

ORDINANCE NO. 510-1994

AN ORDINANCE OF THE CITY OF DRY RIDGE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE CHANGING THE ZONING CLASSIFICATION OF THAT PORTION OF A 13.993-ACRE PARCEL OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE EASTERLY SIDE OF SOUTH MAIN STREET (U.S. HIGHWAY 25) AND OWNED BY HENRY WRIGHT AND SHIRLEY WRIGHT FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF AGRICULTURAL ONE (A-1) TO NEIGHBORHOOD COMMERCIAL (N-C).

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

WHEREAS, on the 24th day of January, 1994, and continued until the 28th day of February, 1994, the Grant County Joint Planning Commission did hold public hearings on the Application of Henry Wright, et ux, requesting, inter alia, a change in zoning classification and map amendment from City of Dry Ridge Agricultural One (A-1) to City of Dry Ridge Neighborhood Commercial (N-C) for that portion of a 13.993-acre of land as located within the limits of the City of Dry Ridge, Kentucky, and situated on the easterly side of South Main Street (U.S. Highway 25) and 0.47 miles south of the Knoxville Road and identified as being a part of Tract No. 2 of the Josephine Hogan Farm Division; and upon the foregoing Application, the Grant County Joint Planning Commission did make findings and conclusions in support of the said 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 the applicants' requested change in zoning classification and zoning map amendment as to that portion of the above referred to boundary of real property situated within the present incorporated limits of the City of Dry Ridge, Kentucky, 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 the 7th day of March, 1994, did review the said findings, conclusions and recommendations of the Grant County Joint Planning Commission and did so concur in the findings, conclusions and recommendations of the Commission concerning the change in zoning classification and map amendment from A-1 to N-C upon a Vote sufficient, affirmative and in the

majority upon Motion made and timely Seconded with the Vote and Tally of the City Council of the City of Dry Ridge, Kentucky, being as follows:

Councilperson Vernon Webster..... Aye;  
Councilperson Eddie Morgan..... Aye;  
Councilperson George Hedges, Jr. .... Aye;  
Councilperson Jimmie Martin..... Aye;  
Councilperson Troy Evans..... Aye; and  
Councilperson Calvin Crupper..... 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 described parcel and boundary of land belonging to Hernry Wright and Shirley Wright, husband and wife, and situated on the easterly side of South Main Street (U.S. Highway 25) and 0.47 miles south of the Knoxville Road as to that portion of the said parcel/boundary which is located within the present incorporated limits of the City of Dry Ridge, Kentucky, be so fixed and duly reclassified to that zoning classification of City of Dry Ridge **Neighborhood Commercial (N-C)** and that the Mayor of the City of Dry Ridge, Kentucky, is hereby authorized and so ordered to make upon the Official Zoning Map of the City of Dry Ridge, Kentucky, an indorsement to evidence the zoning reclassification so hereby granted, approved, ordered and duly ordained as required by law to and for that part and portion of the hereinafter described parcel/boundary of real property which is located within the present limits incorporated of the City of Dry Ridge, Kentucky, and that much and no more, to-wit:

A parcel of land on the easterly side of South Main Street (U.S. Highway 25) and 0.47 miles south of the Knoxville Road and being a part of Tract No. 2 of the Josephine Hogan Farm Division being more particularly described as follows: BEGINNING at an Iron Pin (set) in the right-of-way of US #25, a corner to Donald E. Conrad; thence with the right-of-way of US #25, N 15° 57' 38" W -- 175.00 feet to an Iron Pin (set); thence N 16° 01' 30" W -- 225.90 feet to an Iron Pin (set); a corner to Charles Rider and Sharon Rider, N 79° 01' 06" E -- 440.29 feet to an Iron Pin (set); thence N 3° 33' 59" E -- 378.26 feet to an Iron Pin (set); thence N 70° 39' 51" E -- 230.18 feet to an Iron Pin (set); a corner to Henry Wright; thence with the line of Henry

Wright, N 87° 08' 21" E -- 241.85 feet to an Iron Pin (set); thence S 57° 21' 47" E -- 53.32 feet to a point; thence with a new made line over the Estate of Josephine Hogan and Tract No. 2 of the Josephine Hogan Farm Division, S 3° 53' 39" W -- 920.93 feet to a point in the line of Donald E. Conrad; thence with the line of Donald E. Conrad, N 70° 23' 0" W -- 53.44 feet to an 8" Hackberry; thence N 89° 20' 32" W -- 361.64 feet to a post; thence S 89° 24' 55" W -- 217.11 feet to the point of beginning containing 609,527 Sq. Ft. or 13.993 acres

This Ordinance shall take effect and be in full force when Passed, Adopted, Ordained, Ordered Approved and Published and, thereafter, Published as required by law.

First Reading: April 4, 1994

Second Reading: May 2, 1994

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED THIS THE 2nd  
DAY OF May, 1994.

Norman Ferguson  
NORMAN FERGUSON, MAYOR

ATTEST:

Cindy L. Harris  
CINDY L. HARRIS, CITY CLERK