

1. 1:30 P.M. Lawrence County P & Z Agenda - March 4, 2021

Documents:

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**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of February 4, 2021
- Approve Agenda
- Declare Conflicts of Interest

**B. LAYOUT PLAN ~ APPLICANT:** Barefoot Resort/Mike Ryan *LEGAL DESCRIPTION:* Portion of the driveway *TBD* *VICINITY LOCATION:* Terry Peak *SUMMARY:* Request to plat a non-compliant lot for transfer purposes *ZONING:* SRD *ACREAGE:* TBD *PARCEL ID:* TBD *ACTION REQUIRED:* Discussion/Review

**C. LAYOUT PLAN ~ APPLICANT:** DRD Enterprises LLC *LEGAL DESCRIPTION:* Lots 1 - 4 a sub of Emery No 4 Lode, M.S. 1856 and a dedicated Public Access and Utility Easement all located Section 1 and 12, T4N, R2E (legal shortened) *VICINITY LOCATION:* Aventure Estates/Terry Peak Summit *SUMMARY:* New lot layout *ZONING:* PF *ACREAGE:* Lot 1 (2.516); Lot 2 (2.583); Lot 3 (2.662); Lot 4 (12.851) *PARCEL ID:* 26760-01856-000-00 *ACTION REQUIRED:* Discussion/Review

**D. LAYOUT PLAN ~ APPLICANT:** Bill Pearson *LEGAL DESCRIPTION:* TBD *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Proposal for new subdivision *ZONING:* PF *ACREAGE:* TBD *PARCEL ID:* TBD *ACTION REQUIRED:* Discussion/Review

**E. FINAL ~ APPLICANT:** Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 32, 35 and K of Frawley Ranch East, all located Section 7 and 18, T6N, R3E (legal shortened) *VICINITY LOCATION:* Ridgfield Loop *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 32 (2.603 acres); Lot 35 (2.525 acres); Lot K (.462 acres) *PARCEL ID:* 22650-00604-000-03 *ACTION REQUIRED:* Approval/Denial

**F. FINAL ~ APPLICANT:** Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 67 & 68 of Frawley Ranch East, all located Section 7 and 18, T6N, R3E (legal shortened) *VICINITY LOCATION:* Valley View Circle *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 67 (2.217 acres); Lot 68 (1.997 acres) *PARCEL ID:* 22650-00604-000-03 *ACTION REQUIRED:* Approval/Denial

**G. FINAL ~ APPLICANT:** David Winter *LEGAL DESCRIPTION:* Lots 2B-2G, a portion of Lot 2 of Tract A1A Majestic Heights and a 40' private access easement located Section 13, 23, 24, 25 of T5N, R3E (legal shortened) *VICINITY LOCATION:* Valley View Circle *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 67 (2.217 acres); Lot 68 (1.997 acres) *PARCEL ID:* 22650-00604-000-03 *ACTION REQUIRED:* Approval/Denial (CC Scheduled: March 9, 2021 @ 9:30 am)

**H. FINAL ~ APPLICANT:** Maitland Partners, LLC *LEGAL DESCRIPTION:* Lot 65 of Paradise Acres II in Section 17, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Road *SUMMARY:* New lot *ZONING:* PF *ACREAGE:* Lot 65 (3.461 acres) *PARCEL ID:* 26680-01678-000-10 *ACTION REQUIRED:* Approval/Denial

**I. PRELIMINARY & FINAL ~ APPLICANT:** Michael & Cynthia Lick LLC *LEGAL DESCRIPTION:* Tracts C1 & C2 of Tract C, a sub of Lot 2, located in the SE ¼ of in Section 24, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Boulder



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**  
March 4, 2021 @ 1:30 p.m.  
Ph: 605-578-3871  
[www.lawrence.sd.us](http://www.lawrence.sd.us)  
[planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us)

Canyon SUMMARY: New lot ZONING: PF ACREAGE: Tract C1 (2.068 acres) PARCEL ID: 17000-00503-240-35 ACTION REQUIRED: Approval/Denial (CC Scheduled: March 9, 2021 @ 9:30 am)

