

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

RE: ANNEXATION (Ordinance #07-2025)

Dear Travis:

The City of Elizabethtown recently completed an annexation that added 0.807 acres to our city. Under the provisions of KRS 81A.470 we are submitting the required Ordinance (07-2025) 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

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



JEFFREY H. GREGORY
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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. 07-2025 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



ORDINANCE NO. 07-2025

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT 204 JACKIE STREET

WHEREAS the property, owned by Paul and Susan Brantingham, Trustees of the Brantingham Living Trust, located at 204 Jackie Street, 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 204 Jackie Street, more specifically known as PVA #200-00-00-027.05 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 Urban Residential, General (R-4) 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 Paul and Susan Brantingham, Trustees of the Brantingham Living Trust 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.

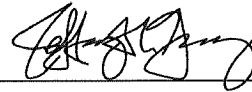
ORDINANCE NO. 07-2025

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

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

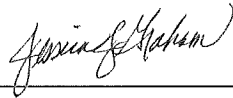
READ, ADOPTED AND APPROVED the 7th day of April 2025.

Published in summary April 11, 2025.



JEFFREY H. GREGORY, MAYOR

ATTESTED TO:



JESSICA J. GRAHAM, CITY CLERK

ORDINANCE NO. 07-2025

EXHIBIT A LEGAL DESCRIPTION

DOUGLAS LAND SURVEYING, LLC.

21500 SONORA HARDIN SPRINGS ROAD
BIG CLIFTY, KENTUCKY 42712
douglaslandsurveying@windstream.net
PH. (270) 766-7722 FAX (270) 862-5840

LEGAL DESCRIPTION ANNEXATION OF BRANTINGHAM LIVING TRUST PROPERTY PEAR ORCHARD ROAD NW ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY EXHIBIT A, ORDINANCE NO. 07-2025

2 October 2024

SOURCE OF TITLE: DEED BOOK 1576, PAGE 135.

Subject property being located 900.0 feet west of the west right-of-way of Jackie Street (50-foot right-of-way), approximately 625 feet north of its intersection with Pear Orchard Road NW near Elizabethtown, Hardin County, Kentucky and being more particularly bounded and described as follows to wit:

Beginning at a found 1-inch pipe (no ID cap), a corner common to Brantingham Living Trust (Deed Book 1490, Page 969, Cheryl A. Dayton (Deed Book 1424, Page 1195 a.k.a. Lot 19A of Pleasant Acres Subdivision, Plat Cabinet 1, Sheet 1498) and in the line of Omni Land & Development LLC. (Deed Book 1568, Page 920 a.k.a. Lot 5 of DS Acres, Plat Cabinet 1, Sheet 7353), said pipe being in the existing corporate limits of the City of Elizabethtown (intersection of Ordinance No. 26 – 1982 Series and Ordinance No. 12-2023), said pin also being N78°14'06"E 900.00 feet from a found 1-inch pipe (no ID cap) in the west right-of-way of Jackie Street;

Thence leaving the aforesaid common line and severing the Omni Land & Development LLC. property the following two (2) calls:

N77°49'32"W 25.74 feet to a found ½-inch rebar with cap stamped "D. Johnson PLS 3300";

N30°35'30"W 248.37 feet to a found ½-inch rebar with cap stamped "D. Johnson PLS 3300", in the line of Heartland Golf Club, LLC. (Deed Book 1364, Page 807 a.k.a. Lot 5 of Heartland Golf Subdivision, Plat Cabinet 1, Sheet 6126), said pin also being in the existing corporate limits of the City of Elizabethtown (Ordinance No. 9 – 1986 Series);

Thence with the aforesaid line of Heartland Golf Club, LLC. and the existing corporate limits of the City of Elizabethtown the following two (2) calls:

N74°24'02"E 24.30 feet to a found ½-inch rebar with cap stamped "Leftwich PLS 3013";

N59°43'16"E 228.74 feet to a found 1-inch pipe (no ID cap), the northwest corner of Brantingham Living Trust property (Deed Book 1490, Page 969) and being a point in the existing corporate limits of the City of Elizabethtown (intersection of Ordinance No. 9 – 1986 Series and Ordinance No. 12-2023);

Thence with the line of Brantingham Living Trust and with the existing corporate limits of the City of Elizabethtown, S11°29'47"W 348.08 feet to the point of beginning.

Subject annexation containing 0.807 acres.

