



CITY OF ELIZABETHTOWN

JEFFREY H. GREGORY, MAYOR

City Council:
Tony Bishop
Marty Fulkerson
Tim Isaacs
Lamar Jones
Julia Springsteen
Mika Tyler

CERTIFICATION

I, the undersigned, Jessica J. Graham, do hereby certify that I am the duly qualified and acting City Clerk of the City of Elizabethtown, Kentucky, and as such Clerk, I further certify that the attached is a true, correct and complete copy of Ordinance No. 05-2026 series duly adopted by the City Council of said City at a duly convened meeting held on March 23, 2026 and thereafter signed by the Mayor as evidence of his approval, and now in full force and effect, all as appear from the official records of said City Council in my possession and under my control.

WITNESS my hand and Seal of the City, as of this 26th day of March 2026.


JESSICA J. GRAHAM, CITY CLERK

(SEAL OF THE CITY)



RECEIVED AND FILED
DATE April 2nd
2026
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Jessie Phillips



CITY OF ELIZABETHTOWN

JEFFREY H. GREGORY, MAYOR

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March 26, 2026

SECRETARY OF STATE
TRAVIS HORN
700 CAPITAL AVENUE
STATE CAPITAL
FRANKFORT, KENTUCKY 40601

RE: ANNEXATION (Ordinance #05-2026)

Dear Travis:

The City of Elizabethtown recently completed an annexation that added 30.052 acres. Under provisions of KRS 81A.470 we are submitting the required Ordinance (05-2026) for your records. The Ordinance has been certified by our City Clerk, and a complete copy of the ordinance has been provided, including the description of the annexed area. We are also sending a map of the area signed and stamped by a licensed surveyor which was an exhibit to the ordinance.

If you should have any questions, please feel free to contact us at City Hall at 270-765-6121.

Sincerely,

Edward J. Poppe
City Administrator

Enclosures

ORDINANCE NO. 05-2026

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT LEITCHFIELD ROAD

WHEREAS the properties, owned by the Delta Living Trust and CharSiya, LLC, located along a portion of us 62 W (Leitchfield Road) and the right-of-way of US 62W are adjacent or contiguous to the City of Elizabethtown's existing boundaries; and,

WHEREAS, the property which is adjacent or contiguous to the City's boundaries at the time the annexation proceedings is begun; and which by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without reasonable delay; and,

WHEREAS, the City of Elizabethtown gave written notice of this requested annexation to Hardin County Government on January 30, 2026.

NOW, THEREFORE, BE IT ORDAINED by the City of Elizabethtown, Kentucky, that from and after the passage, approval, and publication of this Ordinance, property located along a portion of US 62W (Leitchfield Road), more specifically known as PVA # 168-00-00-015.02 (Delta Living Trust) and PVA #168-00-00-015.03 (CharSiya, LLC) and the public right-of-way of US62W as being more particularly described in the attached Legal Description (Exhibit A) and shown on the attached Map (Exhibit B) is annexed into the City of Elizabethtown. Said property shall be zoned as Regional Commercial (C-3) pursuant to the recommendation of the City of Elizabethtown Planning Commission based on a public hearing conducted on March 10, 2026. The findings of fact of the Commission in support of this recommendation are adopted as if set out verbatim and attached (Exhibit C).

This action is taken for property owned by the Delta Living Trust, CharSiya, LLC and the right-of-way of US62W owned by the Commonwealth of Kentucky pursuant to their request and consent. The property owners have given a signed consent in agreement to the annexation (Exhibit D).

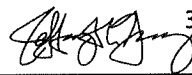
BE IT FURTHER ORDAINED the Mayor of the City of Elizabethtown and/or his designee is hereby authorized and directed to take all steps necessary to perfect this Ordinance, including notifying all appropriate agencies of this annexation pursuant to KRS 81A.

BE IT FURTHER ORDAINED this Ordinance be published in summary form.

READ THE FIRST TIME the 16th day of March, 2026

READ, ADOPTED AND APPROVED the 23rd day of March, 2026.

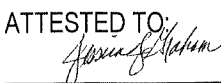
Published in summary March 27, 2026.



