

Minutes of the Grant County Fiscal Court April 23, 2019

The Grant County Fiscal Court met in Special Session on Tuesday, April 23, 2019, at 3:30 P.M. at the Grant County Courthouse in Williamstown, Kentucky. Those in attendance were The Honorable Judge/Executive Chuck Dills presiding, Magistrate Jacquelyn Riley, Magistrate Shawna Coldiron, Magistrate Roger Humphrey, Stephen Bates II, Grant County Attorney, and Colton Simpson, Grant County Tax Administrator and Acting Fiscal Court Clerk.

Guests in attendance were Brian Maines, Grant County Sheriff, Mike Webster, Grant County Jailer, Becky Ruholl, Planning and Zoning Director, and Lee Burton, Crittenden Fire Chief.

CALL TO ORDER:

Judge/Executive Chuck Dills called the meeting to order and directed the clerk to call the roll, whereupon all members were present.

Judge/Executive Chuck Dills presented for a motion to approve a claim in the amount of \$758.47 for the Grant County Detention Center.

Motion of Magistrate Coldiron, Seconded by Magistrate Humphrey to approve the claim in the amount of \$758.47 for the Grant County Detention Center.

Judge/Executive Chuck Dills called for discussion and there being none, all members present voted in the affirmative.

Judge/Executive Chuck Dills presented for a motion to approve the second reading of Ordinance No. 02-2019-0225, and the notice to be posted in the local paper showing adoption of said ordinance.

Motion of Magistrate Humphrey, Seconded by Magistrate Riley to approve the second reading of Ordinance No. 02-2019-0225, and the notice to be posted in the local paper

Minutes of the Grant County Fiscal Court April 23, 2019

showing adoption of said ordinance.

Judge/Executive Chuck Dills called for discussion and there being none, all members present voted in the affirmative.

Judge/Executive Chuck Dills presented for a motion to approve the second reading of Ordinance No. 03-2019-0226, and the notice to be posted in the local paper showing adoption of said ordinance.

Motion of Magistrate Riley, seconded by Magistrate Coldiron to approve the second reading of Ordinance No. 03-2019-0226, and the notice to be posted in the local paper showing adoption of said ordinance.

Judge/Executive Chuck Dills called for discussion and there being none, all members present voted in the affirmative.

Judge/Executive Chuck Dills then presented for a motion to approve a claim drawn on the General Fund in the amount of \$804.54. Motion of Magistrate Riley, seconded by Magistrate Coldiron to approve the claim in the amount of \$804.54.

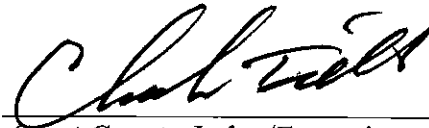
Judge/Executive Chuck Dills called for discussion and there being none, all members present voted in the affirmative.

Judge/Executive Chuck Dills reminded the court that they will caucus immediately following this meeting and that the next meeting of this body will be held on Tuesday, May 7, 2019.

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The meeting will be held at the Grant County Courthouse at 6:30 P.M.

Motion to adjourn was made by Magistrate Coldiron, seconded by Magistrate Humphrey to adjourn until Tuesday, May 7, 2019 at 6:30 P.M. All members present voted to adjourn.

A handwritten signature in cursive script, appearing to read "Chuck Dills", written in black ink.

Grant County Judge/Executive
Chuck Dills

04/18/19
03:01PM

Jail Fund

GRANT COUNTY FISCAL COURT
Invoice Entry List (Detail)

Invoice Date	Invoice Number	Type	Description	Terms Code	Due Date	1099 Type	Invoice Amount	Payment Amount
Vendor: FORCHTBANK								
04/23/19	03-19-0156	I	157464 157546	COD	04/23	N/A	758.47	.00
			Account: 0351014060	Amount	459.30			
			Account: 0351014450	Amount	229.95			
			Account: 0351013360	Amount	69.22			
Vendor Total: FORCHTBANK							758.47	.00
Report Total:							758.47	.00

*** Report Options ***

Vendors: ALL

Invoice Dates: 04/23/2019 to 04/23/2019

Invoice Type: ALL

Invoice Status: ALL

Dates Entered: ALL

*** End of Report ***

ORDINANCE NO. 02-2019-0225
AN ORDINANCE RELATING TO AN AMENDMENT TO
THE GRANT COUNTY ZONING MAP

WHEREAS application has been made to the Grant County Planning and Zoning Commission for an amendment to the official Grant County Zoning Map; and

WHEREAS all fees relating to the application have been properly paid to the Grant County Planning and Zoning Commission as same relate to this application; and

WHEREAS all posting and advertising requirements necessary to the application filed herein have been properly made or performed; and

WHEREAS public hearing has been held with all interested parties being afforded opportunity to appear in person or by counsel and voice their position as relates to this application; and

WHEREAS the Grant County Planning Commission, a quorum then being present, vote to recommend the approval of said application; NOW, THEREFORE,

BE IT ORDAINED by the Fiscal Court of the County of Grant, Commonwealth of Kentucky, that the Grant County Zoning Map be amended to reflect that the zoning of the following parcel of land, to wit:

A 2.5 acre site generally located on the north side of Ky Rt. #467 (Warsaw Road), approximately 0.49 mile West of Dry Ridge Mt. Zion Rd, Grant County, Kentucky, and more particularly described in Deed Book 401, Page No.766 (as supplied by the applicant) as recorded in the Grant County Clerk's office.