- J. PRELIMINARY & FINAL ~ APPLICANT:** Brownsville Fire Dept/ Dennis & Michael Anderson & Rebecca & Kristi Ruff / Christopher & Carla Mumm *LEGAL DESCRIPTION:* Plat of Tract A-1, C-1 and F-1, of a portion of East Lode M.S. 1302 and HES 54, located in Section 25, T4N, R3E and Section 30, T4N, R4E *VICINITY LOCATION:* Hwy 385 SUMMARY: Tract A-1 .721 ac; Tract C-1 1.419 ac and Tract F-1 15.723 ac ZONING: PF & HSC PARCEL ID: 13000-00403-250-30; 13000-00403-250-15; 13000-00403-250-31; 26580-01302-000-10 ACTION REQUIRED: Exempt/Approval/Denial (CC Scheduled: March 9, 2021 @ 9:30 am)
- K. PUBLIC HEARING:** CUP # 462 APPLICANT: CBH Coop and Mike and Annalisa Anderson *LEGAL DESCRIPTION:* Lot 3 S/D of Tract G of HES 54 & Tract 0165 SE ¼ SE ¼ of Section 30, T4N, R3E. *VICINITY LOCATION:* Hwy 385 SUMMARY: Request for a propane storage facility ZONING: PF ACREAGE: Lot 3 is 4.605 acres PARCEL ID: 13000-00403-250-10 ACTION REQUIRED: Approval/Denial (CC PH March 23, 2021 @ 9:30 a.m.)
- L. PUBLIC HEARING:** COZ # 340 APPLICANT: Ronald Wick/Troy & Wiladine Saye/Nemo Guest Ranch Business Enterprises LLC *LEGAL DESCRIPTION:* Lot 1, 2, & 3 of Nemo Guest Ranch Subdivision a sub of Tract 4-T of Nemo Placer M.S. 1368 located in Section 27, T3N, R5E. *VICINITY LOCATION:* Nemo SUMMARY: The applicant is requesting a COZ from GC-General Commercial & SRD-Suburban Residential to all RC-Recreation Commercial for the Nemo Guest Ranch ZONING: GC/SRD ACREAGE: 17.74 acres PARCEL ID: 26580-01368-000-90 ACTION REQUIRED: Approval/Denial (PZ PH-1st Reading March 23, 2021 @ 9:45 a.m.)
- M. RECOMMENDATION MEETING:** VAR # 190 APPLICANT: Mike and Analisa Anderson *LEGAL DESCRIPTION:* Lot 1 of SD TractG of HES 54 & Tract 0165SE ¼ SE ¼ Section 25, T4N, R3E *VICINITY LOCATION:* Hwy 385 SUMMARY: 250' variance to the 500' setback from a structure for an off premise sign ZONING: HSC ACREAGE: 2.41 acres PARCEL ID: 13000-00403-250-10 ACTION REQUIRED: Approval/Denial (CC PH- March 09, 2021 @ 10:00 a.m.)
- N. INFORMATIONAL MEETING:** CUP #448-21 APPLICANT: Frawley Ranches Inc *LEGAL DESCRIPTION:* SE ¼ West of Hwy 85 ex ROW & Lot AB & E ½ SE ¼ SE ¼ in Section 26, T6N, R3E. *VICINITY LOCATION:* Hwy 85 SUMMARY: The applicant is requesting a minor amendment to the existing CUP #448 for an outdoor wedding venue to be allowed to offer an indoor buffet line inside the barns. ZONING: A-1 ACREAGE: 26 acres PARCEL ID: 21000-00603-263-10 ACTION REQUIRED: Discussion/Set On Site/Set Public Hearing (PZ PH April 1, 2021 @ 1:30 p.m.)
- O. INFORMATIONAL MEETING:** CUP# 463 APPLICANT: John & Amberly Rogers *LEGAL DESCRIPTION:* Lot 5B1 of Wood Estate SD, being a replat of Lots 4 & 5B, all located in the SE ¼ NW ¼ and Govt Lot 4 of Section 7, T3N, R5E. *VICINITY LOCATION:* Rochford Rd SUMMARY: The applicant is requesting a CUP to operate a Recreational Vehicle Rental business on their own property. ZONING: PF ACREAGE: 8 acres PARCEL ID: 08500-00303-070-25 ACTION REQUIRED: Discussion/Set On Site/Set Public Hearing (PZ PH April 1, 2021 @ 1:30 p.m.)
- P. Items from Planning & Zoning Board Members**
- Q. Opportunity for Public Comment**

  - Anyone wishing to have their views heard on matters is urged to attend a meeting and voice concerns. There will be a 2-minute time limit per person to talk unless otherwise approved by the board.