

City of Piedmont

Resolution 2022-01

RESOLUTION ADOPTING THE RECOMMENDATION OF THE PIEDMONT PLANNING AND ZONING BOARD TO GRANT CONDITIONAL USE PERMITS FOR THE PROPERTY LOCATED AT 14116 STURGIS ROAD TO ALLOW AUTO / RV SALES AND RENTALS, SELF-STORAGE, AND A CAMPGROUND

WHEREAS, the property identified as 14116 Sturgis Road is currently zoned General Commercial as described in the Piedmont Code of Ordinances, Section 17.06(J); and

WHEREAS, the current owner or agent thereof requests Conditional Use Permits and an Application was filed with the City of Piedmont Planning and Zoning Board ("Planning Board") to allow Automotive Sales and Rentals, Self-Service Storage, and a Campground, as described in the Piedmont Code of Ordinances, Section 17.05(F) and 17.06(J)(c)(i); and

WHEREAS, the Planning Board reviewed the Application, held a public hearing, and by majority vote, recommended to the Piedmont Board of Trustees that the above-listed Conditional Use Permits be granted with conditions; and

WHEREAS, upon receipt of the recommendation of the Planning Board to grant the above-listed Conditional Use Permits with conditions, the Piedmont Board of Trustees held a public hearing and adopted the recommendation of the Planning Board, with additional conditions, by majority vote.

NOW, THEREFORE, BE IT RESOLVED by the City of Piedmont that the recommendation of the Planning Board is hereby adopted, with additional conditions, and Conditional Use Permits are granted for Automotive Sales and Rentals, Self-Service Storage, and a Campground, for the property located at 14116 Sturgis Road, such property being further described as:

Lot A of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 14, Township 3 North, Range 6 East of the Black Hills Meridian, City of Piedmont, Meade County, South Dakota, as shown on the plat filed in Plat Book 4 on Page 401; EXCEPTING therefrom Lots H1 and H2, as shown on the Plat filed in Plat Book 22 on Page 24.

-AND-

Lot A of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 14, Township 3 North, Range 6 East of the Black Hills Meridian, City of Piedmont, Meade County, South Dakota, as shown on the plat filed in Plat Book 4 on Page 401.

-AND-

Lots X and Y of Fugate Lot of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 14, Township 3 North, Range 6 East of the Black Hills Meridian, City of Piedmont, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 173; EXCEPTING therefrom Lot H1 and H2, as shown on the plat filed in Plat Book 22 on Page 24.

-AND-

Lot 1 of Lot A of the Southwest Quarter of the Southwest Quarter (SW1/4/SW1/4) of Section 14, Township 3 North, Range 6 East of the Black Hills Meridian, City of Piedmont, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 173.

BE IT FURTHER RESOLVED, that each of the above-listed Conditional Use Permits is subject to the following conditions:

1. Lighting must face downward and inward toward permitted property and away from adjacent properties and public roadways
2. Storage Units shall be restricted to campers & RVs
3. Hours for retail operations must be no greater than 6 a.m. to 10 p.m.
4. Must connect to Piedmont City Water
5. No new truck or car Sales are allowed
6. Hard surface (concrete or asphalt) must be installed and maintained in conformance with site drawing (Exhibit A)
7. Gravel surface must be well maintained and have sufficient dust mitigation
8. Trees and Landscaping must be installed and maintained in a manner substantially similar to the concept drawing (Exhibit A)
9. Must be permitted and operate in compliance with all State, Federal & Local laws
10. In addition to any other penalties available, any violation of these conditions shall entitle the City of Piedmont to revoke the Conditional Use Permit(s)

*Exhibit A (Site Plan) can be viewed at the Piedmont City Hall during business hours.

The Finance Officer shall cause notice of adoption of this resolution to be published in the official newspaper and twenty (20) days after the completed publication, this resolution shall become effective.

City of Piedmont Board of Trustees



President of Board of Trustees

Attest:



Diana Evans, Finance Officer

(SEAL)



Approved: March 22, 2022

Published: March 26, 2022

Effective: April 14, 2022

SITE PLAN CONCEPT

RV SALES AND OUTDOOR STORE PIEDMONT, SOUTH DAKOTA | MARCH 15, 2022

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100
200



NORMAN
ENGINEERING + SURVEYING



Exhibit A

