

**ORDINANCE NO.** 714-2007

AN ORDINANCE OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE SO CHANGING THE ZONING CLASSIFICATION OF A BOUNDARY OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE SOUTHERLY SIDE OF WARSAW AVENUE AT GROUND ADDRESS NUMBER 43 FOR THE LANDS OF 1ST INVESTMENTS, LLC HAVING AN AREA OF 0.91 ACRES, MORE OR LESS, FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF RESIDENTIAL FOUR (R-4) (ZONING ORDINANCE NO. 380-1982) TO CITY OF DRY RIDGE CENTRAL BUSINESS DISTRICT (C-B-D) (ZONING ORDINANCE NO. 629-2006)

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

**WHEREAS**, on the 23rd day of April, 2007, the Grant County Joint Planning Commission did hold a public hearing on the Application of 1st Investments, LLC requesting a change in zoning classification and map amendment from City of Dry Ridge Residential Four (R-4)(Zoning Ordinance No. 380-1982) to City of Dry Ridge Central Business District (C-B-D)(Zoning Ordinance No. 629-2006) for the Applicant's 0.91-acre parcel situated on the southerly side of the Warsaw Avenue together with approval of the Applicant's initial site and developmental plan for the property; and upon the foregoing applications, the Grant County Joint Planning Commission did make findings and conclusions in support of the requested zoning change, map amendment, and the Applicant's initial site and developmental plans together with written recommendations under date of May 30, 2007, addressed to and received by the City Council of the City of Dry Ridge that 1st Investments, LLC's requested change in zoning classification and zoning map amendment from R-4 to C-B-D together with the same's site-developmental plans be granted, approved and duly so ordained by the City of Dry Ridge; and

**WHEREAS**, the City Council of the City of Dry Ridge at a Regular Meeting held on 4th day of June, 2007, did review the findings and recommendations of the said Grant County Joint Planning Commission and did so concur in the findings and recommendations of the Commission concerning the developmental-site plan and the change in zoning classification and zoning map amendment upon resolution of Councilperson Norman Ferguson duly seconded by Councilperson Jamie Webster under the vote affirmative and unanimous of Councilpersons Fred Money, Jason O'Nan, Jamie Webster, Kenny Edmondson, and Norman Ferguson with Councilperson Mathew Hicks being absent, the said Council did approve 1st Investments, LLC's developmental-site plan and the change in zoning classification and zoning map amendment for 1st Investments, LLC's property and boundary from City of Dry Ridge Residential Four (R-4) to City of Dry Ridge Central Business District (C-B-D) in accordance with and under City of Dry Ridge's Official Zoning Ordinance No. 629-2006.

NOW, THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Kentucky, that the zoning classification, in accordance with the approved developmental and site plans, of the hereinafter described real estate, property and boundary of 1st Investments, LLC be so fixed and classified under the City of Dry Ridge's Official Zoning Ordinance (Ordinance No. 629-2006) and the City's 2006 Official Zoning Map applicable thereto as City of Dry Ridge Central Business District (C-B-D); an that the Mayor of the City of Dry Ridge is hereby authorized and so ordered to effect the zoning map amendment, by endorsement or otherwise, to evidence the zoning classification so hereby granted, ordered and duly ordained as required by law to and unto the hereinafter described boundary of real property, to-wit:

Lying and being in the City of Cry Ridge, Grant County, Kentucky, on the South side the Old Warsaw Avenue and East of the Dry Ridge By-Pass and more particularly described as follows, to-wit: [Unless stated otherwise, any monument referred to herein as a set iron pin is a 1/2" iron rebar 18" in length with a yellow cap stamped 3316, 3479. All bearings stated herein are referred to from the West tract line (Commonwealth of Kentucky D.B. 267, PG. 414) as described herein.] **Beginning** at a set iron pin at the existing South right of way of Old Warsaw Avenue at the Northwest corner to New Discovery South, LLC (D.B. 263, PG. 661); thence with the line of New Discovery South, LLC, S 22° 50' 14" E -- 215.63 feet to a post at the Northeast corner to Melton Rental Property, LLC (D.B. 289, PG. 160); thence with the line of Melton Rental Property, LLC, S 81° 42' 36" W -- 62.50 feet to a post at the Northeast corner to James Simpson, et al, (D.B. 252, PG. 566); thence with the line of Simpson, et al, S 77° 04' 58" W -- 49.85 feet to a found iron rod at the Northeast corner to Melton Rental Property, LLC; thence with the line of Melton Rental Property, LLC, S 77° 04' 58" W -- 98.30 feet to a right of way marker in the line of the Commonwealth of Kentucky (D.B. 267, PG. 414); thence with the line of the Commonwealth of Kentucky, N 09° 17' 23" W -- 219.63 feet to a point (witnessed by a right of way marker, N 10° 22' 25" E -- 1.54 fee) in the South right of way of Old Warsaw Avenue; thence with said right of way, N 81° 19' 36" E -- 159.85 feet to the place of beginning containing 0.91 acres, more or less, exclusive of a right of ways and easements of record. [The foregoing description is in accordance with a survey made by Hicks & Mann, Inc. on February 27, 2007, and is being all remaining property as described in Deed Book 311, Page 514 of the Grant County Court Clerk's Records at Williamstown, Kentucky.]

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: June 4, 2007

Second Reading: June 18, 2007

PASSED, ADOPTED, ORDAINED, APPROVED, AND ORDERED PUBLISHED ON  
THIS THE 18th DAY OF June, 2007.

Clay Crupper  
CLAY CRUPPER, MAYOR

ATTEST:  
Cindy L. Harris  
CINDY L. HARRIS, CITY CLERK