

## BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3<sup>rd</sup> Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

Brookings County Board of Adjustment

May 5, 2020 – 8:00 PM meeting

# 2020cu011 – May 5, 2020

Prepared by Richard Haugen, Brookings County Development Deputy Director

Applicant: Mike Cotton, 638 E Hwy 14, Volga, SD 57071

George Cotton, 634 E Hwy 14, Volga, SD 57071

Legal Description: “W317’ of E357’ of W800.81’ of S332’ of SW1/4 SE1/4 Exc H-1 & H-2 and N643’ of S975’ of E357’ of W800.81’ & E40’ of W800.81’ of S332’ of SE1/4 all in Section 14, T110N, R51W (Volga Township)” ~~ located at 638 E Hwy 14, Volga, SD 57071.

*Brookings County Zoning Ordinance: Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit # 19: Seasonal retail stands, excluding garden produce but including fireworks stands.*

2020cu011: Mike Cotton and George Cotton have applied for a conditional use permit for a seasonal firework stand. The applicants were granted a one year conditional use, 2019cu004 for a fireworks stand last year, by this board. They are reapplying to continue their seasonal fireworks stand. The Brookings County Development Office and the Brookings County Sherriff’s Office received no complaints last year regarding the fireworks stand. The stand will be located at Mike Cotton’s, 638 E Hwy 14, Volga, SD 57071. They will use a 10’ x 20’ portable building, that will be anchored downed, to sell the firework out of. The hours of operation will be 10:00 AM – 10:00 PM. There is an existing driveway off US Highway 14 that will be used for entrance and exit. The applicant’s site plan and hours of operation are included in this report, which shows adequate parking area, entrance and exit and building location. The applicants will have to abide by South Dakota Codified Law 34-37 for the sale of fireworks. Mike and George each own land that adjoins each other and the stand may be located on one or both parcels. The combined area of both parcels is 7 acres. Volga City Manager Jamison Berreth has no objections to the conditional use request. Jon Rittershaus with the South Dakota Department of Transportation has no objections to the request.

2020cu011

Staff Report

May 5, 2020

Letters were sent to the adjoining landowners, City of Volga, Volga Township Chairman and Clerk, and South Dakota Department of Transportation.

The public notices were published in the Brookings Register on April 21 and 28, 2020 and Volga Tribune on April 23 and 30, 2020

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 4-17-2020

Permit Number: 2020cu011

To: Brookings County Board of Adjustment  
520 3<sup>rd</sup> St, Suite 200  
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Sell fireworks Seasonal

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11.00 Section 11.01 "A" Agricultural District  
Conditional Use #19: Seasonal retail stands, excluding  
garden produce but including firework stands.

C.) Legal Description of Property:

W317' of E 357' of W800.81' of S 332' of SW 1/4 SE 1/4 Exc H-1 & H-2  
and N643' of S 975' of E 357' of W800.81' & E 40' of W800.81'  
of S 332' of SE 1/4 all in Section 14, 110N, R51 W (Volga Twp)

