



LAWRENCE COUNTY
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

Planning & Zoning Staff Report

Date of PZ Meeting: May 4, 2023 @ 1:30 p.m.

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

Prepared by: Amber Vogt, P & Z Director

OVERVIEW:

FINAL 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:**

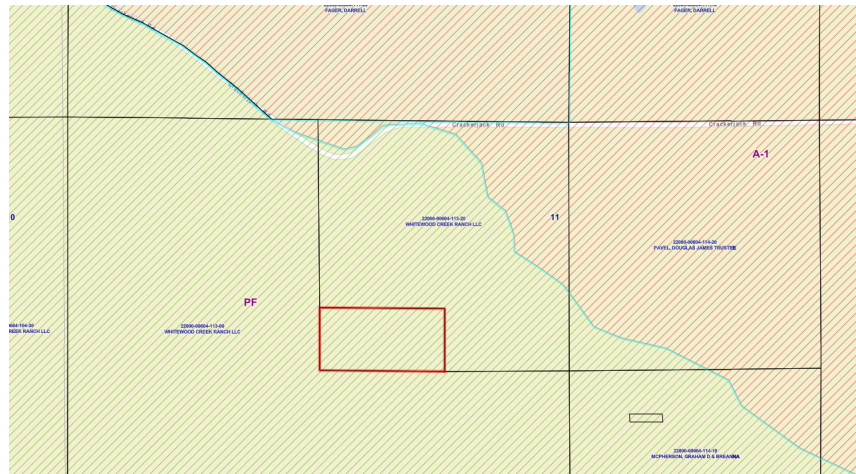
22000-00604-113-10 and

22000-00604-113-20 **ACTION**

REQUIRED:

Exempt/Approval/Denial (CC

May 9, 2023 at 9:00 a.m.)



Plat Links: [10. FINAL Lot 1R & 2R NE1/4 SW1/4 - Whitewood Creek Rch - Johnson.pdf](#)

[10. FINAL Lot 1R & 2R NE1/4 SW1/4 - Whitewood Creek Rch - Johnson pg 2.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 final plat as presented.

BOARD & COMMISSION RECOMMENDATIONS:

Date of PZ Meeting: April 6, 2023 @ 1:30 p.m. Moved-Seconded (Whalen-TJ Ewing) motion to approve the Preliminary Plat. Motion Carried.

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

Amber Vogt, Planning & Zoning Administrator, gave her staff report.

Moved-Seconded (Flanagan-Jennings) declaring that the plat for APPLICANTS: Whitewood Creek Ranch LLC/Will John and Kylee Johnson meets exemption criteria per the subdivision ordinance, Chapter 4, Article 3. Motion Carried.

Moved-Seconded (Flanagan-Jennings) to approve the preliminary plat for Whitewood Creek Ranch, LLC/Will John and Kylee Johnson based upon the Planning and Zoning Commission recommendation for approval and the concurrent recommendation of P&Z staff, as reflected in the staff report. LEGAL DESCRIPTION: Lot 1 and Lot 2R of the NE ¼ of the SW ¼ of Section 11, T6N, R4E VICINITY LOCATION: Whitewood Valley Road and Crackerjack Road SUMMARY: Replatting an existing lot to make bigger and keep residence out of LLC ZONING: PF. Motion Carried.

Date of PZ Meeting: May 4, 2023 @ 1:30 p.m.

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

