

JEFFREY H. GREGORY
MAYOR



200 West Dixie Avenue
P. O. Box 550
Elizabethtown, KY 42702
(270) 765-6121
Fax: (270) 737-5362
Website: www.etownky.org

CITY OF ELIZABETHTOWN

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. 02-2025 series duly adopted by the City Council of said City at a duly convened meeting held on January 13, 2025 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 16th day of January 2025.



(SEAL OF THE CITY)

JESSICA J. GRAHAM, CITY CLERK

RECEIVED AND FILED
DATE January 30, 2025

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Michael G. Adams



ORDINANCE NO. 02-2025

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT 2031 BARDSTOWN ROAD

WHEREAS the property, owned by Larry Hall IRA, located at 2031 Bardstown Road is 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.

WHEREAS, the City of Elizabethtown gave written notice of this requested annexation to Hardin County Government on October 29, 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 2031 Bardstown Road, more specifically known as PVA # 232-30-01-007, 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 Regional Commercial (C-3) pursuant to the recommendation of the City of Elizabethtown Planning Commission based on a public hearing conducted on December 10, 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 Larry J. Hall IRA, as owned by Larry J. Hall, MD 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.

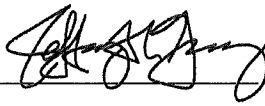
BE IT FURTHER ORDAINED that this Ordinance be published in summary form.

READ THE FIRST TIME the 16th day of December 2024.

READ, ADOPTED AND APPROVED the 13th day of January 2025.

Published in summary January 17, 2025.

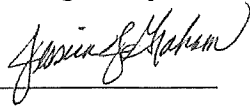
Signed by:



JEFFREY H. GREGORY, MAYOR

ATTESTED TO:

Signed by:



JESSICA J. GRAHAM, CLERK

ORDINANCE NO. 02-2025**EXHIBIT A
LEGAL DESCRIPTION**

Lynch Land Surveying
Jeremy L. Lynch, P.L.S.
 3049 Lilac Road, Leitchfield, Ky. 42754
 jlynch3953@hotmail.com (270)401-8140

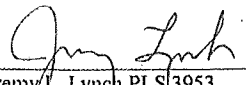
**METES AND BOUNDS DESCRIPTION FOR
 THE CITY OF ELIZABETHTOWN ANNEXATION OF TRACT #1 OF THE
 MCCORMACK SUBDIVISION BLOCK "B", LOT 7A AND
 A PORTION OF THE U.S. HIGHWAY 62 RIGHT-OF-WAY
 1.126 ACRE TRACT
 ORDINANCE #02-2025 – EXHIBIT A**

All bearings stated herein are referenced to Kentucky Single Zone.

Subject property being located adjacent to the existing corporate boundary of the city of Elizabethtown, Kentucky and being a portion of U.S. Highway 62 and Lot 7A McCormack Subdivision "B" (Plat Cabinet 1, Sheet 7453) and located on the southeast side of U.S. Highway 62 (Bardstown Road) approximately 180 feet northeast of its intersection with Howell Drive and further bounded and described as follows:

