

COUNCIL  
TONY BISHOP  
MARTY E. FULKERSON  
JULIA SPRINGSTEEN  
CINDY D. WALKER  
VIRGIL WILLOUGHBY  
BILL WISEMAN



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(270) 765-6121  
Web Site: [www.etownky.org](http://www.etownky.org)

**CITY OF ELIZABETHTOWN**  
**JEFFREY H. GREGORY, MAYOR**

**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. 02-2024 series duly adopted by the City Council of said City at a duly convened meeting held on April 08, 2024 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 10<sup>th</sup> day of April 2024.

  
JESSICA J. GRAHAM, CITY CLERK

(SEAL OF THE CITY)

RECEIVED AND FILED  
DATE April 16, 2024

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Tina Hester



# ORDINANCE NO. 02-2024

## AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT 1751 and 2501 GAITHER STATION ROAD

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WHEREAS the property, owned by the City of Elizabethtown, located at 1751 and 2501 Gaither Station Road and owned by the Commonwealth of Kentucky (Western Kentucky Parkway) is adjacent or contiguous to the City of Elizabethtown's existing boundaries; and,

WHEREAS, the property by reason of governmental use of land as the City of Elizabethtown's wastewater treatment facility is suitable for development without unreasonable delay; and,

WHEREAS, the City of Elizabethtown gave written notice of this requested annexation to Hardin County Government on February 23, 2024.

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 at 1751 and 2501 Gaither Station Road, more specifically known as PVA # 187-00-00-027 & 188-00-00-035, and 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 General Industrial (I-1) pursuant to the recommendation of the City of Elizabethtown Planning Commission based on a public hearing conducted on March 12, 2024. 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 City of Elizabethtown and 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 that 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 that this Ordinance be published in summary form.

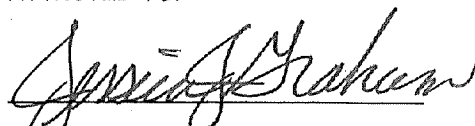
READ THE FIRST TIME the 18<sup>th</sup> day of March 2024.

READ, ADOPTED AND APPROVED the 8<sup>th</sup> day of April 2024.

Published in summary April 13, 2024.

  
JEFFREY H. GREGORY, MAYOR

ATTESTED TO:

  
JESSICA J. GRAHAM, CITY CLERK

# ORDINANCE NO. 02-2024

## EXHIBIT A LEGAL DESCRIPTION

Ordinance No. 02-2024  
Exhibit A  
Property Description  
181.486 Acre Tract

A certain tract of land lying and being in Hardin Co., Ky., adjoining the current westernmost city limits of Elizabethtown, lying west of Gaither Station Road and north and south of the Western Kentucky Parkway and being more particularly bounded and described as follows:

**BEGINNING** at a point in the current Elizabethtown city limits (Ordinance #11-2015), said point being on the south side of the Western Kentucky Parkway and having a KY State Plane Single Zone Coordinate of: N:2120114.97; E:1596591.98

Thence with the south right-of-way of the Western Ky. Parkway as follows: S 57°17'15" W a distance of 511.05' to a point;

Thence S 67°47'40" W a distance of 483.44' to a point;

Thence S 73°34'14" W a distance of 650.63' to a point;

Thence S 79°30'04" W a distance of 271.18' to a point;

Thence S 81°42'45" W a distance of 726.63' to a point in the west right-of-way of the CSX

Railroad,

Thence with the west right-of-way of the railroad; S 08°07'27" W a distance of 6081.97' to a point;

Thence N 55°01'52" W a distance of 1016.75' to a point;

Thence N 56°02'01" E a distance of 322.13' to a point;

Thence N 32°31'21" W a distance of 888.94' to a point in the center of Valley Creek;

Thence with the center of the creek as follows: N 13°56'10" E a distance of 80.76' to a point;

Thence N 12°29'00" E a distance of 187.78' to a point;

