

ORDINANCE NO. 436-1988

AN ORDINANCE OF THE CITY OF DRY RIDGE AMENDING THE ZONING MAP OF THE CITY OF DRY RIDGE TO CHANGE THE ZONING CLASSIFICATION OF A TWENTY-SIX ACRE PARCEL ON THE WEST SIDE OF U. S. HIGHWAY NO. 25 WITHIN THE CITY OF DRY RIDGE AND OWNED BY CHARLES L. RIDER, JR., ET UX.

BE IT ORDAINED BY THE CITY OF DRY RIDGE:

WHEREAS, on September 26, 1988, the Grant County Planning and Zoning Commission did hold a public hearing upon the application of the said Charles L. Rider, Jr. and Sharon S. Rider requesting that a change in zoning classification for the applicants' 26.7332-acre parcel of land situated on the West side of U. S. Highway 25 within the City of Dry Ridge be granted from its present zoning classification of Agricultural One (A-1) to that of Central Business District (C.B.D.) and the said Grant County Planning and Zoning Commission has made specific findings of fact, conclusions of law and has recommended to the City of Dry Ridge that the applicants' request for a zone change in land classification from A-1 to C.B.D. be granted and approved; and

WHEREAS, the City Council of the City of Dry Ridge at its Regular Meeting had and held on October 3, 1988, has reviewed the Planning Commission's findings and its due recommendation regarding the zoning map amendment and zoning reclassification as to above-noted real property of the said Charles L. Rider, Jr. and Sharon S. Rider, and by unanimous and affirmative vote of the councilpersons present and due resolution passed, the City Council of the City of Dry Ridge, inter alia, has concurred in the recommendation of the Planning Commission, approved the zone change request and granted to applicants' request for zone change and map amendment.

NOW THEREFORE: It is ORDAINED by the City of Dry Ridge that the zoning classification of that 26.7332-acre parcel situated on the West side of U. S. Highway #25 in the City of Dry Ridge, Grant County, Kentucky, and owned by Charles L. Rider, Jr. and Sharon S. Rider, husband and wife, more fully described within that deed of record in Deed Book 152, Page 731 of the Grant County Court Clerk's Records at Williamstown, Kentucky, duly incorporated herein by reference, be so fixed and reclassified as to zoning classification as Central Business District (C.B.D.) and directs the Mayor and the City Clerk to make an appropriate indorsement to the Official Zoning Map of the City of Dry Ridge as required by law together with the like map maintained in the office of the Grant County Planning and Zoning Commission.

CERTIFICATION: I, MICHAEL S. MULVEY, HEREBY CERTIFY THAT I AM A DULY LICENSING AND PRACTICING ATTORNEY AT LAW AND THE ATTORNEY FOR THE CITY OF DRY RIDGE, KENTUCKY, AND THAT THE FOREGOING IS AN ACCURATE SUMMARY OF THE PROCEEDINGS AND ZONING ORDINANCE OF THE CITY OF DRY RIDGE AS REGARDS THE REAL PROPERTY OF THE SAID CHARLES L. RIDER, JR. AND SHARON S. RIDER AND THAT A FULL TEXT OF THE SAID ORDINANCE IS ON FILE AND OF DUE RECORD IN THE OFFICES OF THE CITY OF DRY RIDGE.

Michael S. Mulvey
MICHAEL S. MULVEY, ESQ.

This Ordinance shall take effect and be in full force when passed, published and recorded according to law with the same hereby being so ordered approved and published.

First Reading: November 7, 1988 Second Reading: December 5, 1988

Approved this the 5th day of December, 1988.

Attest: *Cindy P. Harris*
City Clerk

Thomas Ferguson, MAYOR

AN ORDINANCE OF THE CITY OF DRY RIDGE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE TO CHANGE THE ZONING AND CLASSIFICATION OF LAND USE AS TO THAT 26.7332-ACRE PARCEL OF LAND OWNED BY CHARLES L. RIDER, JR. AND SHARON S. RIDER, HUSBAND AND WIFE, AND BEING ON THE WEST SIDE OF U. S. HIGHWAY NO. 25 WITHIN THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL ONE (A-1) TO CENTRAL BUSINESS DISTRICT (C.B.D.).