Beginning at steel rebar in the southeast right-of-way of U.S. Highway 62 (Bardstown Road – R/W varies) at the northeast corner of Withers Interest No. 3, LLC (D.B. 1403, Pg. 949 – Lot 1A of the Amended Record Plat of McCormack Subdivision "B", Plat Cabinet 1, Sheet 5596), said rebar having a Kentucky Single Zone Coordinate location of N=3784286.48 and E=4899798.08, and said rebar also being in the existing corporate boundary of the City of Elizabethtown (Ordinance 1975); thence N 20°42'42" W a distance of 85.84', crossing the right-of-way of Highway 62 and with the existing corporate boundary of the City of Elizabethtown to an unmarked point in the northwest right-of-way of Highway 62 and in the line of Blue City Etown, LLC (D.B. 1555, Pg. 952 – Lot 2, Southerland Subdivision, Plat Cabinet 1, Sheet 638), said point also being in the aforementioned existing corporate boundary (Ordinance 1975); thence N 63°06'56" E a distance of 203.91', with the northwest right-of-way of U.S. Highway 62 and the existing corporate boundary (Ordinance 1975 and then with Ordinance #21-1984), as both coincide with the Blue City Etown, LLC and then with Kenton-Cole, Inc. (D.B. 1434, Pg. 503 – Lot 3, Southerland Subdivision, Plat Cabinet 1, Sheet 638), to an unmarked point at a corner to the other property of Kenton-Cole, Inc. (D.B. 1434, Pg. 503 – Tract II); thence N 62°26'18" E a distance of 160.49', leaving Lot 3 of Kenton-Cole, Inc. (D.B. 1434, Pg. 503) and with Tract II of Kenton-Cole Inc., and also with said right-of-way and the existing corporate boundary (Ordinance #11-2018) to an unmarked point; thence S 27°26'33" E a distance of 67.70', leaving Tract II of Kenton-Cole, Inc., the northwest right-of-way of U.S. Highway 62 and the existing corporate boundary, and crossing said right-of-way to an unmarked point in the southeast right-of-way of U.S. Highway 62, said point having a Kentucky Single Zone Coordinate location of N=3784473.16 and E=4900123.07 and said point being in the line of 2583 Bardstown, LLC (D.B. 1574, Pg. 848 – Lot 1A, Block A, McCormack Subdivision, Plat Cabinet 1, Sheet 4564); thence S 60°07'51" W a distance of 253.93', with said right-of-way, with 2583 Bardstown, LLC, with the end of the right-of-way of McCormack Avenue (50' R/W) and then with Keith National Corporation (D.B. 1020, Pg. 276 – Lot 11, McCormack Subdivision Block "B", Plat Cabinet 1, Sheet 41A) to a steel rebar at the northwest corner of Keith National Corporation; thence S 20°39'47" E a distance of 179.39', leaving the southeast right-of-way of U.S. Highway 62 and with Keith National Corporation to a steel rebar in the line of Danny Long (D.B. 756, Pg. 601 – Lot 12, McCormack Subdivision Block "B", Plat Cabinet 1, Sheet 41A); thence S 63°04'31" W a distance of 119.87', leaving Keith National Corporation and with Long and then with the line of Withers Interest No. 3, LLC (D.B. 1403, Pg. 949 – Lot 1A of the Amended Record Plat of McCormack Subdivision Block "B", Plat Cabinet 1, Sheet 5596), as it coincides with the existing corporate boundary of the City of Elizabethtown (Ordinance 1975) for 11.02' to a steel rebar in another line of Withers Interest No. 3, LLC; thence N 20°42'41" W a distance of 173.11', continuing with Withers Interest, LLC and the existing corporate boundary of the City of Elizabethtown to the point of beginning, having an area of 1.126 acres.

This metes and bounds description is for annexation purposes only and is not based on an actual boundary survey of the described property.