Be changed from its' present zoning classification of Agricultural One to a zoning classification of Residential One A (R1A).

Introduced, recorded and ordered published by the Grant County Fiscal Court on the 2nd day of April, 2019.

Adopted by the Grant County Fiscal Court at its' meeting on the 23rd day of April, 2019 and, on said occasion signed in open session by the County Judge Executive as evidence of his approval and affirmative vote of the Grant County Fiscal Court, attested under seal by the Grant County Fiscal Court Clerk and declared to be in full force and effect by its' passage and recordation of same.

ATTEST:



Patricia Conrad
Fiscal Court Clerk



Chuck Dills
Grant County Judge/Executive

NOTICE

The Grant County Fiscal Court did adopt Ordinance No.02-2019-0225 relating to an Amendment of the Zoning Ordinance of Grant County, Kentucky on Tuesday, April 23, 2019. A copy of the adopted Ordinance may be seen in the Office of the County Judge/Executive during normal business hours.

Dated this the 23rd Day of April, 2019.

ATTEST:



Fiscal Court Clerk
Pat Conrad



Grant County Judge/Executive
Chuck Dills

GRANT COUNTY PLANNING COMMISSION

101 NORTH MAIN STREET
GRANT COUNTY COURTHOUSE, ROOM 14
WILLIAMSTOWN, KENTUCKY 41097

PHONE: 859.824.7770
FAX: 859.824.7796
WWW.GRANTCOUNTY.KY.GOV/GCPC

March 26, 2019

To: Grant County Fiscal Court
From: Grant County Planning Commission
Re: Ashcraft Map Amendment

The following is the portion of the Meeting Minutes from the February 25th 2019, Planning Commission meeting in regards to the above-mentioned item.

MINUTES HAVE BEEN APPROVED

ITEM 4: MAP AMENDMENT – ASHCRAFT - COUNTY

APPLICANT: TONY ASHCRAFT

GENERAL LOCATION: Warsaw Rd.

REQUEST: A-1 to R1A

Vice Chairman Marlon Kinsey declared the public hearing open and asked if all fees were paid and notices given. Becky Ruhoff stated that fees were paid and notices given.

Tony Ashcraft stated that he had inherited 8.9 acres and wanted to give his daughter 2.8 acres for a stick built home.

Vice Chairman Marlon Kinsey asked if anyone wished to speak for or against the request. No one spoke for or against the request

Vice Chairman Marlon Kinsey declared the public hearing closed.

Howard Brewer made a motion to recommend approval of the request to the Fiscal Court based on the finding that it is in agreement with the Comprehensive Plan, Marvin Faulkner seconded the motion. A roll call vote was taken: Marvin Faulkner: yes, Pike Caskey: yes, Howard Brewer: yes, Clay Parks: yes, Dan Bates: yes, Carl King: yes, Angela Jacobs: yes, Nancy Duley: yes, Darren Spahr: yes. Motion passes.

Clay Parks made a motion to table the requested zone change until the September regular meeting, Dan Bates seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

If you should need any further information concerning this matter, please call the office at 824-7770.

—Grant County Planning Commission

JOHN LAWRENCE, CHAIRMAN * MARLON KINSEY, VICE CHAIRMAN
MARVIN FAULKNER, SECRETARY * PIKE CASKEY, TREASURER
STANLEY WOODYARD * DAN BATES * DARREN BILLITER * DARREN SPAHR
CARL KING * NANCY DULEY * HOWARD BREWER JR * DR. CLAY PARKS

Resolution GRANT – 00-02-19

A RESOLUTION OF THE GRANT COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL FOR A REQUEST OF TONY ASHCRAFT FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ONE (A-1) TO RESIDENTIAL-ONE A (R1A) ON A 2.5 ACRE SITE LOCATED ON THE NORTH SIDE OF KY RT. #467 (WARSAW RD), APPROXIMATELY 0.49 MILES WEST OF DRY RIDGE MT. ZION RD., GRANT COUNTY, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE GRANT COUNTY FISCAL COURT, WILLIAMSTOWN, KENTUCKY.

