

# BROOKINGS COUNTY DEVELOPMENT

Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
BROOKINGS, SOUTH DAKOTA 57006  
(605)-696-8350

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

Brookings County Planning and Zoning Commission - Joint Meeting  
with City of Brookings Planning Commission.  
April 6, 2021 – 7:00 PM meeting

## 2021rz001 – April 6, 2021

Prepared by Richard Haugen

Applicant/Owner: COD Investments LLC by David Kneip, 326 W 6<sup>th</sup> St, Brookings, SD 57006

Legal Description: : “NE1/4 NE1/4, Except Lot H-1 and Except that part lying East and North of Lot H-1 in Section 14, T109N, R50W ~~~ located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.

2021rz001: COD Investments LLC, by David Kneip has applied for rezoning of 33.48 acres of land from a Joint Jurisdiction R-1B (single family) and Agricultural Zoning to Joint Jurisdiction B-3 (heavy business) Zoning. The property is located on the south side of the S-curve on 471<sup>st</sup> Ave south of Brookings, in the Brookings County/Brookings City Joint Jurisdictional area at 21625 471<sup>st</sup> Ave. A historical review of the property found the 33.48 acre parcel was originally rezoned from Agricultural to R-1B (single family) on April 19, 1977. On June 6, 1995 the West 350 feet of the parcel was rezoned from R-1B (single family) to Agricultural. Then on February 3, 1998 the W820 feet, excluding the W350 feet of the parcel was rezoned from R-1B (single family) to Agricultural. Since that time the west portion of the property has been zoned “Agricultural” and the east portion of the property has been zoned R-1B (single family). The proposed rezoning of the property would change the whole parcel to a Joint Jurisdiction B-3 (heavy business) with the City of Brookings Community Development Office having the Zoning Control for the property. The applicant has spoken to the City of Brookings Community Development Office in regards to this rezoning request.

The rezoning request will be heard by a joint meeting of the Brookings County Planning and Zoning Commission and the City of Brookings Planning and Zoning Commission as it is located in the Joint Jurisdiction Area. The decision made by the Joint Planning Commission’s is a recommendation to the Brookings County Commission and the Brookings City Council for the final decision of the rezoning request.

Public notices were published in the Brookings Register on March 23 and 30, 2021. The applicant notified abutting landowner's by certified mail of the proposed rezoning request at least 14 days prior to the public hearing.

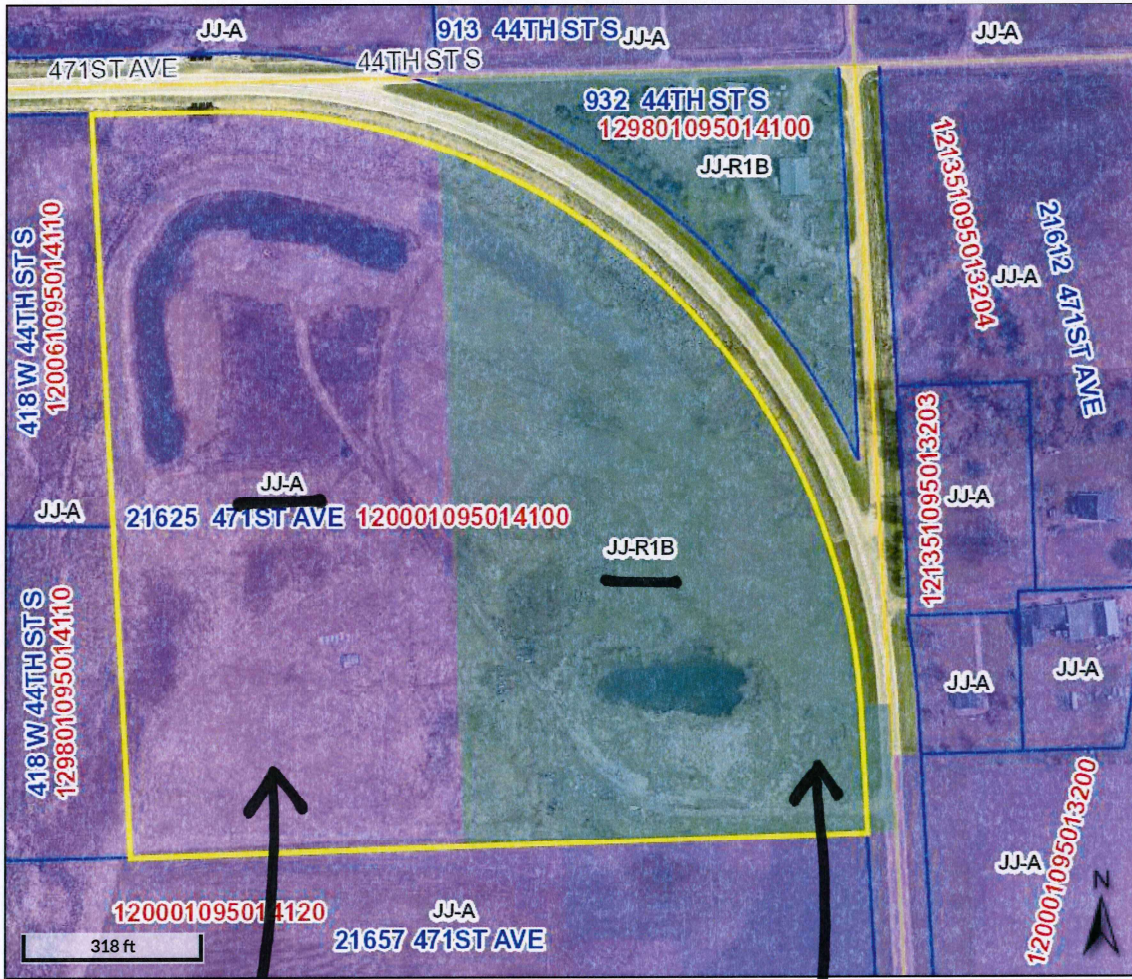
Letters were also sent to the Brookings County Highway Department and Medary Township Chairman and Clerk.

