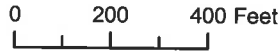


Protest Map

34.1% Protest Within Notification Area

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

October 7, 2020



Nancy Burgess
2861 Twin Acres Dr.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/2/20

Oct. 2, 2020

To Whom It May Concern:

I object to having 2001 E.
Rock Creek Road property rezoned
~~to~~ they may install a "Grow House"
for Medical Marijuana.

Twin Acres is a residential
area as is the surrounding
homesites east and south.
Please we need to keep our
homes safe from business zoning.

Really?

Thank you

Nancy Burgess

2861 Twin Acres Dr.

October 5, 2020

City Clerk, Planning Commission/City Council

The City of Norman, 201 West Gray A

Post Office Box 370

Norman, OK 73070

Dear Planning Commission:

This letter is in reference to the proposed rezoning from RE1 to A-1 of the property at 2001 East Rock Creek Road owned by Mr. Earnest Bell.

We own Lots 22 and 23 of the Twin Acres addition which lies approximately 50 feet to the west of Mr. Bell's property.

It is our understanding that the rezoning will enable the growing of medical marijuana.

Our objection to the rezoning is as follows:

1. It is our opinion that a marijuana facility in an otherwise beautiful residential area would denigrate property values.
2. This type of business may attract a criminal element in the form of burglary/theft.
3. Increased traffic could intrude on adjacent properties. A neighbor has a similar situation with his property in another part of Norman. He stated that heavy traffic from potential buyers created the problem of extensive trespassing.
4. The marijuana facility is in close proximity and in clear view of our lots. Having lost a son to drug addiction that started with the use of marijuana, we do not look forward to the daily reminder.

We strongly oppose this rezoning.

Sincerely,

Douglas Burnett



Dennie Burnett



2751 Twin Acres Drive

Norman, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/5/20

10/3/2020

To: The City Council

I oppose the rezoning of 2001 E. Rock Creek Road to A-1, General Agricultural District. This is a bad idea to rezone the property to allow growing commercial medical marijuana. The marijuana business will cause too much traffic on Rock Creek which is not able to handle it. There are hills in the area that will contribute to automobile accidents due to short line of sight distance. Home prices will be adversely affected. It might even contribute to increased crime because it is an attraction. There are plenty of places already zoned commercial that would be better sites for a business like this.

Johnny Deen
2901 Twin Acres Dr
Norman, OK 73071



FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/5/20

10/3/2020

To: The City Council

I oppose the rezoning of 2001 E. Rock Creek Road to A-1, General Agricultural District. This is a bad idea to rezone the property to allow growing commercial medical marijuana. The marijuana business will cause too much traffic on Rock Creek which is not able to handle it. There are hills in the area that will contribute to automobile accidents due to short line of sight distance. Home prices will be adversely affected. It might even contribute to increased crime because it is an attraction. There are plenty of places already zoned commercial that would be better sites for a business like this.

Pam Deen
2901 Twin Acres Dr
Norman, OK 73071



FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/5/20

Norman City Planning Commission and City Council

RE: 2001 E Rock Creek Rd, Zoning for Grow House for Medical Marijuana.

I oppose the re-zoning 2001 E Rock Creek Rd for the purpose of a Grow House for Medical Marijuana!

Concerns to having something like this next to our neighborhood:

Increase in Neighborhood Theft

Added neighborhood traffic due to Theft and/or the possibility to Theft due to the end of our private road ending behind this property.

Waste into neighboring ponds

Waste into ground water

Locality to Twin Acres and all residential areas around it

Additional Rock Creek Rd Traffic



Daniel Fauchier

3090 Twin Acres Dr

Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/30/20

The City of Norman
Planning and Community Development
201 West Gray A
PO Box 370
Norman, OK 73070

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-2-20

Hello All:

In December we purchased our property to be part of a residential community. We very much wanted to create a legacy home for our family.

Bill and I are expressing our opposition to the rezoning of Mr. Bell's property from residential to agricultural for the following reasons.

First, according to the Oklahoma Medical Marijuana Authority, there are, as of September 1st, 2020, 5971 active licensed medical marijuana growers in the state of Oklahoma. There are 102 licensed growers in Norman. There are 20 licensed growers in our 73071 zip code. How many of these growers are located in residential areas? We are concerned about the impact of a medical marijuana grower in our residential community.

Second, the pond adjacent to the Bell property is used for, and will continue to be used for, recreational purposes. Our property includes part of this pond. We are concerned about the effects of any agricultural business on the pond.

There will be a significant increase in water use for the growing business. Has a study been conducted regarding the impact on the surrounding wells?

How much waste water will be generated by the operation? What fertilizers will be in the waste water? Will the waste be disposed of in the existing home's septic tank? Has an impact study been conducted on the waste draining into the pond?

Third, when this business (or any other agricultural business in the future) is successful, expansion is expected.