WHEREAS, the Grant County Planning Commission received a request for a Zoning Map Amendment to the Grant County Zoning Map and such Zoning Map Amendment being a zone change from Agricultural One (A-1) to Residential One A (R1A) on a 2.5 acre site located at on the North side of KY Rt. #467 (Warsaw Rd.), approximately 0.49 miles West of Dry Ridge Mt. Zion Rd., Grant County, Kentucky which is more particularly described as attached; and,

WHEREAS, the Grant County Planning Commission as the planning unit for the incorporated and unincorporated areas of Grant County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE GRANT COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval this Zoning Map Amendment being a zone change from Agricultural One (A-1) to Residential One A (R1A) on a 2.5 acre site located at on the North side of KY Rt. #467 (Warsaw Rd.), approximately 0.49 miles West of Dry Ridge Mt. Zion Rd., Grant County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Agricultural One (A-1) zone is more particularly described as a part of DEED BOOK NO. 401 PAGE NO. 766; (as supplied by the applicant) recorded in the Grant County Clerk's office.

SECTION II

That as a basis for the recommendation of approval for a Zoning Map Amendment request are the findings of fact of the Grant County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution.

The Commission recommended approval for this request based findings of fact as set forth: The Commission finds that the request for a Zoning Map Amendment from Agricultural One (A-1) to Residential One A (R1A) on a 2.5 acre site located at on the North side of KY Rt. #467 (Warsaw Rd.), approximately 0.49 miles West of Dry Ridge Mt. Zion Rd., Grant County, Kentucky is in conformance with the Grant County Comprehensive Plan.

SECTION III

That a copy of this Resolution recommending approval for a Zoning Map Amendment for a zone change Agricultural One (A-1) to Residential One A (R1A) on a 2.5 acre site located at on the North side of KY Rt. #467 (Warsaw Rd., approximately 0.49 miles West of Dry Ridge Mt. Zion Rd., Grant County, Kentucky, having jurisdiction over the property for its action on the recommendation of the Grant County Planning Commission.

PASSED AND APPROVED ON THIS 25th, DAY OF February 2019.

APPROVED:

**JOHN LAWRENCE
CHAIRMAN**

ATTEST:

PLANNING ADMINISTRATOR

GRANT COUNTY PLANNING COMMISSION
Grant County Courthouse, Room 14
101 N. Main St
Williamstown, KY 41097
(859) 824-7770
bruholl@grantco.org

OFFICE USE ONLY

Received: _____

Payment Amt: \$ _____

Meeting: _____

APPLICATION FOR ZONING MAP AMENDMENT

GENERAL INFORMATION

Property Owner (The owner must be the applicant): Tony Ashcroft

Mailing Address: 5354 MILL CREEK CIRCLE

Mobile Phone with Area Code: 859 414 8634

Alternate Phone with Area Code: 859 393 9972

Email: TAshcroft59@yahoo.com

SITE INFORMATION

Address of Property: Warren Road (467)

City Property is Located In (Put County if not in City): GRANT

Deed Book: 401 Page: 766 PVA Parcel No. _____

Provider/Type of Wastewater Treatment: SEPTIC

ZONING INFORMATION

Current Zoning of Property: A

Proposed Zoning of Property: R1-A

If Property is to be subdivided list each tract and proposed size: 2.5000 Acres

Existing Use of Property: FARM

Proposed Use of Property: Build house (stick built)

Size of Property: 2.5000 Acres or _____ Square Ft.

APPLICANT STATEMENT OF FINDINGS

Pursuant to KRS 100.213 (1), the Planning Commission will base its decision on one or more of the following findings:

1. That the requested zoning classification is in agreement with the adopted Comprehensive Plan of Grant County;
2. That the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate;
3. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Please state how the proposed change in zoning classification meets one or more of the above findings:

Comprehensive Plan says there is a need for smaller lots in rural areas

(Attach additional information if needed.)

SUPPORTING INFORMATION

The following items must be attached to the application as supporting information to this request:

1. A copy of the current deed and any other source of title (Will, Affidavit of Descent).
2. A copy of the most recent property survey or plat if any. Setback distances should be shown for any existing structures.
3. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the entire property as provided by PVA office.
4. Legal description of the property. If proposed change involves only a portion of a parcel the applicant must attach a survey conducted by a registered land surveyor.
5. Conceptual Development Plan, Site Development Plan or Preliminary Subdivision Plat as required.
6. A non-refundable Filing Fee of: 495.00

The Undersigned owner(s) of the described property hereby request the consideration of change in zone district classification as specified above and hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Tony Ashcraft
Signature of Property Owner(s)

