

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

Documents:

[APRIL 1 2021.PDF](#)

**A. GENERAL PENDING BUSINESS**

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

**B. FINAL PLAT ~ APPLICANT:** David Winter *LEGAL DESCRIPTION:* Lot 23 of Tract A4 of Majestic Heights, a portion of Tract A of Majestic Heights located Section 23, 24, 25 of T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon/Mattson Lane *SUMMARY:* New lot *ZONING:* PF *ACREAGE:* Lot 23 (3.98 acres) *PARCEL ID:* 26045-00503-100-00 *ACTION REQUIRED:* Approval/Denial (CC Scheduled: April 13, 2021 @ 9:45 am)

**C. FINAL PLAT ~ APPLICANT:** Two Bit Ranch Estates LLC *LEGAL DESCRIPTION:* Lot 27 of Two Bit Ranch Estates; located Section 30 of T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon/Two Bit Rd *SUMMARY:* New lot *ZONING:* PF *ACREAGE:* Lot 27 (9.44 acres) *PARCEL ID:* 18185-00504-000-00 *ACTION REQUIRED:* Approval/Denial

**D. FINAL PLAT ~ APPLICANT:** Roy & Danette Schwartz and Boulder Canyon Country Club LLC *LEGAL DESCRIPTION:* Back Nine Tract 3A and Lot 2A of Block 5 of the Apple Springs Subdivision, located in Section 11, 14 of T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New lot for golf course and a replat of existing Lot 2 *ZONING:* SRD *ACREAGE:* Back Nie Tract 3A (18.96 acres) and Lot 2A (.53 acres) *PARCEL ID:* 18010-00000-000-30 and 18010-00500-020-00 *ACTION REQUIRED:* Approval/Denial (CC Scheduled: April 13, 2021 @ 9:45 am)

**E. PRELIMINARY & FINAL ~ APPLICANT:** Stone House Enterprises LLC *LEGAL DESCRIPTION:* Tracts 7A and 7B of the Ciai Tracts, formerly Tracts 6 and 7 located in Section 32, T6N, R4E (legal shortened) *VICINITY LOCATION:* Crook City Road *SUMMARY:* Change in lot lines *ZONING:* PF *ACREAGE:* Tracts 7A (37.14 acres) and 7B (9.83 acres) *PARCEL ID:* 22000-00604-322-60 and 22000-00604-322-70 *ACTION REQUIRED:* Approval/Denial (CC Scheduled: April 13, 2021 @ 9:45 am)

**F. PRELIMINARY & FINAL ~ 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:* Approval/Denial (CC Scheduled: April 13, 2021 @ 9:45 am)

**G. FINAL PLAT ~ APPLICANT:** Aventure Estates LLC *LEGAL DESCRIPTION:* Lots 11, 12, 14, 15, 17, 19 and dedicated public row in Section 11 and 12, T4N, R2E *VICINITY LOCATION:* Terry Peak Summit Rd *SUMMARY:* New lots *ZONING:* PF *ACREAGE:* Lots 11 (16.216 acres), 12 (4.826 acres), 14 (3.687 acres), 15 (3.393 acres), 17 (2.975 acres), 19 (2.484 acres) *PARCEL ID:* 26582-01356-000-00 *ACTION REQUIRED:* Approval/Denial

**H. FINAL PLAT ~ APPLICANT:** Powder House Pass and BH Development, LLC *LEGAL DESCRIPTION:* Tract 2B-1 Revised of Wilderness Estates 2nd Addition in 18, T4N, R3E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Revised lot-adding acreage into the community hall *ZONING:* PUD *PARCEL ID:*



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**

April 1, 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)

26455-00200-000-25 and 26450-00200-000-70 **ACTION REQUIRED:** Approval/Denial (CC Scheduled: April 13, 2021 @ 9:45 am)

