409 Silver Maple Way
Oklahoma City, OK 73179

Johnny R. & Jennie M. Nunn
1327 Washington
Chickasha, OK 73018

BCP, LLC
602 S. 4th Street
Chickasha, OK 73018

Greyline Properties, LLC
8720 SW. 39th Street
Oklahoma City, OK 73179

Tessa Knox
928 S 14th Street
Chickasha, OK 73018

Nicola Leah Mariott
8014 Boyou Forest Drive
Houston, TX 77088

Cecil L. & Leta Clouse
1427 Florida Avenue
Chickasha, OK 73018

**NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A SPECIAL USE PERMIT**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, March 11th 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by James Perryman Requesting a special exemption for a special use permit on the following described property:

**1008 S 14th - 33-07-07-39050 S 70' LOT 1 & E 50' OF S 70' LOT 2 BLK 206
CHICKASHA-OT**

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use an existing Mother-in-Law suite on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the March 17th, 2025, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,

Assistant City Manager





City of

Chickasha

117 North 4th Street
Chickasha, Oklahoma 73018

Due On: _____

Meeting Date: _____

APPLICATION FOR PLANNING COMMISSION

Request: ☐ Variance ☒ Special Exception ☐ Appeal

Applicant(s) Name: JAMES PERRYMAN, MANAGER OF SOLICITOR PROPERTIES, LLC

Address: 118 N 4TH STREET, CHICKASHA, OK 73018

Legal Description: South 70' of Lot 1 & E 50' of S 70' Lot 2 BLK 206, CHICKASHA - OT

Address of subject property: 1008 S. 14th Street, Chickasha, OK 73018

Phone #: 405-224-4000

Present zoning classification of subject property: R-1 - SINGLE FAMILY

Type of Variance/Special Exception being sought: Use of all structures on property as single family residential

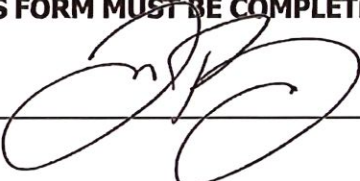
Reason for requesting variance/special exception: Property is not currently zoned for such use of all structures

Owner of Record: SOLICITOR PROPERTIES, LLC

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature:  Date: 01/21/2025

FW: 1008 S. 14th Street

From Rachel Bernish <rachel.bernish@chickasha.org>
Date Mon 1/27/2025 10:32 AM
To Danielle Charles <danielle.charles@chickasha.org>



Rachel Bernish
Assistant City Manager & Community Development Director
City of Chickasha
Tel: 405.222.6012 Mobile: 405.544.8175
rachel.bernish@chickasha.org
www.chickasha.org
117 N. 4th St., Chickasha, 73018
  

From: James Perryman <james@perrymanlegal.com>
Sent: Wednesday, January 22, 2025 12:00 PM
To: Rachel Bernish <rachel.bernish@chickasha.org>
Subject: 1008 S. 14th Street

Rachel,

Pursuant to our prior discussions, I have submitted the application and check to your office for the Special Use Permit Application associated with 1008 S. 14th Street, Chickasha, OK 73018. I will be submitting the 300' property owner's list to you in the next day or so.

As to the plans, I am not requesting a lot split or a rezoning of the property. I would like to maintain the single-family zoning classification. My only intent is to get the best and highest use of the property and its structures/fixtures as they currently sit. I am also not requesting that I be allowed to build any new structures. I just want to renovate the currently existing detached structure on the back of the property into a mother-in-law suite and, as long as I own it, receive a special use permit to lease it separately from the house. In the future, when the property is sold, I would like it to be sold as a single property. Should a future owner like to lease the MIL Suite separately, I would like that future owner to have to apply to the City for that approval.

The detached building as it currently sits is in bad shape and needs to be worked on. I cannot justify investing the kind of money it would take to renovate it unless it becomes an income producing aspect of the property. I understand that I could renovate it and lease it with the house. If rented with the house, it will not increase the rent sufficiently to justify the cost to renovate. Additionally, I don't want to open myself or my tenants up to the possibility of a tenant illegally subletting the MIL suite. That would be very difficult to restrict on my part and very difficult for the city to restrict.

I appreciate your time and assistance on this and am willing to make compromises in order to achieve the end goal. Thanks for your help on this.

James M. Perryman

Attorney at Law

Perryman & Perryman, LLP
118 N. 4th Street, Chickasha, OK
Telephone: (405) 224-4000

**SPECIAL CERTIFICATE
157167**

RE:

Lot 1 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:

**Karen G. Bennett and Sharon K. Venable
2081 County Street 2850
Chickasha, OK 73018**

Description:

All of Lot 1 & the North 10 feet of the North 50 feet of Lot 2 & the South 40 feet of the North 50 feet of Lot 2 in Block 205 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018**

Description:

Lot 11 in Mill's and Witherspoon's Subdivision of Block 202 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Renfrow Properties, LLC
701 W. Hefner Road
Oklahoma City, OK 73114**

Description:

The North 40 feet of the South 90 feet of Lot 4 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Daryl & Mandy Sheltry
1236 State Highway 19
Chickasha, OK 73018**

Description:

The North 50 feet of Lot 4 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Katharine S. Miller
1021 S. 14th Street
Chickasha, OK 73018**

Description:

The North 50 feet of Lot 4 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Lindy C. Smith
1102 S. 14th Street
Chickasha, OK 73018

Description:
The North 50 feet of Lot 1 in Block 239 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Karl Heinz Wentzel & Rita E. Bailey
4003 S. 16th Street
Chickasha, OK 76018

Description:
The W/2 of Lot 5 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Sondra Michelle Womack
1028 S. 14th Street
Chickasha, OK 73018

