

ORDINANCE NO. 726-2008

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 AT THE SOUTHWEST CORNER OF KENTUCKY HIGHWAY #22 AND MEEKS ROAD SO CONTAINING AN AREA OF 9.385 ACRES, MORE OF LESS, OWNED BY WESTSIDE DEVELOPMENT CO., INC., FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATIONS OF AGRICULTURAL ONE (A-1) AND NEIGHBORHOOD COMMERCIAL (NC) (ZONING ORDINANCE NO. 380-1982) TO HIGHWAY COMMERCIAL (HC) (ZONING ORDINANCE NO. 692-2006).

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

WHEREAS, on the 28th day of April, 2008, the Grant County Joint Planning Commission did hold a public hearing on the Application of Mr. Daniel Boone/Westside Development Co., Inc. requesting a change in zoning classification and map amendment from City of Dry Ridge agricultural One (A-1) and Neighborhood Commercial (NC) (Zoning Ordinance No. 380-1982) to City of Dry Ridge Highway Commercial (HC) (Ordinance No. 692-2006) for the Applicants' 9.385-acre boundary of land situated on Kentucky Highway #22 and Meeks Road together with approval of the Applicants' initial developmental Plan for the property; and upon foregoing applications, the Grant County Joint Planning Commission did make findings and conclusions in support of the requested zoning changes, map amendments, and the Applicants' initial site and developmental plans together with written recommendations under date of May 30, 2008, addressed to and received by the City Council of the City of Dry Ridge that Boone's-Westside's requested change in zoning classifications and map amendments from A-1 and NC to HC 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 the 2nd day of June, 2008, 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 plans and the change in zoning classifications and zoning map amendments upon due Council Motion, Second and Vote affirmative and in the majority, the said Council did approve Westside Development Co., Inc.'s initial developmental-site plans and Westside Development Co., Inc.'s change in zoning classification and map amendments for its properties from City of Dry Ridge Agricultural One (A-1) and Neighborhood Commercial (NC) (Zoning Ordinance No. 380-1982) to Highway Commercial (HC) (Zoning Ordinance No. 692-2006).

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 Westside Development Co., Inc. be so fixed and classified under City of Dry Ridge's Official Zoning Ordinance (Ordinance No. 692-2006) and the City's Official Zoning Map applicable thereto as City of Dry Ridge Highway Commercial (HC); and 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:


Situated in the City of Dry Ridge, County of Grant, Commonwealth of Kentucky, lying at the southwest corner of KY Hwy. 22 and Meeks Road and being a part of a 3.64-acre tract conveyed to Westside Development Co., Inc. in Deed Book 131, Page 405 and all of a 7.268-acre tract conveyed to Daniel and Carol Boone in Deed Book 171, Page 529 of the Grant County Clerk's records at Williamstown, Kentucky and more particularly described as follows: **Begin** at the centerline intersection of Kentucky Hwy. 22 and Meeks road; thence with the centerline of Meeks Road (R/W varies) South 05° 52' 08" East, 3866.67 feet; thence leaving said centerline at right angles South 84° 07' 52" West, 50.00 feet to a found concrete right-of-way marker on the existing west right-of-way line off Meeks Road 50.00 feet left of centerline station 54+50.00 and the **TRUE POINT OF BEGINNING**; thence from the True Point of Beginning and with the existing west right-of-way line of Meeks Road (Frontage Road No. 5) South 05° 52' 08" East 572.85 feet to a set iron pin and the southwest corner of the 7.268-acre tract; thence laying said right-of-way line and with the north line of a 3.6480-acre tract conveyed to Whayne Supply Company in Deed Book d308, Page 773 South 78° 30' 31" West 557.40 feet to a set iron pin at the southwest corner of the 7.268-acre tract; thence with the east line of a 2.8-acre tract conveyed to Russell and Peggy Thompson in Deed Book 181, Page 64 and a 3.6-acre tract conveyed to Stephen and Marlene Kinman in Deed Book 179, Page 465 North 02° 35' 04" East 583.67 feet to a set iron pin at the northwest corner of the 3.64-acre tract; thence continuing with the east line of Kinman and also part of a 110-acre and 32 pole-tract conveyed to John and Barbara Digirolamo in Deed Book 139, Page 551 North 02° 02' 43" East, 297.88 feet to a found 1/2" iron pin (LS#2709); thence with the south line of a 0.8299-acre tract conveyed to DB Land Co., LLC and a 0.9360-acre tract conveyed to LLC Boone Land, LLC South 71° 57' 25" East, passing a found 1/2" iron pin (LS#2709) at 6.52 feet, a total distance of 180.33 feet to a found 1/2" iron pin (LS#3191); thence with the east line of the 0.9360-acre tract North 22° 25' 42" East, 220.83 feet to a set iron pin on the existing south right-of-way line of KY Hwy. 22; thence with the existing south right-of-way line of KY Hwy. 22 South 54° 17' 51" East, 164.90 feet to a set iron pin at the intersection of the said south right-of-way line and the existing west right-of-way line of Meeks Road; thence with the existing right-of-way line of Meeks Road South 05° 52' 08" East, 256.84 feet (found concrete right-of-way marker leaning N 1.2', W 1.8'); thence continuing with the existing west right-of-way line of Meeks Road East 35.00 feet to the True Point of Beginning and containing 9.385 acres, more or less, subject to all easements and rights-of-ways of record. (All set iron pins are 5/8" x 30" with plastic cap stamped 2916, 3275, 3292, 3638 unless otherwise noted. The reference meridian is Kentucky State Plane Coordinates, North Zone (1601). The above description was prepared from a survey made on December 19, 2007, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292. See also those deeds in Deed Book 131, Page 405, and Deed Book 171, Page 529 in the Office of the Grant County Court Clerk 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 2, 2008

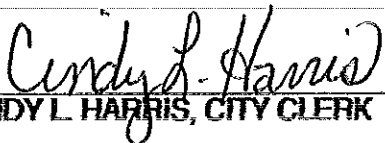
Second Reading: June 16, 2008

PASSED, ADOPTED, ORDAINED, APPROVED, AND ORDERED PUBLISHED ON
THIS THE 16th DAY OF June, 2008.



CLAY CRUPPER, MAYOR

ATTEST:



CINDY L. HARRIS, CITY CLERK