

ORDINANCE NO. BG2019 - 47

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 1.1140 ACRE FROM RM-2 (TWO-FAMILY RESIDENTIAL) TO GB (GENERAL BUSINESS) LOCATED AT 0, 1024, 1028 AND 1032 KENTON STREET AND 1023, 1027, 1031 AND 1033 GREENWOOD ALLEY, PRESENTLY OWNED BY CSR BG INVESTMENTS, LLC C/O CHRIS ROBERTSON

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 September 19, 2019 regarding the proposed rezoning of tracts of land containing 1.1140 acre located at 0, 1024, 1028 and 1032 Kenton Street and 1023, 1027, 1031 and 1033 Greenwood Alley, from RM-2 (Two-Family Residential) to GB (General Business); 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 eight (8) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 1.1140 acre located at 0, 1024, 1028 and 1032 Kenton Street and 1023, 1027, 1031 and 1033 Greenwood Alley, from RM-2 (Two-Family Residential) to GB (General Business), with development plan conditions.

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

1. The tracts of real estate presently owned by CSR BG Investments, LLC c/o Chris Robertson, containing 1.1140 acre located at 0, 1024, 1028 and 1032 Kenton Street and 1023, 1027, 1031 and 1033 Greenwood Alley, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from RM-2 (Two-Family Residential) to GB (General Business), with development plan conditions.

(Ordinance No. BG2019 - 47)

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.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

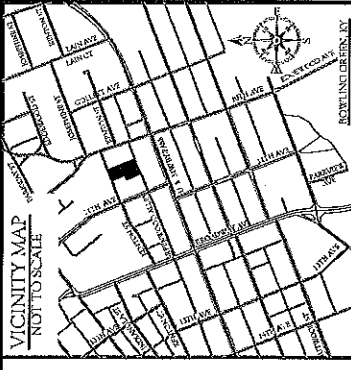
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on November 5, 2019, and given final reading on November 19, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: November 19, 2019

APPROVED: Bruce Wilkerson  
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson  
City Clerk

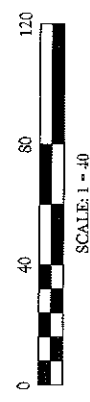
SPONSORED BY: Jeffery B. Meisel, City Manager, 10/07/2019, 12:00 p.m.