Description:
The South 90 feet of the E/2 of Lot 5 & the South 90 feet of Lot 6 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Robert & Rexanne Johnson
1014 S. 14th Street
Chickasha, OK 73018

Description:
The S/2 of Lot 2 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Connor Higgins
1024 S. 13th Street
Chickasha, OK 73018

Description:
The N/2 of Lot 3 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Darrell Ray & Candy Cardin
1024 S. 14th Street
Chickasha, OK 73018

Description:
The West 100 feet of the South 50 feet of Lot 4 Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Andrea Chavers
1020 S. 14th Street
Chickasha, OK 73018

Description:
The North 50 of the E/2 of Lot 5 & the North 50 feet of Lot 6 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Penny Crawford
1312 W. Washington Avenue
Chickasha, OK 73018

Description:
The South 75 feet & the West 25 feet of the North 65 feet of Lot 12 in Mill's and Witherspoon's Subdivision of Block 202 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
McCarther Investment Properties, LLC
1308 Arizona Avenue
Chickasha, OK 73018

Description:
Lot 3 in Block 205 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Rodney & Sherri Alen Christian
1980 County Road 1366
Blanchard, OK 73010

Description:
The West 75 of Lot 2 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Donald W. & Janice M. Riley
205 St. James
Chickasha, OK 73018

Description:
The West 50 feet of Lot 2 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Wesley Paul Mote
1131 County Street 2959
Tuttle, OK 73089

Description:
A tract of land being the South 51 feet of Lot 3 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Cynthia Huber
1425 W. Florida Avenue
Chickasha, OK 73018

Description:
The East 75 feet of Lot 6 in Block 239 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Talon Dale & Rebecca Reynolds
103 Bowerwood
Chickasha, OK 73018

Description:
The South 65 feet of Lot 1 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
James Lee Woods, Sr.
1327 W. Texas
Chickasha, OK 73018

Description:
Lot 7 in Mill's and Witherspoon's Subdivision of Block 202 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Vicky Goforth
1328 Washington
Chickasha, OK 73018

Description:
Lot 8 in Mill's and Witherspoon's Subdivision of Block 202 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Solicitor Properties, LLC
118 N. 4th Street
Chickasha, OK 73018

Description:
The South 70 feet of Lot 1 & the East 50 feet of the South 70 feet of Lot 2 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Melanie A. Willis & Aaron L. Bilyeu
1428 W. Florida Avenue
Chickasha, OK 73018

Description:
Lot 4 in Block 206 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Home Flip, LLC
4409 Silver Maple Way
Oklahoma City, OK 73179

Description:
The N/2 of Lot 2 in Block 207 to the City of Chickasha, Grady County, Oklahoma,
according to the recorded plat thereof.

The South 45 feet of Lot 1 in Block 207 to the City of Chickasha, Grady County,
Oklahoma, according to the recorded plat thereof.

Owner:
Johnny R. & Jennie M. Nunn
1327 Washington
Chickasha, OK 73018

Description:
Lot 6 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to
the recorded plat thereof.

Owner:
BCP, LLC
602 S. 4th Street
Chickasha, OK 73018

Description:
Lots 3 & 4 in Block 204 to the City of Chickasha, Grady County, Oklahoma,
according to the recorded plat thereof.

Lot 10 in Mill's and Witherspoon's Subdivision of Block 202 to the City of
Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Greyline Properties, LLC
8720 SW 39th Street
Oklahoma City, OK 73179

Description:
The N/2 of Lot 5 in Block 207 to the City of Chickasha, Grady County, Oklahoma,
according to the recorded plat thereof.

Owner:
Tessa Knox
928 S 14th Street
Chickasha, OK 73018

Description:
The South 50 feet of Lot 4 in Block 203 to the City of Chickasha, Grady County,
Oklahoma, according to the recorded plat thereof.

Owner:
Nicola Leah Mariott
8014 Boyou Forest Drive
Houston, TX 77088

Description:

The East 65 feet of the South 50 feet of Lot 4 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Cecil L. & Leta Clouse
1427 Florida Avenue
Chickasha, OK 73018

Description:

The West 65 feet of Lot 6 in Block 239 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McNatt Rentals, LLC
3390 County Street 2850
Ninnekah, OK 73067

Description:

Lot 3 in Block 206 LESS AND EXCEPT: A tract beginning at the SW/corner of Lot 3; thence E 100 feet; thence North 51 feet; thence West 100 feet; thence South 51 feet to the Point of Beginning.

Owner:

S & B Real Estate Investments, LLC
2026 County Street 2890
Amber, OK 73004

Description:

Lot 9 in Mill's and Witherspoon's Subdivision of Block 202 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Josephine Guerrero & Donna Foster
2410 S. 30th Street
Chickasha, OK 73018

Description:

The N/2 of the West 80 feet of Lot 3 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Kathy Marie Duff
1002 S. 14th Street
Chickasha, OK 73018

Description:

The North 70 feet of Lot 1 & the North 70 feet of the East 50 feet of Lot 2 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Rodney & Robin Christian
1980 County road 1366
Blanchard, OK 73010

Description:

The East 55 feet of Lot 2 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Robert D. Ingram
927 S. 15th Street
Chickasha, OK 73018

Description:

The S/2 of the West 80 feet of Lot 3 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Calvary Baptist Church
PO Box 822
Chickasha, OK 73023

Description:

The S/2 of Lot 3 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 50 feet of Lot 6 in Block 238 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 50 feet of Lot 6 in Block 238 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Hark, LLC
121 N. Teel Drive
Devine, TX 78016

Description:

The S/2 of Lot 5 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Carter Britton
1002 S. 13th Street
Chickasha, OK 73018

Description:

The North 55 feet of Lot 1 in Block 207 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Sandra Gail Pace
1410 Washington
Chickasha, OK 73018

