

ORDINANCE NO. 626-2002

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 THREE (3) PARCELS OF LAND ALL WITHIN THE LIMITS CORPORATE OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, AS FOLLOWS: (A) THE PARCEL OR BOUNDARY OF AL WAYNE SCROGGINS AND SHIRLEY ANN SCROGGINS, HUSBAND AND WIFE, CONTAINING APPROXIMATELY 12.429 ACRES, MORE OR LESS, SITUATED ON THE EASTERLY SIDE OF NORTH MAIN STREET AND HAVING 225 ASSEMBLY CHURCH ROAD AS ITS GROUND ADDRESS FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF GRANT COUNTY AGRICULTURAL ONE (A-1) TO CITY OF DRY RIDGE INDUSTRIAL ONE (I-1); AND (B) THE PARCEL OR BOUNDARY OF HOWARD BREWER, JR. AND BETTY BREWER, HUSBAND AND WIFE, CONTAINING APPROXIMATELY 40.5002 ACRES, MORE OR LESS, SITUATED ON THE EASTERLY SIDE OF MCCOY ROAD, THE NORTHERLY SIDE OF WARSAW AVENUE, THE WESTERLY SIDE OF OAK STREET, TO THE NORTHERLY AND WESTERLY COURSE OF MICHIGAN AVENUE AND SCOTT STREET, ON THE WESTERLY SIDE OF U.S. HIGHWAY 25, AND ON THE NORTH BY BREWERS' REMAINING BOUNDARY AND HAVING 5075 DIXIE HIGHWAY AS ITS GROUND ADDRESS FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF GRANT COUNTY AGRICULTURAL ONE (A-1) TO CITY OF DRY RIDGE RESIDENTIAL ONE (R-1); AND (C) THE PARCEL OR BOUNDARY OF HENRY WRIGHT AND SHIRLEY WRIGHT, HUSBAND AND WIFE, CONTAINING APPROXIMATELY 79.3501, ACRES MORE OR LESS, SITUATED EASTERLY SIDE OF SOUTH MAIN STREET, THE SOUTHERLY SIDE OF THE KNOXVILLE ROAD, ON THE WESTERLY SIDE BY ANOTHER BOUNDARY OF WRIGHT, AND ON THE SOUTH AND SOUTHERLY SIDE BY ANOTHER BOUNDARY OF WRIGHT AND THE BOUNDARY OF RIDER AND HAVING 555 KNOXVILLE ROAD AS ITS GROUND ADDRESS FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF GRANT COUNTY AGRICULTURAL ONE (A-1) TO CITY OF DRY RIDGE RESIDENTIAL ONE (R-1).

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

WHEREAS, on the 25th day of February, 2002, the Grant County Joint Planning Commission did hold public hearings separate on the Applications separate of Scroggins, Brewer and Wright requesting a change in zoning classification and map amendment from Grant County Agricultural One (A-1) for all of the applicants' properties to City of Dry Ridge Industrial One (I-1) for Scroggins, and to City of Dry Ridge Residential One (R-1) for Brewer and Wright; and upon the foregoing Applications, the Grant County Joint Planning Commission did make separate findings and conclusions in support of the several Applicants' zone changes and zoning map amendments together with written recommendations separate under date of March 12, 2002 addressed to and received by the City Council of the City of Dry Ridge to the effect that the said zone change and map amendment requests separate of Scroggins, Brewer and Wright be granted, approved and duly so ordained by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge, Kentucky, did at its Regular Meeting held on April 1, 2002, did review the findings and recommendations of the said Grant County Joint Planning Commission and did so concur in the finding and recommendations of the Commission concerning the change in zoning classification and map amendment from County A-1 to City I-1 for Scroggins, and from County A-1 to City R-1 for Brewer and Wright; and upon second reading this date, Council upon motion and second with Vote sufficient and in the affirmative did so approve and ordain the requested zoning changes and map amendments under the following tally, to-wit:

Councilperson George Hedges, Jr. absent ;
 Councilperson Barbara Stewart yes ;
 Councilperson Barry Napier yes ;
 Councilperson Gary Hopperton yes ;
 Councilperson Kenny Edmondson yes ; and
 Councilperson Charles Rider yes .

NOW, THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Grant County, Kentucky, that the zoning classifications of the hereinafter, described parcels and boundaries of Scroggins, Brewer and Wright, respectively, be so fixed and classified as City of Dry Ridge Industrial One (I-1) for Scroggins, and City of Dry Ridge Residential One (R-1) for Brewer and Wright respectively; and that the Mayor of the City of dry Ridge is hereby authorized and so ordered to effect the zoning map amendments, by endorsement or otherwise, to evidence the zoning reclassifications so hereby granted, approved, ordered and duly ordained as required by law to and for the hereinafter described parcels and boundaries of real property separate, to-wit:

Boundary of Scroggins to Industrial One (I-1):

Beginning at an iron spike in the east line of the right of way of the Southern Railway (now Norfolk Southern) a corner to W. Blackburn, (now Mason); thence with his line S 71° E 1235 feet to (2) a fence post and corner to Mason and Low (now Grant Capitol Partners); thence with Grant Capitol Partners, S 55° W 316 feet to (3) an iron spike; thence S 68° W 231 feet to (4) an iron spike; thence S 52° 30' W 2.18 poles to an iron pin a corner to William Marks' (now Vorderbrueggen) line; thence N 75° 30' W 4.78 poles to a point; thence S 84° W 17.93 poles to a post and continuing with Marks' (now Vorderbrueggen) line S 85° W 20 poles to a point in Southern (now Norfolk Southern) Railroad right of way and with the same N 6° W 8.08 poles; thence N 2° 30' W 264 feet; thence continuing with such right of way N 10° E 340 feet to the point of beginning containing 12.429 acres, more or less.

