

ORDINANCE NO. 536-1995

AN ORDINANCE OF THE CITY OF DRY RIDGE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE CHANGING THE ZONING CLASSIFICATION OF A 4.507-ACRE PARCEL OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE WESTERLY SIDE OF MEEKS ROAD AND OWNED BY CHARLES R. PHILLIPS, ET UX, ET AL, FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF AGRICULTURAL ONE (A-1) TO NEIGHBORHOOD COMMERCIAL (NC).

BE IT HEREBY ORDIANED BY THE CITY OF DRY RIDGE:

WHEREAS, on the 25th day of September, 1995, the Grant County Joint Planning Commission did hold a public hearing on the Application of Charles R. Phillips, et al, requesting a change in zoning classification and map amendment from City of Dry Ridge Agricultural One (A-1) to City of Dry Ridge Neighborhood Commercial (NC) for a 4.507-acre parcel of land located within the corporate limits of the City of Dry Ridge, Kentucky, and situated on the westerly side of Meeks Road; and upon the foregoing Application, the Grant County Joint Planning Commission did make written findings and conclusions in support of the requested change in zoning classification and zoning map amendment together with written recommendations that Phillips' requested change in zoning classification and map amendment be granted, approved and duly so ordained by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge did at its Regular Meeting held on the 2nd day of October, 1995, did review the findings and conclusions of the said Grant County Joint Planning Commission and did so concur in the findings and the the recommendations of the Commission concerning the change in zoning classification and map amendment from A-1 to NC upon a Vote sufficient, affirmative and in the majority upon a Motion

made and timely Seconded with the Vote of the City Council of the City of Dry Ridge being as follows:

Councilperson Vernon Webster..... Aye;
Councilperson William Cull..... Aye;
Councilprson Calvin Crupper..... Aye;
Councilperson George Hedges, Jr. Aye;
Councilperson Pat Conrad..... Aye; and
Councilperson Ray Kinmon..... Absent.

NOW, THEREFORE, it is hereby **Ordained** by the City Council of the City of Dry Ridge, Kentucky that the zoning classification of the hereinafter described parcel of land belonging to Charles R. Phillips, et ux, et al, on the westerly side of Meeks Road be so fixed and reclassified to that zoning classification of City of Dry Ridge Neighborhood Commercial (NC) and that the Mayor of the City of Dry Ridge is hereby authorized and so ordered to make upon the Official Zoning Map of the City of Dry Ridge an indorsement to evidence the zoning reclassification so hereby granted, approved, ordered and duly ordained as required by law to and for the hereinafter, described parcel of real property, to-wit:

BEGINNING at a point, an iron pin, the the est right-of-way line of Frontage Road #5, said point being the most northeasterly corner of an 11.18-acre parcel of land owned by Charles R. Phillips and others as recorded in Deed Book 168, Page 405, said point also being a corner to George Florence; thence leaving the road and with the north line of the said 11.18-acre parcel, N 84° 43' 00" W -- 146.75 feet to an iron pin; thence with a new made line in the Phillips property, the following two courses: S 12° 02' 57" W -- 345.27 feet to an iron pin; and S 3° 50' 43" W -- 319.20 feet to an iron pin in the south line of the said 11.18-acre parcel and a corner to William Edwards (D.B. 163, Pg. 204-207); thence with the line of Edwards, _____ 73° 13' 00" E -- 383.06 feet to an iron pin in an existing fence line, the west line of Grant County Farm Supply; thence with the same, N 4° 20' 00' _____ -- 106.30 feet to a corner post; and N 3° 44' 00" W -- 120.10 feet to a concrete right-of-way monument in the west right-of-way line of Frontage Road #5; thence with the same, S 70° 25' 00" W -- 9.00 feet to a concrete right-of-way monument at a fence corner and with a cord of a 1.5195 degree curve, N 12° 37' 00" W -- 543.57 feet to the place of beginning, containing 4.507 acres, more or less.

The above description is in accordance with a survey of August 30, 1995, made by Gerald Caldwell, RLS, and is part of the property conveyed by Umble to Phillips on May 7, 1988, and of record in Deed Book 168, Page 406, Grant County Clerk's Records, Williamstown, Kentucky.

This Ordinance shall take effect and be in full force when Ordained, Passed, Adopted, Ordered Approved and Published, and thereafter Published according to law.

First Reading: November 13, 1995

Second Reading: December 4, 1995

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED THIS THE 4th
DAY OF December, 1995.



NORMAN FERGUSON, MAYOR

ATTEST:


CINDY L. HARRIS, CITY CLERK