3/24/2026 | 11:00 AM EDT

JEFFREY H. GREGORY, MAYOR

ATTESTED TO:

 3/24/2026 | 11:00 AM EDT

JESSICA J. GRAHAM, CITY CLERK

ORDINANCE NO. 05-2026

EXHIBIT A LEGAL DESCRIPTION

Ordinance No. 05 -2026
Exhibit A
Annexation Description
30.052 Acre Tract

A certain tract of land lying and being in Hardin Co., Ky., adjoining the current westernmost city limits of Elizabethtown, lying north of U.S. Hwy. 62 (Leitchfield Road) just northeast of its intersection with Ky. Hwy. 86 (Hardinsburg Road) and being more particularly bounded and described as follows:

BEGINNING at a point in the current Elizabethtown city limits (Ordinance #22-2020), said point having a KY State Plane Single Zone Coordinate of: N:3764023.59; E:4866951.08

Thence with ordinance #22-2020 as follows: S 38°22'10" E (crossing U.S. Hwy. 62) a distance of 227.39' to a city boundary point in the south right-of-way of U.S. Hwy. 62.

Thence S 51°37'50" W a distance of 220.82' to a city boundary point;

Thence S 56°35'48" W a distance of 250.58' to a city boundary point;

Thence S 51°45'04" W a distance of 264.66' to a city boundary point;

Thence S 53°35'37" W a distance of 448.66' to a city boundary point;

Thence S 52°01'48" W a distance of 86.78' to a city boundary point;

Thence S 39°06'38" W a distance of 155.29' to a city boundary point;

Thence S 55°51'12" W a distance of 242.42' to a city boundary point;

Thence S 43°22'57" W a distance of 295.29' to a city boundary point;

Thence S 40°21'25" W a distance of 264.77' to a city boundary point;

Thence crossing back over U.S. Hwy. 62 and with a new annexation line as follows:

N 49°38'35" W a distance of 228.91' to a city boundary point;

Thence N 47°26'21" W a distance of 39.15' to a city boundary point;

Thence N 34°28'44" E a distance of 511.96' to a city boundary point;

Thence N 45°32'08" W a distance of 105.35' to a city boundary point;

Thence N 25°33'24" E a distance of 135.25' to a city boundary point;

Thence S 73°14'00" E a distance of 101.05' to a city boundary point;

Thence N 25°32'51" E a distance of 1327.95' to a city boundary point;

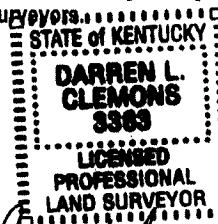
Thence N 33°19'12" E a distance of 23.74' to a city boundary point;

Thence S 65°03'49" E a distance of 881.35' TO THE POINT OF BEGINNING.

CONTAINING: 30.052 ACRES (1,309,068 Sq. Ft.) more or less according to a survey conducted by Clemons & Associates Land Surveying on the 16th day of March, 2026. Darren Clemons Ky. P.L.S. 3363. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.

Bearings and distances are based on KY. State Plane Single Zone.

