

ORDINANCE NO. BG2022 - 1

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.8887 ACRE FROM HB (HIGHWAY BUSINESS) AND LI (LIGHT INDUSTRIAL) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 ENTERPRISE COURT, PRESENTLY OWNED BY WAYNE AND ELVA OVERHOLT, WITH MATT FUQUA 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 December 2, 2021 regarding the proposed rezoning of a tract of land containing 0.8887 acre located at 0 Enterprise Court, from HB (Highway Business) and LI (Light Industrial) to RM-4 (Multi-Family Residential); 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 seven (7) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 0.8887 acre located at 0 Enterprise Court, from HB (Highway Business) and LI (Light Industrial) to RM-4 (Multi-Family Residential), 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 Wayne and Elva Overholt, with Matt Fuqua as the applicant, containing 0.8887 acre located at 0 Enterprise Court, 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) and LI (Light Industrial) to RM-4 (Multi-Family Residential), with development plan conditions.
2. The provisions of this Ordinance are hereby declared to be severable, and if any section,

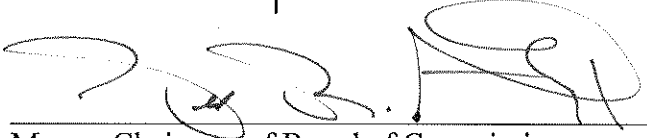
(Ordinance No. BG2022 - 1)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 January 4, 2022, and given final reading on January 18, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

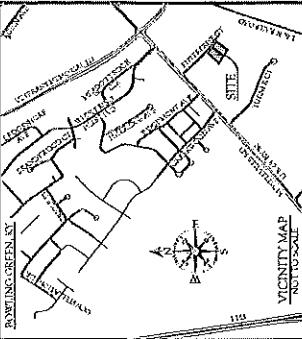
ADOPTED: January 18, 2022

APPROVED:   
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

**ZONE CHANGE REQUEST**  
**LI & HB TO RM-4 WITHDPCS**  
**TOTAL: 0.8887 ACRES**  
**24 MULTIFAMILY DWELLING UNITS**  
**27.0 UNITS / ACRE**



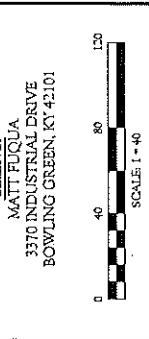
- GENERAL NOTES:**
1. REFER TO PLAT PAGE 14 FOR A COMPLETE LIST OF ALL PLATS AFFECTING THIS SURVEY.
  2. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  3. DATE OF FIELD SURVEY: SEPTEMBER 4, 2021.
  4. SURVEYOR: MATT FUQUA, P.E., L.S. 11432.
  5. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THE CLASS.
  6. THIS PLAT REPRESENTS A SECONDARY SURVEY AND THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
  7. UNADJUSTED CLOSEURE: 1' 66.17".
  8. ALL DISTANCES ARE MEASURED BY LASER LONG RANGE WITH AN INCH PLASTIC CAN STAPLER.
  9. ALL SET BACKS ARE 1 1/2 INCHES LONG WITH STAINLESS STEEL SURVY WASHERS STAMPED "S. SLAVY 2021".
  10. ALL DISTANCES ARE MEASURED BY LASER LONG RANGE WITH AN INCH PLASTIC CAN STAPLER WITH INCH PLASTIC CAN STAPLER WITNESS MARK BY SET UNLESS NOTED OTHERWISE HEREON.

**FLOOD NOTE:**  
 THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #17127C01E, AND DATED MAY 1, 2017.

**UTILITY NOTE:**  
 UTILITIES SHOWN HEREON WERE LOCATED FROM EXISTING RECORDS AND FIELD SURVEY. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