STATE OF KENTUCKY  
**LUCAS L. SLAVEY**  
 3922  
 LICENSED PROFESSIONAL LAND SURVEYOR

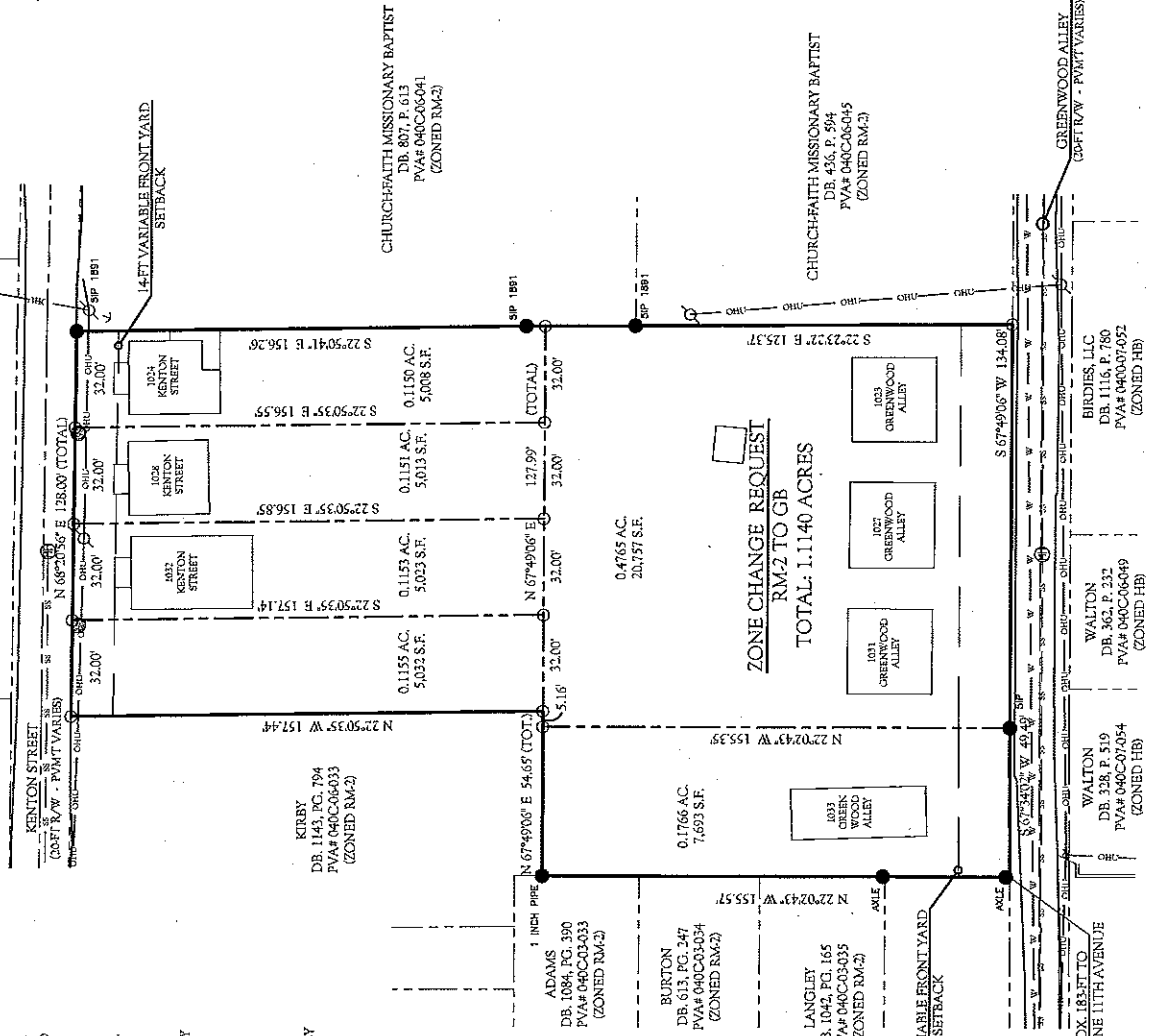
*Lucas Slavey*  
 8-22-2019

- GENERAL LEGEND
- MONUMENT ROUND
  - IRON PIN SET
  - ⊥ EXISTING GUY WIRE
  - ⊕ EXISTING POWER POLE
  - ⊕ EXISTING FIRE HYDRANT



**REZONING PLAT FOR:**  
 1033, 1027, 1031, 1033 GREENWOOD ALLEY, AND  
 1024, 1028, 1032, 1036 KENTON STREET  
 BOWLING GREEN, KY

**VAN METER & SLAVEY, LLC**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING  
 1015 Silver Lane, Bowling Green, KY 42308  
 P: 270-262-0001 F: 270-271-0011 E: slavey@vanmeter.com  
 DEXASYS 3733  
 CHECKED BY: RHM SURVEY DATE: 8-23-19  
 APPROVED BY: LJS PLAT DATE: 8-22-19



**GENERAL NOTES:**

- SOURCE OF TITLE: DEED BOOK 1150, PAGE 748, DEED BOOK 1175, PAGE 284, DEED BOOK 1172, PAGE 612, AND DEED BOOK 1169, PAGE 932.
- TOTAL AREA OF THIS SURVEY, 1.1140 ACRES.
- THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- DATE OF FIELD SURVEY: AUGUST 8, 2019.
- SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
- THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
- UNADJUSTED CLOSURE 1.60, 345.
- ALL SET IRON PINS SHOWN ARE 5/8" RICH DIAMETER, BY 18" CHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 3922".

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

**FLOOD NOTE:**  
 THEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #2127C0306, DATED MAY 2, 2007.

**OWNER/CLIENT:**  
 CSR BG INVESTMENTS, LLC  
 1266 US 31W BYP  
 BOWLING GREEN, KY 42101

**ADAMS:** 1" INCH PIPE  
 DB: 1084, PG. 390  
 PVA# 040C03-033  
 (ZONED RM-2)

**BURTON:** DB: 613, PG. 247  
 PVA# 040C03-034  
 (ZONED RM-2)

**LANGLEY:** DB: 1042, PG. 165  
 PVA# 040C03-035  
 (ZONED RM-2)

**JLBE PROPERTIES, LLC:** DB: 1164, PG. 480  
 PVA# 040C04-036  
 (ZONED RM-2)

**KIRBY:** DB: 1143, PG. 794  
 PVA# 040C06-033  
 (ZONED RM-2)

**CHURCHFAITH MISSIONARY BAPTIST:** DB: 887, P. 013  
 PVA# 040C06-041  
 (ZONED RM-2)

**CHURCHFAITH MISSIONARY BAPTIST:** DB: 435, P. 594  
 PVA# 040C06-045  
 (ZONED RM-2)

**WALTON:** DB: 328, P. 519  
 PVA# 040C07-034  
 (ZONED HB)

**WALTON:** DB: 342, P. 337  
 PVA# 040C06-049  
 (ZONED HB)

**BIRDS, LLC:** DB: 1116, P. 780  
 PVA# 040A07-052  
 (ZONED HB)

**REZONING PLAT FOR:**  
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 1024, 1028, 1032, 1036 KENTON STREET  
 BOWLING GREEN, KY

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