Boundary of Brewer to Residential One (R-1):

Lying and being in Grant County, Kentucky on the west side of U.S. 25 and on the north side of Warsaw Avenue and more particularly described as follows, to-wit:

Beginning at the intersection of Warsaw Avenue and Oak Street; thence with the west line of Oak Street, N 10° 47' 25" W -- 275.67 feet to a point; thence N 19° 18' 28" W -- 66.59 feet to a point on the north line of Michigan Avenue; thence leaving said north line, N 00° 44' 33" E -- 273.74 feet to a point; thence S 89° 15' 27" E -- 477.32 feet to a point in the west line of Maple Street; thence N 10° 04' 07" E -- 109.87 feet to a point; thence N 88° 43' 08" E -- 277.39 feet to a point in the center of U.S. 25; thence with the center of said road, N 03° 46' 20" E -- 406.58 feet to a point; thence leaving said road with a new made line partitioning the Grantor's property, S 88° 43' 09" W -- 2354.90 feet to a point in the west line of Parcel 1, a 140-acre tract; thence S 31° 28' 40" E -- 468.59 feet to a point, a corner to Lot 73 in the Conrad Heights Subdivision; thence with the lines of Conrad Heights Subdivision, S 05° 37' 25" E -- 317.93 feet to a point; thence S 76° 16' 51" E -- 375.00 feet to a point; thence S 20° 28' 04" E -- 405.00 feet to a point in the north line of Warsaw Avenue; thence with the north line of Warsaw Avenue, N 82° 10' 11" E -- 850.00 feet to the place of beginning, containing 40.5002 acres, more or less.

Boundary of Wright to Residential One (R-1):

A certain tract or parcel of land lying on the south side of Knoxville Road, 0.10 mile east of U.S. 25 at Dry Ridge, Kentucky in Grant County and more particularly described as follows, to-wit:

Beginning at an iron pin (set) in the south right-of-way of Knoxville Road, a corner to William Lilly, (D.B. 111, Pg. 4); thence leaving the line of William Lilly and with the right-of-way of Knoxville Road (KY 467), S 87° 54' 58" E -- 333.30 feet; thence S 88° 24' 20" E -- 597.23 feet; thence S 84° 36' 06" E -- 205.87 feet; thence S 79° 52' 05" E -- 324.74 feet; thence S 85° 59' 35" E -- 217.47 feet; thence S 86° 07' 47" E -- 124.93 feet to a 20-inch Walnut in the right-of-way of Knoxville Road (KY 467), a corner to Henry Wright and Shirley Wright (D.B. 145, Pg. 620); thence with the line of Henry Wright and Shirley Wright (D.B. 154, Pg. 620), S 1° 53' 48" E -- 137.27 feet to a gate post; thence with a new made line over the land of Henry Wright and Shirley Wright (D.B. 191, Pg. 530), S 49° 19' 06" E -- 511.14 feet to a point in a branch; thence down the branch, S 04° 58' 04" E -- 771.44 feet to an iron pin (set), a corner to Henry Wright and Shirley Wright (D.B. 201, Pg. 28); thence with a new made line of the land of Henry Wright and Shirley Wright (D.B. 201, Pg. 28), S 08° 22' 40" E -- 930.03 feet to an iron pin (set) in the line of Charles L. Rider and Sharon S. Rider (D.B. 221, Pg. 528); thence with the line of Charles L. Rider and Sharon S. Rider (D.B. 221, Pg. 528), N 73° 21' 27" W -- 233.56 feet to an iron pin (set); thence S 81° 40' 21" W -- 149.83 feet to an iron pin (set); thence N 57° 21' 49" W -- 307.69 feet to an iron pin (set); thence S 87° 08' 21" W -- 241.85 feet to an iron pin (set); thence S 79° 39' 51" W -- 230.18 feet to an iron pin (set), a

corner to RGC ENTERPRISES, INC.; thence with the line of RGC ENTERPRISES, INC., N 14° 41' 01" W -- 615.79 feet to 14" Walnut; thence N 43° 07' 20" W -- 192.44 feet to a 24" Twin Walnut; thence N 26° 44' 00" E -- 8.67 feet to a post; thence N 48° 16' 33" W -- 214.35 feet to a 20" Walnut; thence N 9° 06' 04" W -- 61.47 feet to a post; thence N 77° 04' 42" W -- 206.85 feet to an iron pin (set) at a 30-inch Hackberry; thence S 54° 59' 50" W -- 142.71 feet to a post; thence S 35° 05' 03" W -- 280.96 feet to an iron pin (set) in the right-of-way of Southern Railroad; thence with the right-of-way of the Southern Railroad, N 20° 53' 05" W -- 1315.98 feet to an iron pin (set) in the right-of-way of the Southern Railroad, a corner to Donnie Conley (D.B. 133, Pg. 130); thence with the line of Donnie Conley (D.B. 133, PG. 130), Justin Crawford Finuchan (D.B. 99, Pg. 103), and William Lilly (D.B. 111, Pg. 4), N 77° 35' 58" E -- 124.68 feet to a 30" Elm; thence with the line of William Lilly, N 3° 12' 02" W -- 192.43 feet to the point of beginning, containing 79.3501 acres, more or less.

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: April 1, 2002

Second Reading: May 6, 2002

PASSED, ADOPTED, ORDAINED, APPROVED, AND ORDERED
PUBLISHED ON THIS THE 6TH DAY OF MAY, 2002.

William Cull
WILLIAM CULL, MAYOR

ATTEST:

Cindy L. Harris
CINDY L. HARRIS, CITY CLERK