

ORDINANCE NO. **BG2024 - 5**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 0.1388 ACRE FROM MHP (MOBILE HOME PARK) AND HB (HIGHWAY BUSINESS) TO HB (HIGHWAY BUSINESS) AND MHP (MOBILE HOME PARK) LOCATED ON A PORTION OF PROPERTY AT 1823 MORGANTOWN ROAD PRESENTLY OWNED BY 231 REAL ESTATE, LLC

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 March 7, 2024 regarding the proposed rezoning of a portion of a tract of land containing 0.1388 acre located at 1823 Morgantown Road, from MHP (Mobile Home Park) and HB (Highway Business) to HB (Highway Business) and MHP (Mobile Home Park); 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 a portion of a tract of land containing 0.1388 acre located at 1823 Morgantown Road, from MHP (Mobile Home Park) and HB (Highway Business) to HB (Highway Business) and MHP (Mobile Home Park).

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 231 Real Estate, LLC, containing 0.1388 acre located at 1823 Morgantown 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 MHP (Mobile Home Park) and HB (Highway Business) to HB (Highway Business) and MHP (Mobile Home Park).
2. The provisions of this Ordinance are hereby declared to be severable, and if any section,

BG2024-5

(Ordinance No. BG2024 - 5)

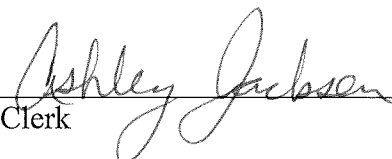
phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

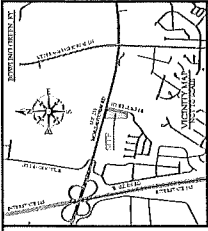
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on April 16, 2024, and given final reading on May 7, 2024, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: May 7, 2024

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



GENERAL NOTES:

1. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
2. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
3. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
4. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
5. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
6. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
7. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
8. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
9. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
10. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
11. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
12. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
13. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
14. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
15. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
16. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
17. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
18. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
19. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.
20. THE ZONING DISTRICT FOR ALL PORTIONS OF THE PLAT IS R-1.

REVISIONS:

DATE: 11/20/24

BY: [Signature]

FOR: [Signature]

SCALE: 1" = 40'

DATE: 11/20/24

BY: [Signature]

FOR: [Signature]

SCALE: 1" = 40'

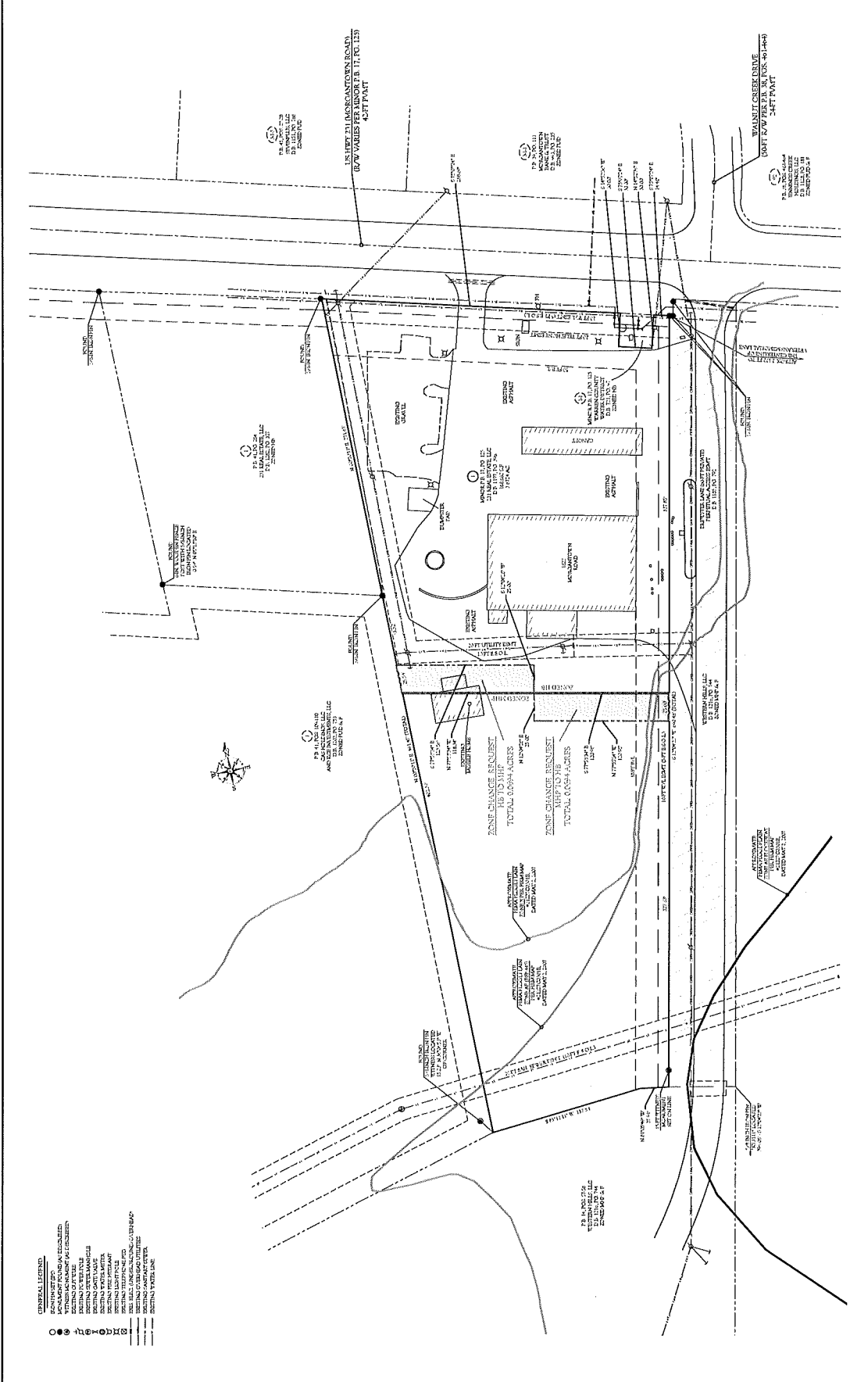
DATE: 11/20/24

BY: [Signature]

FOR: [Signature]

SCALE: 1" = 40'

OWNER: 211 REAL ESTATE, LLC 183 MORGANTOWN ROAD BOWLING GREEN, NY 14301	
REZONING PLAT FOR: LOT 1 OF THE REVISION 183 MORGANTOWN ROAD BOWLING GREEN, NY	
PREPARED BY: VAN METER & SEAVY, LLC 183 MORGANTOWN ROAD BOWLING GREEN, NY	CHECKED BY: BRIAN M. HANCOCK 183 MORGANTOWN ROAD BOWLING GREEN, NY
DATE: 11/20/24	
SHEET ONE OF ONE	



SCALE: 1" = 40'

183 MORGANTOWN ROAD
BOWLING GREEN, NY 14301
VAN METER & SEAVY, LLC
183 MORGANTOWN ROAD
BOWLING GREEN, NY 14301