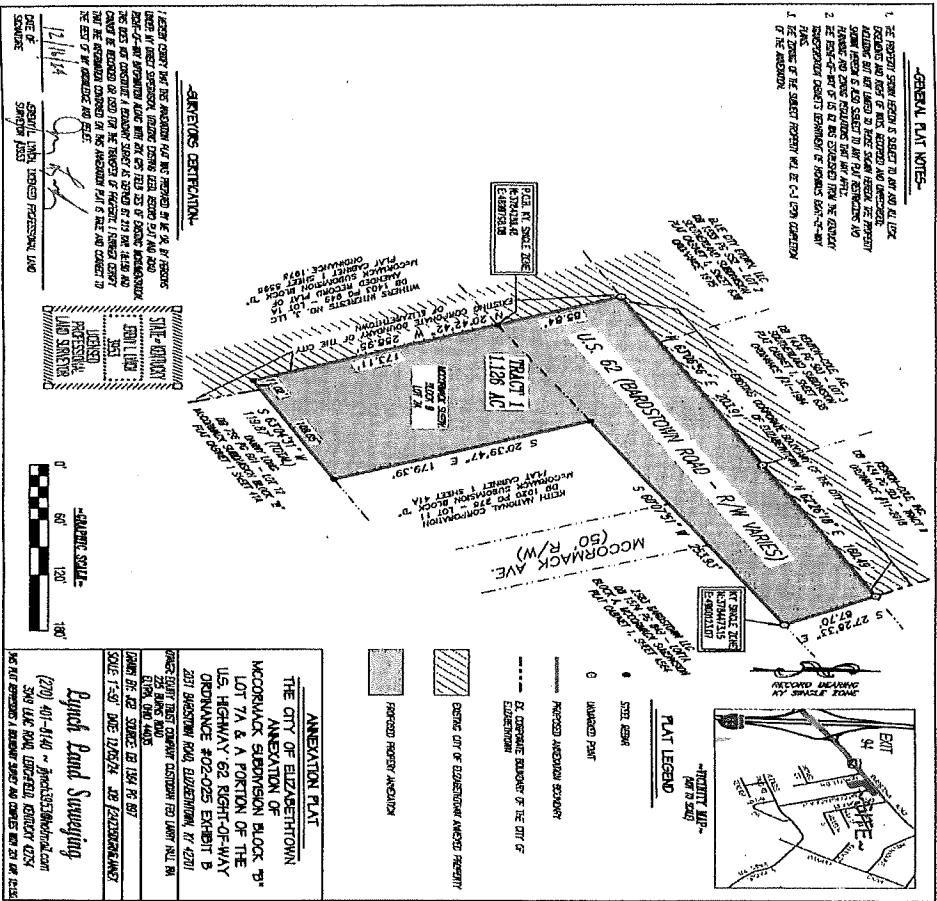

 Jeremy L. Lynch PLS/3953



12/16/24
 Date

ORDINANCE NO. 02-2025

EXHIBIT B
MAP



ORDINANCE NO. 02-2025

EXHIBIT C PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2024-PC-17

The Elizabethtown Planning Commission's recommendation to assign a zoning district classification of I-2, Regional Industrial, for property located on the south side of South Ring Road, beginning approximately 1,000 feet west of the Western Kentucky Parkway and extending west to a point approximately 825 feet west of Gaither Station Road, containing approximately 154 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 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 and the Kentucky Transportation Cabinet were 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 within Targeted Planning Areas C and D; 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 properties proposed for annexation are recommended for a general industrial zoning district, but that a regional industrial zoning district classifications is more appropriate since the area has a high level of access and visibility, since the area has access to a high level of infrastructure, and since the properties are large enough to be developed as an industrial park; and

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

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of I-2, Regional Industrial, for the proposed annexation area be **APPROVED**.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

ORDINANCE NO. 02-2025

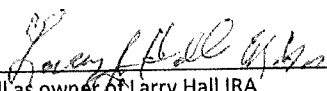
EXHIBIT D CONSENT

ANNEXATION CONSENT

Comes, Larry J. Hall as owner of Larry Hall IRA, owner of property along U S 62 East, more specifically known as 2031 Bardstown Road and PVA # 232-30-01-007, more specifically known as McCormack Subdivision, Block B, Lot 7A and gives consent to the annexation by the City of Elizabethtown of approximately 0.48 acres of his property along U S 62 East (Bardstown Road). Property is recorded in Deed Book 1364 Page 897-899.

Larry J. Hall as owner of Larry Hall IRA, acknowledges and does not object to the commercial zoning district classifications that will be effective upon the property through the annexation process. By consenting to the annexation, Larry J. Hall as owner of Larry Hall IRA, as the current property owner does understand and agrees to waive his objection to the annexation, agrees to waive any notice of the annexation to allow him to file an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Larry J. Hall as owner of Larry Hall IRA, further 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. Larry J. Hall as owner of Larry Hall IRA further understands and agrees to a change in address to the property to 2031 North Mulberry Street upon annexation.

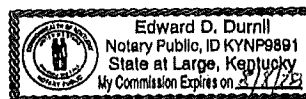

Larry J. Hall as owner of Larry Hall IRA

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Larry J. Hall as owner of Larry Hall IRA, this
the 14th day of October, 2024.


NOTARY PUBLIC

My Commission Expires: 8/8/28
Notary ID: _____



ORDINANCE NO. 02-2025

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 62, also known as Bardstown Road or North Mulberry Street) 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 29th day of October, 2024.



NOTARY PUBLIC

My Commission Expires: 6/21/28
Notary ID: KYNP89824



Lynch Land Surveying

Jeremy L. Lynch, P.L.S.

