

ORDINANCE NO. 572-1998

AN ORDINANCE OF THE CITY OF DRY RIDGE, KENTUCKY, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE SO CHANGING THE ZONING CLASSIFICATION OF TWO PARCELS OF LAND CONTAINING 0.8432 ACRES OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE WESTERLY SIDE OF SOUTH MAIN STREET (U.S. HIGHWAY 25) AND OWNED BY DONALD CROY, ET UX, AND BILLY PELFREY, ET UX, FROM THE PROPERTYS' PRESENT ZONING CLASSIFICATION OF RESIDENTIAL TWO (R-2) TO CENTRAL BUSINESS DISTRICT (C-B-D).

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

WHEREAS, on the 24th day of November, 1997, the Grant County Joint Planning Commission did hold a public hearing on the Application of Donald Croy and Bill Pelfrey requesting a change in zoning classification and map amendment from City of Dry Ridge Residential Two (R-2) to City of Dry Ridge Central Business District (C-B-D) for two parcels of land containing 0.8432 acres of land located within the corporate limits of the City of Dry Ridge, Kentucky, and situated on the westerly side of South Main Street (U.S. Highway 25); and upon the foregoing Application, the Grant County Joint Planning Commission did make written findings and conclusions in support of the requested zone change and zoning map amendment together with written recommendations addressed to and received by the City Council of the City of Dry Ridge that Croys' and Pelfreys' requested change in zoning classification and zoning 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 1st day of December, 1997, did review the findings and recommendations of the said Grant County Joint Planning Commission and did so concur in the findings and the recommendations of the Commission concerning the change in zoning classification and map amendment from R-2 to C-B-D for the properties of Croy and Pelfrey, upon Vote sufficient, affirmative, in the majority and unanimous upon Motion made and timely Seconded, with the Vote of City Council being as follows:

Councilperson Barry Napier Aye;
 Councilperson William Cull Aye;
 Councilperson Calvin Crupper Aye;
 Councilperson Georges Hedges, Jr. Aye;
 Councilperson Barbara Stewart Aye; and
 Councilperson Patricia Conrad Aye.

NOW, THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Kentucky, that the zoning classification of the hereinafter decribed parcels of land of Croy and Pelfrey, situated on the westerly side of South Main Street (U.S. Highway 25) be so fixed and classified to that zoning classification of City of Dry Ridge Central Business District (C-B-D) 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 or indorsements to evidence the zoning reclassifications so hereby granted, approved, ordered and duly ordained as required by law to and for the hereinafter described parcels of real property, to-wit:

Pelfreys' Parcel---- 154 DB 372:

Lying and being in Grant County, Kentucky, in the City of Dry Ridge on the West side of U.S. Highway #25 and on the South side of Kings Heights and being more particularly described as follows, to-wit: BEGINNING at an iron pin found in the westerly right of way line of U.S. Highway #25, said point being 30 ffet from the center of said road and a corner to Don Croy; thence with said right of way, N 12° 58' 31" W -- 80.25 feet to an iron pin set in the westerly right of way line of U.S. Highway #25 and the Southerly right of way line of Kings Heights; thence leaving the westerly right of way of U.S. Highway #25 and with the Southerly right of way of Kings Heights, S 81° 35' 24" W -- 222.67 feet to an iron pin set, a corner to Lois Loney; thence leaving said right of way and with the line of Loney, S 07° 50' 26" E -- 97.00 feet to an iron pin found, a corner to Don Croy; thence leaving the line of Loney and with the lines of Croy, N 81° 00' 07" E -- 32.19 feet to an iron pin found; thence N 76° 46' 25" E -- 198.53 feet to the place of beginning, containing 0.4658 acres (20,288.81 sq. ft.), more or less, exclusive of all rights of way and easements of record.

Croys' Parcel----- 73 DB 144:

Lying and being in the City of Dry Ridge, Grant County, Kentucky, on the West side of U.S. Highway #25, approximately 80 feet South of Kings Heights Subdivision and being more particularly described as follows, to-wit: BEGINNING at an iron pin set in the westerly right of way line of U.S. Highway #25, a corner to Louella Pettit, said point being 30 feet from the center of said road; thence with the westerly right of way of said road, N 15° 02' 54" W -- 70.03 feet to an iron pin set, a corner to Arnold & Dora Nantz, said point being 30 feet from the center of U.S. Highway #25; thence leaving the westerly right of way and with the South lines of Nantz, S 76° 46' 25" W -- 198.53 feet to an iron pin set; thence S 81° 00' 07" W -- 32.19 feet to an iron pin set in the East line of Lot #73 of Kings Heights Subdivision; thence with said line, S 07° 44' 53" E -- 68.88 feet to a 2" iron pipe found, said point being the southeast corner of Lot #73 and in the line of James Middleton; thence with Middletons' line, N 82° 26' 10" E -- 38.59 feet to an iron pin found, a corner to Louella Pettit; thence with the line of Pettit, N 76° 46' 24" E -- 201.04 feet to the place of beginning, containing 0.3774 Acres, more or less, exclusive of all rights of way and easements of record.

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: January 5, 1998

Second Reading: February 2, 1998

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED on this the 2nd DAY OF February, 1998 .

Norman Ferguson
NORMAN FERGUSON, MAYOR

ATTEST:

Cindy L. Harris
CINDY L. HARRIS, CITY CLERK