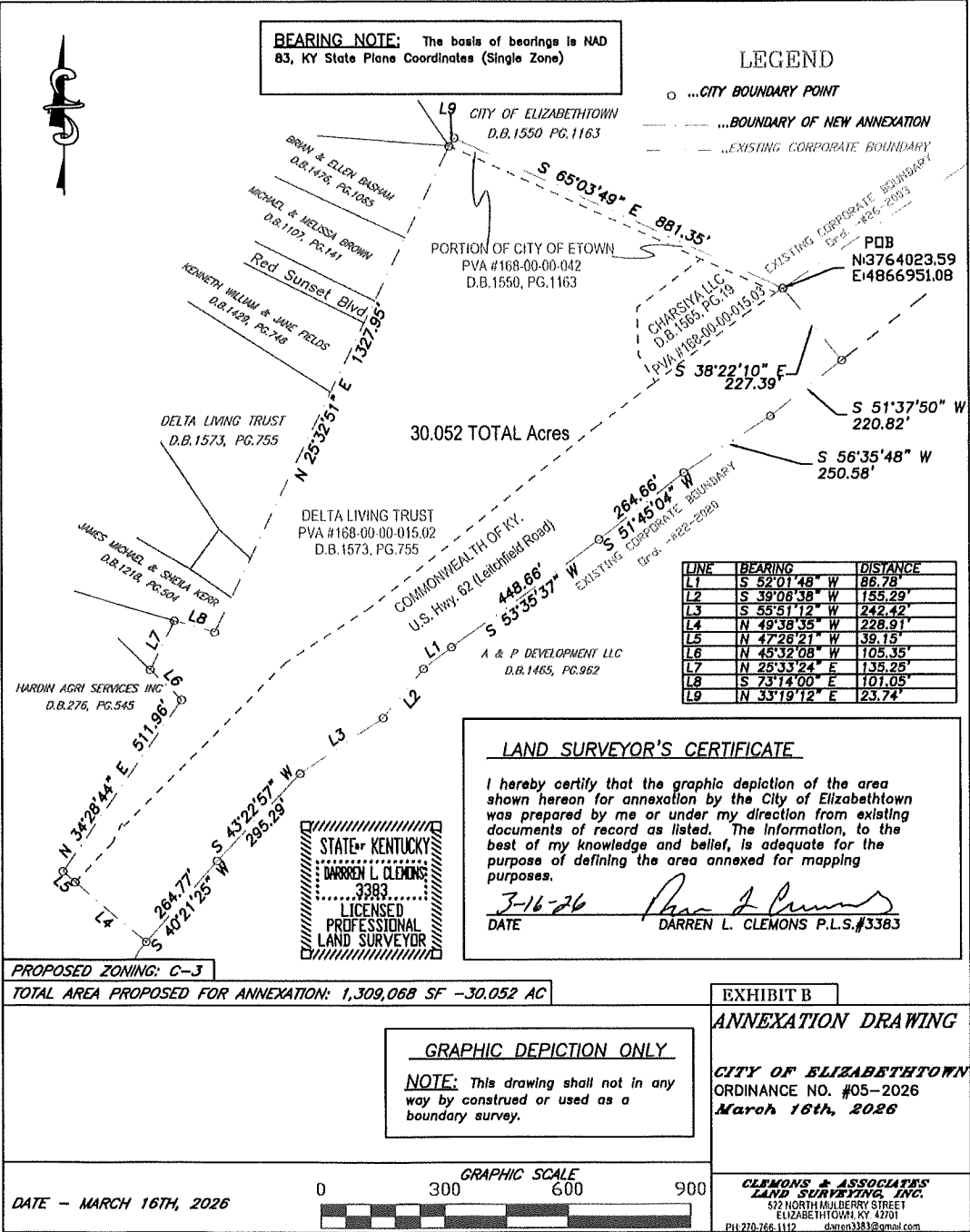
THE ABOVE DESCRIBED description is for annexation purposes ONLY and is not a boundary survey and does not meet the minimum standards of practice for Professional Land Surveyors.



[Handwritten Signature]
3-16-26

ORDINANCE NO. 05-2026

EXHIBIT B
MAP



ORDINANCE NO. 05-2026

EXHIBIT C PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2026-PC-03

WHEREAS, the Elizabethtown Planning Commission (Commission) finds that Goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan (Plan) calls to identify and acquire appropriate property for future growth, and to expand infrastructure to facilitate development; and

WHEREAS, the Commission finds Goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure, and Goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits in a fiscally responsible way; and

WHEREAS, the Commission finds that the annexation was requested by the property owner, and all proper notification was provided to nearby property owners; and

WHEREAS, the Commission finds the Hardin County Government was provided proper notification of the proposed annexation; and

WHEREAS, the Commission finds that assignment of a zoning district should comply with the goals, objectives, policies, guidelines, and recommended land use map of the Plan, and that the property is located in Sub Area 13: Industrial Park, of the recommended land use map of the Plan, and not within a Targeted Planning Area; and

WHEREAS, the Commission finds that utilities necessary for development are available for extension, and developers of the property will be required to extend these utilities to serve the property; and

WHEREAS, the Commission finds that the property proposed for annexation is recommended for a regional commercial zoning district; and

WHEREAS, the Commission finds that community-wide guidelines, and sub area guidelines of the Plan will be applied during development of the properties.

