

JEFFREY H. GREGORY
MAYOR



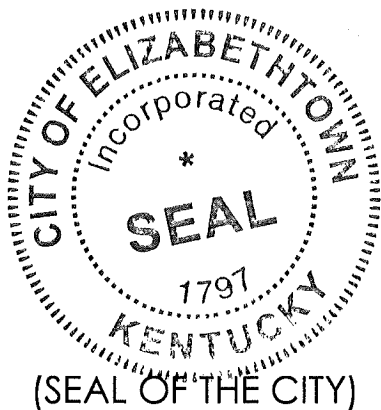
200 West Dixie Avenue
P. O. Box 550
Elizabethtown, KY 42702
(270) 765-6121
Fax: (270) 737-5362
Website: www.etownky.org

CITY OF ELIZABETHTOWN

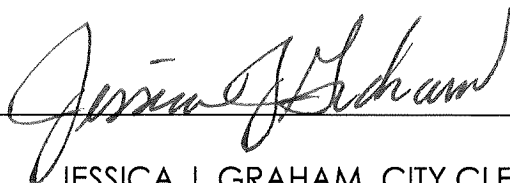
CERTIFICATION

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. 03-2025 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 Theresa



ORDINANCE NO. 03-2025

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT 1001 RING ROAD & PATRIOT PARKWAY

WHEREAS the property, owned by A&P Development LLC and Christopher G. & Dane Nell Knight, located along a portion of Ring Road and Patriot Parkway 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 November 08, 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 along a portion of Ring Road and Patriot Parkway, more specifically known as PVA # 185-00-00-006, 185-00-00-007, and 185-00-00-008, 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 A&P Development LLC and Christopher G. & Dane Nell Knight 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.

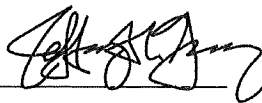
BE IT FURTHER ORDAINED that this Ordinance be published in summary form.

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.

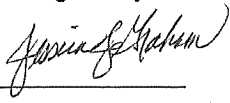
Signed by:



JEFFREY H. GREGORY, MAYOR

ATTESTED TO:

Signed by:



JESSICA J. GRAHAM, CITY CLERK

ORDINANCE NO. 03-2025

EXHIBIT A LEGAL DESCRIPTION

Ordinance No. 03 -2025
Exhibit A
Property Description
68.453 Acre Tract

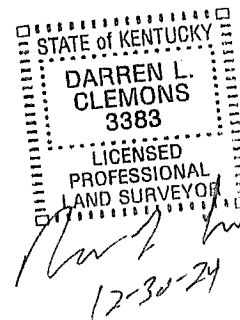
A certain tract of land lying and being in Hardin Co., Ky., adjoining the current westernmost city limits of Elizabethtown, lying south of Ky. Hwy. 361 (Patriot Parkway) and east of Ky. Hwy. 3005 (Ring Road) and being more particularly bounded and described as follows:

BEGINNING at a point in the current Elizabethtown city limits (Ordinance #11-2014), said point having a KY State Plane Single Zone Coordinate of: N:3783555.89; E:4876998.12.
Thence with ordinance #11-2014 as follows: S 69°11'34" E a distance of 500.59' to a point;
Thence S 69°12'28" E a distance of 843.42' to a point;
Thence N 42°53'14" E a distance of 334.42' to a point, said point being a corner to ordinance #05-1994.
Thence with ordinance #05-1994 and then ordinance #21-1988 as follows: S 24°23'16" E a distance of 694.73' to a point;
Thence S 49°26'26" W a distance of 1998.31' to a point, said point being a corner to ordinance #01-2010.
Thence with ordinance #01-2010 as follows: N 68°37'51" W a distance of 281.52' to a point;
Thence N 69°01'24" W a distance of 201.68' to a point;
Thence N 68°49'29" W a distance of 499.96' to a point;
Thence with a new annexation line; N 20°09'20" E a distance of 1926.94' TO THE POINT OF BEGINNING.