Those representing Mr. Bell at an earlier zoom meeting told us that only one building and one house were on the property, and that the building will be used as the medical marijuana facility. What are the expansion plans?

How will this expansion affect the water issues? Would that mean additional water use and/or disposal?

How will this expansion (or the expansion of any other agricultural business in the future) impact our neighborhood?

Will there be safeguards in place to limit expansion? What restrictions will be applied to the permit to prevent future expansion?

Fourth, there is a neighborhood concern about an increase in traffic and in crime rate associated with the medical marijuana facility. We, too, are concerned about these issues.

As new homeowners, we believed we purchased a home in a "residential" area. The rezoning of Mr. Bell's property on Rock Creek Road would have a negative impact on our neighborhood community.

We protest the rezoning of the property at 2001 E. Rock Creek Road from RE, Residential Estates District, to A-1, General Agricultural District. This request should not be approved.

Thank you for your attention to our concerns,

Bill Poillion
Mary Jo Poillion

Bill and Mary Poillion
3140 Twin Acres
Norman, OK 73071

The City of Norman
Planning and Community Development
201 West Gray A
PO Box 370
Norman, OK 73070

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-2-20

Hello.

I am the Trustee of the Mary Poillion 2012 Trust. Certification of this Trust is attached.

On September 3, 2020, the Mary Poillion 2012 Trust purchased the property at 1900 Rock Creek Road in Norman. The 38 acres purchased includes five of the seven-acre pond shared by the property at 2001 E. Rock Creek Road

As Trustee I am empowered to protest the rezoning of the property at 2001 E. Rock Creek Road from Residential Estates District to General Agricultural District, and I do so now. This rezoning request should not be approved.

First, the pond adjacent to the Bell property is used for, and will continue to be used for, recreational purposes. My five children and their families, who all live in Norman, will swim, boat and fish in this pond. Our family plan is that they will in the future build their homes along this pond. I am concerned about the impact of any agricultural business not only on the health of this pond but more importantly the health of my family.

I am also concerned about other water issues relating to the marijuana growing facility. There will be a significant increase in water use for the marijuana growing business. Has a study been conducted regarding the impact on the surrounding wells?

How much waste water will be generated by the operation? What fertilizers will be in the waste water? Will the waste be disposed of in the existing home's septic tank? Has an impact study been conducted on the waste draining into the pond?

Second, when this business (or any other agricultural business in the future) is successful, expansion is expected.

Those representing Mr. Bell at an earlier zoom meeting told us that only one building and one house were on the property, and that the building will be used as the medical marijuana facility. What are the expansion plans?

How will this expansion affect the water issues? Would that mean additional water use and/or disposal?

How will this expansion (or the expansion of any other agricultural business in the future) impact our neighborhood?

Will there be safeguards in place to limit expansion? What restrictions will be applied to the permit to prevent future expansion?

Third, there is a neighborhood concern about an increase in traffic and in crime rate associated with the medical marijuana facility. I am concerned about who will have access to the pond, other than residents who own property on the pond.

I protest the rezoning of the property at 2001 E. Rock Creek Road from RE, Residential Estates District, to A-1, General Agricultural District. This rezoning request should not be approved.

Thank you,

A handwritten signature in cursive script that reads "Mary Jo Poillion". The signature is written in black ink and is positioned above the typed name and address.

Mary Poillion
3140 Twin Acres
1900 Rock Creek Road
Norman, OK 73071

Return To:

Mary J. Poillion, Trustee of the Mary Poillion 2012 Trust dated December 11, 201

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **1,507.50**

Tax ID#: **68300**

Filed/insured by: First American Title Insurance Company

File No.: **2533945-NO01 (PFZ)**

That **ELS Properties, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Mary J. Poillion, Trustee of the Mary Poillion 2012 Trust dated December 11, 2012**, (the "Grantee"), the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit:

Part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 2387 feet North of the Southeast Corner of said Southeast Quarter (SE/4); thence North 250 feet; thence West 891 feet; thence South 250 feet; thence East 889.36 feet to the point of beginning.

AND



The East 38.28 acres of the West 106 2/3 acres of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, LESS AND EXCEPT THE FOLLOWING TWO TRACTS:

Tract 1

Commencing at the Southeast Corner of said Section, thence West along the Section line a distance 880 feet to a point of beginning, thence North a distance of 787.23 feet, thence west along a line parallel to said Section line a distance of 553.32 feet, thence South a distance of 787.23 feet, thence East along the Section line a distance of 553.32 feet to the Point of beginning.

Tract 2

Commencing at the southeast corner of said Section, thence West along the Section line a distance of 1433.22 feet to a point of beginning, thence North a distance of 787.23 feet, thence West along a line parallel to said Section line a distance of 276.66 feet, thence South a distance of 787.23 feet, thence East along the Section line a distance of 276.66 feet to the point of beginning.