2021 R2001

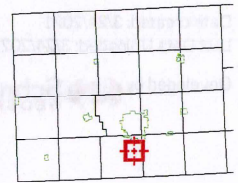


Beacon™

Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- City Zoning**
- A
- AP
- B-1
- B-2
- B-2A
- B-3
- B-4
- B-5
- I-1
- I-1R
- I-2
- JJ-A
- JJ-B3
- JJ-I1
- JJ-I1R
- JJ-R1A
- JJ-R1B
- JJ-R3A
- PDD
- R-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- R-3A
- RB-4
- RMH
- Township Boundar
- Sections
- Parcels
- Roads

Currently Zoned  
Agricultural  
purple area

Currently Zoned  
R-1B  
blue-green area

Rezone both areas to Joint Jurisdiction  
B-3 Heavy

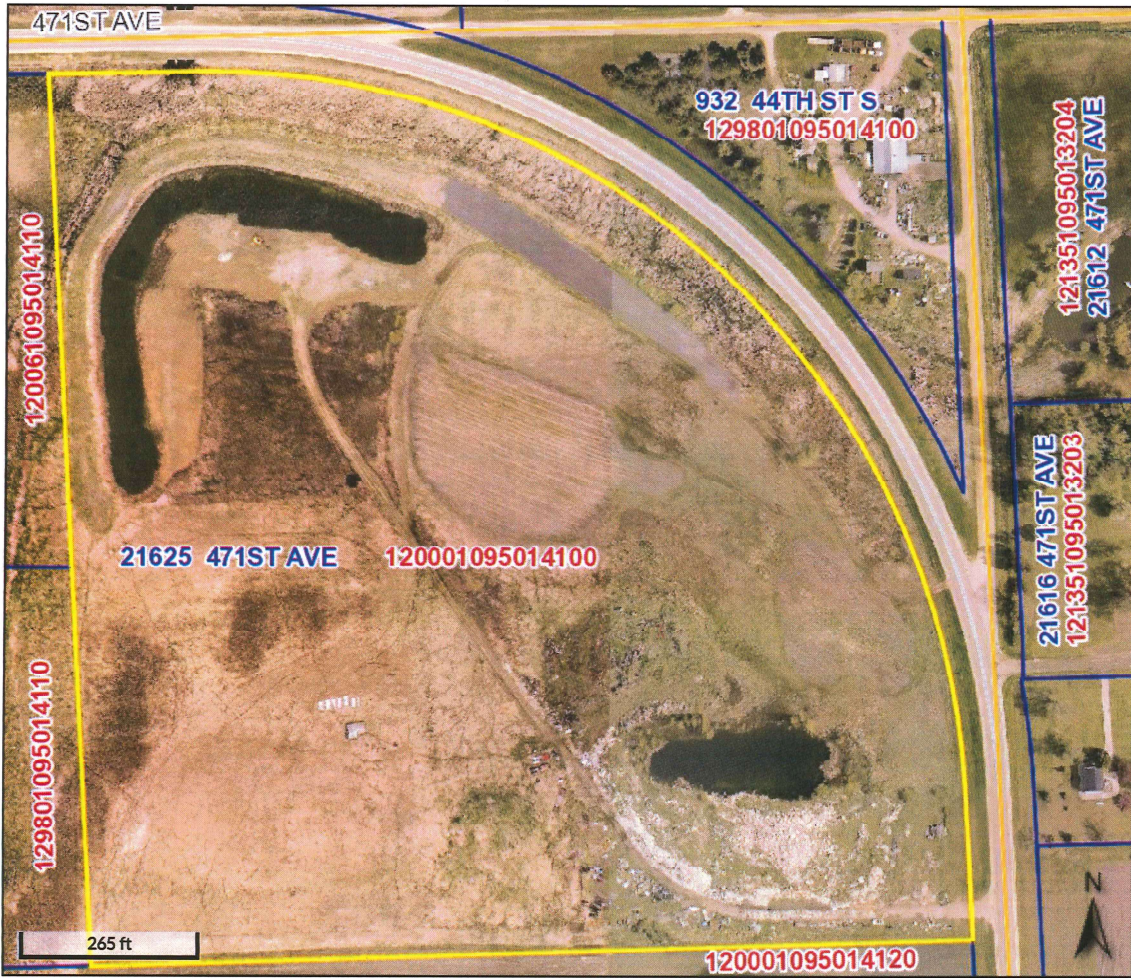
Parcel ID

120001095014100

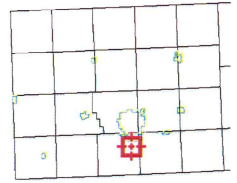
Alternate ID n/a

Owner Address COD INVESTMENTS LLC







2021 RZ001



Overview



Legend

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

Parcel ID	120001095014100	Alternate ID	n/a	Owner Address	COD INVESTMENTS LLC
Sec/Twp/Rng	14-109-50	Class	NACC		326 W 6TH ST
