

ORDINANCE NO. BG2021 - 47

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 55.91 ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO LI (LIGHT INDUSTRIAL) LOCATED AT 0 PORTER PIKE, PRESENTLY OWNED BY SOUTHERN KENTUCKY LAND, LLC WITH HOLLEY PERFORMANCE PRODUCTS, INC. 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 in City Hall on November 18, 2021 regarding the proposed rezoning of a tract of land containing 55.91 acres located at 0 Porter Pike, from PUD (Planned Unit Development) 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 five (5) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 55.91 acres located at 0 Porter Pike, from PUD (Planned Unit Development) to LI (Light Industrial), 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 Southern Kentucky Land, LLC with Holley Performance Products, Inc. as the applicant, containing 55.91 acres located at 0 Porter Pike, 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 PUD (Planned Unit Development) 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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

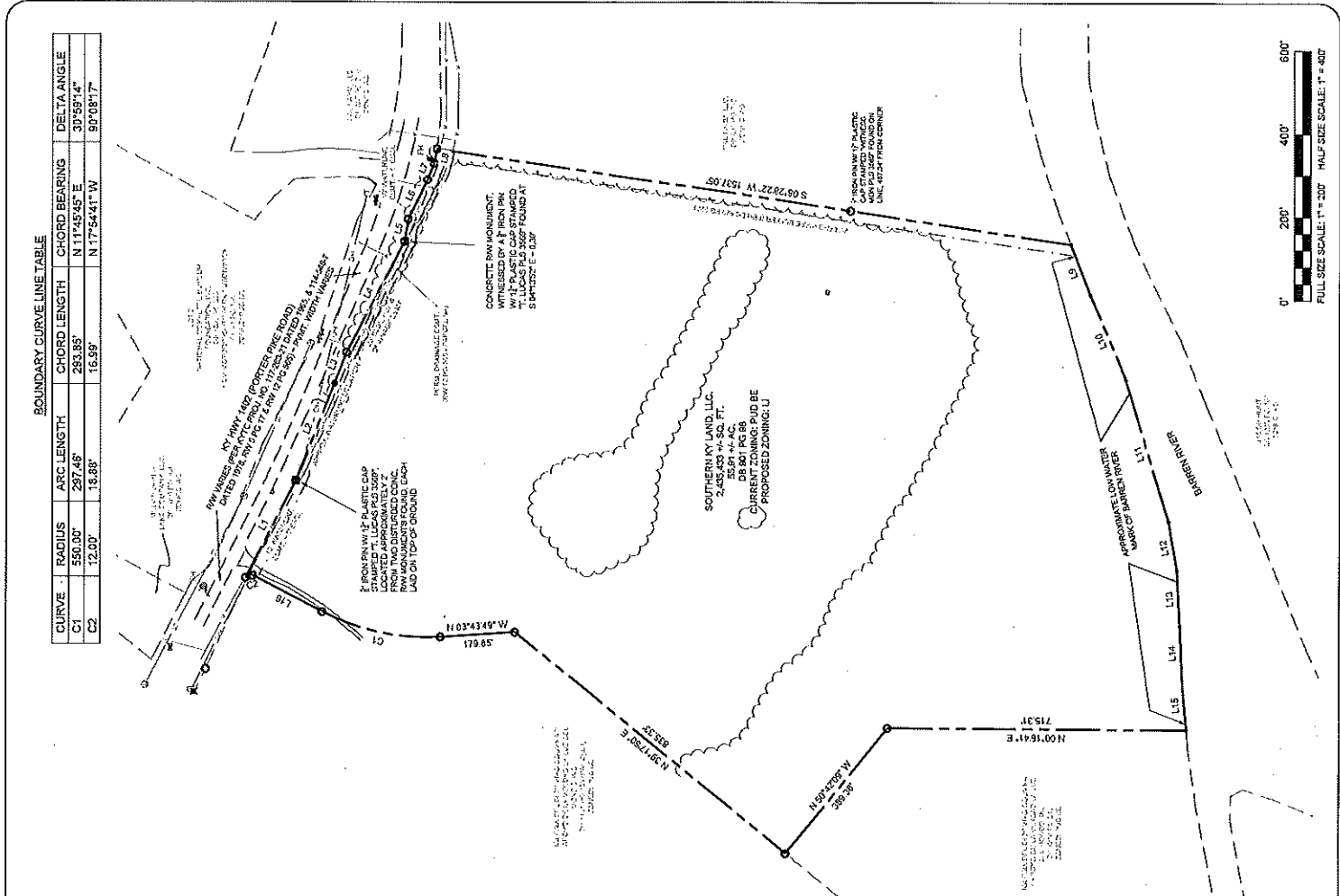
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 21, 2021, and given final reading on January 4, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: January 4, 2022

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

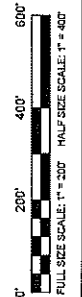
ATTEST:   
\_\_\_\_\_  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



**BOUNDARY CURVE LINE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	550.00'	297.45'	293.85'	N 11°45'45" E	30°59'14"
C2	12.00'	18.88'	16.99'	N 17°54'41" W	90°08'17"



AT THE TIME OF THE RECORD RESEARCH PROPERTY DID NOT HAVE A DESIGNATED PARCEL ADDRESS.

6. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE LOCATION OF UTILITIES AS SHOWN ON THE RECORD PLATS OF THE UTILITIES COMPANIES. THESE UTILITIES ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF ANY UTILITY.

7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY SURVEYING PLANE. THE DATUM FOR THIS SURVEY IS TO BE OBTAINED FROM STATIC GPS OBSERVATION.

8. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. THE PROPERTY IS NOT IN A FLOOD PRONE AREA ACCORDING TO KY SURVEYING PLANE. THE PROPERTY IS NOT IN A FLOOD PRONE AREA ACCORDING TO KY SURVEYING PLANE. THE PROPERTY IS NOT IN A FLOOD PRONE AREA ACCORDING TO KY SURVEYING PLANE.



**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 82°44'26" E	262.81'
L2	S 68°17'08" E	249.99'
L3	S 68°23'14" E	79.78'
L4	S 62°13'30" E	301.76'
L5	S 80°27'51" E	53.60'
L6	S 63°54'06" E	105.68'
L7	S 68°09'12" E	42.56'
L8	S 77°42'42" E	35.19'
L9	S 68°47'33" W	130.00'
L10	S 67°21'25" W	230.44'
L11	S 73°19'55" W	354.59'
L12	S 80°20'11" W	117.83'
L13	S 87°02'47" W	133.96'
L14	S 87°12'38" W	125.17'
L15	S 85°03'46" W	123.89'
L16	N 27°15'40" E	188.19'

9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON ANY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON ANY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

10. ALL IRON PINS SET ARE 1/2" X 1 1/2" PINS SET WITH 1/4" YELLOW PLASTIC CAP STAMPED 'R. HESTER PLS. 4147' UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE LOCATION OF UTILITIES AS SHOWN ON THE RECORD PLATS OF THE UTILITIES COMPANIES. THESE UTILITIES ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF ANY UTILITY.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON ANY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON ANY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

3. A BOUNDARY SURVEY DOES NOT ESTABLISH LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY ESTABLISHED BOUNDARIES. A BOUNDARY SURVEY MAY NOT BE UPHOLD BY A COURT OF LAW UNLESS THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON ANY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF KENTUCKY. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY SURVEYING ACT AND THE KENTUCKY SURVEYING BOARD. I HAVE BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON ANY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

DATE: 10/21/21

CHARLES B. HESTER, PLS. 4147

STATE OF KENTUCKY  
 CHARLES B. HESTER  
 4147  
 LICENSED PROFESSIONAL LAND SURVEYOR

**LEGEND**

- IRON PIN WITH PLASTIC CAP STAMPED 'R. LUCAS PLS 3569' UNLESS OTHERWISE NOTED
- IRON PIN SET
- CONCRETE ROW MONUMENT
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE ABANDONED
- FENCE LINE

**GPS NOTE**

THIS SURVEY WAS CONDUCTED USING GPS DATA COLLECTED BY A LICENSED SURVEYOR IN THE STATE OF KENTUCKY. THE DATA COLLECTED FOR THIS SURVEY WAS TO BE USED TO ESTABLISH BOUNDARIES AND TO VERIFY THE ACCURACY OF THE CONTROL POINTS. THE ACCURACY OF THE CONTROL POINTS WAS VERIFIED BY MEANS OF CONVENTIONAL SURVEYING METHODS. THE QUALITY OF THE GPS DATA USED TO ESTABLISH BOUNDARIES IS CONSIDERED TO BE OF HIGH QUALITY.

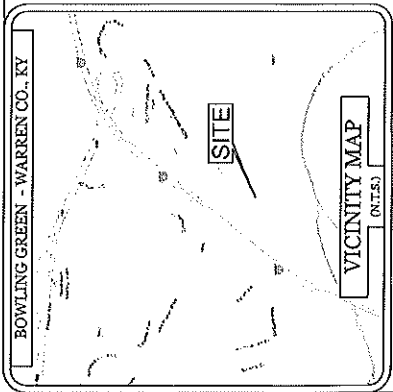
**REZONING EXHIBIT**  
 OF THE  
 SOUTHERN KENTUCKY LAND, LLC.  
 PROPERTY

SOUTHERN KENTUCKY LAND, LLC.  
 PO BOX 2774  
 BOWLING GREEN, KY 42102

DATE: 10/21/21 SCALE: 1" = 300'

DRAWN BY: J. HOOTE  
 CHECKED BY: B. HESTER  
 PROJECT NUMBER:

**ARNOLD CONSULTING ENGINEERING SERVICES, INC.**  
 P.O. BOX 1338 BOWLING GREEN, KY 42101  
 PHONE (270) 780-9445



**BOWLING GREEN - WARREN CO., KY**

**VICINITY MAP**  
 (N.T.S.)

**SITE**

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE  
 SOUTHERN KENTUCKY LAND, LLC.  
 BOWLING GREEN, KY 42102  
 DEED BOOK 281 PAGE 19

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