

ORDINANCE NO. **BG2019 - 55**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.14 ACRE FROM GB (GENERAL BUSINESS) TO CB (CENTRAL BUSINESS) LOCATED AT 875 BROADWAY AVENUE, PRESENTLY OWNED BY MICHAEL POSTON WITH MIKE CORNELIUS 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 November 21, 2019 regarding the proposed rezoning of a tract of land containing 0.14 acre located at 875 Broadway Avenue, from GB (General Business) to CB (Central 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 tract of land containing 0.14 acre located at 875 Broadway Avenue, from GB (General Business) to CB (Central Business), 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 Michael Poston with Mike Cornelius as the applicant, containing 0.14 acre located at 875 Broadway Avenue, 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 GB (General Business) to CB (Central Business), 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 the validity of the remainder of this Ordinance.

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in

***BG2019-55***

(Ordinance No. BG2019 - 55)

conflict therewith are hereby repealed.

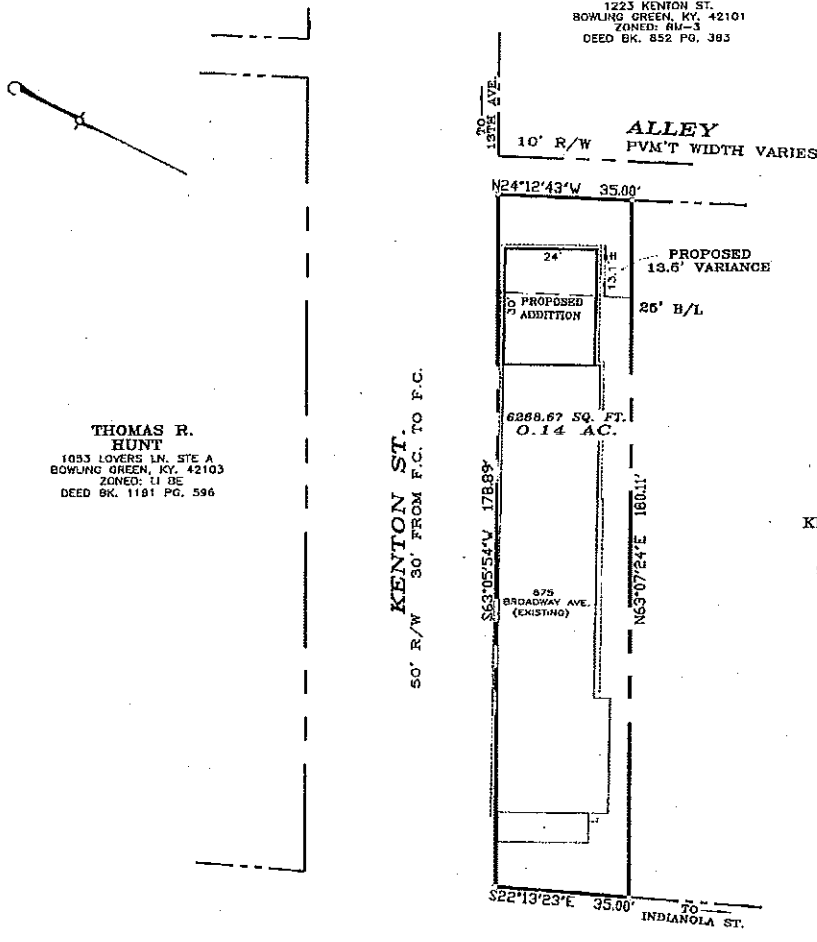
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 17, 2019, and given final reading on January 7, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: January 7, 2020

APPROVED: Bruce W. Whisenand  
Mayor, Chairman of Board of Commissioners

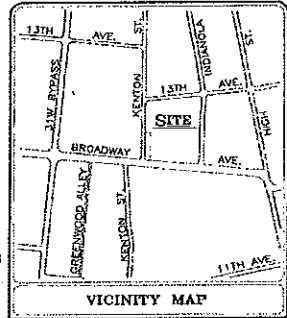
ATTEST: Ashley Jackson  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 12/06/2019, 2:00 p.m.



MARSHA L. LINDSEY  
1223 KENTON ST.  
BOWLING GREEN, KY. 42101  
ZONED: RU-3  
DEED BK. 852 PG. 383

THOMAS R. HUNT  
1033 LOVERS LN. STE A  
BOWLING GREEN, KY. 42103  
ZONED: U BE  
DEED BK. 1181 PG. 596



NOTE:  
THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 2122700302E (DATED 5/2/97) SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.  
97% OF THE LOT IS IMPERVIOUS

KINKADE CO., INC.  
2500 LARSON HILL RD.  
ALYATON, KY. 42122  
ZONED: GB  
DEED BK. 682 PG. 757

BROADWAY AVE.  
70' R/W 48' FROM F.C. TO F.C.

COBBLESTONE CAPITAL, LLC  
c/o ZACK WILLIAMS  
142E MI. AFR CIRCLE  
BOWLING GREEN, KY. 42103  
ZONED: GB  
DEED BK. 1145 PG. 225

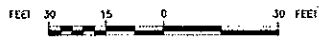
PROPOSED VARIANCE

Michael Poston  
875 BROADWAY AVE. - BOWLING GREEN, KY. 42101

RECORDED IN DEED BK. 664 PG. 270  
PVA PARCEL NO.: 040B-06-006  
PH. (270) 842-3122

BARRY W. CLAYPOOL AND ASSOCIATES, INC.  
LAND SURVEYING  
1218 High St.  
Bowling Green, Ky. 42101  
Ph.: (270) 781-8980  
Fax: (270) 842-4003

DATE: OCT. 2019  
JOB NO.: 2103  
SCALE: 1"=30'



REVISED: OCT. 23, 2019

STATE of KENTUCKY  
BARRY W. CLAYPOOL  
2314  
LICENSED PROFESSIONAL LAND SURVEYOR