

ORDINANCE NO. **BG2021 - 33**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 5.5412 ACRES FROM AG (AGRICULTURE) TO GB (GENERAL BUSINESS) LOCATED AT 5463 RUSSELLVILLE ROAD, PRESENTLY OWNED BY 31W HOLDINGS, LLC

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing in City Hall on July 15, 2021 regarding the proposed rezoning of a tract of land containing 5.5412 acres located at 5463 Russellville Road, from AG (Agriculture) to GB (General Business); and,

WHEREAS, said Planning Commission found the proposed zone change to be in agreement with the adopted Comprehensive Plan; and,

WHEREAS, said Planning Commission, thereafter and during the regular meeting, at said time and place with five (5) of the allotted eight (8) members of the Board present, voted five (5) yeas, with one (1) having recused themselves prior to the hearing, to approve a recommendation to rezone a tract of land containing 5.5412 acres located at 5463 Russellville Road, from AG (Agriculture) to GB (General Business), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. The tract of real estate presently owned by 31W Holdings, LLC, containing 5.5412 acres located at 5463 Russellville Road, which tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from AG (Agriculture) to GB (General Business), with development plan conditions.

2. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

(Ordinance No. BG2021 - 33)

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 17, 2021, and given final reading on September 7, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: September 7, 2021

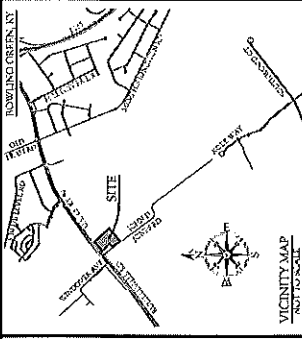
APPROVED: 

Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



- GENERAL NOTES:**
1. SOURCE OF TITLE DEED BOOK 547, PAGE 69
 2. TOTAL AREA OF THIS SURVEY IS 5.412 ACRES
 3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 4. THIS SURVEY IS SUBJECT TO ALL RIGHTS RESERVED TO THE STATE OF KENTUCKY.
 5. SOURCE OF BEARINGS, ANGLES AND DISTANCES ARE AS SHOWN HEREIN.
 6. THE SURVEY AS SHOWN HEREIN IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE REQUIREMENTS OF THIS CLASS.
 7. THIS SURVEY IS A BOUNDARY SURVEY AND CONTAINS BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
 8. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 9. ALL SETBACKS UNLESS OTHERWISE SPECIFIED BY THIS SURVEY SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF BOWLING GREEN, KY.
 10. ALL SETBACKS UNLESS OTHERWISE SPECIFIED BY THIS SURVEY SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF BOWLING GREEN, KY.
 11. ALL SETBACKS UNLESS OTHERWISE SPECIFIED BY THIS SURVEY SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF BOWLING GREEN, KY.
 12. ALL SETBACKS UNLESS OTHERWISE SPECIFIED BY THIS SURVEY SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF BOWLING GREEN, KY.
 13. THIS SURVEY IS SUBJECT TO ALL RIGHTS RESERVED TO THE STATE OF KENTUCKY.
 14. THIS SURVEY IS SUBJECT TO ALL RIGHTS RESERVED TO THE STATE OF KENTUCKY.
 15. THIS SURVEY IS SUBJECT TO ALL RIGHTS RESERVED TO THE STATE OF KENTUCKY.

STATE OF KENTUCKY
LUCAS L. SLAVEY
 LICENSED PROFESSIONAL LAND SURVEYOR
 4-27-2021

OWNER:
 31W HOLDINGS LLC
 1207 US 31W BYPASS
 BOWLING GREEN, KY 42104

REZONING PLAN FOR:
 LOT 1, WHEELER ESTATES/D
 PLAT BOOK 44, PAGES 197-198
 RUSSELLVILLE ROAD HWY 68&80
 BOWLING GREEN, KY

YAN METER & SLAVEY, LLC
 PROFESSIONAL ENGINEERING - LAND SURVEYING
 1016 Silver Lane • Bowling Green, KY 42102
 P: 502.779.0001 F: 502.721.6011 E: info@y&s-meter.com

