

ORDINANCE NO. **BG2022 - 21**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 33.41 ACRES FROM AG (AGRICULTURE) AND R-E (RESIDENTIAL ESTATE) TO LI (LIGHT INDUSTRIAL) LOCATED AT 1597 AND 1609 GLASGOW ROAD AND 233 SUNNYSIDE-GOTTS ROAD, PRESENTLY OWNED BY MARGIE DUVALL

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 April 7, 2022 regarding the proposed rezoning of tracts of land containing 33.41 acres located at 1597 and 1609 Glasgow Road and 233 Sunnyside-Gotts Road, from AG (Agriculture) and R-E (Residential Estate) to LI (Light Industrial); 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 six (6) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone tracts of land containing 33.41 acres located at 1597 and 1609 Glasgow Road and 233 Sunnyside-Gotts Road, from AG (Agriculture) and R-E (Residential Estate) to LI (Light Industrial), with development plan conditions.

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

1. The tracts of real estate presently owned by Margie Duvall, containing 33.41 acres located at 1597 and 1609 Glasgow Road and 233 Sunnyside-Gotts Road, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from AG (Agriculture) and R-E (Residential Estate) to LI (Light Industrial), with development plan conditions.


(Ordinance No. BG2022 - 21)

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.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 May 17, 2022, and given final reading on June 7, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: June 7, 2022

APPROVED: 

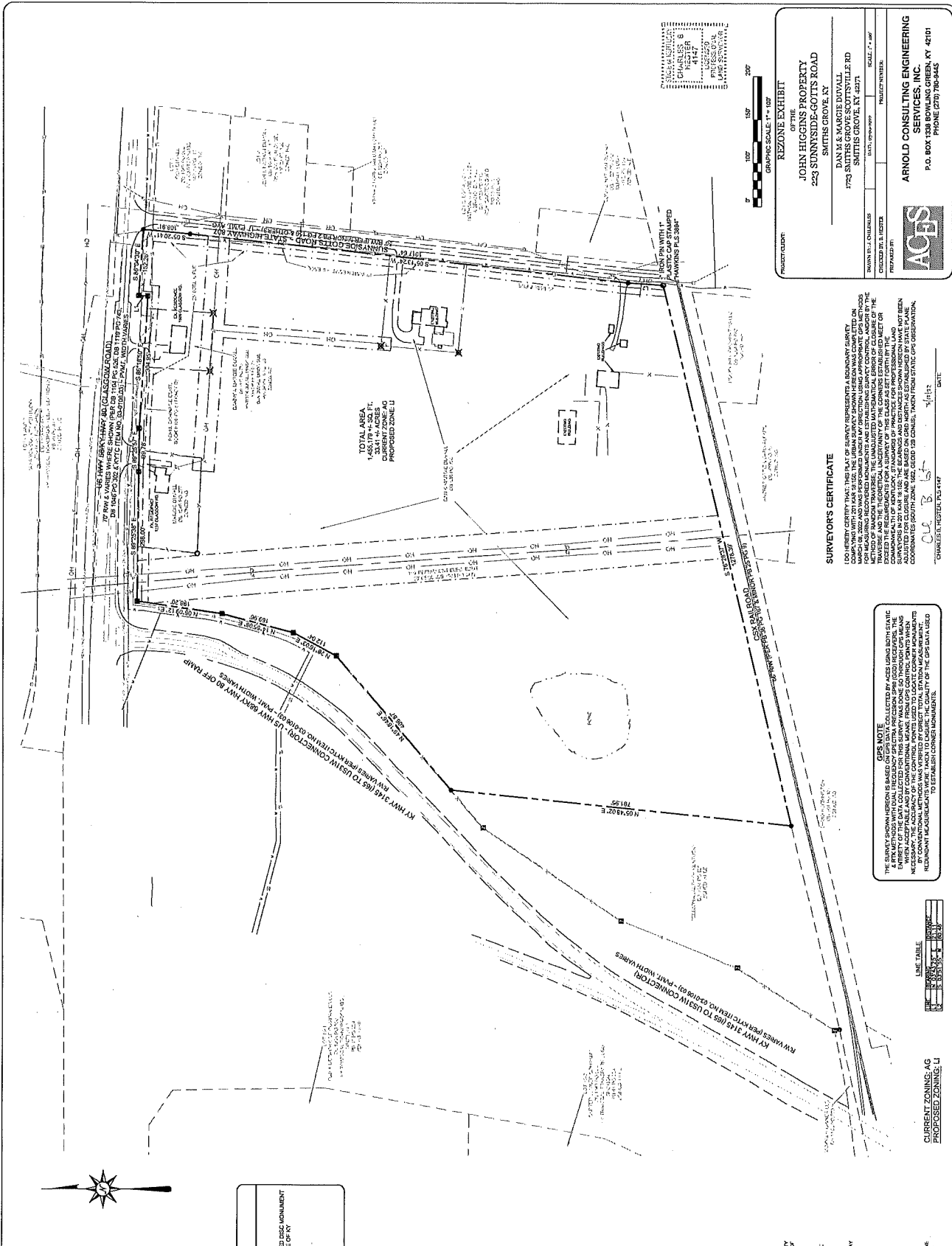
Mayor, Chairman of Board of Commissioners

ATTEST: Hope Spiller
Assistant City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

SMITHS GROVE, WARREN CO., KY

VICINITY MAP
BY CES



LEGEND

IRON PIN SET	○
IRON PIN FOUND	○
BOUNDARY FRAMED DISCONTINUITY	—
PROPERTY LINE	—
SETBACK LINE	—
CONTRIBUTION	—
INTERIOR LOT LINE	—

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THE INFORMATION SHOWN HEREON IS BASED ON THE FIELD LOCATION OF THE PROPERTY AND THE INFORMATION PROVIDED BY THE PARCEL OWNER AND SOURCE OF TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCONTINUITIES OR DISCONTINUITIES THAT WOULD AFFECT THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCONTINUITIES OR DISCONTINUITIES THAT WOULD AFFECT THE ACCURACY OF THE SURVEY.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

DAN M. & MARGIE DUVAL
1723 SMITHS GROVE
SCOTTSDALE, KY 42171
DEED BOOK 508 PAGE 756

GENERAL NOTES

- THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE FIELD LOCATION OF THE UTILITIES AND THE INFORMATION PROVIDED BY THE PARCEL OWNER AND SOURCE OF TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCONTINUITIES OR DISCONTINUITIES THAT WOULD AFFECT THE ACCURACY OF THE SURVEY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND ENCUMBRANCES THAT MAY AFFECT THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCONTINUITIES OR DISCONTINUITIES THAT WOULD AFFECT THE ACCURACY OF THE SURVEY.
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REZONE EXHIBIT

OF THE
JOHN HIGGINS PROPERTY
253 SUNNYSIDE-GOTTS ROAD
SMITHS GROVE, KY

DAN M. & MARGIE DUVAL
1723 SMITHS GROVE, KY 42171

WARREN COUNTY, KY
REGISTERED PROFESSIONAL SURVEYOR

SCALE: 1" = 100'

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 760-3445

ACES
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAN OF SURVEY REPRESENTS A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1978, AS AMENDED, AND THAT THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCONTINUITIES OR DISCONTINUITIES THAT WOULD AFFECT THE ACCURACY OF THE SURVEY.

DATE: 11/11/11

CHARLES A. REESTER, PLS. 3084

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC AND REAL TIME KINEMATIC GPS DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCONTINUITIES OR DISCONTINUITIES THAT WOULD AFFECT THE ACCURACY OF THE SURVEY.

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CURRENT ZONING: AG
PROPOSED ZONING: LI