Thence N 23°17'41" E a distance of 287.61' to a point;

Thence N 16°49'28" E a distance of 410.48' to a point;

Thence N 12°01'45" E a distance of 217.71' to a point;

Thence N 03°19'16" E a distance of 299.07' to a point;

Thence N 15°40'26" W a distance of 203.48' to a point;

Thence N 14°05'01" W a distance of 159.21' to a point;

Thence leaving the creek; S 84°06'30" E a distance of 53.01' to a point;

Thence N 20°41'52" W a distance of 857.80' to a point;

Thence N 17°57'10" E a distance of 450.88' to a point;

Thence N 58°35'21" E a distance of 321.75' to a point;

Thence N 21°22'36" W a distance of 35.53' to a point in the center of Valley Creek;

Thence with the center of the creek as follows: N 71°51'34" E a distance of 1.37' to a point;

Thence S 85°26'29" E a distance of 271.87' to a point;

Thence N 17°50'47" E a distance of 789.22' to a point;

Thence N 04°39'32" W a distance of 279.36' to a point;

Thence N 09°59'53" E a distance of 223.01' to a point;

Thence N 00°23'15" W a distance of 89.52' to a point;

# ORDINANCE NO. 02-2024

Thence N 09°36'13" W a distance of 194.27' (crossing under the Western Ky. Parkway) to a point;

Thence N 02°25'19" E a distance of 72.84' to a point;  
Thence N 23°09'33" E a distance of 81.84' to a point;  
Thence N 48°52'41" E a distance of 138.77' to a point;  
Thence N 60°17'42" E a distance of 110.87' to a point;  
Thence N 67°33'52" E a distance of 257.68' to a point;  
Thence N 45°05'47" E a distance of 202.54' to a point;  
Thence N 12°32'14" E a distance of 139.49' to a point;  
Thence N 30°58'53" E a distance of 208.98' to a point;  
Thence N 13°22'44" E a distance of 136.98' to a point;  
Thence N 13°53'26" W a distance of 89.23' to a point;  
Thence N 04°48'22" W a distance of 484.88' to a point;  
Thence N 00°07'44" E a distance of 160.07' to a point;  
Thence N 02°27'51" E a distance of 183.65' to a point;  
Thence N 01°43'36" W a distance of 114.95' to a point;  
Thence N 18°18'59" E a distance of 64.78' to a point;  
Thence N 47°17'17" E a distance of 392.38' to a point;  
Thence N 01°08'05" W a distance of 175.62' to a point;  
Thence N 05°23'18" E a distance of 105.37' to a point;  
Thence N 22°31'56" E a distance of 128.81' to a point;  
Thence N 28°17'33" E a distance of 154.49' to a point;  
Thence N 15°43'09" E a distance of 156.28' to a point;  
Thence N 03°33'31" E a distance of 87.03' to a point;  
Thence N 01°18'04" W a distance of 108.19' to a point;  
Thence N 12°22'00" W a distance of 89.43' to a point;  
Thence N 27°23'02" W a distance of 100.55' to a point in the creek;  
Thence leaving the creek and following the meanders of a drain as follows; N 12°44'00" E a distance of 99.51' to a point;

Thence N 45°16'57" E a distance of 32.95' to a point;  
Thence N 09°24'16" E a distance of 17.62' to a point;  
Thence N 35°30'10" W a distance of 32.45' to a point;  
Thence N 18°38'32" E a distance of 31.56' to a point;  
Thence N 38°19'08" E a distance of 29.80' to a point;  
Thence N 25°03'56" E a distance of 20.89' to a point;  
Thence N 01°59'10" E a distance of 38.09' to a point;  
Thence N 09°54'15" E a distance of 77.45' to a point;  
Thence N 64°48'51" E a distance of 15.78' to a point;  
Thence S 11°45'05" E a distance of 45.06' to a point;  
Thence S 15°22'19" E a distance of 18.08' to a point;  
Thence S 63°15'31" E a distance of 51.08' to a point;  
Thence S 43°40'33" E a distance of 41.12' to a point;  
Thence S 50°01'38" E a distance of 45.02' to a point;  
Thence S 71°16'38" E a distance of 37.06' to a point;  
Thence N 87°27'02" E a distance of 38.75' to a point;  
Thence N 55°04'21" E a distance of 38.86' to a point;  
Thence N 39°16'57" E a distance of 74.51' to a point;

