

1st Reading: October 1, 2024
2nd Reading: October 15, 2024
Date Adopted: October 15, 2024
Date Published: October 24, 2024
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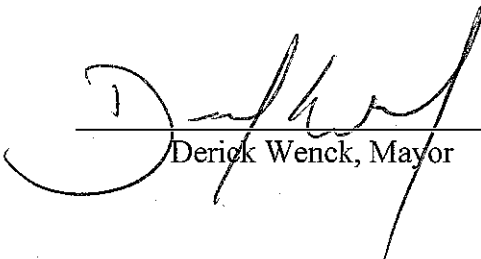
ORDINANCE NO. 2024 - 08

AN ORDINANCE OF THE CITY OF HARRISBURG, SD, REZONING A PORTION OF LOT 4, TRACT 3 AND A PORTION OF VACATED BALAMOR STREET (PARCEL ID 270.78.00.K304) AND A PORTION OF LOT 5, TRACT 3 AND A VACATED BALAMOR STREET (PARCEL ID 270.78.00.K305) OF COUNTRY ORCHARDS' ADDITION, HARRISBURG, LINCOLN COUNTY, SD FROM AGRICULTURAL (A-1) TO GENERAL BUSINESS (GB) AND AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HARRISBURG.

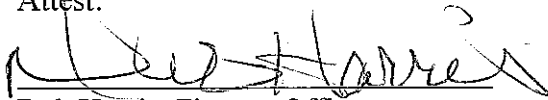
BE IT ORDAINED BY THE CITY OF HARRISBURG, SD:

A portion of Lot 4, Tract 3 and vacated Balamor Street and a portion of Lot 5, Tract 3 and vacated Balamor Street of Country Orchards' Addition, City of Harrisburg, Lincoln County, SD, per the attached exhibit, is hereby rezoned from Agricultural (A-1) to General Business (GB) and the official zoning map of the City of Harrisburg is amended to include the rezoning.

Date adopted: October 15, 2024


Derick Wenck, Mayor

Attest:


Deb Harris, Finance Officer



0 75 150

TRACT 3
COUNTRY ORCHARDS' ADDITION
A-1 AGRICULTURAL

LOT 4
TRACT 3
2,462,103 SF
A-1 AGRICULTURAL

LOT 1
TRACT 3
ADDITION
G-COMMERIAL

LOT 2
TRACT 3
ADDITION
G-COMMERIAL

BALAMOR ST (VACATED)
2,242,929 SF (2.036 ACRES)
A-1 AGRICULTURAL

BALAMOR STREET

LOT 3
TRACT 3
2,200,311 SF
2.018 AC
A-1 AGRICULTURAL

W 100th St (100th St)
2,200,311 SF (2.018 AC)
A-1 AGRICULTURAL

SECTION LINE

SD HIGHWAY 16 (MINNESOTA AVENUE)

SECTION LINE

W 100th St (100th St)

A PORTION OF LOTS 4 AND 5 IN TRACT 3 OF
COUNTRY CORNER ORCHARDS' ADDITION TO
THE CITY OF HARRISBURG AND A PORTION OF
VACATED BALAMOR STREET LYING THEREIN

TOTAL ACRES: ±3.2 AC

PROPOSED ZONING: GB: GENERAL BUSINESS

GENERAL NOTES:

1. THE EXISTING ZONING INFORMATION SHOWN REFLECTS THE CITY OF HARRISBURG ZONING MAP AND LINCOLN COUNTY GIS.

PROPOSED ZONING

COUNTRY CORNER ORCHARDS' ADDITION
HARRISBURG, SOUTH DAKOTA | 2024.09.04



Zoning Amendment Application

Application Date: ~~06/27/2024~~ 8/22/2024

Legal Description: A portion of Lots 485 in Tract 3 of Country Corner Orchards' Addition, along with a portion of vacated Balamor Street (as shown in the attached exhibit)

Property size (acres): 3.2

Current Zoning District: A-1: Agricultural

Proposed Zoning District: ~~GB: Central Business~~ GB General Business

Purpose/Reason for zoning change request: Construction of a hotel, private road, and detention pond

Planning and Zoning

301 E. Willow Street

Harrisburg, SD 57032

buildingservices@harrisburgsd.gov

Applicant Name: Ryan Olson

Mailing Address: 27240 SD Hwy 115

City/State/Zip: Harrisburg, SD 75032

Phone: (605) 743-2152

Email: ryan@bhi-construction.com

Applicant Signature  Date 6/27/2024

Property Owner: Joe Bernhard

Mailing Address: 27240 SD Hwy 115

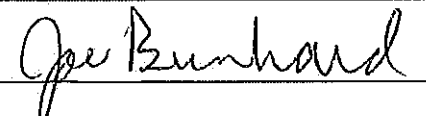
City/State/Zip: Harrisburg, SD 75032

Phone: (605) 743-2152

Email: joeb@bhi-construction.com

I/we hereby petition to change the zoning classification of the property.

Legal Description: A portion of Lots 485 in Tract 3 of Country Corner Orchards' Addition, along with A portion of vacated Balamor Street (as shown in the attached exhibit)

Property Owner Signature  Date 6-27-24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032

City of Harrisburg
Notice of Public Hearing

Notice is hereby given that the City Council of the City of Harrisburg will hold a Public Hearing on October 1, 2024, at 6:00 p.m. or shortly thereafter at Liberty School Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for a zoning amendment to change the zoning as follows:

A portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated Balamor Street lying therein, 3.2 acres total (Parcels 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business.

The City Council invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: City of Harrisburg Planning & Zoning, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the City Planning & Zoning office at (605) 767-5010. Anyone who is deaf, hard-of-hearing or speech-disabled may use Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe
Planning & Zoning Administrator
City of Harrisburg

Publish September 19, 2024

Published once at the approximate cost of \$ _____.