

ORDINANCE NO. **BG2022 - 50**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TWO TRACTS OF LAND CONTAINING 1.85 ACRES FROM HB (HIGHWAY BUSINESS) TO LI (LIGHT INDUSTRIAL) LOCATED AT 2456 RUSSELLVILLE ROAD AND 0 ENTERPRISE COURT, PRESENTLY OWNED BY WAYNE AND ELVA OVERHOLT

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 15, 2022 regarding the proposed rezoning of two tracts of land containing 1.85 acres located at 2456 Russellville Road and 0 Enterprise Court, from HB (Highway Business) 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 five (5) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone two tracts of land containing 1.85 acres located at 2456 Russellville Road and 0 Enterprise Court, from HB (Highway Business) to LI (Light Industrial), 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 Wayne and Elva Overholt, containing 1.85 acres located at 2456 Russellville Road and 0 Enterprise Court, 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 HB (Highway Business) 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 the validity of the remainder of this Ordinance.

(Ordinance No. BG2022 - 50)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

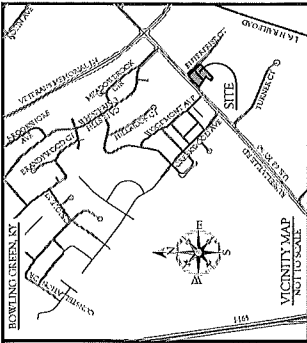
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on November 1, 2022, and given final reading on November 15, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: November 15, 2022

APPROVED:   
Mayor, Chairman of Board of Commissioners

ATTEST:   
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



**GENERAL NOTES**

- SOURCE OF TITLE: DEED BOOK 951, PAGE 26.
- TOTAL AREA OF THIS SURVEY: 1.8542 ACRES.
- THIS SURVEY IS SUBJECT TO ALL EASES THAT MAY BE SHOWN ON ANY RECORDING OFFICE TITLE SEARCH.
- DATE OF FIELD SURVEY: MAY 13, 2022.
- SOURCE OF BEARINGS: NAD83, KY SOUTH ZONE.
- THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS THE REQUIREMENTS OF THE KY SURVEYING ACT.
- THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 20 KAR 18.150.
- THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON THE SURVEY CONTROL FROM TRAVELER.
- UNADJUSTED CLOSURE IS 0.04 FT.
- ALL SET IRON PINS ARE 5/8" BRANCH DIAMETER BY 18" BRANCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 2022" UNLESS NOTED OTHERWISE HEREON.
- ALL SET IRON PINS ARE 5/8" BRANCH DIAMETER BY 18" BRANCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 2022" UNLESS NOTED OTHERWISE HEREON.
- ALL WITNESS MONUMENT PINS SHOWN ARE 5/8" BRANCH DIAMETER BY 18" BRANCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON KY 2022" UNLESS NOTED OTHERWISE HEREON.

**FLOOD NOTE**  
 THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD HAZARD AS LOCATED BY FLOOD INSURANCE RATE MAP #1212703081E, AND DATED MAY 2, 2007.

**UTILITY NOTE**  
 UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EXAMINE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES NOT SHOWN HEREON ARE NOT TO BE CONSIDERED AS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

- GENERAL FOUND:**
- MONUMENT (S, N, or AS DESCRIBED)
  - IRON PIN SET (S)
  - EXISTING WATER METER
  - EXISTING STORM SEWER MANHOLE
  - EXISTING SEWER MANHOLE
  - EXISTING FEE INTERMEDIATE (FHI)
  - EXISTING CITY WIRE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PED.
  - EXISTING STORM INLET
  - EXISTING GATE VALVE
  - EXISTING SANITARY SEWER (DPT. EMT. - 18" FT. ES.O.L.)
  - EXISTING WATERLINE (10" FT. EMT. - 4" FT. ES.O.L.)
  - EXISTING OVERHEAD UTILITIES
  - EXISTING GAS LINE

**OWNER:**  
 WAYNE & ELVA OVERHOLT  
 4129 HALLS STORE ROAD  
 RUSSELLVILLE, KY 42276

**REZONING AND FLUM AMENDMENT PLAN FOR**  
**LOTS 2 & 3, 2.2 OF THE OVERHOLT PROPERTY**  
**PLAT BOOK 39, PAGE 341**  
**2456 RUSSELLVILLE ROAD**  
**BOWLING GREEN, KY**