Description:

The East 50 feet of Lot 3 in Block 203 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Maudie Fern Bruce
19705 Aaron Drive
Harrah, OK 73045

Description:
The South 50 feet of Lot 1 in Block 238 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Barbara Louise Blackburn & James Shanon McClain
3310 Montana Avenue
Chickasha, OK 73018

Description:
The South 50 feet of Lot 2 in Block 205 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA SS
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$200.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 16th day of January, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By 
Tammy Brown

Abstract Co.
317 Choctaw
Chickasha, OK 73018
Phn: 405/224-6111
Fax: 405/222-4429

Washita Valley
P.O. Box 458
Chickasha, Oklahoma 73023

Closing Co.
319 Choctaw
Chickasha, OK 73018
Phn: 405/224-1184
Fax: 405/374-7091

Members American Land Title Association and Oklahoma Land Title Association

STATEMENT

BILL TO	DATE
Solicitors Properties, LLC 118 N. 4th Chickasha, OK 73018 ATTN: James Perryman Ref #:	1/22/2025

ORDER INFORMATION	
Buyer/Seller: Solicitor Properties, LLC.	Title #: 157167
Escrow #:	
Closing Date: / /	
Property: 1008 S 14th Chickasha OK 73018	

DATE	Invoice	Type	Description	Charge
1/22/2025	38256	Charge	Abstract/Title Search	\$200.00
1/22/2025	38256	Payment	Payment	\$(200.00)
Balance:				\$0.00

Current	60 Days	90 Days	120 Days	120+ Days
0.00	0.00	0.00	0.00	0.00

Customer Copy

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

1008 S. 14TH

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

02/06/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Stephanie Baker

Signature

Subscribed and sworn before me on this 6th day of February, 2025

[Signature]
Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 36.85

Ad # 85794

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
February 6, 2025
1 time
LPXLP

NOTICE OF PUBLIC HEARING PC PETITION REQUEST FOR A SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN, that the City Of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, March 11th 2025, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by James Perryman Requesting a special exemption for a special use permit on the following described property:
1008 S 14th - 33-07-07-39050 S 70' LOT 1 & E 50' OF S 70' LOT 2 BLK 206 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST:
The applicant wishes to use an existing Mother-in-Law suite on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential. Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018. Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the March 17th, 2025 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Rachel Bernish,
Assistant City Manager

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

1008 S. 14TH

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

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Stephanie Baker

Signature

Subscribed and sworn before me on this 6th day of February, 2025

Jessica Trowbridge

Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 36.85

Ad # 85794

Acct # 44095

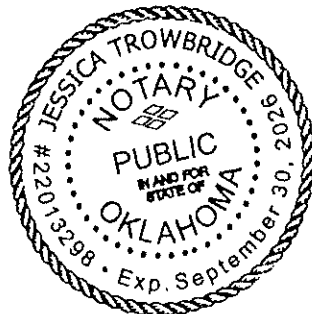
Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
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1008 S 14th - 33-07-07-39050 S 70' LOT 1 & E 50' OF S 70' LOT 2 BLK 206 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST:

The applicant wishes to use an existing Mother-in-Law suite on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential. Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bemish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, OK 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bemish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the March 17th, 2025 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Rachel Bemish,
Assistant City Manager

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A SPECIAL USE PERMIT

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**1008 S 14th - 33-07-07-39050 S 70' LOT 1 & E 50' OF S 70' LOT 2 BLK 206
CHICKASHA-OT**

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use an existing Mother-in-Law suite on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the March 17th, 2025, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,

Assistant City Manager



CHICKASHA



Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Bryce Binyon requesting a rezone on a lot from R-1 to C-1 at 3201 S 16th

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
March 11, 2025

V. ATTACHMENTS:

CHICKASHA



Meeting Type: Planning Commission 3/11/25

Meeting Date: 3/11/2025

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by Bryce Binyon requesting a rezone on a lot from R-1 to C-1 at 3201 S 16th

I. BACKGROUND/DESCRIPTION:

This public hearing is regarding the petition by Bryce Binyon Requesting a rezone on a lot from R-1 to C-1 on the following described property:

3201 S 16th - 09-06-07-09650 BG NW/C NW/4 NW/4 NW/4 S 390' E 330' N 390' W 330' 2.95 Acres

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to rezone the space to be able to provide commercial tenant space in the future.

Staff Report: I do not recommend approval for this matter. We have received various phone calls from the neighborhood with concerns. Also I would suggest the developer have a business plan or tenant in place to authorize a rezone.

II. RECOMMENDED ACTION:

Motion to Deny.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		
March 11, 2025			

V. ATTACHMENTS:

1. 20250217155757733
2. 20250217155748975
3. Bryce Binyon Phone Calls
4. Bryce Binyon mailer
5. Bryce Binyon addresses
6. 20250304124633381

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

3201 S. 16TH

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

02/06/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Signature

Stephanie Baker

Subscribed and sworn before me on this 6th day of February, 2025

Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 34.75

Ad # 85791

Acct # 44095

Copies: 1

PAY TO:

The Express Star
PO Drawer E
Chickasha, OK 73023



Published in
The Express-Star
February 6, 2025
1 time
LPXL
NOTICE OF PUBLIC HEARING PC
PETITION REQUEST FOR A
REZONING FROM R-1 TO C-2
NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, March 11th, 2025 at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Bryce Binyon Requesting a rezone on a lot from R-1 to C-1 on the following described property:
3201 S 16th - 09-06-07-09650 BG NW/4 NW/4 NW/4 NW/4 S 390' E 330' N 990' W 330' 2.95 Acres
BRIEF DESCRIPTION OF REQUEST: The applicant wishes to rezone the space to be able to provide commercial tenant space in the future.
Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.Bemish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, OK 73018.
Please call the Community Development Department at 405-222-6010 or email Rachel.Bemish@chickasha.org should you have any questions regarding this petition.
There will also be a public hearing on this petition at the March 17th, 2025 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.
Sincerely,
Rachel Bemish,
Assistant City Manager

