



LAWRENCE COUNTY
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

Planning & Zoning Staff Report

Date of PZ Meeting: April 6, 2023 @ 1:30 p.m.

Date of CC Meeting: April 11, 2023 @ 9:00 a.m.

Prepared by: Amber Vogt, P & Z Director

OVERVIEW:

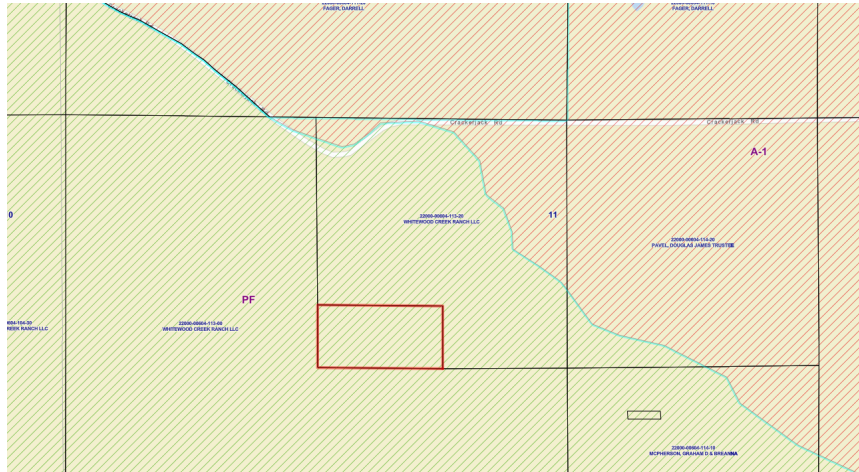
PRELIMINARY PLAT~

APPLICANT: Whitewood Creek Ranch LLC/Will John and Kylee Johnson **LEGAL DESCRIPTION:**

Lot 1 and Lot 2R of the NE ¼ of the SW ¼ of Section 11, T6N, R4E.

VICINITY LOCATION: Whitewood Valley Rd Crackerjack Rd

SUMMARY: Replatting an existing lot to make bigger and keep residence out of LLC **ZONING:** PF **PARCEL ID:** 22000-00604-113-10 and 22000-00604-113-20 **ACTION REQUIRED:** Approval/Denial (CC April 11, 2023 at 9:00 a.m.)



Plat Links:

- 11. PRELIM Johnson Lot 1 and 2R.pdf
- 11. PRELIM Johnson Lot 1 and 2R - vicinity.pdf
- 11. PRELIM Johnson Lot 1 and 2R - topo.pdf

SUMMARY/INFRASTRUCTURE:

Property is currently zoned PF which allows down to a 2 acre lot to be subdivided off. The purpose of the lot is to create a larger lot that will be owned separately from the LLC since both Will Johnson and Abby Ladhphere own the LLC in joint, but they would like their residential properties to be owned in their own names. The parcels have access to the Crackerjack Road by an easement as well as a fire plan that had already been completed. It has a well and a septic system on the lot where the residence sits.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plat as presented.

