

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

April 10, 2025

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

RECEIVED AND FILED
DATE April 16th
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Janne Phillips

RE: ANNEXATION (Ordinance #09-2025)

Dear Travis:

The City of Elizabethtown recently completed an annexation that added 1.1 acres to our city. Under the provisions of KRS 81A.470 we are submitting the required Ordinance (09-2025) 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. Electronic versions of the map and description will be submitted to your attention by email.

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



**JEFFREY H. GREGORY
MAYOR**



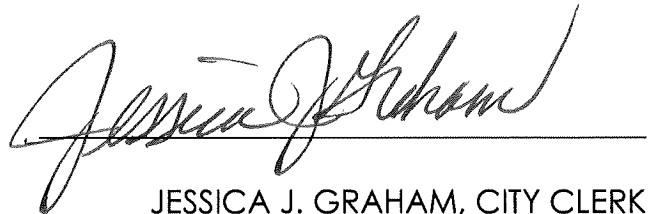
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CITY OF ELIZABETHTOWN

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. 09-2025 series duly adopted by the City Council of said City at a duly convened meeting held on April 07, 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 10th day of April 2025.



JESSICA J. GRAHAM, CITY CLERK

(SEAL OF THE CITY)



ORDINANCE NO. 09-2025

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT 7019 SOUTH WILSON ROAD

WHEREAS the property, owned by the Emogene Cox, Gloria Compton, Executrix 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 began; 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; and,

WHEREAS, the property owner involved in this annexation gave their written consent to the annexation.

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 7019 South Wilson Road, more specifically known as PVA #183-40-01-009 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 11, 2025. 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 Emogene Cox Estate, Gloria Compton Executrix pursuant to their request and written consent. The property owner has 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.

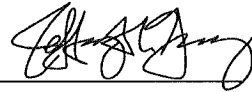
ORDINANCE NO. 09-2025

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

READ THE FIRST TIME the 17th day of March 2025.

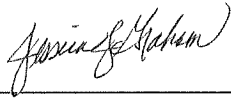
READ, ADOPTED AND APPROVED the 7th day of April 2025.

Published in summary April 11, 2025.



JEFFREY H. GREGORY, MAYOR

ATTESTED TO:



JESSICA J. GRAHAM, CITY CLERK

ORDINANCE NO. 09-2025

EXHIBIT A LEGAL DESCRIPTION

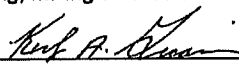
3-17-25

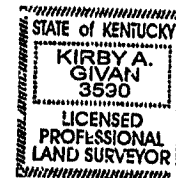
Exhibit "A"
Ordinance #09-2025

Being a tract of land lying in Hardin County Kentucky on the west side of S Wilson Road near Elizabethtown, and being more particularly described below.

Beginning at a found 1/2" rebar (Givan PLS #3590) in the west right of way line of S Wilson Road, and being a corner to the Brooks St Baptist Church Deed Book 783, Page 262; thence with said Church S 45°00'16" W a distance of 147.74' to a found 1/2" rebar (Givan PLS #3590); thence S 45°06'26" W a distance of 104.14' to a found 1/2" rebar (Givan PLS #3590) in the line of said Church and being a corner to Sulema and Javier Jimenez, Deed Book 1546, Page 965; thence with Jimenez N 45°37'41" W a distance of 149.94' to a found 1/2" rebar (illegible); thence N 28°26'10" E a distance of 269.74' to a found 1/2" rebar (Johnson PLS #3300) in the west right of way of S Wilson Road; thence with said road with a curve turning to the right with an arc length of 101.16', with a radius of 2058.08', with a chord bearing of S 44°50'24" E, with a chord length of 101.15' to a set 1/2"x24" rebar (Givan PLS #3590); thence with a curve turning to the right with an arc length of 125.98', with a radius of 4086.34', with a chord bearing of S 42°50'40" E, with a chord length of 125.98', which is the point of beginning, having an area of 1.110 acres.

3/31/25
Date of signature


Kirby A. Givan
Professional land
Surveyor #3590



ORDINANCE NO. 09-2025

EXHIBIT B MAP



ORDINANCE NO. 09-2025

EXHIBIT C PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2025-PC-04

The Elizabethtown Planning Commission's recommendation to assign a zoning district classification of C-3 Regional Commercial for property located along the southwestern boundary of South Wilson Rd and containing approximately 1.1 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

WHEREAS, the Commission finds that 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

WHEREAS, the Commission finds that the property is located in Sub Area 2, North Dixie, of the recommended land use map of the Plan; and

WHEREAS, the Commission finds that the property is not located within a targeted planning area within Sub Area 2; 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 suburban residential zoning district, which primarily includes single-family residential uses, but that there have been changes of a physical nature through zoning changes and development that were not anticipated in adoption of the Plan that justify commercial zoning for this property; and

WHEREAS, the Commission finds that adjacent lands south of the subject property along South Wilson Rd are recommended for mixed use zoning, but have since been rezoned to C-3, Regional Commercial, and that property on the northwest corner of South Wilson Rd and Hutcherson Rd has been rezoned to R-6, High Density Residential; and

WHEREAS, the Commission finds that the Plan recommends this general area to serve as a transition from commercial uses to the south and along North Dixie Ave to lighter density residential uses to the north, and that with the changes in zoning and development since adoption of the Plan, a commercial zoning district is appropriate for the property.

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 Rice, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Dozer

ORDINANCE NO. 09-2025

EXHIBIT D CONSENT

ANNEXATION CONSENT

Comes, Gloria Compton, as Executrix for the Emogene Cox Estate, as ordered by the Hardin District Court, Probate Division, for Case No. 23-P-510 and entered on August 23, 2023, as the owners' representative for property known as 7019 South Wilson Road and PVA # 183-40-01-009 and gives consent to the annexation by the City of Elizabethtown of approximately 1.11 acres of the estate property along South Wilson Road. Property is recorded in Deed Book 160 Page 194.

Gloria Compton, as Executrix of the Emogene Cox Estate, 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, Gloria Compton, as Executrix of the Emogene Cox Estate, as the current property owners' representative does understand and agrees to waive any objection to the annexation, agrees to waive any notice of the annexation to allow the filing of an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Gloria Compton, as Executrix of the Emogene Cox Estate, 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.

Gloria Compton

Gloria Compton, Executrix for the Emogene Cox Estate

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Gloria Compton as Executrix for the Emogene Cox Estate, this the 17th day of May, 2025.

Jocelyn M. Thompson
NOTARY PUBLIC

My Commission Expires: 11/9/2027
Notary ID: Kyp 14211

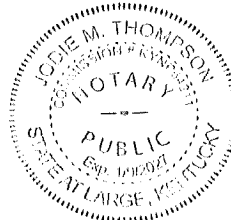


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OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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