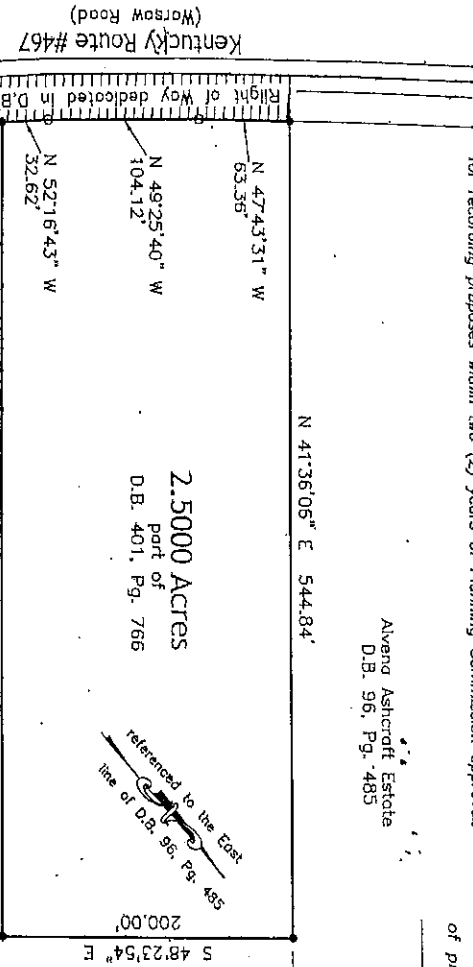
2-8-19
Date

This plat shall be void of not filed with the Grant County Court Clerk for recording purposes within two (2) years of Planning Commission approval.

GRANT COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
 Approved by the Grant County Planning Commission, this day of 20 for recording the transfer of property only.

CHAIRMAN'S SIGNATURE

Alvener Ashcroft Estate
 D.B. 96, Pg. 485



2.5000 Acres
 Port of
 D.B. 401, Pg. 766

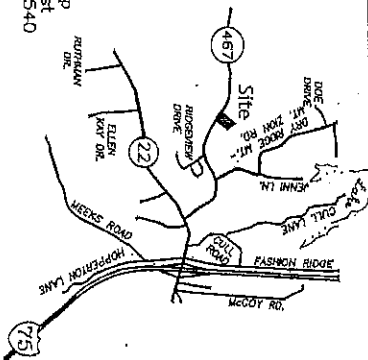
referenced to the East
 line of D.B. 96, Pg. 485
 200.00'

Anthony Ashcroft
 remaining part of
 D.B. 401, Pg. 766
 5.53 Ac. remaining
 288' road front remaining

Linda B. Shipp
 Revocable Trust
 D.B. 230, Pg. 540

Adjoining Property Owners:

- Ronald Covington
- 840 Warsaw Road
- Dry Ridge, KY 41035
- Dorothy Beach Estate
- c/o Tom Beach
- 1010 Warsaw Road
- Dry Ridge, KY 41035
- Carvin Jump
- Ron & Sherry Cornelius
- 165 Haley Lane
- Walton, KY 41094
- Alvener Ashcroft Estate
- c/o William Jump
- 1205 Warsaw Road
- Dry Ridge, KY 41035
- Linda B. Shipp Revocable Trust
- Dart & Linda Shipp
- 250 Dry Ridge-Mt. Zion Road
- Dry Ridge, KY 41094



LEGEND

- IRON PIN SET, (PPS), 1/2" REBAR WITH YELLOW CAP STAMPED 3479
- IRON PIN FOUND, (PP)
- POINT, POST OR PIPE, (AS NOTED)
- ▲ 1 1/2" MAG NAIL SET
- ◇ MAG / PK NAIL FOUND
- ◇ RIGHT OF WAY MONUMENT
- ◇ TREE (THREE HACK MARKS)
- FENCE (NOT ON BOUNDARY LINE)

I certify that I have examined the records of the Grant County Court Clerk and find that this is the FIRST conveyance under the current ownership of the grant tract.

DATE 2/19

LAND SURVEYOR'S SIGNATURE



I hereby certify that the survey depicted on this plat was done by me or persons under my direct supervision using Spectra 80 GPS equipment with a Relative Positional Accuracy of +/-0.10+200 PPM or greater. The survey shown hereon is a RURAL survey, and the distances and directions are based upon KY North Zone 16-01, Geoid 99 and have not been adjusted. This plat complies with all requirements of the Grant County Zoning Regulations, the Grant County Subdivision Regulations and Commonwealth Kentucky Standards of Practice 201 KAR 18-150, intended by this property owner.

LAND SURVEYOR'S SIGNATURE

DATE 2/19

HICKS & MANN, INC. (PERMIT #200)



SURVEY FOR ZONE CHANGE: A-1 to R-1-A

ANTHONY ASHCRAFT PROPERTY

ON THE NORTH SIDE OF KENTUCKY ROUTE #467
 APPROX. 0.49 MILES WEST OF DRY RIDGE-MT. ZION ROAD
 GRANT COUNTY, KENTUCKY

HICKS & MANN, INC.
 Consulting Engineers
 Land Surveyors
 Planners
 116 Humes Ridge Road
 Williamson, KY 41097
 (502) 824-5231

Scale: 1" = 100'
 Date: 02/07/19
 Drawn By: CSC
 Job No.: 18-017
 Surveyed: 02/05/19
 Telephone: 1501774

LEGAL DESCRIPTION

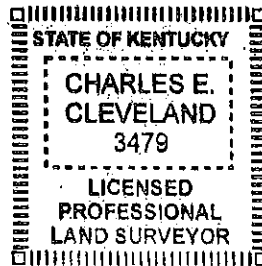
2.5000 Acres

Lying and being in Grant County, Kentucky, on the North side of Kentucky Route #467, (Warsaw Road), approximately 0.49 miles West of Dry Ridge-Mt. Zion Road and more particularly described as follows to-wit:

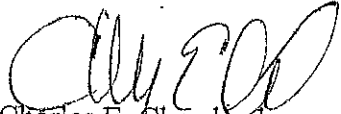
Unless otherwise stated any monument referred to as a set iron pin is a ½" iron rebar 18" in length with a yellow plastic cap stamped "3479". All bearings stated herein are referred to the East line of the parent tract.