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

3201 S. 16TH

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

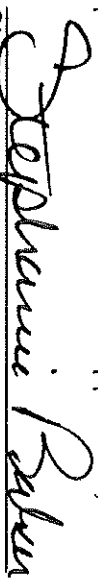
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

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Signature



Subscribed and sworn before me on this 6th day of February, 2025

Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 34.75

Ad # 85791

Acct # 44095

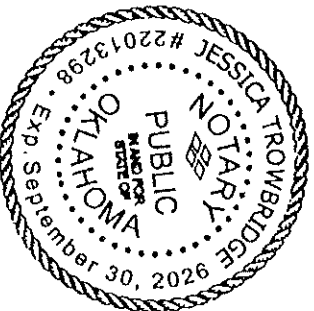
Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published in
The Express-Star
February 6, 2025
1 page

**NOTICE OF PUBLIC HEARING FOR
PETITION REQUEST FOR A
REZONING FROM R-1 TO C-2**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, March 11th, 2025 at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Bryce Brynion requesting a rezoning on a lot from R-1 to C-1 on the following described property:

3201 S. 16th - 09-06-07-09650 BG
NMC NW1/4 NW1/4 NW1/4 S 360 E 380
N 380 W 380 2.95 Acres

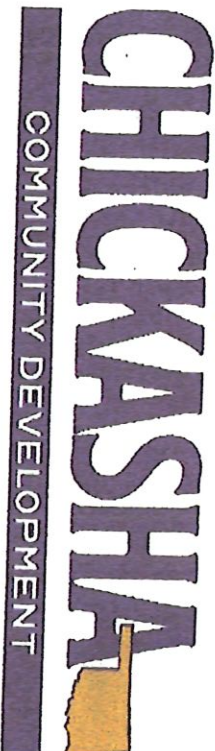
BRIEF DESCRIPTION OF REQUEST:
The applicant wishes to rezone the space to be able to provide commercial tenant space in the future.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.Bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street, Chickasha, OK 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the March 17th, 2025 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Rachel Bernish,
Assistant City Manager



APPLICANT INFORMATION REZONING APPLICATION

Name		Date	
BRYCE Binyon		1-8-2025	
Address		Email:	
3201 S. 16TH ST		BRYCE@BINYONLS.COM	
City, State, and Zip Code		Phone Numbers	
CHICKASHA OK 73018		405-760-2706	
Applicant's Signature			
<i>Bryce Binyon</i>			
☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included			
☒ Property ownership list attached (required)			

PROPERTY LOCATION

☐ Platted	Subdivision	Lot	Block
☒ Unplatted			
Property Address			
3201 S. 16TH ST CHICKASHA OK 73018			
Legal Description (if unplatted). You may attach the legal description to this application.			
SEE ATTACHED			

REZONING INFORMATION

From	To	Land Use Designation	
R-1	C-2		
Present Use		Proposed Use	
SINGLE FAMILY RESIDENTIAL		COMMERCIAL USE	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
390	330	2.95	COMMERCE CLUB RD. & 16TH ST,
Please explain why this property should be rezoned. Your response may me attached to this application, along with any additional supporting information.			
FOR BEST USE OF PROPERTY			

OFFICE USE ONLY

Dated Filed	Date Payment Received	PC Date	PC Action	CC Date	Ordinance Number
			☐ Approve ☐ Deny	☐ Approve ☐ Deny	
Date Published	Date Mailed	Date Posted	Section/STR	Comments	

For the Community Development of Chickasha Ok.
Rezoning Application for 16th & Country Club Road,
3201 S. 16th, the intent to go from R-1 to C-1.
This location is directly across the street south
from Chickasha Fire Station #2 and caty-corner
from Chickasha Golf & Country Club.

With Chickasha's growth, USAO, Festival of Light,
Goady County Fairgrounds and our sports complex,
this 2.95 Acre tract & location could be utilized
for tax benefits for the City of Chickasha.

Examples, not limited too, such as these below
— Antique Shop, medical clinic, optometrist,
law office, office business, flower shop, beauty/barbershop

This parcel has ingress/egress access with
driveways on both Country Club Road & 16th Street.

These driveways and access, are ideal for convenience and most important, safety.

For our beautiful community, along with our lovely neighborhood, including two churches within walking distance, I will uphold and grow the standard of the quality of living, surrounding our peaceful neighborhood with utmost professional standard. So, I request and ask for the Chickasha Community Planning Commission to recommend this property to be rezoned to C-1 for the City Council approval March 11th meeting.

Thank you for your time & consideration.

Bryce Binyon
Bryce Binyon

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
COUNTY OF GRADY }
SS: }

The Undersigned, lawfully bonded abstractors in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

A tract of land in the Northwest Quarter of Northwest Quarter (NW/4 NW/4 NW/4) of Section Nine (9), Township Six (6) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows: Beginning at the Northwest Corner of said Northwest Quarter of Northwest Quarter of Northwest Quarter (NW/4 NW/4 NW/4) of Section Nine (9), Township 6 North, Range 7 West, thence running South 390 feet; thence East 330 feet; thence North 390 feet; thence West 330 feet to the point of beginning.

