

ORDINANCE NO. BG2021 - 34

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 1.84 ACRES FROM HB (HIGHWAY BUSINESS) TO LI (LIGHT INDUSTRIAL) LOCATED AT 530 CORVETTE DRIVE, PRESENTLY OWNED BY CAVE MILL STATION, 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 1.84 acres located at 530 Corvette Drive, from HB (Highway Business) 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 nine (9) members of the Board present, voted six (6) yeas, with one (1) having recused themselves prior to the hearing, to approve a recommendation to rezone a tract of land containing 1.84 acres located at 530 Corvette Drive, from HB (Highway Business) 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 Cave Mill Station, LLC, containing 1.84 acres located at 530 Corvette Drive, 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 HB (Highway Business) 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 the validity of the remainder of this Ordinance.

(Ordinance No. BG2021 - 34)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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

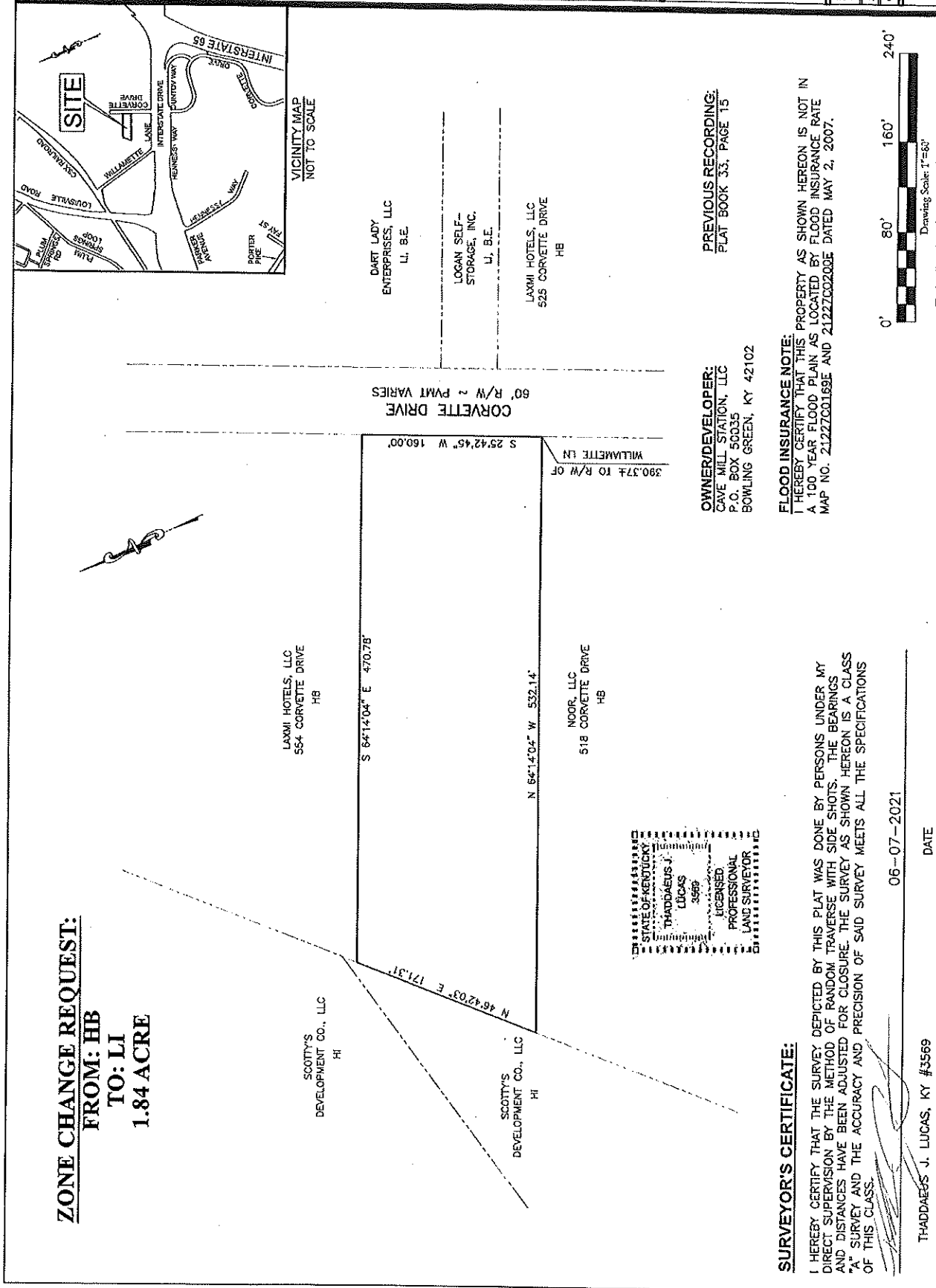
Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

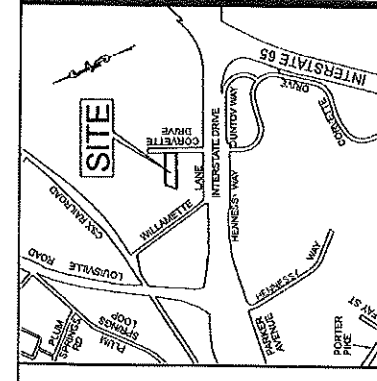
SPONSORED BY: Jeffery B. Meisel, City Manager

ZONE CHANGE REQUEST:
FROM: HB
TO: LI
1.84 ACRE



LANDMARK ENGINEERING
 630 CORVETTE DRIVE
 BOWLING GREEN, KY
 42301

ZONE CHANGE
 C1.0



VICINITY MAP
 NOT TO SCALE

DART LADY ENTERPRISES, LLC
 L. B.E.
 LOGAN SELF-STORAGE, INC.
 L. B.E.
 LAXMI HOTELS, LLC
 525 CORVETTE DRIVE
 HB

OWNER/DEVELOPER:
 CAVE MILL STATION, LLC
 P.O. BOX 50335
 BOWLING GREEN, KY 42102

PREVIOUS RECORDING:
 PLAT BOOK 33, PAGE 13

FLOOD INSURANCE NOTE:
 I HEREBY CERTIFY THAT THIS PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 21227C00189E AND 21227C0200E DATED MAY 2, 2007.

LAXMI HOTELS, LLC
 554 CORVETTE DRIVE
 HB
 SCOTTY'S DEVELOPMENT CO., LLC
 HI
 SCOTTY'S DEVELOPMENT CO., LLC
 HI
 NOOR, LLC
 518 CORVETTE DRIVE
 HB

STATE OF KENTUCKY
 THADDAEUS J. LUCAS
 3569
 LICENSED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THADDAEUS J. LUCAS, KY #3569
 DATE
 06-07-2021

LANDMARK ENGINEERING
 630 CORVETTE DRIVE
 BOWLING GREEN, KY
 42301

ZONE CHANGE
 C1.0