Parcel # 229801105114400 & 229801105114405  
Addr: 638 E Hwy 14, Volga SD 57071

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Form continued on page 2

APR 17 2020

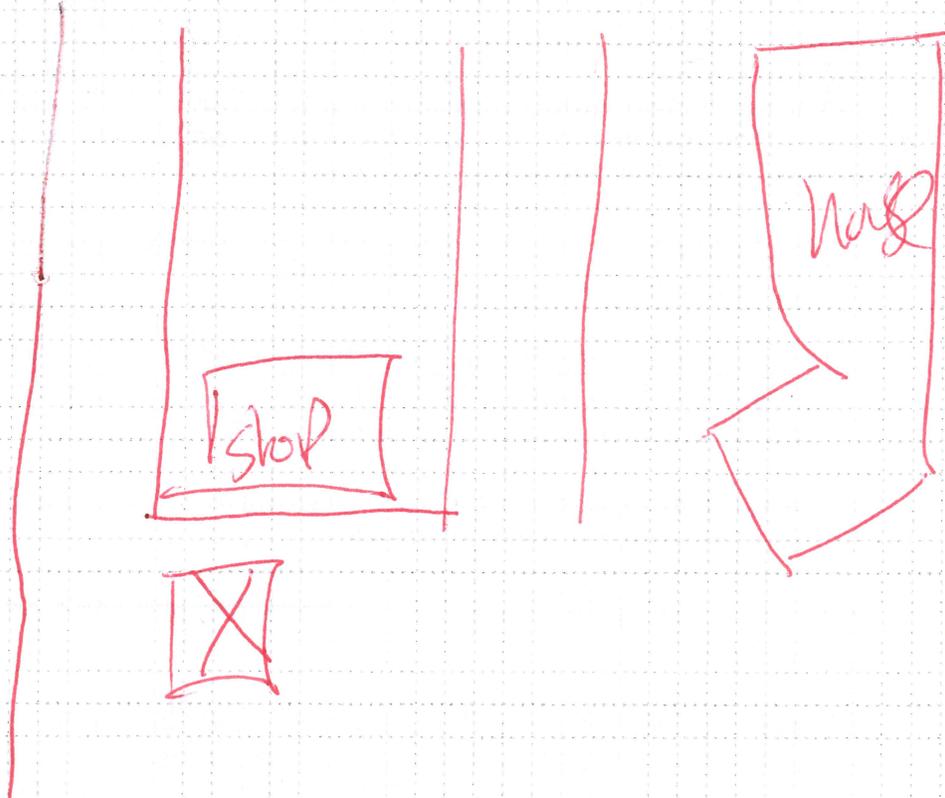
2020 cu 011

**SKETCH**

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



E Hwy 14



North

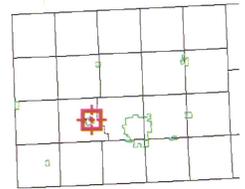


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2020 cu 011 Site map  
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	229801105114400	Alternate ID	n/a	Owner Address	COTTON, MIKE ET UX
Sec/Twp/Rng	14-110-51	Class	NACS		638 E HWY 14
Property Address	638 E HWY 14	Acres	n/a		VOLGA SD 57071
	VOLGA				
District	2205				
Brief Tax Description	W 317' OF E 357' OF W 800.81' OF S 332' OF SW 1/4 SE 1/4 EXC. H-1 & H-2 SEC 14-110-51 2.39 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/17/2020  
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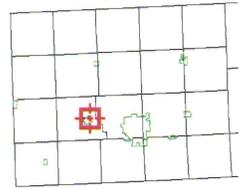
Beacon™

2020 Cotton

Brookings County, SD



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Parcel ID	229801105114400	Alternate ID	n/a	Owner Address	COTTON, MIKE ET UX
Sec/Twp/Rng	14-110-51	Class	NACS		638 E HWY 14
Property Address	638 E HWY 14	Acreage	n/a		VOLGASD 57071
	VOLGA				
District	2205				
Brief Tax Description	W 317' OF E 357' OF W 800.81' OF S 332' OF SW 1/4 SE 1/4 EXC. H-1 & H-2 SEC 14-110-51 2.39 AC				
	<i>(Note: Not to be used on legal documents)</i>				

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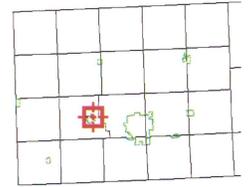
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Brookings County, SD

2020 04 01



Overview



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Parcel ID	229801105114405	Alternate ID	n/a	Owner Address	COTTON, GEORGE O ET UX
Sec/Twp/Rng	14-110-51	Class	NAC		634 E HWY 14
Property Address		Acreage	n/a		VOLGA SD 57071
District	2205				
Brief Tax Description	N 643' OF S 975' OF E 357' OF W 800.81' & E 40' OF W 800.81' OF S 332' OF SE 1/4 EXC H-2 SEC 14-110-51 5.57 AC				
	(Note: Not to be used on legal documents)				

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Looking east along US Hwy 14.



Looking west along US Hwy 14.



2020cu011: Mike Cotton & George Cotton

Looking north from driveway on US Hwy 14.



Proposed fireworks stand location and parking area.



Fireworks stand. Front view.



Fireworks stand. End view.