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 6th day of January, A.D. 2025
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

ORDER #71542

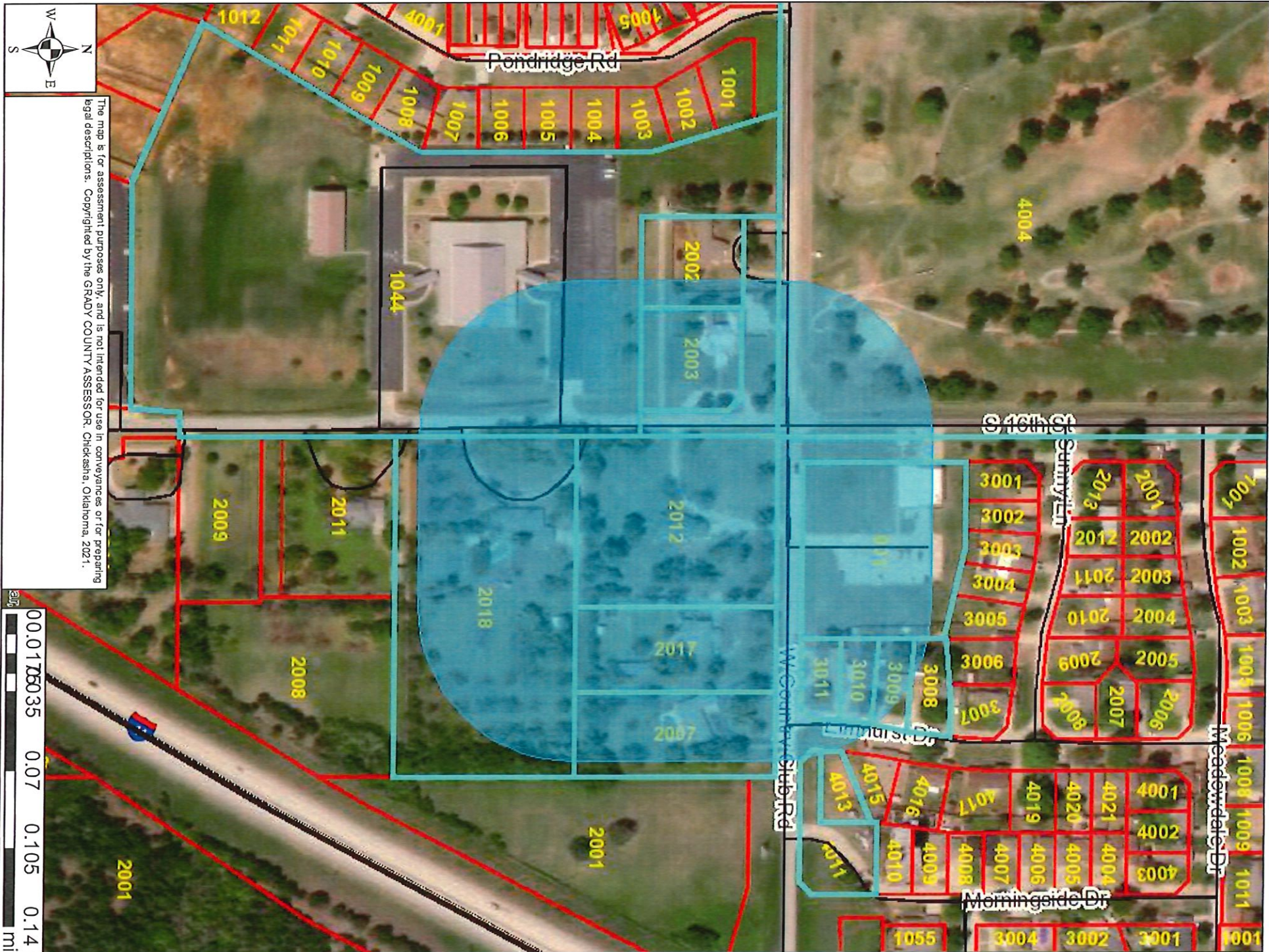
By 
Asst. Mgr.

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTS

Keegan V Doke, Manager



Title

0000-05-06N-07W-4-004-00
CHICKASHA GOLF & COUNTRY CLUB
LLC
2900 S 16TH STREET

05-06-07-23950
IN NE/C LESS- THE N 580' OF THE W 490' OF THE E/2 SE/4

CHICKASHA OK 73018-0000

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
70.48 5810 16TH

0000-08-06N-07W-1-044-00
CHICKASHA CHURCH OF CHRIST IN
3320 S. 16TH STREET

08-06-07-24870 TR DESC. AS BG 265' S OF
NE/C SEC 8 TH S 892.69' TH W 50' TH S 3 DEG 44 MIN W
97.51' TH N 89 DEG 44 MIN W 436.01' N 65 DEG 51 MIN W
341.86' TH

CHICKASHA OK 73018-0000

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
14.96 2644 16TH ST

0000-09-06N-07W-2-018-00
MOELLING, JOHN A. & IRMA
3223 S. 16TH STREET

09-06-07-09950 S 350' OF N 740' OF W/2 W/2
NW/4

CHICKASHA OK 73018-0000

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
5.33 4892 16TH

C160-00-002-002-0-000-00
PITCHFORD, DARRELL W. & THERE
A.L.
1605 COUNTRY CLUB ROAD

08-06-07-11050 ALL LOT 2 BLK 2
CONRAD HEIGHTS

CHICKASHA OK 73018-0000

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 3202 COUNTRY CLUB

0000-09-06N-07W-2-007-00
FORD, RALPH F. & TAMI E. CO-T
USTEES OF FORD REV TRUST
1421 COUNTRY CLUB ROAD

09-06-07-09450 BG NE/C NW/4 NW/4 S
390' W 165' N 390' E 165'

CHICKASHA OK 73018-0000

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
1.45 4869 COUNTRY CLUB

C270-00-003-008-0-000-00
EMERSON, RICHARD D.
204 ELMHURST DR.

