

ORDINANCE NO. **BG2024 - 1**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND
CONTAINING 1.267 ACRES FROM AG
(AGRICULTURE) AND HB (HIGHWAY BUSINESS)
TO HB (HIGHWAY BUSINESS) LOCATED AT 1110
AND A PORTION OF 1100 THREE SPRINGS ROAD
PRESENTLY OWNED BY FLEA LAND, INC.

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing in the Warren County Courthouse on December 21, 2023 regarding the proposed rezoning of tracts of land containing 1.267 acres located at 1110 and a portion of 1100 Three Springs Road, from AG (Agriculture) and HB (Highway Business) to HB (Highway 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 six (6) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone tracts of land containing 1.267 acres located at 1110 and a portion of 1100 Three Springs Road, from AG (Agriculture) and HB (Highway Business) to HB (Highway 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 Flea Land, Inc., containing 1.267 acres located at 1110 and a portion of 1100 Three Springs Road, 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 AG (Agriculture) and HB (Highway Business) to HB (Highway 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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(Ordinance No. BG2024 - 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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

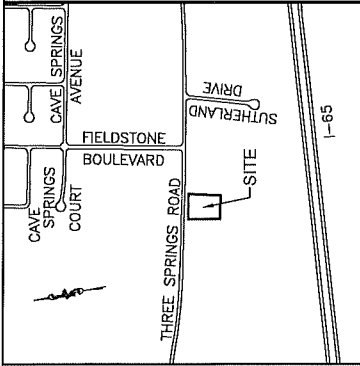
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on January 16, 2024, and given final reading on February, 2024, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: February 6, 2024

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT:

FLEA LAND, INC. F.K.A.
LEWIS GROUP, INC
1100 THREE SPRINGS ROAD
BOWLING GREEN, KY 42104

SOURCE OF TITLE:

DEED BK 811 PG 428
DEED BK 671 PG 281

STATE OF KENTUCKY
THADDAEUS J. LUCAS
3569
LICENSED
PROFESSIONAL
LAND SURVEYOR
11-6-2023

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS MAP WAS MADE IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE KENTUCKY SURVEYING ACT, AS AMENDED, AND THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON WAS MADE BY ME OR BY A SURVEYOR AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THADDAEUS J. LUCAS, KY #5369
DATE
11-6-2023

FLOOD INSURANCE NOTE:

I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 21227C0320E DATED MAY 2, 2007.

BILLY J BELL
HB

THREE SPRINGS ROAD
R/W VARIES ~ PWT VARIES

393'± TO C/L
FIELDSTONE BLVD

150.00' N 32°09'30" E
19.27' N 27°44'10" E
277.02' S 65°26'21" E

ZONE CHANGE REQUEST:
A PORTION OF THE PROPERTY AT
1100 & 1110 THREE SPRINGS ROAD
55,173 SQ FT (1.267 ACRES)

ZONING
FROM: AG & HB
TO: HB BE

EXISTING AG ZONING
EXISTING HB ZONING

EXISTING AG ZONING
EXISTING HB ZONING

198.10' S 33°38'46" W

LEWIS GROUP INC
HB

LEWIS GROUP INC
HB



Drawing Scale: 1"=50'

File location: T:\Shared_Folders\Work\Projects\2023\22337\Zone_Change\22337 Zone_Change Plat.dwg

ADVENTURE GOLF
ZONE CHANGE
1110 THREE SPRINGS ROAD
BOWLING GREEN, WARREN COUNTY, KY



Civil Engineering
Land Surveying
Materials Testing
Landscape Architecture
Professional Engineering
Professional Land Surveying
Professional Surveying
Professional Engineering
Professional Land Surveying
Professional Surveying
Professional Engineering
Professional Land Surveying
Professional Surveying

Thaddaeus J. Lucas
Surveyor
T. Lucas
T. Lucas
22337
11-6-2023

ZONE CHANGE
C1.0