# ORDINANCE NO. 02-2024

Thence S 65°40'07" E a distance of 46.49' to a point;  
Thence S 89°04'22" E a distance of 47.35' to a point;  
Thence S 70°44'51" E a distance of 82.07' to a point on the west side of Galther Station Road;  
Thence with the west side of the road as follows: S 29°52'25" W a distance of 58.26' to a point;  
Thence S 27°18'56" W a distance of 237.05' to a point;  
Thence S 28°20'13" W a distance of 116.01' to a point;  
Thence S 19°07'27" W a distance of 55.31' to a point;  
Thence S 03°46'16" W a distance of 41.96' to a point;  
Thence S 09°18'19" E a distance of 23.84' to a point on the west right-of-way of the CSX

Railroad;

Thence with the west right-of-way of the railroad as follows: a curve turning to the left with an arc length of 1900.59', with a radius of 5950.60', with a chord bearing of S 15°51'49" W, with a chord length of 1892.52' to a point;

Thence S 06°07'27" W a distance of 1237.64' to a point on the north right-of-way of the Western Kentucky Parkway;

Thence with the north right-of-way of the Parkway as follows: N 75°40'53" E a distance of 104.21' to a point;

Thence N 75°40'33" E a distance of 355.57' to a point;

Thence with a curve turning to the left with an arc length of 427.99', with a radius of 5235.26', with a chord bearing of N 79°47'25" E, with a chord length of 427.87' to a point;

Thence N 85°28'00" E a distance of 246.31' to a point;

Thence with a curve turning to the left with an arc length of 1122.98', with a radius of 5275.26', with a chord bearing of N 68°41'59" E, with a chord length of 1120.86' to a point, said point being a corner to Ordinance 23-2023 of the City of Elizabethtown;

Thence with Ordinance #23-2023 as follows: N 63°03'10" E a distance of 13.94' to a point;

Thence N 57°10'23" E a distance of 364.73' to a point;

Thence N 68°30'36" E a distance of 161.42' to a point;

Thence N 55°45'18" E a distance of 83.58' to a point, said point being a corner to Ordinance #24-2014.

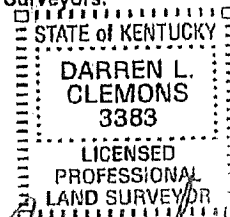
Thence with Ordinance #24-2014; S 17°35'03" W a distance of 344.38' to a point;

Thence S 59°36'39" W a distance of 176.05' TO THE POINT OF BEGINNING.

CONTAINING: 181.486 ACRES (7,905,533 Sq. Ft.) more or less according to a survey conducted by Clemons & Associates Land Surveying on the 20<sup>th</sup> day of February, 2024. Darren Clemons Ky. P.L.S. 3383. 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 South Zone.

