

ORDINANCE NO. **BG2019 - 9**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 0.2763 ACRE FROM RS-1A (SINGLE FAMILY RESIDENTIAL) TO GB (GENERAL BUSINESS) LOCATED AT 0 MEMPHIS JUNCTION ROAD, PRESENTLY OWNED BY B & B CLEANING COMPANY, INC. C/O BRUCE ZACHARY

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 February 21, 2019 regarding the proposed rezoning of a portion of a tract of land containing 0.2763 acre located at 0 Memphis Junction Road, from RS-1A (Single 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 twelve (12) members of the Board present, by unanimous vote approved a recommendation to rezone a portion of a tract of land containing 0.2763 acre located at 0 Memphis Junction Road, from RS-1A (Single 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 portion of a tract of real estate presently owned by B & B Cleaning Company, LLC c/o Bruce Zachary, containing 0.2763 acre located at 0 Memphis Junction Road, which the portion of a tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from RS-1A (Single Family Residential) to GB (General Business), with development plan conditions.

2. The provisions of this Ordinance are hereby declared to be severable, and if any section,

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

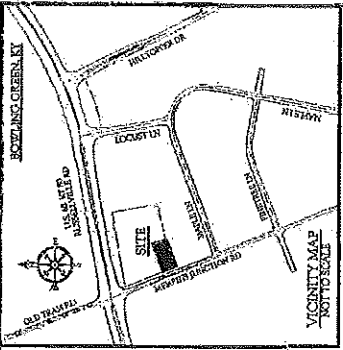
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 19, 2019, and given final reading on April 16, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: April 16, 2019

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 03/08/2019, 10:00 a.m.



FLOOD NOTE:
 FLOOD CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOOD HAZARD AS LOCATED BY FLOOD INSURANCE RATE MAP 21227C005E, DATED MAY 7, 2007.

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.

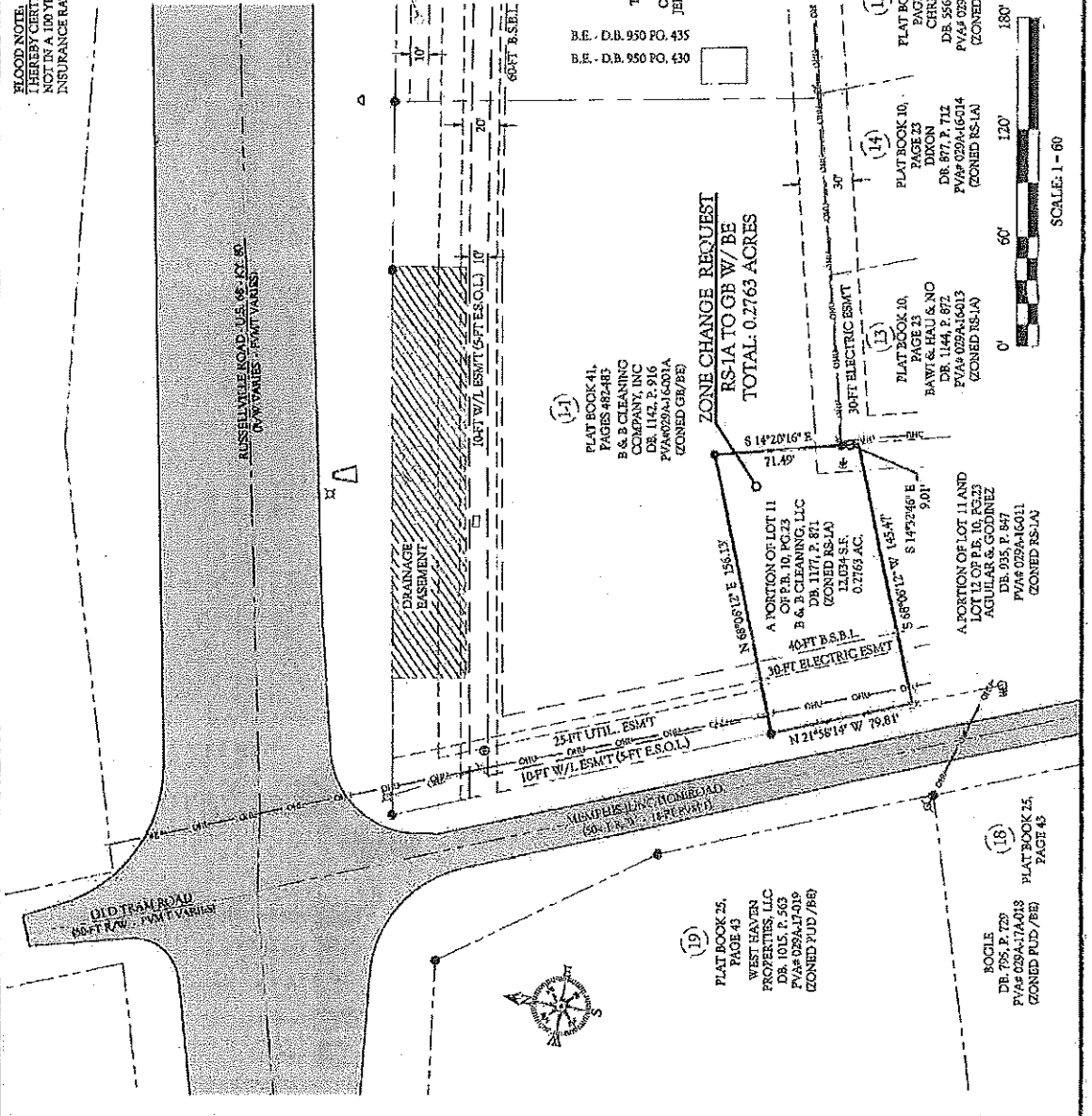
GENERAL LEGEND:
 MONUMENT FOUND
 IRON PIN SET
 EXISTING GUY WIRE
 EXISTING POWER POLE
 EXISTING SEWER MANHOLE
 EXISTING FIRE HYDRANT

- GENERAL NOTES:**
- SOURCE OF TITLE: DEED BOOK 1177 PAGE 571.
 - TOTAL AREA OF THIS SURVEY: 0.2763 ACRES.
 - THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - DATE OF FIELD SURVEY: SEPTEMBER 19, 2018.
 - SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
 - THE SURVEY AS SHOWN HEREON IS AN URBAN 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: 1.57', 47.5".
 - ALL SET IRON PINS SHOWN ARE 5/8" INCH DIAMETER BY 18" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "SLAVEY KY 3922".
 - ALL SET WITNESS MONUMENTS SHOWN ARE 5/8" INCH DIAMETER BY 18" INCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON KY 3922".

OWNER:
 B & B CLEANING COMPANY, INC
 BRUCE ZACHARY
 109 E. 11TH AVENUE
 BOWLING GREEN, KY 42101

REZONING PLAT FOR:
 A PORTION OF LOT 11 OF
 PLAT BOOK 10, PAGE 23
 MENPHIS JUNCTION ROAD
 BOWLING GREEN, KY

VAN METER & SLAVEY, LLC
 PROFESSIONAL ENGINEERING - LAND SURVEYING
 1015 Oldham Lane, Bowling Green, KY 42101
 P: 202.293.2001 F: 202.293.2001 E: info@vanmeter.com
 DRAWN BY: RUK YBS (05/14/19) SURVEY DATE: MARCH 2019
 CHECKED BY: LIS



STATE OF KENTUCKY
LUCAS L. SLAVEY
3922

LICENSED PROFESSIONAL LAND SURVEYOR

Lucas Slavey
 1-21-2019

SHEET 1 OF 1