**OWNERS:**  
 WAYNE & ELVA OVERHOLT  
 4120 HALLS STORE ROAD  
 RUSSELLVILLE, KY 42276

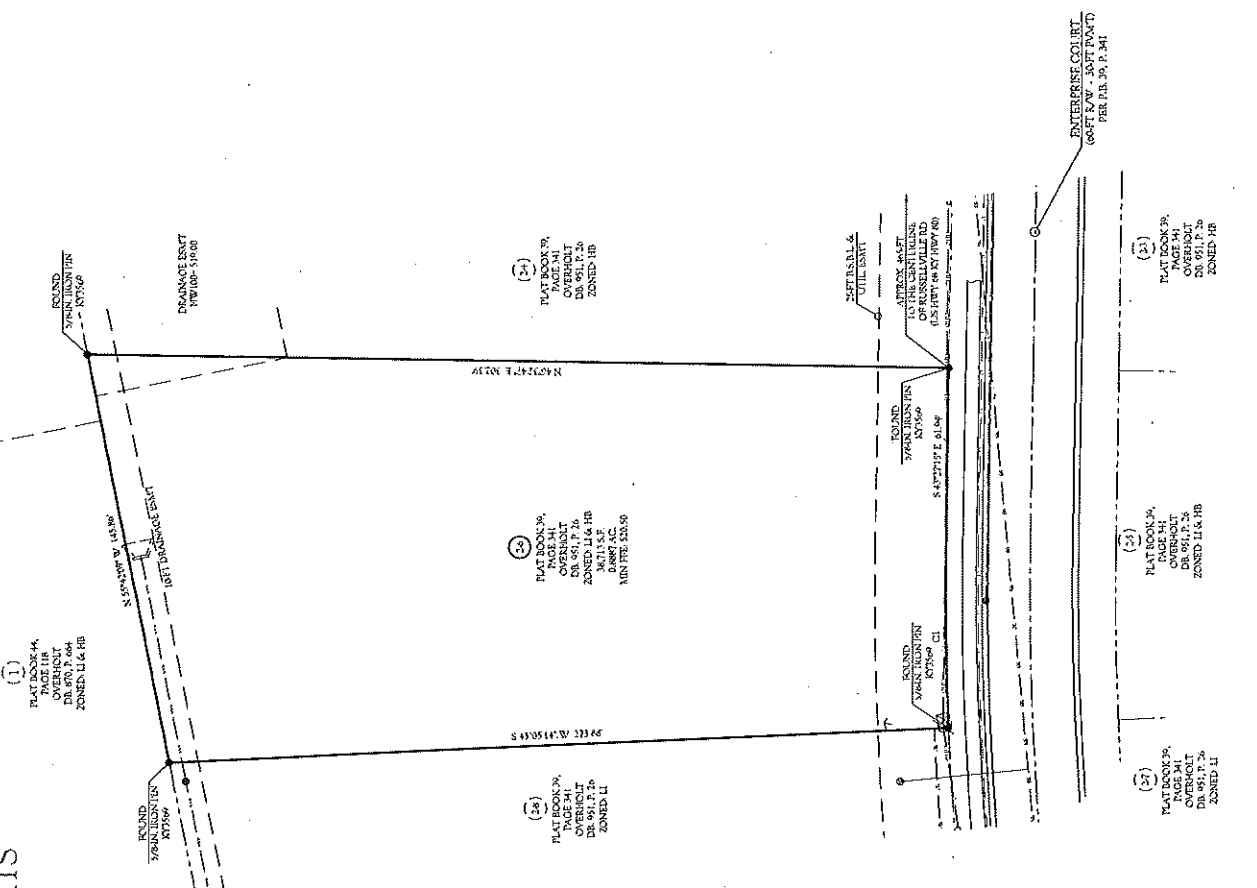
**CLIENT:**  
 MATT FUQUA  
 3370 INDUSTRIAL DRIVE  
 BOWLING GREEN, KY 42101



**REZONING PLAT FOR:**  
 LOTS 2,4 OVERHOLT PROPERTY, REVISION OF LOT 2 PLAT BOOK 14, PAGE 14  
 ENTERPRISE COLONY  
 BOWLING GREEN, KY

**VAN METER & SLAVY, LLC**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING  
 1115 Shaw Lane - Bowling Green, KY 42102  
 P: 202-291-1011 F: 202-291-1011 E: info@vmsl.com

DRAWN BY: MAC SURVEY DATE: 11-4-2021  
 APPROVED BY: JLS NOT DATE: 11-4-2021



- GENERAL LEGEND:**
- MONUMENT FOUND (AS DESCRIBED)
  - EXISTING SETBACK
  - EXISTING SEWER MANHOLE
  - EXISTING FIRE HYDRANT (F.H.)
  - EXISTING GUY WIRE
  - EXISTING LOWER TOWER
  - EXISTING TRANSDUCER
  - EXISTING TELEPHONE FED.
  - EXISTING STORM INLET
  - EXISTING SANITARY SEWER (SPT. EMPT. - 18\"/>

STATE OF KENTUCKY  
 LUCAS L. SLAVY  
 3922  
 PROFESSIONAL LAND SURVEYOR

*Lucas Slavy*  
 11-4-2021

PLAT	BOOK	PAGE	DATE
14	14	14	11-4-2021
15	15	15	11-4-2021
16	16	16	11-4-2021
17	17	17	11-4-2021
18	18	18	11-4-2021
19	19	19	11-4-2021
20	20	20	11-4-2021
21	21	21	11-4-2021
22	22	22	11-4-2021
23	23	23	11-4-2021
24	24	24	11-4-2021