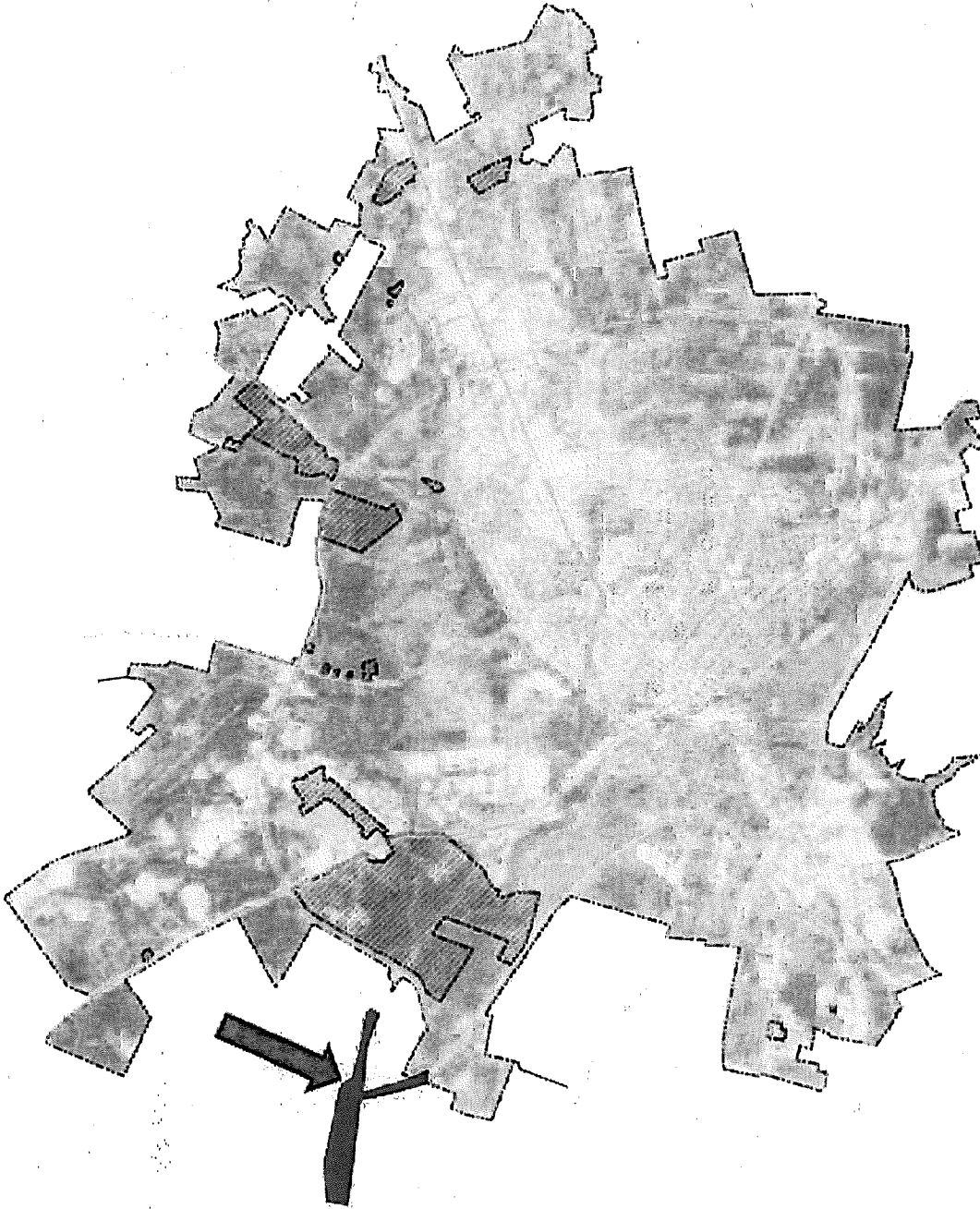
THE ABOVE DESCRIBED description is for annexation purposes ONLY and is not a boundary survey and does not meet the minimum standards of practice for Professional Land Surveyors.



*Darren L. Clemons*  
3-12-24

**ORDINANCE NO. 02-2024**

**EXHIBIT B  
MAP**



**EXHIBIT C**

# **ORDINANCE NO. 02-2024**

## **ORDINANCE NO. 02-2024 FINDINGS OF FACT**

### **PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2024-PC-01**

The Elizabethtown Planning Commission's recommendation to assign a zoning district classification of I-1, General Industrial, for property located at 1751 and 2501 Gaither Station Road and containing 155 acres was based on the evidence and testimony presented to the Commission, and the following findings:

**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 industrial development, and to expand infrastructure to facilitate such development; and

