

ORDINANCE NO. **BG2019 - 4**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 9.9035 ACRES FROM AG (AGRICULTURE) TO LI (LIGHT INDUSTRIAL) LOCATED AT 0 THREE SPRINGS ROAD, PRESENTLY OWNED BY CHRISTIAN LIFE CENTER, WITH GOLDEN FLOWER, LLC C/O RICHARD FELDMAN AS CONTRACT VENDEE

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 January 17, 2019 regarding the proposed rezoning of a tract of land containing 9.9035 acres located at 0 Three Springs 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 regular meeting, at said time and place with nine (9) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 9.9035 acres located at 0 Three Springs 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 tract of real estate presently owned by Christian Life Center, with Golden Flower, LLC c/o Richard Feldman as contract vendee, containing 9.9035 acres located at 0 Three Springs Road, which the 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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 February 19, 2019, and given final reading on March 5, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 5, 2019

APPROVED: Bruce Wickham  
Mayor, Chairman of Board of Commissioners

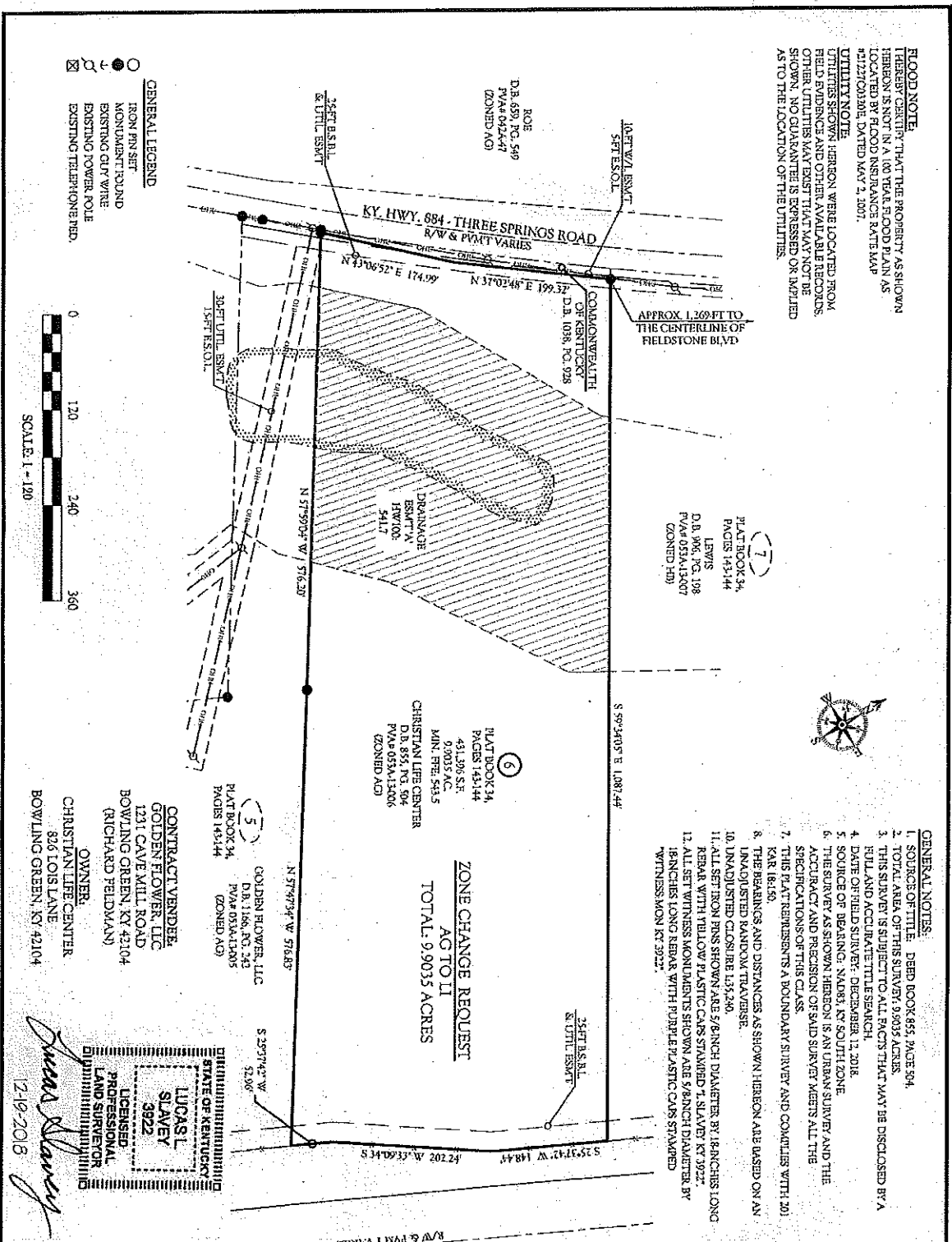
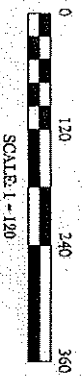
ATTEST: Ashley Jackson  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 02/11/2019, 1:15 p.m.

