



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

**AGENDA - REGULAR MEETING
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, DECEMBER 16, 2024 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. ROLL CALL

Joanna Jones ____ Kristi Rentie ____ Jessica Mugg ____ Briana Libey ____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Board to be routine and will be enacted by one motion. Any Member may, however, remove an item from consent by request.)

1. MINUTES OF REGULAR MEETING

Approval of the minutes of the Coweta Board of Adjustment Meeting held on November 18, 2024. (*Anita Lee, Community Development Administrative Assistant*)

IV. PUBLIC HEARING(S)

1. CBOA 24-08 - SPECIAL EXCEPTION TO ALLOW RETAIL AND WHOLESALE STORAGE IN CG. SECTION 12-9B-4 A.2.W.

Public Hearing to receive public comment on CBOA 24-08, a request for a Special Exception to allow a combined retail, and up to 20,000 SF wholesale distribution storage use, in the General Commercial (CG) zoning district. Section 12-9B-4 A.2.w. The location of the property is 12055 South State Highway 51.

Carolyn Back, Community Development Director

2. CBOA 24-09 - VARIANCE TO ALLOW EIGHT (8) METAL STORAGE CONTAINERS AND A VARIANCE TO ALLOW TEMPORARY USE OF GRAVEL THE AG ZONE. SECTION 12-5-10 C.2. AND 3.

Public Hearing to receive public comment on CBOA 24-09, a request for a Variance to allow eight (8) 8 ft x 40 ft metal storage shipping containers in the Agriculture (AG) zone district for a duration not to exceed the date of December 31, 2025; and, a Variance for the temporary placement of a gravel pad to be removed by December 31, 2025. (Section 12-5-10 C.3.) The

location of the property is 12315 South 273rd East Avenue.

Carolyn Back, Community Development Director

3. **CBOA 24-10 - SPECIAL EXCEPTION TO ALLOW SINGLE-FAMILY USE TO REMAIN IN (CG). SECTION 12-16-3 F**

Public Hearing to receive public comment on CBOA 24-10, A request for a Special Exception to allow for existing single-family uses to remain on General Commercial (CG) zoned properties until such time the non-conforming uses fail to comply with City of Coweta Code of Ordinances. Section [12-16-3 F](#). The location of the request is 210 East Pine Street.

Carolyn Back, Community Development Director

4. **CBOA 24-11 A VARIANCE OF THE SIDE YARD SETBACK IN GENERAL COMMERCIAL (CG) DISTRICT. SECTION 12-9B-6 B.2.**

Public Hearing to receive public comment on CBOA 24-11, a request for a Variance from the side yard setback, on a corner lot, from 25-ft to 2-ft in the General Commercial (CG) District. Section 12-9B-6 B.2 The location of the request is 29618 East Highway 51.

Carolyn Back, Community Development Director

V. ADMINISTRATION

1. **CBOA 24-08 - SPECIAL EXCEPTION TO ALLOW RETAIL AND WHOLESALE STORAGE IN CG. Section 12-9B-4 A.2.w.**

Discuss and consider action on CBOA 24-08, a request for a Special Exception to allow a combined retail, and up to 20,000 SF wholesale distribution storage use, in the General Commercial (CG) Zoning District. (Section 12-9B-4 A.2.w.) The location of the property is 12055 South State Highway 51.

Carolyn Back, Community Development Director

2. **CBOA 24-09 - VARIANCE TO ALLOW EIGHT (8) METAL STORAGE CONTAINERS AND A VARIANCE TO ALLOW TEMPORARY USE OF GRAVEL THE AG ZONE. SECTION 12-5-10 C.2. AND 3.**

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Carolyn Back, Community Development Director

4. **CBOA 24-11 A VARIANCE OF THE SIDE YARD SETBACK IN (CG). SECTION 12-9B-6 B.2.**

Discuss and consider action on CBOA 24-11, a request for a Variance from the side yard

setback, on a corner lot, from 25-ft to 2-ft in the General Commercial (CG) District. (Section 12-9B-6 B.2) The property is zoned General Commercial (CG). The location of the request is 29618 East Highway 51.

Carolyn Back, Community Development Director

VI. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.