

ORDINANCE NO. 834-2017

AN ORDINANCE OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE SO CHANGING THE ZONING CLASSIFICATION OF A BOUNDARY OF LAND CONTAINING APPROXIMATELY 24.1819 ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, HERETOFORE ZONED HIGHWAY COMMERCIAL (HC) UNDER ZONING ORDINANCE OFFICIAL NO. 380-1982 TO CITY OF DRY RIDGE HIGHWAY COMMERCIAL (HC) UNDER ZONING ORDINANCE OFFICIAL NO. 692-2006.

BE IT HEREBY ORDAINED BY THE CITY OF DRY RIDGE, KENTUCKY, AS FOLLOWS:

WHEREAS, on the ___th day of _____, 2017, the Grant County Joint Planning Commission did hold a public hearing on the City of Dry Ridge Application requesting a change in zoning classification and zoning map amendment for the herein 24.1819-acre boundary, all within the city limits of the City of Dry Ridge, Kentucky, from the property's present zoning classification of City of Dry Ridge Highway Commercial (HC) under Zoning Ordinance Official No. 380-1982 to City of Dry Ridge Residential 3 (R3) under Zoning Ordinance Official No. 692-2006; and so concerning such Application, the Grant County Joint Planning Commission did make findings and conclusions in support of the requested zoning classification change and zoning map amendment under written recommendations to the Dry Ridge City Council so received prior to _____, 2017.

WHEREAS, the City Council of the City of Dry Ridge, Kentucky, did at its Regular Meeting had on August 21, 2017, review the said findings, conclusions and written recommendations of the said Grant County Joint Planning Commission concerning the change in zoning classification and zoning map amendment from Highway Commercial (HC) (Ordinance No. 380-1982) to Residential 3 (R3) (Ordinance No. 692-2006), and did so concur in such findings, conclusions and recommendations, and upon Motion and due Second, the requested zoning classification change and zoning map amendment of The City of Dry Ridge from HC to R3 for the 24.1819-acre tract was confirmed and ordained under Vote sufficient, affirmative and in the majority unanimous under the following tally, to-wit:

- Councilman Edmondson..... Aye;
- Councilwoman Hughett..... Aye;
- Councilman Crupper Aye;
- Councilman Hendy Aye;
- Councilman Maddox Aye; and
- Councilwoman Cummins Aye.

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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 real estate, property and boundary of the generally described section of Brentwood Subdivision & I-75 be so fixed and classified as City of Dry Ridge Residential 3 (R3) under City of Dry Ridge Zoning Ordinance Official No. 692-2006; and that the Mayor of the City of Dry Ridge is hereby authorized and so ordered to effect the zoning map amendment, by endorsement or otherwise, to evidence the zoning re-classification so hereby granted, approved, ordered and duly ordained as required by law to and unto the hereinafter described boundary of real property, to-wit:

Situated in the Commonwealth of Kentucky, Grant County, being part of the land heretofore conveyed to CAC Properties by deed Book 231, Page 550 of the Grant County deed records on file in Williamstown, Ky, and being more particularly described as follows:

Beginning at the southwesterly corner of a tract of land heretofore conveyed to Jane Scroggins as recorded in Deed Book 274, Page 701 of said County Records said corner being on the easterly right of way of Interstate 75;

Thence along the easterly line of said right of way the following six (6) courses;

1. **N 56°22'08" W 543.77** feet;
2. **N 34°38'36" E 59.38** feet;
3. **N 55°23'20" W 100.15** feet;
4. **N 09°54'57" W 68.51** feet;
5. **N 34°00'15" E 79.60** feet;
6. **N 55°15'04" W 86.16** feet to the southeasterly corner of a tract of land heretofore conveyed to Adven as recorded in Deed Book 239, Page 329 of said County Records;

Thence along the easterly line of said Adven tract the following four (4) courses;

1. **N 49°45'42" E 122.54** feet;
2. **N 18°03'29" W 140.55** feet;
3. **N 54°29'02" E 500.21** feet;
4. **N 33°55'35" E 360.62** feet;

Thence along a new made line partitioning the grantor's property to following five (5) courses:

1. **S 21°45'13" E 57.66** feet;
2. along a curve to the left having a radius of **470.00** feet subtended by a chord bearing and distance of **S 38°34'23" E 275.94** feet;
3. **S 55°23'32" E 470.02** feet;
4. along a curve to the left having a radius of **530.00** feet subtended by a chord bearing and distance of **S 44°36'55" E 199.38** feet;
5. **S 33°50'17" E 132.20** feet to the northwesterly line of Jane Scroggins as recorded in Deed Book 274, Page 701;

Thence along the northwesterly line of said Scroggins Tract, **S 56°14'15" W 1094.06** feet to the point of beginning.

Containing 24.1819 acres of land, more or less, subject to easements, conditions, covenants, restrictions, and rights-of-way record.

(Note: This is the original description from the Application for Amendment to Zoning Map, dates February 15, 2006.)

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

First Reading:

Second Reading:

Adopted, Approved, Ordained and Ordered published this the _____ day of _____ 2017.

Attest:

James Wells, Mayor

Amy Kenner, City Clerk