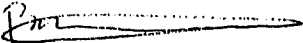
Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of C-3, Regional Commercial, for the proposed annexation area.

ORDINANCE NO. 05-2026

EXHIBIT D CONSENT

ANNEXATION CONSENT

Comes Bradley Bottoms, Chief District Engineer, KY Transportation Cabinet, Department of Highways, District 4 Office, in his official capacity as a representative for the Commonwealth of Kentucky as owner of property, right-of-way of US 62W, being approximately 2400 feet in length from the current city limits in a westerly direction (also known as Leitchfield Road) and gives consent to the annexation by the City of Elizabethtown of said street right-of-way and further acknowledges and does not object to the zoning district classification that will be effective upon said property through the annexation process. By consenting to the annexation, the Commonwealth of Kentucky (property owner) understands and agrees to waive their objection to the annexation, agrees to waive any notice required to file an objection to the annexation and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.



Bradley Bottoms, KYTC
Chief District Engineer
Commonwealth of Kentucky

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by
Bradley Bottoms, representative of the Commonwealth of Kentucky, KY Transportation
Cabinet this the 4th day of February 2026.



NOTARY PUBLIC

My Commission Expires: 7/30/26
Notary ID: KYNP54391

ORDINANCE NO. 05-2026

ANNEXATION CONSENT

Comes, Daniel Tabb, as authorized member and registered agent for CharSiya, LLC, owner of property at 5022 Leitchfield Road (US 62W), more specifically known as PVA # 168-00-00-015.03 and gives consent to the annexation by the City of Elizabethtown of approximately 1 acre of its property along Leitchfield Road. Property is recorded in Deed Book 1565 Page 19-22.

Daniel Tabb, as authorized member and registered agent for CharSiya, LLC, acknowledges and does not object to the commercial zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, Daniel Tabb, as authorized member and registered agent for CharSiya, LLC, as the current property owner does understand and agrees to waive their objection to the annexation, agrees to waive any notice of the annexation to allow them to file an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Daniel Tabb, as authorized member and registered agent for CharSiya, LLC, agrees to pay for the expenses incurred by the City of Elizabethtown associated with the preparation of the annexation ordinance relating to the required boundary survey and legal description for the annexation of said property.

Daniel Tabb, as authorized member and registered agent for CharSiya, LLC, agrees and understands that any utility extensions to serve the property to be annexed must be done at the property owner's expense prior to any development activity on the property proposed to be annexed.

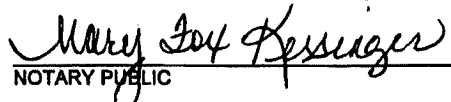


Daniel Tabb

Authorized member and registered agent for CharSiya, LLC

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Daniel Tabb as authorized member and registered agent for CharSiya, LLC this the 10th day of Jan, 2026



NOTARY PUBLIC

My Commission Expires: 10-5-2027
Notary ID: 14NP79323

MARY FOX KESSINGER
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP79323
COMMISSION EXPIRES OCTOBER 5, 2027

ORDINANCE NO. 05-2026

ANNEXATION CONSENT

Comes, Judy Blair Wilson, Trustee of the Delta Living Trust dated August 16, 2024, as representative and trustee for Delta Living Trust, owner of property along Leitchfield Road (US 62W), more specifically known as PVA # 168-00-00-015.02 and gives consent to the annexation by the City of Elizabethtown of approximately 17 acres of its property along Leitchfield Road. Property is recorded in Deed Book 1573 Page 755-761.

Judy Blair Wilson, Trustee of the Delta Living Trust dated August 16, 2024, as representative and trustee for Delta Living Trust, acknowledges and does not object to the zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, Judy Blair Wilson, Trustee of the Delta Living Trust dated August 16, 2024 as representative and trustee for Delta Living Trust, as the current property owner does understand and agrees to waive their objection to the annexation, agrees to waive any notice of the annexation to allow them to file an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

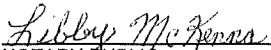
Judy Blair Wilson, Trustee of the Delta Living Trust dated August 16, 2024, as representative and trustee for Delta Living Trust, agrees to pay for the expenses incurred by the City of Elizabethtown associated with the preparation of the annexation ordinance relating to the required boundary survey and legal description for the annexation of said property.