DRAWN BY: TOS
CHECKED BY: JLS
APPROVED BY: JLS

DATE: 1/18/21
PLATT DATE: 4/27/21

REZONING PLAN FOR:

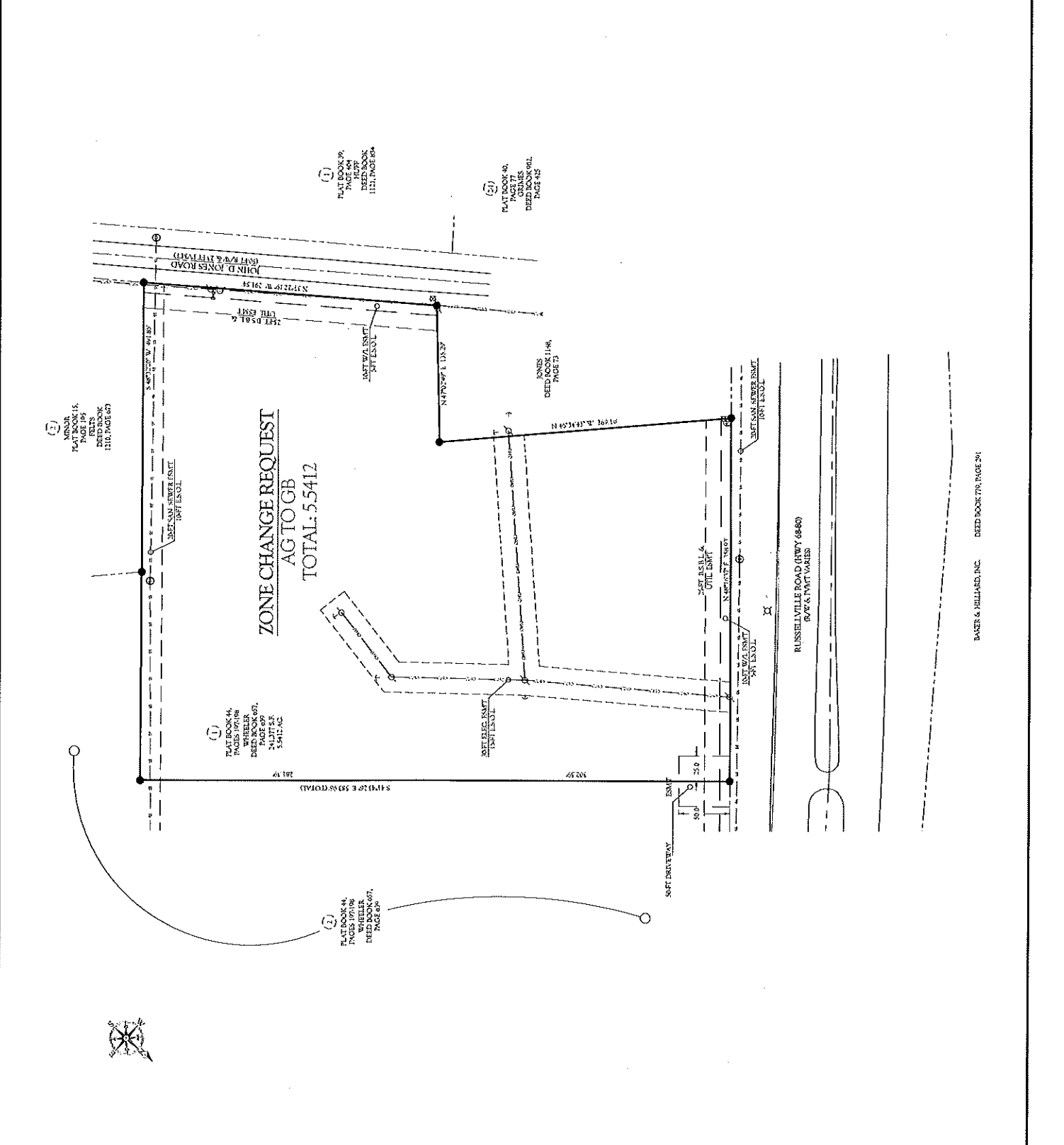
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SHEET: 1 OF 1



BAKER & HILLIARD, INC. DEED BOOK 775, PAGE 291