- I. FINAL PLAT ~ APPLICANT:** BH Development, LLC **LEGAL DESCRIPTION:** Lots 1, 2, 3, & 5 Blk 3; Lots 1,3,5,6,8,9,10,11 and 16 Blk 4; Lots 1,8,9 and 10, Blk 6; and dedicated public row in Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots-Phase 2 **ZONING:** PUD **PARCEL ID:** 26450-00200-000-70 **ACTION REQUIRED:** Approval/Denial
- J. FINAL ~ APPLICANT:** Maitland Partners, LLC **LEGAL DESCRIPTION:** Lot 69, 78, 79, 80, 86 of Paradise Acres II in Section 17, T5N, R3E. (Legal shortened) **VICINITY LOCATION:** Maitland Road **SUMMARY:** New lot **ZONING:** PF **ACREAGE:** Lot 69 (3.623), 78 (2.112), 79 (2.001), 80 (5.087), 86 (12.323) **PARCEL ID:** 26683-01678-000-00 **ACTION REQUIRED:** Approval/Denial
- K. FINAL ~ APPLICANT:** Maitland Partners, LLC **LEGAL DESCRIPTION:** Lot 48, 59, 60 and 61 Revised of Paradise Acres II in Section 17, T5N, R3E. (Legal shortened) **VICINITY LOCATION:** Maitland Road **SUMMARY:** New lot **ZONING:** PF **ACREAGE:** 48 (4.214), 59 (3.084), 60 (3.116) and 61 Revised (4.242) **PARCEL ID:** 26683-01678-000-00 **ACTION REQUIRED:** Approval/Denial
- L. FINAL ~ APPLICANT:** Maitland Partners, LLC **LEGAL DESCRIPTION:** Lot 7 and 9 of Tract L of Harley Estates in Section 19 and 20, T5N, R3E. (Legal shortened) **VICINITY LOCATION:** Maitland Road **SUMMARY:** New lot **ZONING:** PF **ACREAGE:** 7 (2.591), 9 (5.447) **PARCEL ID:** 26635-00000-000-00 **ACTION REQUIRED:** Approval/Denial
- M. FINAL ~ APPLICANT:** Two Bit LLC **LEGAL DESCRIPTION:** Lot 34 and 40 and dedicated 66' public row of Golden Hills SD in 31, T5N, R4E. (Legal shortened) **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** New lot **ZONING:** PF **ACREAGE:** 34 (5.177), 40 (5.476) **PARCEL ID:** 26680-01707-000-10 **ACTION REQUIRED:** Approval/Denial
- N. PRELIMINARY & FINAL ~ APPLICANT:** Sleep, Jeff & Jody **LEGAL DESCRIPTION:** Plat of Tracts 2A and 2B of Tract 2 of the subdivision of HES 69 located in Sections 18, 19, and 20, T3N, R3E. (Legal shortened) **VICINITY LOCATION:** Besant Park Rd **SUMMARY:** New lot **ZONING:** PF **ACREAGE:** Tract 2A (2.002) Tract 2B (17.780) **PARCEL ID:** 08000-00303-200-00 **ACTION REQUIRED:** Approval/Denial (CC Scheduled: April 13, 2021 @ 9:45 am)
- O. PUBLIC HEARING:** 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:** 21000-00603-264-10 **ACTION REQUIRED:** Approval/Denial (CC PH April 27, 2021 @ 9:15 a.m.)
- P. PUBLIC HEARING:** 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:** Approval/Denial (CC PH April 27, 2021 @ 9:30 a.m.)



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- Q. INFORMATIONAL MEETING:** COZ # 341 *APPLICANT:* Kissack/Pittman *LEGAL DESCRIPTION:* SE ¼ of the NE ¼; and the SW ¼ of the SW ¼ (except Fremont, Elkhorn and Missouri Valley RR CO. ROW) and E ½ of the SE ¼ Except Lots 1 in SE ¼ SE ¼ of Section 8. T6N, R4E. *VICINITY LOCATION:* Hwy 34 *SUMMARY:* The applicant is requesting a COZ from A-1 to A-2 in order to subdivide the property *ZONING:* A-1 *ACREAGE:* 149.91 acres *PARCEL ID:*22000-00604-083-30 *ACTION REQUIRED:* Discussion/Set On Site/Set Public Hearing (PZ PH May 6, 2021 @ 1:30 p.m.)
- R. INFORMATIONAL MEETING:** COZ # 342 *APPLICANT:* Kevin & Kayla Dailey *LEGAL DESCRIPTION:* E ½ NW ¼ except the S 17' of the N 50' of NW ¼ of Section 21, T6N, R4E *VICINITY LOCATION:* Colorado Blvd *SUMMARY:* The applicant is requesting a COZ from A-1 to A-2 in order to make a tract less than 40 acres at the request of the lending agency for a conventional mortgage *ZONING:* A-1 *ACREAGE:* 40 acres *PARCEL ID:*21000-00603-212-20 *ACTION REQUIRED:* Discussion/Set On Site/Set Public Hearing (PZ PH May 6, 2021 @ 1:30 p.m.)
- S. INFORMATIONAL MEETING:** ORD 20-01 *APPLICANT:* David Winter *LEGAL DESCRIPTION:* All of Lawrence County *VICINITY LOCATION:* All of Lawrence County *SUMMARY:* The applicant is requesting an addition of Allowed Uses to HSC-Highway Service Commercial *ZONING:* HSC *ACTION REQUIRED:* Discussion//Set Public Hearing (PZ PH May 6, 2021 @ 1:30 p.m.)
- T. DISCUSSION ITEMS:** 2021 Possible Zoning & Subdivision Ordinance Amendments/Additions
- U. Items from Planning & Zoning Board Members**
- V. 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.