

ORDINANCE NO. 627-2002

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 A BOUNDARY OF LAND CONTAINING APPROXIMATELY 12 ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE EASTERLY SIDE OF SOUTH MAIN STREET AND ITS INTERSECTIONS WITH BUSINESS BOULEVARD AND OWNED BY SPONCIL PROPERTIES, LLC FROM THE LANDS' PRESENT ZONING CLASSIFICATIONS OF CITY OF DRY RIDGE CENTRAL BUSINESS DISTRICT (C-B-D) AND CITY OF DRY RIDGE AGRICULTURAL ONE (A-1) TO CITY OF DRY RIDGE INDUSTRIAL ONE (I-1).

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

WHEREAS, on the 25th day of March, 2002, the Grant County Joint Planning Commission did hold a public hearing on the Application Sponcil Properties, LLC requesting a change in zoning classifications and map amendments for the herein 10-acre boundary, all within the city limits of the City of Dry Ridge, Kentucky, as follows, to-wit: (1) From City of Dry Ridge Central Business District (C-B-D) to City of Dry Ridge Industrial One (I-1) for a @3.00-acre parcel; and (2) From City of Dry Ridge Agricultural One (A-1) to City of Dry Ridge Industrial One (I-1) for a @9.00-acre parcel. Upon the foregoing Application, Grant County Joint Planning Commission did make findings and conclusions in support of the requested zoning changes and map amendments together with written recommendations addressed to the City Council of the City of Dry Ridge that Sponcil Properties, LLC's requested changes in zoning classification and zoning map amendments be granted, approved and so duly 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 6th day of May, 2002, did review the findings, conclusions and recommendations of the said Grant County Joint Planning Commission and did so concur in the findings, conclusions and recommendations of the Commission concerning the change in zoning classifications and zoning map amendments from C-B-C to I-1 for the 3.00-acre tract, and from A-1 to I-1 for the 9.00-acre tracts, the property of Sponcil Properties, LLC; and upon second reading this date, Council upon motion, second with Vote sufficient and in the affirmative did so approve and ordain the requested zoning changes and map amendment under the following tally, to-wit:

Councilperson George Hedges, Jr. yes ;
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, tracts or boundaries of Sponcil Properties, LLC be so fixed and classified as City of Dry Ridge Industrial One (I-1); 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 lands, to-wit:

Boundary from C-B-D to I-1:

Lying and being on the east side of the Southern Railroad, east of Route No. 25, and on the north side of Business Boulevard in Dry Ridge, Grant County, Kentucky, and more particularly described as follows: **Beginning** at a point, an iron pin, in the east line of the Southern Railroad and in the north line of Business Boulevard; thence with the east line of the Southern Railroad, N 39° 00' 39" W -- 273.46 feet to an iron pin at an existing fence corner; thence leaving the Southern Railroad and with an existing fence, N 22° 41' 18" E -- 389.42 feet to an iron pin; thence S 46° 01' 54" E -- 398.20 feet to an iron pin in the north line of Business Boulevard; thence with the same the following courses: S 34° 16' 17" W -- 125.73 feet to a point; thence with the cord of a curve to the right (Radius = 530.96, Delta Angle = 14° 48' 0") S 41° 40' 20" W -- 136.79 feet to a point at the end of a curve; thence S 49° 04' 23" W -- 136.22 feet to the place of beginning, containing 3.00 acres, more or less. Being the same property conveyed to Sponcil Properties, LLC by deed from Spears, Inc. of record in Deed Book 280 at Page 1.

Boundary from A-1 to I-1:

Parcel #1: A tract or parcel of land lying, situated and being in Dry Ridge, Grant County, Kentucky, and a part of Ky. Carlsbad Hotel Spring Co. property from J.W. Glover & wife, bounded and described as follows: **Beginning** at a post corner to Chas. W. Northcutt new made corner and with Mark's line, S 31-30 W. 24.24 poles to iron pin in the Southern Railroad right-of-way and with the same, N. 23-45 W. 17.70 poles to iron pin and with Chas. W. Northcutt line, a new made line. N. 78 E. 20 poles to the beginning containing 1-1/8 acres of land. Being part of the property conveyed to Sponcil Properties, LLC by deed from Rebecca L. Jent, et al, of record in Deed Book 279 at Page 456.

Parcel #2: A certain parcel or tract of land, situated, lying and being on the East side of the town of Dry Ridge, in Grant County, Kentucky, and more particularly bounded and described as follows:

Beginning at figure (1) on plat, a stone in the North line of the Cincinnati Southern Railroad and corner to J.K. Northcutt; thence with Northcutt line, N. 20-1/4 E. 513 feet to (2) a black walnut; thence N 1-1/2 E 483-1/2 feet to (3) a stone on south side of branch; thence up the same, N. 79-1/2 W. 79-3/4 feet to (4) a hackberry; thence S 77 W. 156-3/4 feet to (5) a stone; thence with a new made line S. 41-1/2 W. 517.1/2 feet to (6) a stone in the north line of right of way of the Cincinnati Southern Railroad; thence with the same, S. 28-1/2 E 87 feet to (7); thence S. 34-1/2 E. 198 feet to (8); thence S. 39-3/4 E. 165 feet to (9); thence S. 71-3/4 E. 196.68 feet to the beginning containing seven acres, one rood and fifteen poles (7 acres, 1 rood and 15 poles) according to the survey and plat made by W.H. Beverly on March 23, 1918. Being the remainder of the lands conveyed to Sponcil Properties, LLC by deed from Rebecca L. Jent, et al, of record in Deed Book 279 at Page 456.

This Ordinance shall take effect and be in full force when ordained, passed, adopted, ordered approved and published, and, thereafter, published according to law.

PASSED, ADOPTED, ORDAINED, APPROVED, AND ORDERED PUBLISHED ON THIS THE 3RD DAY OF JUNE, 2002.


WILLIAM CULL, MAYOR

ATTEST:


CINDY L. HARRIS, CITY CLERK