

ORDINANCE NO. **BG2021 - 10**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 19.58 ACRES FROM AG (AGRICULTURE) TO LI (LIGHT INDUSTRIAL) LOCATED AT 6309 RUSSELLVILLE ROAD, PRESENTLY OWNED BY THE ESTATES OF FRANK T. AND JOHN BEACHUM WHEELER WITH SOUTHWEST DEVELOPERS, LLC AS THE APPLICANT

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing via video teleconference on January 21, 2021 regarding the proposed rezoning of a portion of a tract of land containing 19.58 acres located at 6309 Russellville Road, from AG (Agriculture) 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 special call meeting, at said time and place with eleven (11) members of the Board present, voted unanimously to approve a recommendation to rezone a portion of a tract of land containing 19.58 acres located at 6309 Russellville Road, from AG (Agriculture) to LI (Light Industrial), with development plan conditions.

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

1. The portion of a tract of real estate presently owned by the Estates of Frank T. and John Beachum Wheeler with Southwest Developers, LLC as the applicant, containing 19.58 acres located at 6309 Russellville Road, which the portion of a 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 LI (Light Industrial), 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

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

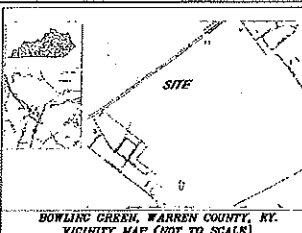
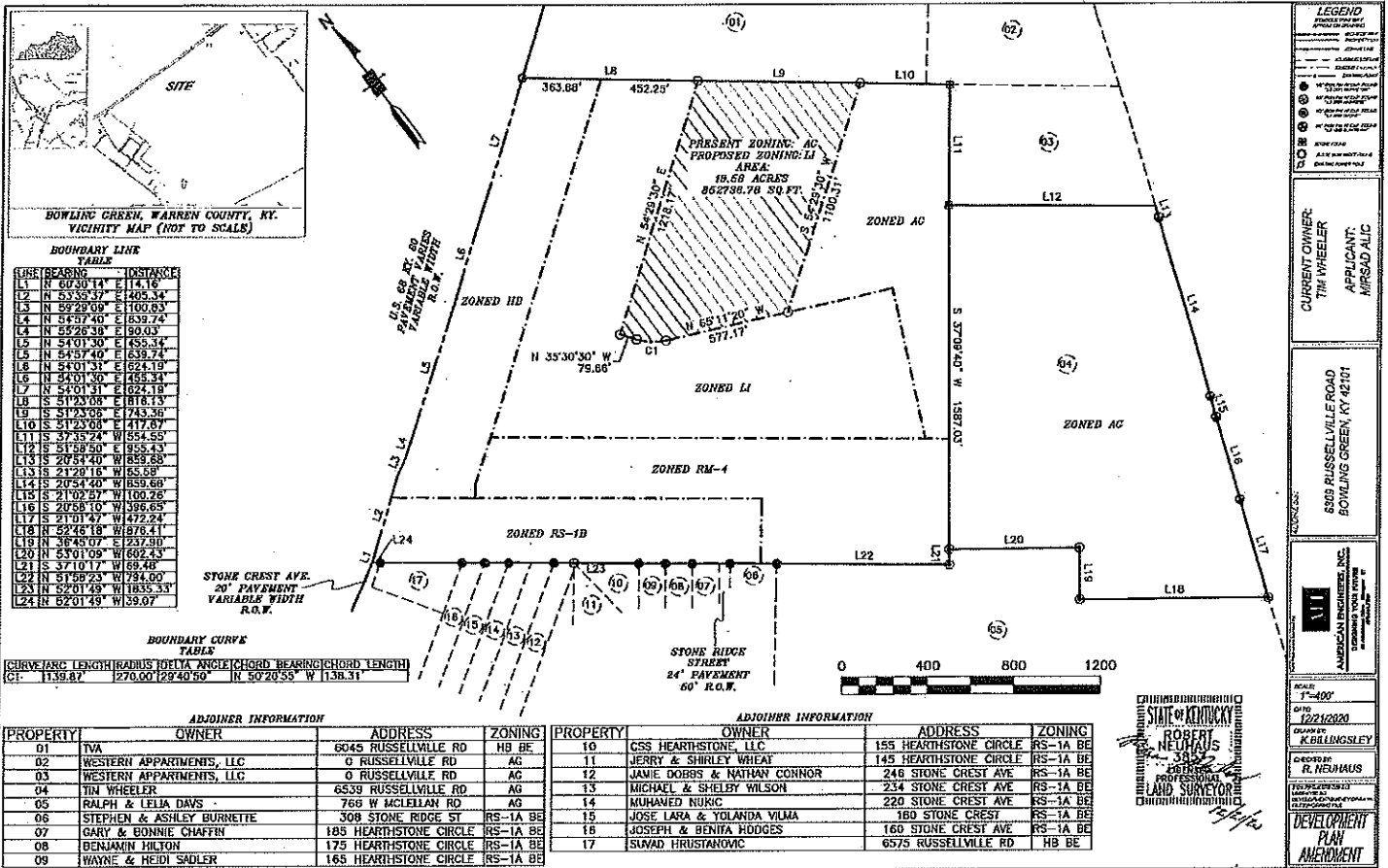
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 2, 2021, and given final reading on March 16, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 16, 2021