04-06-07-07450 ALL LOT 8 BLOCK
3 FAIRVIEW HEIGHTS ADDN

CHICKASHA OK 73018-0000

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
0 4330 ELMHURST

C270-00-003-011-0-000-00 BECK RENTALS	04-06-07-07600 3	ALL LOT 11 FAIRVIEW HEIGHTS ADDN	BLOCK
3602 S. 4TH ST, STE. C			
CHICKASHA OK 73018	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0 4798	Situs COUNTRY CLUB	
C160-00-002-003-0-000-00 WEEDN, AL & KATHY FAMILY TRUS	08-06-07-11100 CONRAD HEIGHTS	ALL LOT 3	BLK 2
1601 W. COUNTRY CLUB RD			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0 6268	Situs COUNTRY CLUB	
C270-00-003-010-0-000-00 MCCLANAHAN, SHARON G. LIFE ES ATES SHAWN DALE MCCLANAHAN & 208 ELMHURST DR.	04-06-07-07550 FAIRVIEW HEIGHTS ADDN	ALL LOT 10	BLOCK 3
CHICKASHA OK 73018-7112	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0 4413	Situs ELMHURST	
0000-09-06N-07W-2-012-00 BINYON REAL ESTATE, LLC	09-06-07-09650 390' E 330' N 390' W 330'	BG NW/4 NW/4 NW/4 S	
P.O. BOX 665			
BLANCHARD OK 73010-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 2.95 5872	Situs 16TH	
C270-00-003-009-0-000-00 HORRELL, NOLAN S. & PEGGY L.	04-06-07-07500 3	ALL LOT 9 FAIRVIEW HEIGHTS ADDN	BLOCK
206 ELMHURST DRIVE			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0 5872	Situs ELMHURST	
0000-09-06N-07W-2-017-00 GREEN, CHERYL D.	09-06-07-09900 NW/4 TH S 390' W 165' N 390' E 165'	BG 165' W OF NE/C NW/4 NW/4	
1505 W. COUNTRY CLUB ROAD			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 1.5 5872	Situs COUNTRY CLUB	

C740-00-000-001-0-000-00 CITY OF CHICKASHA	04-06N-07W WALKER-WILLIAMS SUB-DIV FIRESTATION	LOTS 1 THRU 8
---	---	---------------

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
	Acres	Book-Page	Situs
	2.41	5872	

C270-00-004-013-0-000-00 TRAMMELL, MARK A. 116 MORINGSIDE DR	04-06N-07W 1/2 OF LOT 14 & 1/2 OF LOT 13 BLOCK 4 FAIRVIEW HEIGHTS ADDN ALSO KNOWN AS COMM SW/C SW/4 TH S 89DEG 59'12"E 609.18'; TH N 00DEG 0 0'48"E 90.00'; TH CURVE
--	---

CHICKASHA	OK	73018	School: 9001 CHICK CITY - 1 CHICKASHA
	Acres	Book-Page	Situs
	0.22	6072	

C270-00-004-011-0-000-00 OKLAHOMA TURNPIKE AUTHORITY P.O. BOX 11357	04-06-07-08150 DIAGONAL SE 1/2 LOT 14 FAIRVIEW HEIGHTS ADDN	ALL LOTS 11-12-13 BLOCK 4
---	---	------------------------------

OKLAHOMA CITY OK	73111-0000	School: 9001 CHICK CITY - 1 CHICKASHA
	Acres	Book-Page
	0	6072
		Situs

McNatt Rentals, LLC 3390 County Street 2850 Ninnekah, OK 73067	S&B Real Estate Investments, LLC 2026 County Street 2890 Amber, OK 73004	Josephine Guerrero & Donna Foster 2410 S. 30 th Street Chickasha, OK 73018
Kathy Marie Duff 1002 S. 14 th Street Chickasha, OK 73018	Rodney & Robin Christian 1980 County Road 1366 Blanchard, OK 73010	Robert D. Ingram 927 S. 15 th Street Chickasha, OK 73018
Calvary Baptist Church PO Box 822 Chickasha, OK 73018	Hark, LLC 121 N. Teel Drive Devine, TX 78016	Carter Britton 1002 S. 13 th Street Chickasha, OK 73018
Sandra Gail Pace 1410 Washington Chickasha, OK 73018	Maudie Fern Bruce 19705 Aaron Drive Harrah, OK 73045	Barbara Louise Blackburn & James Shanon McClain 3310 Montana Avenue Chickasha, OK 73018
CHICKASHA GOLF & COUNTRY CLUB LLC 2900 S. 16 th STREET	CHICKASHA CHURCH OF CHRIST IN 3320 S. 16 TH STREET	MOELLING, JOHN A. & IRNA 3223 S. 16 TH STREET
CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000
PITCHFORD, DARRELL W. & THEREAL 1605 COUNTRY CLUB ROAD	FORD, RAPLH F. & TAMI E. CO- TRUSTEES OF FORD REV TRUST 1421 COUNTRY CLUB ROAD	EMERSON, RICHARD D. 204 ELMHURST DR.
CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000
BECK RENTALS 3602 S. 4 TH STREET	WEEDN, AL & KATHY FAMILY TRUST 1601 W. COUNTRY CLUB ROAD	MCCLANAHAN, SHARON G. LIFE ESTATES SHOWN DALE MCCLANAHAN & 208 ELMHURST DRIVE
CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000
BINYON REAL ESTATE, LLC P.O. BOX 665	HORRELL, NOLAN S. & PEGGY L. 206 ELMHURST DRIVE	GREEN, CHERYL D. 1505 W. COUNTRY CLUB ROAD
BLANCHARD, OK 73010-0000	CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000
CITY OF CHICKASHA	TRAMMELL, MARK A. 116 MORNINGSIDE DRIVE	OKLAHOMA TURNPIKE AUTHORITY P.O. BOX 11357
CHICKASHA, OK 73018-0000	CHICKASHA, OK 73018-0000	OKLAHOMA CITY, OK 73111-0000