**WHEREAS**, The Commission finds Goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure; and

**WHEREAS**, The Commission finds that Goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits that are fiscally responsible; and

**WHEREAS**, The Commission finds that the annexation was requested by the property owner; and

**WHEREAS**, The Commission finds the property is currently owned by the City of Elizabethtown and used as a wastewater treatment facility; and

**WHEREAS**, The Commission finds that the property is located in Sub Area 13, Industrial Park, of the recommended land use map of the Plan; and

**WHEREAS**, The Commission finds that while the area proposed for annexation is recommended for Suburban Residential, it is also located in a flood zone and is currently used as a public wastewater treatment plant, and that the majority of property in the vicinity of the annexation area is recommended for General Industrial.

**RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of I-1, General Industrial, for the proposed annexation area be **APPROVED**.

**The vote was as follows:**

**YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette**

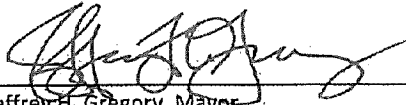
# ORDINANCE NO. 02-2024

## EXHIBIT D ORDINANCE NO. 02-2024 CONSENT

### ANNEXATION CONSENT

Comes, the City of Elizabethtown, a municipal corporation, owner of property along Gaither Station Road, more specifically known as 2501 Gaither Station Road and PVA # 187-00-00-027 and # 188-00-00-035 and gives consent to the annexation by the City of Elizabethtown of approximately 150 acres of their property along Gaither Station Road. Property is recorded in Deed Book 141 Page 480 and Deed Book 334 Page 096.

The City of Elizabethtown acknowledges and does not object to the industrial 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

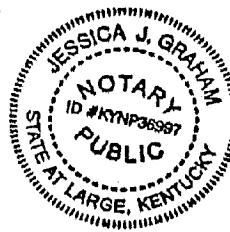
STATE OF KENTUCKY  
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Jeffrey H. Gregory, Mayor of the City of Elizabethtown this the 17 day of January, 2024.



NOTARY PUBLIC Jessica J. Graham

My Commission Expires: 10/07/2025  
Notary ID: KYNP36997






**ORDINANCE NO. 02-2024**

**ANNEXATION CONSENT  
SUPPLEMENTAL INFORMATION**


Comes, the City of Elizabethtown, a municipal corporation, owner of property along Gaither Station Road (Valley Creek Wastewater Treatment Facility), more specifically known as 1751 and 2501 Gaither Station Road and PVA # 187-00-00-027 and # 188-00-00-035 and gives consent to the annexation by the City of Elizabethtown of approximately 150 acres of their property along Gaither Station Road. Property is recorded in Deed Book 141 Page 480, Deed Book 334 Page 094 and Deed Book 334 Page 096.

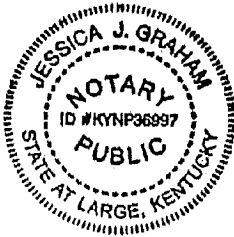
The City of Elizabethtown acknowledges and does not object to the industrial zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, the City of Elizabethtown, as the current property owner does understand and agrees to 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 18 day of March, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 10-07-2025  
Notary ID: KYNP36997



**NOTE: THE SUPPLEMENTAL INFORMATION (HIGHLIGHTED ABOVE) IS PROVIDED ON THIS FORM BASED ON ADDITIONAL RESEARCH FOR CLARIFICATION PURPOSES. IT DOES NOT CHANGE THE BOUNDARY OF THE PROPERTY OR ADD MORE PROPERTY.**

# ORDINANCE NO. 02-2024

## 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, the right-of-way of the Western KY Parkway 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 (street right-of-way) 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 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 11<sup>th</sup> day of JANUARY, 2024.

  
NOTARY PUBLIC

My Commission Expires: 02/21/2026  
Notary ID: KYNP 47519

OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

To research the map, contact the  
Office of Secretary of State  
or the County Clerk.