Beginning at an iron pin found in the North 30 foot right of way line of Kentucky Route #467, (Warsaw Road), a corner to Alvena Ashcraft Estate, (D.B. 96, Pg. 485); thence with the line of Alvena Ashcraft Estate, N 41°36'06" E a distance of 544.84 feet to an iron pin set; thence leaving the line of Alvena Ashcraft Estate and partitioning the Grantor's property with two (2) new made lines, S 48°23'54" E a distance of 200.00 feet to an iron pin set; thence S 41°36'06" W a distance of 541.51 feet to an iron pin set in the North right of way line of Kentucky Route #467; thence with said right of way line, N 52°16'43" W a distance of 32.62 feet; thence N 49°25'40" W a distance of 104.12 feet; thence N 47°43'31" W a distance of 63.36 feet to The Point of Beginning having an area of 2.5000 acres more or less exclusive of all right of ways and easements of record and not of record.

The above description is in accordance with a survey made by Hicks & Mann, Inc. on February 02, 2019.



Hicks & Mann, Inc.


Charles E. Cleveland
Professional Land Surveyor
License #3479

This being a part of the property as described in Deed Book 401, Page 766 of the Grant County Clerk's Office in Williamstown, Kentucky.

ORDINANCE NO. 03-2019-0226
AN ORDINANCE RELATING TO AN AMENDMENT TO
THE GRANT COUNTY ZONING MAP

WHEREAS application has been made to the Grant County Planning and Zoning Commission for an amendment to the official Grant County Zoning Map; and

WHEREAS all fees relating to the application have been properly paid to the Grant County Planning and Zoning Commission as same relate to this application; and

WHEREAS all posting and advertising requirements necessary to the application filed herein have been properly made or performed; and

WHEREAS public hearing has been held with all interested parties being afforded opportunity to appear in person or by counsel and voice their position as relates to this application; and

WHEREAS the Grant County Planning Commission, a quorum then being present, vote to recommend the approval of said application; NOW, THEREFORE,

BE IT ORDAINED by the Fiscal Court of the County of Grant, Commonwealth of Kentucky, that the Grant County Zoning Map be amended to reflect that the zoning of the following parcel of land, to wit:

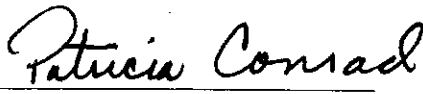
A 3.58 acre site generally located at 630 Dunn Mazie Rd. Grant County, Kentucky, and more particularly described in Deed Book 177, Page No. 240; (as supplied by the applicant) as recorded in the Grant County Clerk's office.


Be changed from its' present zoning classification of Agricultural One (A-1) to a zoning classification of Rural Residential-(RR).

Introduced, recorded and ordered published by the Grant County Fiscal Court on the 2nd day of April, 2019.

Adopted by the Grant County Fiscal Court at its' meeting on the 23rd day of April, 2019. and, on said occasion signed in open session by the County Judge Executive as evidence of his approval and affirmative vote of the Grant County Fiscal Court, attested under seal by the Grant County Fiscal Court Clerk and declared to be in full force and effect by its' passage and recordation of same.

ATTEST:


Patricia Conrad
Fiscal Court Clerk

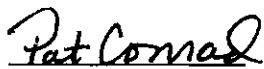

Chuck Dills
Grant County Judge/Executive

NOTICE

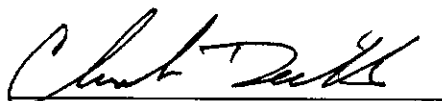
The Grant County Fiscal Court did adopt Ordinance No.03-2019-0226 relating to an Amendment of the Zoning Ordinance of Grant County, Kentucky on Tuesday, April 23, 2019. A copy of the adopted Ordinance may be seen in the Office of the County Judge/Executive during normal business hours.

Dated this the 23rd Day of April, 2019.

ATTEST:



Fiscal Court Clerk
Pat Conrad



Grant County Judge/Executive
Chuck Dills

GRANT COUNTY PLANNING COMMISSION

101 NORTH MAIN STREET
GRANT COUNTY COURTHOUSE, ROOM 14
WILLIAMSTOWN, KENTUCKY 41097

PHONE: 859.824.7770
FAX: 859.824.7796
WWW.GRANTCOUNTY.KY.GOV/GCPC

March 25, 2019

To: Grant County Fiscal Court
From: Grant County Planning Commission
Re: Young Map Amendment

The following is the portion of the Meeting Minutes from the February 4th 2019, Planning Commission meeting in regards to the above-mentioned item.