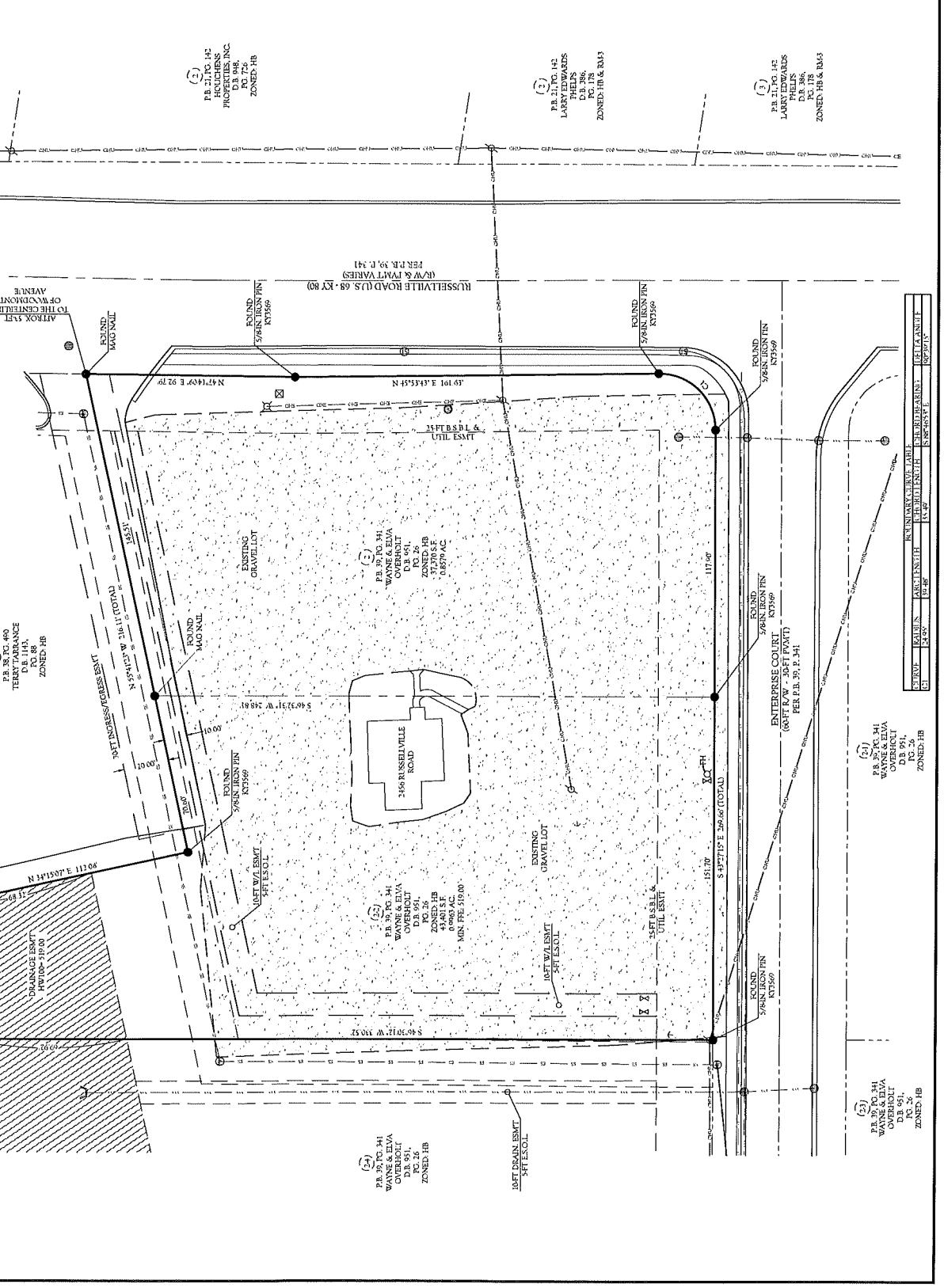
**VAN METER & SLAVEY, LLC**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING  
 1015 Shaw Lane - Bowling Green, KY 42303  
 P: 270.790.1001 F: 270.791.0111 E: info@vanmeter.com

**DRAWN BY:** TOS VSS JOB # 2467 SURVEY DATE: 1/20/22  
**CHECKED BY:** JAC FLOT DATE: 5/22/22  
**APPROVED BY:** ILS

**LUCAS L. SLAVEY**  
 LICENSED PROFESSIONAL SURVEYOR  
 LICENSE NO. 3522  
 5-12-2022

**FLUM AMENDMENT REQUEST**  
**COMMERCIAL TO INDUSTRIAL**  
**TOTAL: 1.8542 AC.**

**ZONE CHANGE REQUEST**  
**HB TO LI WITH DPCS**  
**TOTAL: 1.8542 ACRES**



GROUP	DATE	BY	REVISION	DESCRIPTION
1	05/22/22	JAC	1	ISSUE FOR PERMIT

(1) P.B. 39, PG. 40  
 JONATHAN &  
 CHERYL OVERHOLT  
 PG. 84  
 ZONED: HB

(2) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(3) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(4) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(5) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(6) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(7) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(8) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(9) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(10) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(11) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(12) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB

(13) P.B. 39, PG. 41  
 WAYNE & ELVA  
 OVERHOLT  
 PG. 26  
 ZONED: HB