Property Address	21625 471ST AVE	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	NE 1/4 NE 1/4 EXC H-1 & PTE & N OF H-1 SEC 14-109-50 33.48 AC				
	(Note: Not to be used on legal documents)				

Date created: 3/5/2021  
Last Data Uploaded: 3/5/2021 8:04:34 AM

Developed by  Schneider  
GEOSPATIAL

Looking south along S curve. Existing drive way entrance.



Looking north from driveway on 471<sup>st</sup> Ave (Old 77).

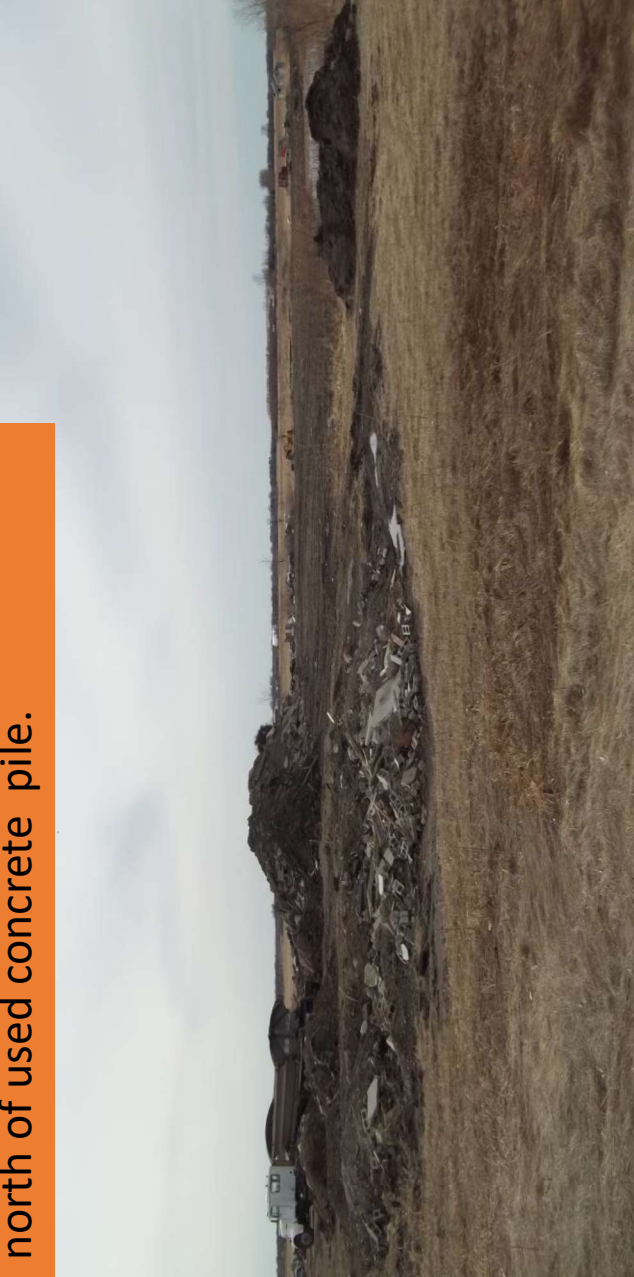


2021rz001: COD Investments LLC

Looking west from driveway. Used concrete pile.



Looking west from 471<sup>st</sup> Ave (Old 77), north of used concrete pile.



Looking west from east side of property along 471<sup>st</sup> Ave (Old 77).



Looking north west from east side of property along 471<sup>st</sup> Ave (Old 77).



Looking west from 471<sup>st</sup> Ave (Old 77).



Looking south east from S curve on 471<sup>st</sup> Ave ( Old 77).



Looking south from S curve  
on 471<sup>st</sup> Ave (Old 77).



Looking south from S curve  
on 471<sup>st</sup> Ave (Old 77).