BE IT ORDAINED BY THE CITY OF DRY RIDGE:

WHEREAS, the said Charles L. Rider, Jr. and Sharon S. Rider, husband and wife, did heretofore make application to the Grant County Planning and Zoning Commission requesting that a zoning classification change and zoning map amendment be so granted and approved and recommended as to their 26.7332-Acre tract situated on the West side of U. S. Highway No. 25 within the City of Dry Ridge, Grant County, Kentucky, from its present zoning classification of Agricultural One (A-1) to that of Central Business District (C.B.D.);

WHEREAS, a public hearing before the Grant County Planning and Zoning Commission was held upon the foregoing application on September 26, 1988, and the said Commission did make specific findings of fact and conclusions of law, and a recommendation, in writing, that the zoning reclassification and map amendment of that of Central Business District (C.B.D.) be granted, approved and so effected by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge at its Regular Meeting had on October 3, 1988, did so review the findings, conclusions and recommendation of the Grant County Planning and Zoning Commission regarding the request for zoning reclassification and map amendment of the said Charles L. Rider, Jr. and Sharon S. Rider as to their 26.7332-acre parcel situated on the West side of U. S. Highway No. 25 in the City of Dry Ridge to that zoning classification of Central Business District (C.B.D.), and the said City Council of the City of Dry Ridge did upon proper motion, second and vote pass a resolution approving the recommendation of the Grant County Planning and Zoning Commission that the Applicants' parcel of real property be reclassified under due map amendment to the zoning classification of Central Business District (C.B.D.) from its present zoning classification of Agricultural One (A-1),

NOW THEREFORE: It is hereby ORDAINED by the City of Dry Ridge that the zoning classification of the following described parcel of real property so situated on the West side of U. S. Highway No. 25, Dry Ridge, Kentucky, to-wit:

BEGINNING at an iron pin in the West Right of Way of U.S. Route #25 and a corner to John M. Eckler; thence with the R/W of said road, N 25 degrees 14' 16" W -- 254.25 feet; thence N 29 degrees 01' 33" W -- 65.83 feet; thence N 38 degrees 47' 52" W -- 96.92 feet; thence N 43 degrees 28' 45" W -- 340.72 feet to an iron pin, a corner to Blanche Cummins; thence with

said line, S 65 degrees 00' 08" W -- 183.51 feet to a bolt, a corner to Donald P. Curry; thence with the line of Curry, Milleanor, Simpson, Piercefield and the City of Dry Ridge, S 66 degrees 00' 34" W -- 1,320.05 feet to a leaning post, a corner to the Dry Ridge Housing Authority; thence with said lines, S 0 degrees 09' 00" W -- 428.14 feet to a post; thence S 15 degrees 36' 18" E -- 221.03 feet to a post in the line of Eckler; thence with said line, N 69 degrees 45' 48" E -- 1,864.62 feet to the place of beginning, containing 26.7332 Acres, more or less, exclusive of all rights of way and easements of record.

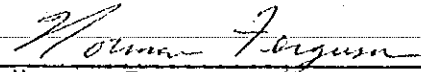
Title Source: Being the property conveyed to Rider of record in Deed Book 152, Page 731, Grant County Court Clerk's Records, Williamstown, Kentucky.

be fixed and classified as to zoning category and classification as City of Dry Ridge Central Business District (C.B.D.), and the Mayor and the City Clerk are directed to make an appropriate indorsement to and upon the Official Zoning Map of the City of Dry Ridge noting the ordered and ordained zoning change and map amendment, and, likewise, so timely and duly indorse the duplicate map maintained in the office of the Grant County Planning and Zoning Commission.

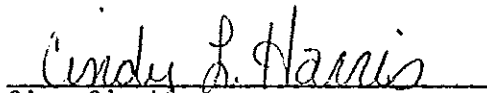
This ORDINANCE shall take effect and be in force when passed, published and recorded according to law.

First Reading: November 7, 1988 Second Reading: December 5, 1988

Attest:



Norman Ferguson, Mayor



Cindy L. Harris
City Clerk