

ORDINANCE NO. 764-2012

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 CONTAINING APPROXIMATELY 10.8142 ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, BEING SITUATED TO THE EAST OF THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 75 AND ALONG THE SOUTHERLY SIDE OF KENTUCKY HIGHWAY NO. 22 (TAFT HIGHWAY-BROADWAY) NEAR ITS INTERSECTION WITH FERGUSON BOULEVARD AND BEHIND AND TO THE SOUTHERLY SIDE OF THE PRESENT WALMART COMPLEX AND SO OWNED BY THE WALTER/MCCAHRID INTEREST FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF CITY OF DRY RIDGE NEIGHBORHOOD COMMERCIAL (NC) UNDER CITY OF DRY RIDGE ZONING ORDINANCE NO. 380-1982 TO CITY OF DRY RIDGE HIGHWAY COMMERCIAL (HC) UNDER CITY OF DRY RIDGE ZONING ORDINANCE NO. 692-2006.

WHEREAS, on the 27th day of February, 2012, the Grant County Joint Planning Commission did hold a public hearing on the Application of the Walter interest requesting a change in zoning classification and zoning map amendment for the herein 10.8142-acre boundary, all within the city limits of the City of Dry Ridge, Kentucky, from the property's present zoning classification of City of Dry Ridge Neighborhood Commercial (NC) under City of Dry Ridge Zoning Ordinance No. 380-1982 to City of Dry Ridge Highway Commercial (HC) under City of Dry Ridge Zoning Ordinance No. 692-2006. Upon the foregoing Application, the Grant County Joint Planning Commission did make findings and conclusions in support of the requested zoning classification change and zoning map amendment ,but with reservation as to site plan approval until roadway-extension completion, under written recommendations to the Dry Ridge City Council, all so received on March 27, 2012.

WHEREAS, the City Council of the City of Dry Ridge, Kentucky, did at its Regular Meeting had on April 2, 2012, review the said findings, conclusions and written recommendations of the said Grant County Joint Planning Commission concerning the change in zoning classification and zoning map amendment from NC (Ordinance No. 380-1982) to HC (Ordinance No. 692-2006) with reservation on site plan consideration and approval until the completion of the needed Ferguson Blvd. roadway-extension, all concerning which Council did discuss, concur therewith, and approve; and, thereafter, upon the Motion of Councilperson Fred Money, and the due Second of Councilperson John Renaker to confirm and ordain the zoning-classification changes and zoning map amendment from Neighborhood Commercial (NC) to Highway Commercial (HC) for the tract and property of Walter, et al, a Vote sufficient, affirmative and in the majority by City Council was had with Councilperson Karen Glore being absent, the requested zoning change and zoning map amendment was approved under the following tally, to-wit:

Councilperson Kenny Edmondson	Aye;
Councilperson Judy Curry	Aye;
Councilperson James Hendy	Aye;
Councilperson Fred Money	Aye; and
Councilperson John Renaker	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 real estate, property and boundary of Walter, et al, so situated on the southerly side of Kentucky Highway No. 22 behind the now Walmart complex be so fixed and classified as City of Dry Ridge Highway Commercial (HC) under City of Dry Ridge Zoning Ordinance No. 692-2006 and 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 reclassification so hereby granted, approved, ordered and duly ordained as required by law to and unto the hereinafter described boundary of real property, to-wit:

Lying and being in Dry Ridge, Kentucky on the East Side of Interstate Route #75, 2700 feet Southwest o Kentucky Route #22 and being more particularly described as follows, to-wit: **Beginning** at a post in the East right of way of Interstate Route #75 at the Southwest corner of William & Jo Ann Bay (Deed Book 216, Page 52); thence with the line of Bay, N 68° 17' 37" E -- 92.29 feet to an iron pin set by a broken post; thence N 60° 28' 32" E -- 291.42 feet to an iron pin set by a post; thence S 46° 40' 14" E -- 366.66 feet to an iron pin set by a post; thence leaving the line of Bat and partitioning the grantor's property with six new-made lines, S 12° 56' 02" E -- 290.80 feet to an iron pin set; thence S 44° 36' 59" W -- 184.20 feet to an iron pin set; thence S 02° 52' 32" E -- 60.90 feet to an iron pin set; thence with a curve turning to the left and with an arc length of 254.74 feet, with a radius of 130 feet, with a chord bearing of S 30° 59' 17" W, with a chord length of 215.89 feet; thence S 25° 08' 53" E -- 81.47 feet to an iron pin set; thence S 64° 51' 07" W -- 311.68 feet to an iron pin set in the East right of way of Interstate Route #75; thence with said right of way with a curve turning to the right with an arc length of 960.68 feet, with a radius if 3669.72 feet, with a chord bearing of N 11° 12' 07" W, with a chord length of 957.94 feet to point of beginning, containing 10.8142 acres, more or less, exclusive of all right of ways and easement of record and being part of the property conveyed to AD-VEN by Taft Development Company by deed recorded in Deed Book 239, Page 329 of the Grant County Court Clerk's Records at Williamstown, Kentucky. (Per survey of Cahill Surveyors, Inc., J. P. Cahill, Registered Land Surveyor, PLS # 2709).

This Ordinance shall take effect and be in full force when Ordained, Passed, Adopted, Ordered Published, and, thereafter Published according to law.

First Reading: April 2, 2012

Second Reading: May 7, 2012

PASSED, ADOPTED, ORDAINED, APPROVED, AND ORDERED
PUBLISHED ON THIS THE 7th DAY OF May, 2012.

Clay Crupper
CLAY CRUPPER, MAYOR

ATTEST:

Cindy L. Harris
CINDY L. HARRIS, CITY CLERK