CONTAINING: 68.453 ACRES (2,981,823 Sq. Ft.) more or less according to a survey conducted by Clemons & Associates Land Surveying on the 9th day of December, 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 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.



ORDINANCE NO. 03-2025

EXHIBIT B MAP

Subject Property Location



ORDINANCE NO. 03-2025

EXHIBIT C PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2024-PC-16

The Elizabethtown Planning Commission's recommendation to assign a zoning district classification of C-3, Regional Commercial, for property located on the south side of Patriot Parkway and the east side of Ring Road, including three parcels and a portion of an unnamed, unimproved right-of-way, and containing approximately 68 acres, was based on the evidence and testimony presented to the Commission, and the following findings:

WHEREAS, the Elizabethtown Planning Commission (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 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, 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 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 7: Ring Road West, of the recommended land use map of the Plan, and is not located within 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 properties proposed for annexation are recommended for urban residential uses, but that the properties are adjacent to properties recommended for regional commercial uses along Patriot Pkwy and Ring Rd, and that the properties are oriented so that they will be accessed from, and associate with, Patriot Pkwy and Ring Rd, and are more suitable for an expansion of those commercial uses; 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 C-3, Regional Commercial, 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. 03-2025

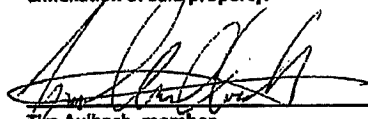
EXHIBIT D CONSENT

ANNEXATION CONSENT

Comes, Tim Aulbach as representative for A & P Development LLC, owner of property along Ring Road (KY 3005) and Patriot Parkway (KY 361), more specifically known as PVA # 185-00-00-008 and gives consent to the annexation by the City of Elizabethtown of approximately 22 acres of their property along Ring Road. Property is recorded in Deed Book 1566 Page 143.

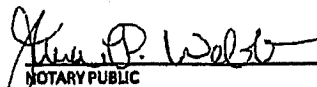
Tim Aulbach as representative for A & P Development LLC acknowledges and does not object to the commercial zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, Tim Aulbach as representative for A & P Development LLC, 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.

Tim Aulbach as representative for A & P Development LLC 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.


Tim Aulbach, member
A & P Development LLC

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Tim Aulbach as a representative of A & P Development LLC, this the 7th day of November, 2024.


NOTARY PUBLIC

My Commission Expires: 06/06/27
Notary ID: KYNP73624

ORDINANCE NO. 03-2025

ANNEXATION CONSENT

Comes, Christopher and Dane Nell Knight, husband and wife, owners of property along Ring Road (KY 3005) and Patriot Parkway (KY 361), more specifically known as PVA # 185-00-00-006 and #185-00-00-007 and gives consent to the annexation by the City of Elizabethtown of approximately 45 acres of their property along Ring Road and Patriot Parkway. Property is recorded in Deed Book 1101 Page 84 and Deed Book 1101 Page 93.

Christopher and Dane Nell Knight, acknowledge and do not object to the commercial or residential zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, Christopher and Dane Nell Knight, as the current property owners do understand and agree to waive their objection to the annexation, agree to waive any notice of the annexation to allow them to file an objection and agree to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Christopher and Dane Nell Knight further agree 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.

Christopher G. Knight
Christopher G. Knight

Dane Nell Knight
Dane Nell Knight

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Christopher G. Knight and Dane Nell Knight,
this the 4th day of November, 2024.

Jodie M. Thompson Jodie M. Thompson
NOTARY PUBLIC

My Commission Expires: 1/9/2027
Notary ID: KYWP64211

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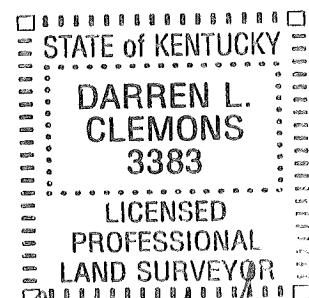
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OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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