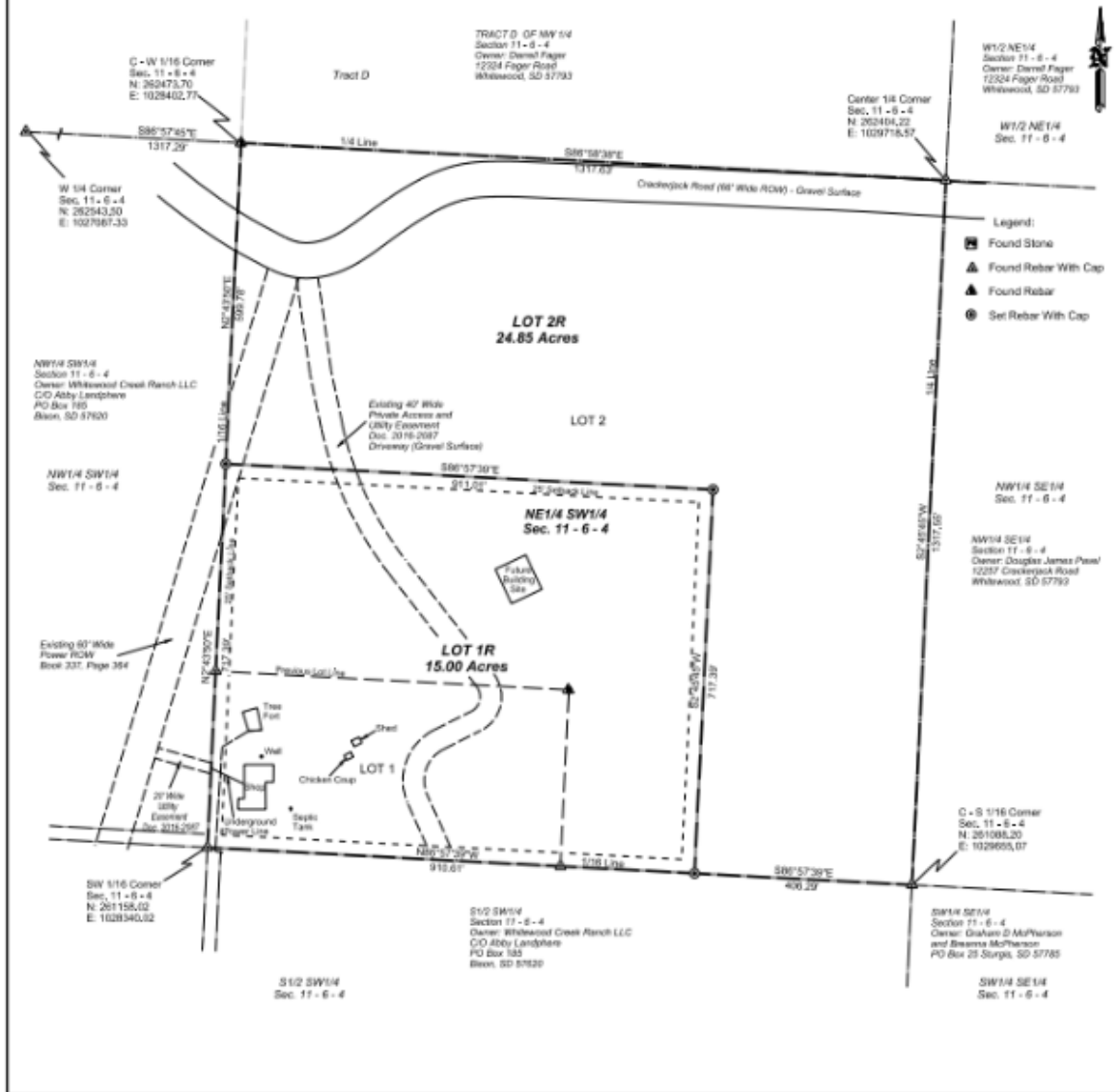
BOARD & COMMISSION RECOMMENDATIONS:

Date of PZ Meeting: April 6, 2023 @ 1:30 p.m.

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**PRELIMINARY PLAT OF LOT 1R AND LOT 2R
FORMERLY LOT 1 AND LOT 2
OF SECTION 11 - TOWNSHIP 6 NORTH - RANGE 4 EAST - BLACK HILLS MERIDIAN
LAWRENCE COUNTY, SOUTH DAKOTA**

SCALE: 1 INCH = 150 FEET



PRELIMINARY PLAT NOTES:

- 1) Developer and Current Owner of Lot 1 - Mr. John Johnson and Kilee Ann Johnson
12225 Cockerjock Road, Whitewood SD 57793
Phone Number 605.411.2593

Current Owner of Lot 2 - Whitewood Creek Ranch LLC C/O Abby Landphere
PO Box 185 Beon SD 57620
Phone Number 605.411.2593
- 2) Building Restrictions and Setbacks:
Per Lawrence County Ordinance Requirements.
- 3) Basis of Bearings: South Dakota State Plane Coordinate System
South Dakota North Zone NAD 83(01)
Distance shown are Grid Scale Factor = 0.99991943
- 4) Total Acreage of 2 Lots = 39.85 acres
All areas shown on this plat are considered to be "More or Less"
- 5) Plat of Lots 1 and 2, being a subdivision of the NE1/4 SW1/4 of Section 11
Township 6 North - Range 4 East of the Black Hills Meridian is filed for
record at the Lawrence County Register Of Deeds - Document Number 2016-2897.
- 6) Plat of Tract D, being a subdivision of the NW1/4 of Section 11 - Township 6 North
Range 4 East of the Black Hills Meridian is filed for record at the Lawrence County
Register Of Deeds - Document Number 85-2855.
- 7) FEMA Flood Map Number
Lawrence County 4809N + 488R 100203F + 487, 417301Z
Zone 3 (Area of Intended Flood Hazard)

VICINITY MAP