MINUTES HAVE BEEN APPROVED

ITEM 3: MAP AMENDMENT – YOUNG - COUNTY

APPLICANT: TERRY & DIANA YOUNG

GENERAL LOCATION: 630 Dunn Mazie Rd.

REQUEST: A-1 to RR

Vice Chairman Marlon Kinsey declared the public hearing open and asked if all fees were paid and notices given. Becky Ruhoff stated that fees were paid and notices given.

Carlie Cleveland, Surveyor representing the applicants, stated that the request was to rezone 3 acres to give to their son who already has an existing mobile home on the property.

Vice Chairman Marlon Kinsey asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Vice Chairman Marlon Kinsey declared the public hearing closed.

Carl King made a motion to recommend approval of the request to the Fiscal Court based on the finding that it is in agreement with the Comprehensive Plan, Marvin Faulkner seconded the motion. A roll call vote was taken: Marvin Faulkner: yes, Pike Caskey: yes, Clay Parks: yes, Dan Bates: yes, Carl King: yes, Karen Boyd: yes. Motion passes.

If you should need any further information concerning this matter, please let me know.


Becky Ruhoff

Grant County Planning Commission

JOHN LAWRENCE, CHAIRMAN * MARLON KINSEY, VICE CHAIRMAN
MARVIN FAULKNER, SECRETARY * PIKE CASKEY, TREASURER
STANLEY WOODYARD * DAN BATES * DARREN BILLITER * DARREN SPAHR
CARL KING * NANCY DULEY * HOWARD BREWER JR * DR. CLAY PARKS

Resolution GRANT – 00-01-19

A RESOLUTION OF THE GRANT COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL FOR A REQUEST OF TERRY & DIANA YOUNG FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ONE (A-1) TO RURAL RESIDENTIAL (RR) ON A 3.58 ACRE SITE LOCATED AT 630 DUNN MAZIE RD, GRANT COUNTY, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE GRANT COUNTY FISCAL COURT, WILLIAMSTOWN, KENTUCKY.

WHEREAS, the Grant County Planning Commission received a request for a Zoning Map Amendment to the Grant County Zoning Map and such Zoning Map Amendment being a zone change from Agricultural One (A-1) to Rural Residential (RR) on a 3.58 acre site located at 630 Dunn Mazie Rd., Grant County, Kentucky which is more particularly described as attached; and,

WHEREAS, the Grant County Planning Commission as the planning unit for the incorporated and unincorporated areas of Grant County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE GRANT COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval this Zoning Map Amendment being a zone change from Agricultural One (A-1) to Rural Residential (RR) on a 3.58 acre site located at 630 Dunn Mazie Rd., Grant County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Agricultural One (A-1) zone is more particularly described as a part of DEED BOOK NO. 177 PAGE NO. 240; (as supplied by the applicant) recorded in the Grant County Clerk's office.

SECTION II

That as a basis for the recommendation of approval for a Zoning Map Amendment request are the findings of fact of the Grant County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution.

The Commission recommended approval for this request based findings of fact as set forth: The Commission finds that the request for a Zoning Map Amendment from Agricultural One (A-1) to Rural Residential (RR) on a 3.58 acre site located at 630 Dunn

Mazie Rd., Grant County, Kentucky is in conformance with the Grant County Comprehensive Plan.

SECTION III

That a copy of this Resolution recommending approval for a Zoning Map Amendment for a zone change Agricultural One (A-1) to Rural Residential (RR) on a 3.58 acre site located at 630 Dunn Mazie Rd., Grant County, Kentucky, having jurisdiction over the property for its action on the recommendation of the Grant County Planning Commission.

PASSED AND APPROVED ON THIS 4th , DAY OF February 2019.

APPROVED:

**JOHN LAWRENCE
CHAIRMAN**

ATTEST:

PLANNING ADMINISTRATOR

GRANT COUNTY PLANNING COMMISSION
Grant County Courthouse, Room 14
101 N. Main St
Williamstown, KY 41097
(859) 824-7770
bruholl@grantco.org

OFFICE USE ONLY
Received: ___/___/___
Payment Amt: \$ _____
Meeting: _____

APPLICATION FOR ZONING MAP AMENDMENT

GENERAL INFORMATION

Property Owner (The owner must be the applicant): TERRY + DIANA YOUNG
Mailing Address: 290 WEBB Rd Williamstown KY
Mobile Phone with Area Code: 859-512-2211
Alternate Phone with Area Code: 859-242-8803
Email: tdjwcyng@yahoo.com

SITE INFORMATION

Address of Property: 630 DUNN MAZIE Rd
City Property is Located In (Put County if not in City): Williamstown, Ky.
Deed Book: 177 Page: 240 PVA Parcel No. _____
Provider/Type of Wastewater Treatment: Septic