Judy Blair Wilson, Trustee of the Delta Living Trust dated August 16, 2024, as representative and trustee for Delta Living Trust, agrees and understands that any utility extensions to serve the property to be annexed must be done at the property owner's expense prior to any development activity on the property proposed to be annexed.


Judy Blair Wilson
Trustee of the Delta Living Trust dated August 16, 2024

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Judy Blair Wilson as representative and trustee for Delta Living Trust, this the 12 day of November, 2025.


NOTARY PUBLIC

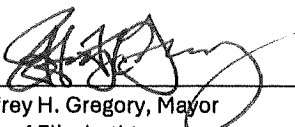
My Commission Expires: 9.28.2026
Notary ID: KYNP 59712

ORDINANCE NO. 05-2026

ANNEXATION CONSENT

Comes, the City of Elizabethtown, a municipal corporation, owner of property at 100 Pritchard Parkway (corner of Pritchard Parkway and Leitchfield Road), more specifically known as PVA # 168-00-00-042 and gives consent to the annexation by the City of Elizabethtown of approximately 0.46 acres of their property along US 62 W (Leitchfield Road. Property is recorded in Deed Book 1550 Page 1163.

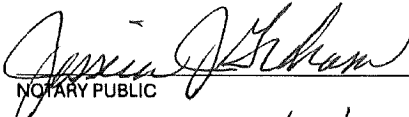
The City of Elizabethtown acknowledges and does not object to the zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, the City of Elizabethtown, as the current property owner does understand and agrees to waive their objection to the annexation, agrees to waive any notice of the annexation to allow them to file an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.



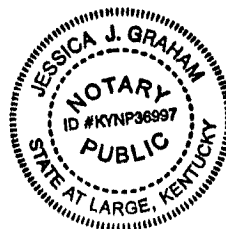
Jeffrey H. Gregory, Mayor
City of Elizabethtown

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Jeffrey H. Gregory, Mayor of the City of Elizabethtown this the 16 day of March, 2026.