1/8/25, 4:57 PM

ARCountyData.Com - Parcel Detail Report

Parcel Detail Report

Created: 1/8/2025 10:57:19 PM

Basic Information

Parcel Number:	0000-09-06N-07W-2-012-00
County Name:	Grady County
Property Address:	BINYON REAL ESTATE, LLC 3201 S 16TH CHICKASHA, OK
Mailing Address:	BINYON REAL ESTATE, LLC P.O. BOX 665 BLANCHARD OK 73010-0000

Total Acres:	2.95
Timber Acres:	0.00
Sec-Twp-Rng:	09-06N-07W
Lot/Block:	/

Subdivision:	
Legal Description:	09-06-07 -09650 BG NW/C NW/4 NW/4 S 390' E 330' N 390' W 330'
School District:	9001 CHICK CITY 1 CHICKASHA
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Land Information						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
0607/5	1.95 acres [84,942 sqft]					
HM01	1.00 acres [43,560 sqft]					

Valuation Information

Entry	Appraised / Fair Cash Value				Assessed
Land:					4,669
Improvements:					35,215
Total Value:					39,884
Taxable Value:					32,744
Homestead Discount:					0
Disabled Eligible?:					No
Net Assessed:					32,744
Assessment Level:					0.11
Millage:					0.1014
Estimated Taxes:					\$3,320.00
Assessment Year:					2024
Sales History					

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/3/2021	8/3/2021	0	BINYON, BRYCE SMITH	BINYON REAL ESTATE, LLC	5915	152	WD(WARRANTY DEED)
5/11/2021	5/11/2021	270,000	JOHNSON, RUTH ANN	BINYON, BRYCE SMITH	5872	181	WD(WARRANTY DEED)
9/19/2019	9/19/2019	0	JOHNSON, JIMMIE P. & RUTH	JOHNSON, RUTH ANN	5647	386	FD(FINAL DECREE)

- Improvement Information
- Residential Improvements
- Residential Improvement #1

1-2021-011183 Book 5915 Pg 152
08/12/2021 11:21am Pg 0152-0153
Fee: \$20.00 Doc: \$0.00
Jill Locke - Grady County Clerk
State of Oklahoma



Return To:
Attn: John D. Weaver
EVANS & DAVIS
211 N Broadway
Edmond, OK 73034

WARRANTY DEED

THAT Bryce Binyon, a single person, of McClain County, State of Oklahoma, party of the first part, in consideration of the sum of Ten (\$10.00) and More Dollars, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the following:

Binyon Real Estate, LLC (an Oklahoma Limited Liability Company)

of P.O. Box 665, Blanchard, OK 73010, party/parties of the second part, the following described real property and premises situated in the County of Grady, State of Oklahoma, to-wit:

A tract of land in the Northwest Quarter of Northwest Quarter of Northwest Quarter (NW/4 NW/4 NW/4) of Section Nine (9), Township Six (6) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows: Beginning at the Northwest Corner of said Northwest Quarter of Northwest Quarter of Northwest Quarter (NW/4 NW/4 NW/4) of Section Nine (9), Township 6 North, Range 7 West, thence running South 390 feet; thence East 330 feet; thence North 390 feet; thence West 330 feet to the point of beginning.

LESS AND EXCEPT all the oil, gas and other minerals lying therein and thereunder.

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

(EXEMPT DOCUMENTARY STAMP TAX OS TITLE 68, ARTICLE 32, SECTION 3201 OR 3202, PARAGRAPH 4.)

TO HAVE AND TO HOLD said premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, and Grantor hereby warrants said title to Grantee, his heirs, executors, administrators, personal representatives, successors, and assigns forever and hereby agrees to defend all and singular the said property unto the said Grantee herein, his heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof.

SIGNED AND DELIVERED this 3rd day of August, 2021.


Bryce Binyon

CHICKASHA

COMMUNITY DEVELOPMENT

APPLICANT INFORMATION REZONING APPLICATION

Name BRUCE BYRON		Date 1-8-2025
Address 3201 S. 16TH ST		Email BRUCE@BYRONLS.COM
City, State, and Zip Code CHICKASHA OK 73018		Phone Numbers 405-760-2706
Applicant's Signature <i>Bruce Byron</i>		
☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included ☒ Property ownership list attached (required)		

PROPERTY LOCATION

☐ Platted	Subdivision	Lot	Block
☒ Unplatted			
Property Address 3201 S. 16TH ST CHICKASHA OK 73018			
Legal Description (if unplatted). You may attach the legal description to this application. SEE ATTACHED			

REZONING INFORMATION

From R-1	To C-1	Land Use Designation	
Present Use SINGLE FAMILY RESIDENTIAL		Proposed Use COMMERCIAL USE	
Parcel Width 390	Parcel Length 330	Acres 2.95	Street/Road Frontage COMMERCIAL CLUB RD. S 16TH ST,
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information. FOR BEST USE OF PROPERTY - SEE ATTACHMENT			

OFFICE USE ONLY

Dated Filed	Date Payment Received	PC Date	PC Action ☐ Approve ☐ Deny	CC Date ☐ Approve ☐ Deny	Ordinance Number
Date Published	Date Mailed	Date Posted	Section/STR	Comments	

Bryce Binyon Phone Calls

- 2/3/25 – Lily Moelling called in saying that Bryce does not own as much land as he's claiming, she is going to send over their property line survey. She is against this re-zoning.
- 2/4/25 – Lisa McFearson called in for herself and her father Bob Hunter whose house is near the location – they are against this re-zoning
- 2/12/25 – Shirley Hays called in and is against this re-zoning
- 2/17/25 – John Moelling called in to see if a petition signed by all the neighbors against this re-zoning would be effective and I told him we take all citizen input and to get me any paperwork he's wanting to present to planning commission