**FLOOD NOTE:**  
HERSON CENTER THAT THE PROPERTY AS SHOWN HERSON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #12270330E DATED MAY 2, 2007.

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

- GENERAL LEGEND**
- IRON PIN SET
  - MONUMENT FOUND
  - EXISTING CUIV WIRE
  - EXISTING POWER POLE
  - EXISTING TELEPHONE PED.



- GENERAL NOTES:**
1. SOURCE OF TITLE: DEED BOOK 651, PAGE 394
  2. TOTAL AREA OF THIS SURVEY: 9,903.5 ACRES
  3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  4. DATE OF FIELD SURVEY: DECEMBER 12, 2018
  5. SOURCE OF BEARING: NAD83, N/SOUTH ZONE
  6. THE SURVEY AS SHOWN HERON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
  7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 FAR 18.150.
  8. THE BEARINGS AND DISTANCES AS SHOWN HERON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
  9. UNADJUSTED CLOSURE: 133.240.
  10. ALL SET BACKS SHOWN ARE 8' BENCH DIAMETER BY 18" BENCHES LONG WITH YELLOW PLASTIC CAPS STAMPED T. SLAVEY KY 3922.
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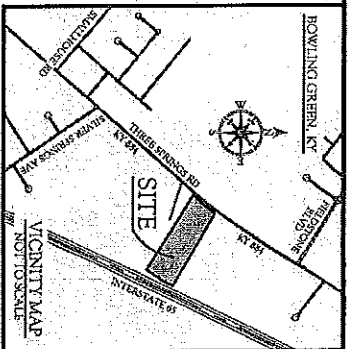
**ZONE CHANGE REQUEST**  
AG TO LI  
TOTAL: 9.9035 ACRES

**OWNER:**  
CHRISTIAN LIFE CENTER  
826 LOIS LANE  
BOWLING GREEN, KY 42104

**CONTRACT VENDOR:**  
GOLDEN FLOWER, LLC  
1231 CAVE MILL ROAD  
BOWLING GREEN, KY 42104  
(RICHARD FELDMAN)

*Lucas Slavey*  
12-19-2018

**LUCAS L. SLAVEY**  
3922  
LICENSED PROFESSIONAL LAND SURVEYOR



**PLAT BOOK 42**  
PAGE 251  
NATCHER PARKWAY  
HOLBROOK, LLC  
D.B. 1152, PG. 237  
PVA# 055A-01A  
(ZONED LD)

**PLAT BOOK 38**  
PAGES 106-107  
NATIONAL RETAIL PROPERTIES, LP  
D.B. 1028, PG. 274  
PVA# 057B-1035A  
(ZONED SB)

**REZONING PLAT FOR**

LOT 6 OF THE L&W AND MARY COLLINS PROPERTY SUBDIVISION, SECTION 2  
PLAT BOOK 34 PAGES 143-144  
THREE SPRINGS ROAD, KY HWY. 684  
BOWLING GREEN, KY

**VAN METTER & SLAVEY, LLC**  
PROFESSIONAL ENGINEERING - LAND SURVEYING

1012 Silver Lane - Bowling Green, KY  
P: 270.799.1001 F: 270.791.0011 E: info@vmsurvey.com  
DIANEYNE DEAN VMS 3014 1981 SHERYLE DUTTE LISAJOE  
PLAT DATE: 11/20/2018