NOTARY PUBLIC
My Commission Expires: 10/07/2024
Notary ID: KYNP36997

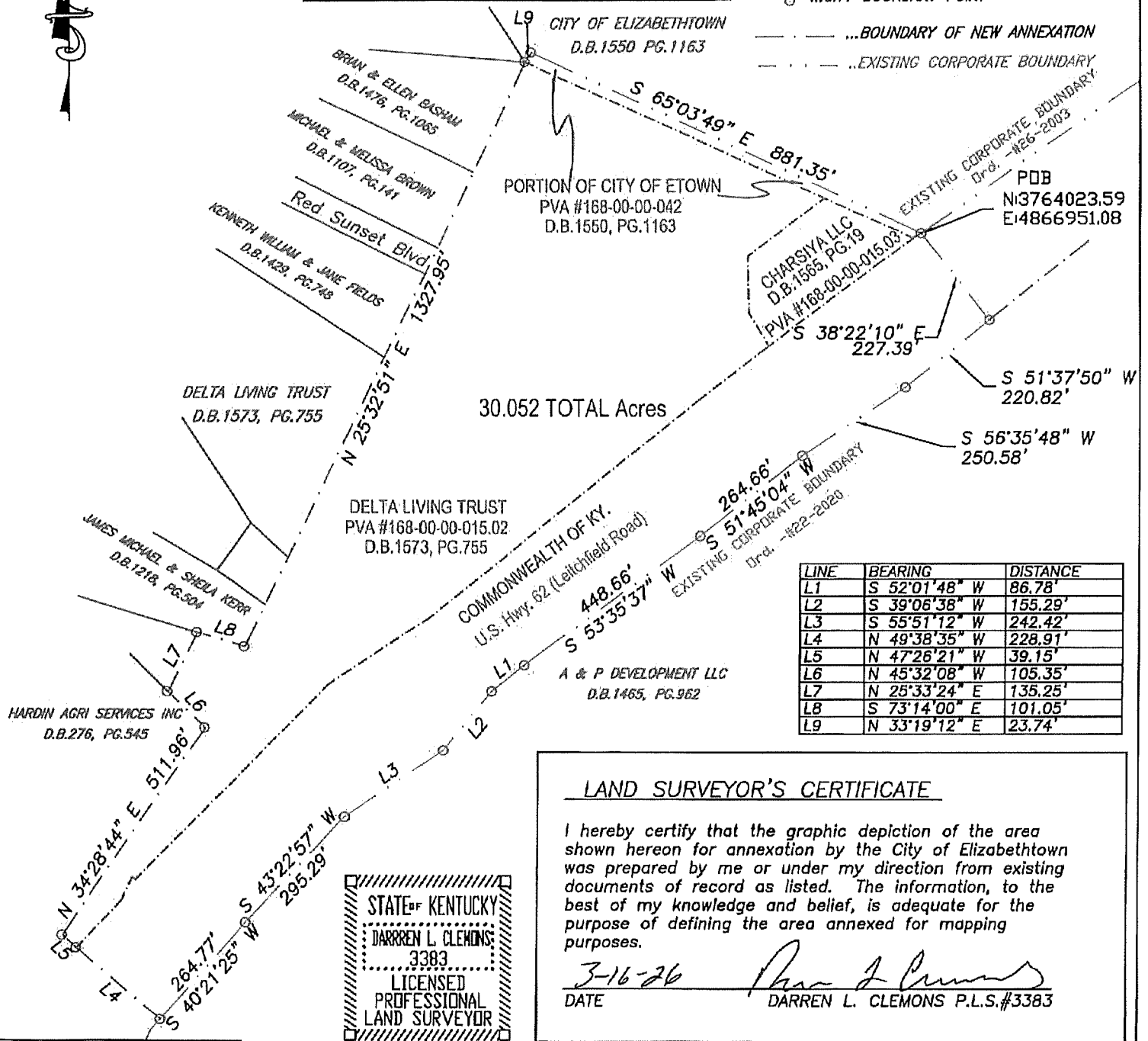




BEARING NOTE: The basis of bearings is NAD 83, KY State Plane Coordinates (Single Zone)

LEGEND

- ...CITY BOUNDARY POINT
- ...BOUNDARY OF NEW ANNEXATION
- - - ...EXISTING CORPORATE BOUNDARY

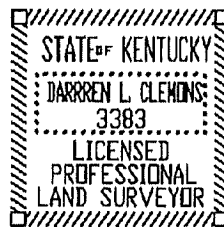


LAND SURVEYOR'S CERTIFICATE

I hereby certify that the graphic depiction of the area shown hereon for annexation by the City of Elizabethtown was prepared by me or under my direction from existing documents of record as listed. The information, to the best of my knowledge and belief, is adequate for the purpose of defining the area annexed for mapping purposes.

3-16-26
DATE

Darren L. Clemons
DARREN L. CLEMONS P.L.S.#3383



PROPOSED ZONING: C-3

TOTAL AREA PROPOSED FOR ANNEXATION: 1,309,068 SF - 30.052 AC

GRAPHIC DEPICTION ONLY

NOTE: This drawing shall not in any way be construed or used as a boundary survey.

DATE - MARCH 16TH, 2026

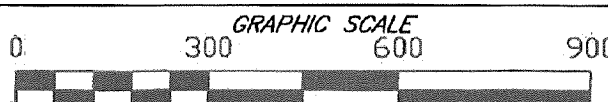


EXHIBIT B

ANNEXATION DRAWING

CITY OF ELIZABETHTOWN
ORDINANCE NO. #05-2026
March 16th, 2026

CLEMONS & ASSOCIATES
LAND SURVEYING, INC.
522 NORTH MULBERRY STREET
ELIZABETHTOWN, KY, 42701
PH: 270-766-1112 darren3383@gmail.com

**Ordinance No. 05 -2026
Exhibit A
Annexation Description
30.052 Acre Tract**

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Thence S 65°03'49" E a distance of 881.35' TO THE POINT OF BEGINNING.

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Bearings and distances are based on KY. State Plane Single Zone.

THE ABOVE DESCRIBED description is for annexation purposes ONLY and is not a boundary survey and does not meet the minimum standards of practice for Professional Land Surveyors.