ZONING INFORMATION

Current Zoning of Property: CAg 1 ~~RR~~
Proposed Zoning of Property: RR

If Property is to be subdivided list each tract and proposed size: TRACT 1 2.0534
TRACT 2 1.5335

Existing Use of Property: Residential

Proposed Use of Property: Dividing for a lots - Dividing mobile ho.
Size of Property: 49+ Acres or _____ Square Ft. and 2 acres from 49 acres

APPLICANT STATEMENT OF FINDINGS

Pursuant to KRS 100.213 (1), the Planning Commission will base its decision on one or more of the following findings:

1. That the requested zoning classification is in agreement with the adopted Comprehensive Plan of Grant County;
2. That the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate;
3. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Please state how the proposed change in zoning classification meets one or more of the above findings:

The comprehensive plan states there is going to be a need for smaller lots in the rural area of the county.

(Attach additional information if needed)

SUPPORTING INFORMATION

The following items must be attached to the application as supporting information to this request:

1. A copy of the current deed and any other source of title (Will, Affidavit of Descent).
2. A copy of the most recent property survey or plat if any. Setback distances should be shown for any existing structures.
3. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the entire property as provided by PVA office.
4. Legal description of the property. If proposed change involves only a portion of a parcel the applicant must attach a survey conducted by a registered land surveyor.
5. Conceptual Development Plan, Site Development Plan or Preliminary Subdivision Plat as required.
6. A non-refundable Filing Fee of: _____

The Undersigned owner(s) of the described property hereby request the consideration of change in zone district classification as specified above and hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Diana Young

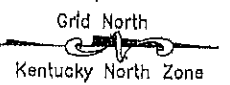
Signature of Property Owner(s)

Nov 26, 2018

Date

This plot shall be void of not filed with the Grant County Court Clerk for recording purposes within two (2) years of Planning Commission approval.

GRANT COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE:
 Approved by the Grant County Planning Commission, this
 day of _____ 20____ for recording the transfer
 of property only.



CHAIRMAN'S SIGNATURE

Terry & Dianalyn Young
 remaining part of
 D.B. 177, Pg. 240
 45.84 Acres remaining
 102' road frontage
 remaining on Dunn Mazie Road

STATE OF KENTUCKY
 CHARLES CLEVELAND
 3479
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

LEGEND

- IRON PIN SET, (IP3), 1/2" REBAR WITH YELLOW CAP STAMPED 3479
- POINT, POST OR PIPE (AS NOTED)
- ▲ 1 1/2" MAG NAIL SET
- △ MAG / PK NAIL FOUND
- RIGHT OF WAY MONUMENT
- TREE (THREE HACK MARKS)
- FENCE (NOT ON BOUNDARY LINE)

Norma McIntosh
 D.B. 213, Pg. 366

Indicates 25' Right-of-Way
 dedicated with this plot

1.6257 Total Ac.
 -0.0922 R/W Ac.
 1.5335 Net Ac.
 Part of
 D.B. 177, Pg. 240
 Current Zone: A-1

2.1743 Total Ac.
 -0.1209 R/W Ac.
 2.0534 Net Ac.
 part of
 D.B. 177, Pg. 240
 Current Zone: A-1

1.6257 Total Ac.
 -0.0922 R/W Ac.
 1.5335 Net Ac.
 Part of
 D.B. 177, Pg. 240
 Current Zone: A-1

Terry & Dianalyn Young
 remaining part of
 D.B. 177, Pg. 240

Daniel Ritchie
 D.B. 213, Pg. 516

Norma McIntosh
 600 Dunn Mazie Road
 Williamstown, KY 41097

Joyce & William Hensley
 785 Dunn Mazie Road
 Williamstown, KY 41097

Jerry & Rita Beagle
 250 Webb Odor Road
 Williamstown, KY 41097

Martin & Yvonne Liggett
 270 Dunn Mazie Road
 Williamstown, KY 41097

102.02'

Dunn Mazie Road

36

Site

WEBB DOOR RD

WEBB RD

DUNN MAZIE RD

39.62'

S 16°24'07" W

44.36'

S 21°46'10" W

38.42'

S 30°39'27" W

43.28'

S 41°22'18" W

42.62'

S 50°33'23" W

62.11'

N 55°14'41" E

94.64'

N 55°02'35" E

337.78'

S 69°53'56" E

386.79'

S 40°23'29" E

246.34'

S 40°23'29" W

326.74'

N 40°23'29" E

326.74'

N 83°44'54" W

450.11'

existing mobile home

LA

L3

L2

L1

L10

L9

L8

L7

L6

L5

L4

L3

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LEGAL DESCRIPTION

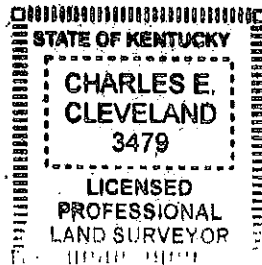
Tract 1

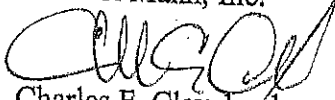
2.0534 Net Acres

Lying and being in Grant County, Kentucky, on the Northwest side of Dunn Mazie Road, 0.60 miles Northeast of Kentucky Route #36, (Cordova Road), and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a ½" iron rebar 18" in length with a yellow plastic cap stamped "3479". All bearings stated herein are referred to Grid North, Kentucky North Zone.

