

ORDINANCE NO. **BG2018 – 47**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 1.83 ACRES FROM HI (HIGHWAY INDUSTRIAL) TO GB (GENERAL BUSINESS) LOCATED AT 3031 NASHVILLE ROAD, PRESENTLY OWNED BY PROVIDENCE HOMES KY, LLC AND MATTHEW CRABTREE

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 1, 2018 regarding the proposed rezoning of a tract of land containing 1.83 acres located at 3031 Nashville Road, from HI (Heavy Industrial) 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 nine (9) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 1.83 acres located at 3031 Nashville Road, from HI (Highway Industrial) to GB (General 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 Providence Homes KY, LLC and Matthew Crabtree, containing 1.83 acres located at 3031 Nashville Road, 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 HI (Highway Industrial) to GB (General 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

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conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 4, 2018, and given final reading on December 18, 2018, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 18, 2018

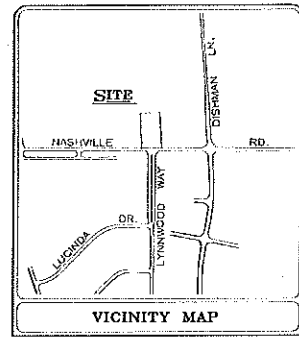
APPROVED: Bruce Wilkinson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 11/27/2018, 10:00 a.m.

HILLVUE HEIGHTS
BAPTIST CHURCH, INC.
D.B.721 P.852
ZONED: HB

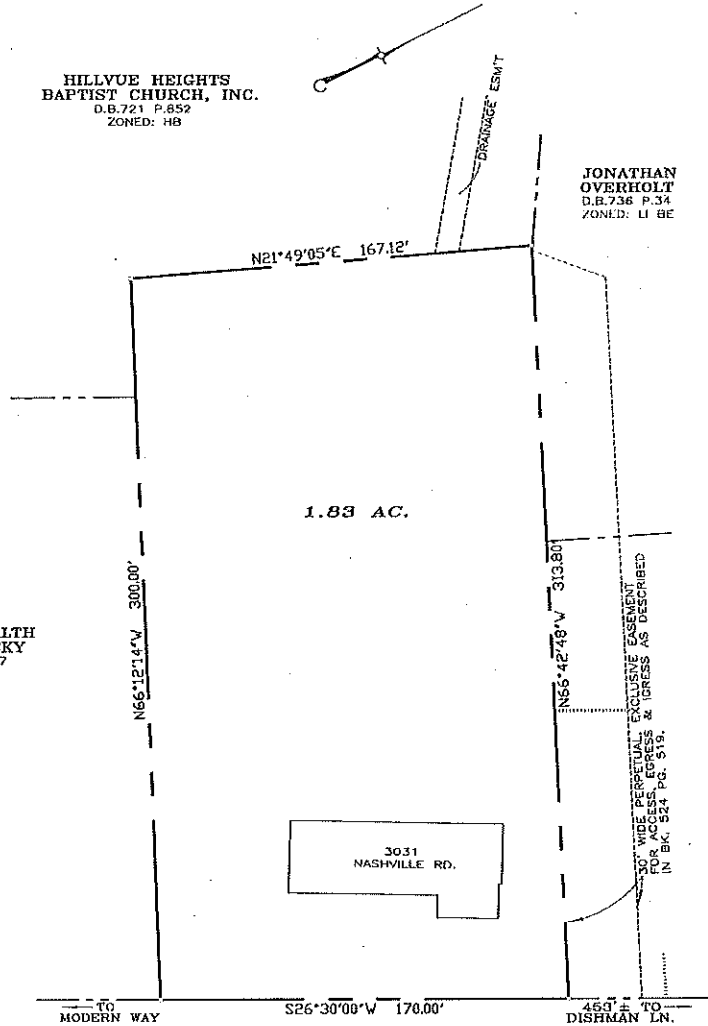
JONATHAN
OVERHOLT
D.B.736 P.34
ZONED: LI BE



NOTE:
THE PARCEL DEPICTED HEREON DOES NOT
LIE WITHIN A FLOOD PRONE AREA AS PER
THE 'FIRM' MAP NUMBER 2122/00303 E
(DATED 5/2/07) SUBJECT TO MAP SCALE
UNCERTAINTY AND TO ANY OTHER UNCER-
TAINTY 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.
~90% OF THE LOT IS PROPOSED TO BE
IMPERVIOUS.

COMMONWEALTH
OF KENTUCKY
D.B.462 P.497
ZONED: HB

DAVIS
PRINTING, INC
D.B.1136 P.743
ZONED: LI BE



NASHVILLE RD.
(U.S. HWY. 31W)

100' R/W 67' PVM'T FROM F.C. TO F.C. (VARIES)

MICHAEL E.
GILL
D.B.632 P.75
ZONED: HG

WADDELL
ENTERPRISES, LLC
D.B.1094 P.158
ZONED: RM3

LYNNWOOD WAY

MARK R.
WOODWARD
D.B.956 P.257
ZONED: RM3

PROPOSED ZONE CHANGE
FROM HI TO GB

Providence Homes

P. O. BOX 51781 - BOWLING GREEN, KY. 42102

AS SHOWN IN MINOR PLAT BK. 10 PG. 69

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

DATE: SEPT. 19, 2018

JOB NO.: 1951

SCALE: 1"=50'



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