APPROVED:   
\_\_\_\_\_  
Mayor, Chairman of Board of Commissioners

ATTEST:   
\_\_\_\_\_  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 62°30'14" E	114.19
L2	N 53°39'37" E	405.34
L3	N 59°29'09" E	100.63
L4	N 84°37'40" E	539.74
L5	N 69°29'03" E	603.03
L6	N 54°01'30" E	455.34
L7	N 54°57'40" E	639.74
L8	N 54°01'37" E	624.19
L9	N 54°01'30" E	455.34
L10	N 54°01'31" E	624.19
L11	S 51°23'08" E	818.13
L12	S 31°23'08" E	743.36
L13	S 51°23'08" E	743.36
L14	S 37°35'24" W	554.55
L15	S 51°58'50" E	955.43
L16	S 20°54'40" W	859.68
L17	S 21°26'18" W	853.69
L18	S 20°54'40" W	859.68
L19	S 21°02'37" W	100.26
L20	S 20°58'10" W	396.65
L21	S 21°01'47" W	472.24
L22	S 22°46'18" W	876.41
L23	N 36°45'07" E	237.30
L24	N 53°01'09" W	602.43
L25	S 37°10'17" W	694.46
L26	N 81°56'25" W	734.00
L27	N 52°01'49" W	1835.33
L28	N 62°01'49" W	59.07

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	1139.87	270.00	129°40'50"	R 50°28'33" W	1138.31

ADJOINER INFORMATION

PROPERTY	OWNER	ADDRESS	ZONING
01	TYA	6045 RUSSELLVILLE RD	HB BE
02	WESTERN APARTMENTS, LLC	0 RUSSELLVILLE RD	AG
03	WESTERN APARTMENTS, LLC	0 RUSSELLVILLE RD	AG
04	TIM WHEELER	6539 RUSSELLVILLE RD	AG
05	RALPH & LELIA DAVIS	766 W McLELLAN RD	AG
06	STEPHEN & ASHLEY BURRETTE	308 STONE RIDGE ST	RS-1A BE
07	GARY & BONNIE CHAFFIN	185 HEARTHSTONE CIRCLE	RS-1A BE
08	BENJAMIN HILTON	175 HEARTHSTONE CIRCLE	RS-1A BE
09	WAYNE & HEIDI SADLER	165 HEARTHSTONE CIRCLE	RS-1A BE

ADJOINER INFORMATION

PROPERTY	OWNER	ADDRESS	ZONING
10	CSS HEARTHSTONE, LLC	155 HEARTHSTONE CIRCLE	RS-1A BE
11	JERRY & SHIRLEY WHEAT	145 HEARTHSTONE CIRCLE	RS-1A BE
12	JAMIE DOBBS & NATHAN CONNOR	246 STONE CREST AVE	RS-1A BE
13	MICHAEL & SHELBY WILSON	234 STONE CREST AVE	RS-1A BE
14	MUHAMMAD NURIC	220 STONE CREST AVE	RS-1A BE
15	JOSE LARA & YOLANDA VILMA	160 STONE CREST	RS-1A BE
16	JOSEPH & BENITA RODGES	160 STONE CREST AVE	RS-1A BE
17	SUNAD HIRUSTANOVIC	6575 RUSSELLVILLE RD	HB BE

**LEGEND**

EXISTING PROPERTY LINES  
 PROPOSED PROPERTY LINES  
 ZONING BOUNDARIES  
 RIGHT-OF-WAY LINES  
 CURVE DATA  
 ADJACENT PARCELS  
 ROAD CENTER LINES  
 SURVEY POINTS  
 ELEVATION DATA  
 UTILITY LINES

**CURRENT OWNER:**  
TIM WHEELER

**APPLICANT:**  
MIRAD ALIC

6505 RUSSELLVILLE ROAD  
BOWLING GREEN, KY 42101

**AMERICAN ENGINEERS, INC.**  
 1111  
 1000 W. MAIN ST.  
 BOWLING GREEN, KY 42101

SCALE: 1"=400'

DATE: 12/21/2020

DRAWN BY: KOBILLINGSLEY

CHECKED BY: R. NEUHAUS

DESIGNED BY: R. NEUHAUS

PROFESSOR OF ENGINEERING  
 LAND SURVEYOR

**DEVELOPMENT PLAN AMENDMENT**