

OFFICE OF  
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**PLANNING AND ZONING MEETING**  
**STAFF REPORT**  
October 2, 2024

**APPLICANT:** Joseph and Gwendolyn Martin

**PURPOSE:** Move lot line and create new lot.

**GENERAL LOCATION:** McGovern Hill Road

**LEGAL DESCRIPTION:** Plat of Tracts F1, F2 and G1 of the Crawford Addition II formerly Tracts F and G of Crawford Addition II and a portion of Probate Lot 299 City of Deadwood, Lawrence County, South Dakota located in NE  $\frac{1}{4}$  of Section 27 and the NW  $\frac{1}{4}$  of Section 26, T5N, R3E, B.H.M.

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** R1 - Residential

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residential

Residential

Residential

Open Space

**SUMMARY OF REQUEST**

*The purpose of this plat is to move lot lines between Tract F and Tract G, renaming the lots Tract F1 and Tract G1. In addition, applicant wishes to purchase land from a neighbor who owns a large parcel of unplatted land. The creation of Tract F2 is being created in anticipation of the future purchase of the F2 Tract.*

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## **FACTUAL INFORMATION**

1. The property is currently zoned R1 - Residential.
2. Tract F1 will be comprised of 0.291 acres  $\pm$ , Tract G1 will be comprised of 0.376 acres  $\pm$ , and Tract F2 will be comprised of 0.079 acres  $\pm$ .
3. The property is not located in a flood zone.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a mixture of residences and open space.

## **STAFF DISCUSSION**

Tract F1 is owned by the applicants, Joseph and Gwendolyn Martin. Tracts G1 and F2 are currently owned by Joel and Jadene Wescott.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

## **ACTION REQUIRED:**

1. Approval by Planning and Zoning Commission