3049 Lilac Road, Leitchfield, Ky. 42754
jlynch3953@hotmail.com (270)401-8140

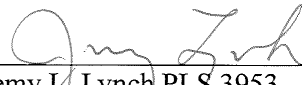
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Jeremy L. Lynch PLS 3953



12/16/24
Date

~GENERAL PLAT NOTES~

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS, RECORDED AND UNRECORDED; INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLAT RESTRICTIONS AND PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THE RIGHT-OF-WAY OF US 62 WAS ESTABLISHED FROM THE KENTUCKY TRANSPORTATION CABINET'S DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLANS.
3. THE ZONING OF THE SUBJECT PROPERTY WILL BE C-3 UPON COMPLETION OF THE ANNEXATION.

BLUE CITY ETOWN, LLC
DB 1555 PG 952 - LOT 2
SOUTHERLAND SUBDIVISION
PLAT CABINET 1, SHEET 638
ORDINANCE 1975

KENTON-COLE, INC.
DB 1434 PG 503 - LOT 3
SOUTHERLAND SUBDIVISION
PLAT CABINET 1, SHEET 638
ORDINANCE #21-1984

KENTON-COLE, INC.
DB 1434 PG 503 - TRACT II
ORDINANCE #11-2018

EXISTING CORPORATE BOUNDARY OF THE CITY
OF ELIZABETHTOWN

KY SINGLE ZONE
N: 3784473.16
E: 4900123.07

2583 BARDSTOWN LLC
DB 1574 PG 848 - LOT 1A
BLOCK A, MCCORMACK SUBDIVISION
PLAT CABINET 1, SHEET 4564

P.O.B. KY. SINGLE ZONE
N: 3784286.48
E: 4899798.08

TRACT 1
1.126 AC

MCCORMACK SUBDV.
BLOCK B
LOT 7A

WITHERS INTERESTS NO. 3, LLC
DB 1402 PG 949 - LOT 1A
AMENDED SUBDIVISION BLOCK "B"
PLAT CABINET 1, SHEET 5596
ORDINANCE 1975

DANNY LONG
DB 756 PG 601 - LOT 12
MCCORMACK SUBDIVISION BLOCK "B"
PLAT CABINET 1, SHEET 41A

~SURVEYORS CERTIFICATION~

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME OR, BY PERSONS UNDER MY DIRECT SUPERVISION, UTILIZING EXISTING DEED, RECORD PLAT AND ROAD RIGHT-OF-WAY INFORMATION ALONG WITH RTK GPS FIELD TIES OF EXISTING MONUMENTATION. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AS DEFINED BY 210 KAR 18:150 AND CANNOT BE RECORDED OR USED FOR THE TRANSFER OF PROPERTY. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED ON THIS ANNEXATION PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF
SIGNATURE

JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND
SURVEYOR #3953

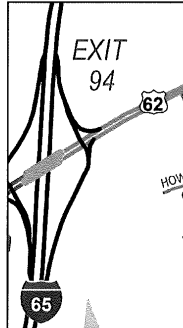
STATE OF KENTUCKY
JEREMY L. LYNCH
3953
LICENSED
PROFESSIONAL
LAND SURVEYOR

~GRAPHIC SCALE~



ANNEXATION
THE CITY OF ELIZABETHTOWN
ANNEXATION
MCCORMACK SUBDIVISION
LOT 7A & A PORTION OF
U.S. HIGHWAY 62
ORDINANCE #02-2024
2031 BARDSTOWN ROAD, ELIZABETHTOWN, KY 40310
OWNER: EQUITY TRUST COMPANY CUS
225 BURNS ROAD
ELYRIA, OHIO 44035
DRAWN BY: JGB SOURCE: DB 13
SCALE: 1"=50' DATE: 12/05/24

Lynch Land
(270) 401-8140 ~ jly
3049 LILAC ROAD, LEITCHFORD, KY 40341
THIS PLAT REPRESENTS A BOUNDARY SURVEY



PLAT LEGEND

- STEEL REBAR
- UNMARKED POINT
- PROPOSED ANNEXATION
- - - EX. CORPORATE BOUNDARY OF ELIZABETHTOWN
- EXISTING CITY OF ELIZABETHTOWN
- PROPOSED PROPERTY