Property Address: **2976 24th Ave NE, 1900 East Rock Creek Road, Norman, OK 73026**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, 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.

Signed and delivered this **September 03, 2020**.

ELS Properties, LLC, an Oklahoma limited liability company

By: Elaine Kemler
Name: Elaine Kemler
Title: Manager/Member

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }
 } **ss.**
COUNTY OF CLEVELAND }

This instrument was acknowledged before me on **September 03, 2020**, by **Elaine Kemler** as **Manager/Member** of **ELS Properties, LLC** an **Oklahoma limited liability company**.

Penny Zumwalt
NOTARY PUBLIC **Penny Zumwalt**

My Commission Expires: **7/22/2024**

Mail Tax Statements To:



CERTIFICATION OF TRUST

I. **Trust Name and Date.** The following trust (referred to herein as the "Trust") is the subject of this Certification of Trust: "MARY POILLION 2012 TRUST." The Trust was created under an agreement dated December 11, 2012 (referred to herein as the "Trust Agreement"). The Trust currently exists and is in full force and effect.

II. **Settlor and Trustee.** The settlor (referred to herein as the "Settlor") of the Trust is:

WILLIAM A. POILLION, JR.

The Trust is currently being managed by the following trustee (referred to herein as the "Trustee"):

MARY J. POILLION, 14 Watertree Court, The Woodlands, Texas 77380

The following is a summary of the successor trustee provisions found in the Trust Agreement:

If MARY J. POILLION fails to qualify, dies, resigns, becomes incapacitated, or otherwise ceases to serve as Trustee of the Trust, and the Settlor fails to appoint a successor Trustee, then the Settlor's brother-in-law, RANDALL BRACY, shall become Trustee of such trust. If RANDALL BRACY fails to qualify, dies, resigns, becomes incapacitated, or otherwise ceases to serve as Trustee of the Trust, and the Settlor fails to appoint a successor Trustee, then the Settlor's sister, REGINA BRACY, shall become Trustee of such trust.

III. **Powers of Trustee.** The Trustee of the Trust is authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in the name of the Trust. All powers of the Trustee are fully set forth in the Trust Agreement.

IV. **Irrevocability.** The Trust is irrevocable, and no person has the right or power to alter, amend, revoke or terminate any of the provisions thereof. The Trust has not terminated or been revoked, modified, or amended in any manner that would cause the representations

contained in this Certification of Trust to be incorrect.

V. **Authority of Multiple Trustees.** When multiple trustees are serving as co-trustees of the Trust, the decision of a majority of the co-trustees shall control in order to exercise powers of the trustee. Any writing signed by the persons whose decision shall control shall be valid and effective for all purposes as if signed by all such Trustees.

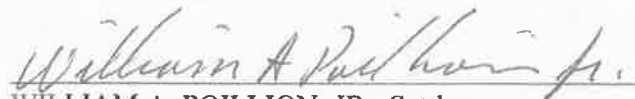
VI. **Manner In Which Title Should Be Taken.** The full legal name of the Trust for purposes of transferring assets into the Trust, holding title of assets, and conducting business for and on behalf of the Trust, is:

"The MARY POILLION 2012 TRUST by WILLIAM A. POILLION, JR., Settlor, and MARY J. POILLION, Trustee."

VII. **Personal Nature of Trust.** The Trust provisions are not attached to this Certification of Trust because they are of a personal nature and set forth the distribution of Trust property. They do not modify the powers of the Trustee. The signatory of this Certification of Trust is currently the acting Trustee of the Trust and declares that the foregoing statements are true and correct, under penalty of perjury.

VIII. **Validity of Copies of This Certification of Trust.** A copy of this Certification of Trust shall be just as valid as the original.

IN WITNESS WHEREOF, the Settlor and the Trustee have hereunto set their hands as of the date of the notary's acknowledgment below.


WILLIAM A. POILLION, JR., Settlor


MARY J. POILLION, Trustee

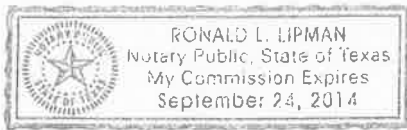
STATE OF TEXAS §

§

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared WILLIAM A. POILLION, JR., who produced a driver's license issued by Texas that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Settlor, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on December 11, 2012.



A handwritten signature in cursive script, appearing to read "Ronald L. Lipman", written over a horizontal line.

Notary Public, State of Texas

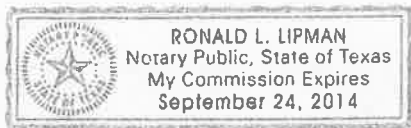
STATE OF TEXAS §

§

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared MARY J. POILLION, who produced a driver's license issued by Texas that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Trustee, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, on December 11, 2012.



A handwritten signature in cursive script, appearing to read "Ronald L. Lipman", written over a horizontal line.

Notary Public, State of Texas