Beginning at a mag nail set in the centerline of Dunn Mazie Road, a corner to Norma McIntosh, (D.B. 213, Pg. 366); thence leaving said centerline with the line of McIntosh, N 83°44'54" W, passing through an iron pin set at 25.40 feet, for a total distance of 450.11 feet to an iron pin set; thence leaving the line of McIntosh and partitioning the Grantor's property with two (2) new made lines, N 40°23'29" E a distance of 326.74 feet to an iron pin set; thence S 69°53'56" E, passing through an iron pin set at 337.79 feet, for a total distance of 366.79 feet to a mag nail set in the centerline of Dunn Mazie Road; thence with said centerline, S 50°33'23" W a distance of 42.62 feet; thence S 41°22'18" W a distance of 43.28 feet; thence S 30°39'27" W a distance of 38.42 feet; thence S 21°46'10" W a distance of 44.36 feet; thence S 16°24'07" W a distance of 39.62 feet to the Point of Beginning having an area of 2.1743 total acres, less a right of way parcel of 0.1209 acres, for a net conveyance of 2.0534 acres more or less exclusive of all right of way and easements of record and not of record, according to a survey made by Hicks & Mann Inc., on October 29, 2018.



Hicks & Mann, Inc.

Charles E. Cleveland
Professional Land Surveyor
License #3479

This being a part of the property as described in Deed Book 177, Page 240 of the Grant County Clerk's Office in Williamstown, Kentucky.

LEGAL DESCRIPTION

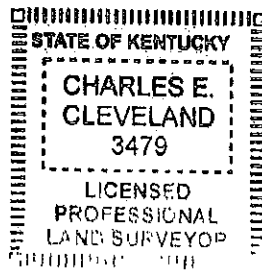
Tract 2

1.5335 Net Acres


Lying and being in Grant County, Kentucky, on the Northwest side of Dunn Mazie Road, 0.60 miles Northeast of Kentucky Route #36, (Cordova Road), and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" in length with a yellow plastic cap stamped "3479". All bearings stated herein are referred to Grid North, Kentucky North Zone.

Beginning at a mag nail set in the centerline of Dunn Mazie Road, a corner to Norma McIntosh, (D.B. 213, Pg. 366); thence with the centerline of Dunn Mazie Road, N 16°24'07" E a distance of 39.62 feet; thence N 21°46'10" E a distance of 44.36 feet; thence N 30°39'27" E a distance of 38.42 feet; thence N 41°22'18" E a distance of 43.28 feet; thence N 50°33'23" E a distance of 42.62 feet to a mag nail set and being The Real Point of Beginning; thence continuing with said centerline, N 55°02'38" E a distance of 94.64 feet; thence N 55°14'41" E a distance of 62.11 feet; thence leaving the centerline of Dunn Mazie Road and partitioning the Grantor's property with three, (3) new made lines, N 54°26'24" W, passing through an iron pin set at 26.55 feet, for a total distance of 385.26 feet to an iron pin set; thence S 40°23'29" W a distance of 246.34 feet to an iron pin set; thence S 69°53'56" E, passing through an iron pin set at 337.79 feet, for a total distance of 366.79 feet to The Real Point of Beginning having an area of 1.6257 total acres, less a right of way parcel of 0.0922 acres, for a net conveyance of 1.5335 acres more or less exclusive of all right of way and easements of record and not of record, according to a survey made by Hicks & Mann Inc., on October 29, 2018.



Hicks & Mann, Inc.


Charles E. Cleveland
Professional Land Surveyor
License #3479

This being a part of the property as described in Deed Book 177, Page 240 of the Grant County Clerk's Office in Williamstown, Kentucky.

04/22/19
02:13PM

GRANT COUNTY FISCAL COURT
Invoice Entry List (Detail)

General Fund

Invoice Date	Invoice Number	Type	Description	Terms Code	Due Date	1099 Type	Invoice Amount	Payment Amount
Vendor: BUSINESSCA		BUSINESS CARD						
04/22/19	01-19-0382A	I	i-PAD FOR TRAINING	COD	04/22	N/A	805.54	.00
	Account: 0150157170		Amount	805.54				
Vendor Total: BUSINESSCA							805.54	.00
Report Total:							805.54	.00

*** Report Options ***

Vendors: ALL

Invoice Dates: 04/22/2019 to 04/22/2019

Invoice Type: ALL

Invoice Status: ALL

Dates Entered: ALL

*** End of Report ***