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-1

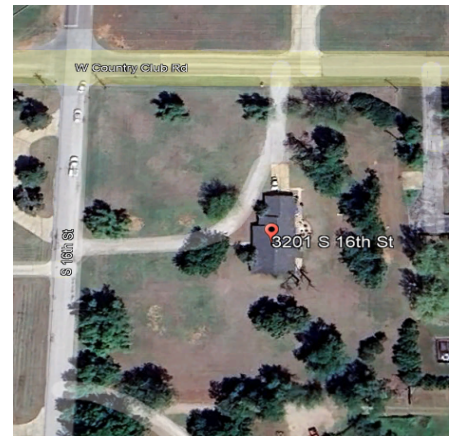
NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. Tuesday, March 11th, 2025 at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Bryce Binyon Requesting a rezone on a lot from R-1 to C-1 on the following described property:

**3201 S 16th - 09-06-07-09650 BG NW/C NW/4 NW/4 NW/4 S 390' E 330' N 390' W
330' 2.95 Acres**

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to rezone the space to be able to provide commercial tenant space in the future.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.



There will also be a public hearing on this petition at the March 17th, 2025, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,

Assistant City Manager

McNatt Rentals, LLC
3390 County Street 2850
Ninnekah, OK 73067

S&B Real Estate Investments, LLC
2026 County Street 2890
Amber, OK 73004

Josephine Guerrero & Donna Foster
2410 S. 30th Street
Chickasha, OK 73018

Kathy Marie Duff
1002 S. 14th Street
Chickasha, OK 73018

Rodney & Robin Christian
1980 County Road 1366
Blanchard, OK 73010

Robert D. Ingram
927 S. 15th Street
Chickasha, OK 73018

Calvary Baptist Church
PO Box 822
Chickasha, OK 73018

Hark, LLC
121 N. Teel Drive
Devine, TX 78016

Carter Britton
1002 S. 13th Street
Chickasha, OK 73018

Sandra Gail Pace
1410 Washington
Chickasha, OK 73018

Maudie Fern Bruce
19705 Aaron Drive
Harrah, OK 73045

Barbara Louise Blackburn & James
Shanon McClain
3310 Montana Avenue
Chickasha, OK 73018

CHICKASHA GOLF & COUNTRY
CLUB LLC
2900 S. 16th STREET

CHICKASHA CHURCH OF CHRIST IN
3320 S. 16TH STREET

MOELLING, JOHN A. & IRNA
3223 S. 16TH STREET

CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

PITCHFORD, DARRELL W. &
THEREAL
1605 COUNTRY CLUB ROAD

FORD, RAPLH F. & TAMI E. CO-
TRUSTEES OF FORD REV TRUST
1421 COUNTRY CLUB ROAD

EMERSON, RICHARD D.
204 ELMHURST DR.

CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

BECK RENTALS
3602 S. 4TH STREET

WEEDN, AL & KATHY FAMILY TRUST
1601 W. COUNTRY CLUB ROAD

MCCLANAHAN, SHARON G. LIFE
ESTATES SHOWN DALE
MCCLANAHAN &
208 ELMHURST DRIVE
CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

BINYON REAL ESTATE, LLC
P.O. BOX 665

HORRELL, NOLAN S. & PEGGY L.
206 ELMHURST DRIVE

GREEN, CHERYL D.
1505 W. COUNTRY CLUB ROAD

BLANCHARD, OK 73010-0000

CHICKASHA, OK 73018-0000

CHICKASHA, OK 73018-0000

TRAMMELL, MARK A.
116 MORNINGSIDE DRIVE

OKLAHOMA TURNPIKE AUTHORITY
P.O. BOX 11357

CHICKASHA, OK 73018-0000

OKLAHOMA CITY, OK 73111-0000

3 March, 2025

City of Chickasha 117 North 4th Street, Chickasha, Ok 73018

Community Development Department

Attn: Rachel Bernish

Subject: Zoning Change 3201 S. 16th Street from R1 to C1

Rachel,

I am responding to the notice of the subject zoning change. I have lived at 1505 W. Country Club Rd for 34 years. Our home is next to the property owner that wants to change from R1 to C1. This has been a highly residential area for a long time. We have commercial areas less than a mile north and east from this corner. Adding another commercial zone disrupts the residential area leading to unnecessary noise and congestion. The intersection at 16th and Country Club is already busy. Plus, the fire trucks and ambulances need to get right onto the road immediately when called. This rezoning would set a precedent to spot zone in residential areas. In addition, it would have a detrimental effect on residential property values. Predictable, consistent zoning supports continued investment in our community that is in the best interest of all parties.

I strongly urge your department and the City to deny this request and to respect and protect our property values. We depend on you to do so.

Thank you!

A handwritten signature in black ink that reads "Cheryl Sehon". The script is cursive and fluid, with the first name "Cheryl" and last name "Sehon" clearly distinguishable.

Cheryl Sehon

Rachel Bernish

From: Jack Elder <soakselders@att.net>
Sent: Thursday, February 27, 2025 9:52 AM
To: Rachel Bernish
Subject: Rezoning letter

We received a notice about the possible rezoning of the property at 3201 S. 16th. Southern Oaks church of Christ is opposed to this rezoning. There are two churches along South 16th, which creates traffic issues at times, this would only make that problem worse. Traffic on Country Club traveling from the west creates a hazard because it is difficult to see as it comes over the rise is street level, plus the evening sun light in drivers' faces. We respectfully ask that this request be denied.

Southern Oaks Leadership