ORDINANCE NO. 07-2025

This is not a boundary survey or recordable document and does not meet the minimum standards of practice for Professional Land Surveyors. This description is for the purpose of annexation only. Monuments were located with dual frequency Carlson BRx7 base and rover using RTK GPS from the City of Elizabethtown Monument E-0004A to determine state plane coordinates. The described annexation lines are based on the plat of Lot 6, DS Acres, Section 2 (Plat Cabinet 1, Sheet 7479) of record in the Hardin County Clerk's Office. All bearings have been rotated to grid north (NAD 1983 (2011), KY South Zone 1602).



Douglas K. Johnson, PLS 3300

03/13/2025

Date

ORDINANCE NO. 07-2025

EXHIBIT B MAP



ORDINANCE NO. 07-2025

EXHIBIT C PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2025-PC-03

The Elizabethtown Planning Commission's recommendation to assign a zoning district classification of R-4 Urban Residential, General, for property located near the northern edge of the corporate boundary of the City of Elizabethtown, being approximately 1,000 feet west of Jackie Street and approximately 800 feet north of Pear Orchard Rd Northwest and, containing approximately 0.807 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 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

WHEREAS, the Commission finds that the property is located in Sub Area 3, Outer Ring Road East, 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 3; and

WHEREAS, The Commission finds that Jackie St has recently been widened in front of this property, and water and sewer are already available along this section of Jackie St, and the property owner will be responsible for extensions necessitated by future development; and

WHEREAS, The Commission finds the recommended zoning of R-4, Urban Residential, General is compatible with the remaining portion of this development, and will provide an appropriate scale of development and transition to adjacent properties; and

WHEREAS, The Commission finds that future development of the property will be evaluated for appropriate transitions to adjacent properties and mitigation of any adverse impacts.

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of R-4, Urban Residential, General, for the proposed annexation area be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, McCrary, Young, and Souleyrette

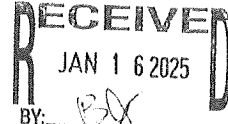
NOT PRESENT: Commissioner Dozer

ORDINANCE NO. 07-2025

EXHIBIT D CONSENT

ORDINANCE NO. 07-2025

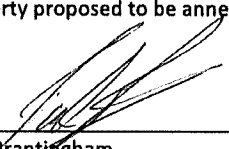
ANNEXATION CONSENT



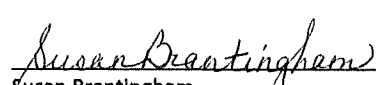
Comes, Paul & Susan Brantingham, owner of property located at and more specifically known as PVA # 200-00-00-027.05 and gives consent to the annexation by the City of Elizabethtown of 0.807 acres of lot adjacent to their property along Jackie Street. Property is recorded in Deed Book 1576 Page 135-137 and is known as Lot 6, DS Acres, Section 2 as recorded in the Office of the Hardin County Clerk in Plat Cabinet 1 Sheet 7479.

Paul & Susan Brantingham acknowledge and do not object to the residential zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, Paul & Susan Brantingham, 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.

Paul & Susan Brantingham 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. Paul & Susan Brantingham further agree and understand that any utility extensions to serve the property to be annexed must be done at their expense prior to any development activity on the property proposed to be annexed.



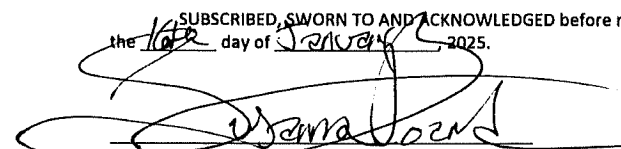
Paul Brantingham



Susan Brantingham

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Paul and Susan Brantingham, owners, this
the 16th day of January, 2025.



NOTARY PUBLIC

My Commission Expires: 3-7-26
Notary ID: KC11174634

DOUGLAS LAND SURVEYING, LLC.

21500 SONORA HARDIN SPRINGS ROAD

BIG CLIFTY, KENTUCKY 42712

douglaslandsurveying@windstream.net

PH. (270) 766-7722 FAX (270) 862-5840

**LEGAL DESCRIPTION
ANNEXATION OF
BRANTINGHAM LIVING TRUST PROPERTY
PEAR ORCHARD ROAD NW
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EXHIBIT A, ORDINANCE NO. 07-2025**

2 October 2024

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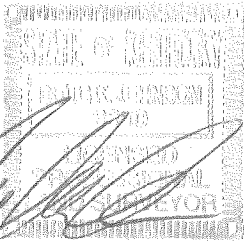
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Douglas K. Johnson, PLS 3300

03/13/2025

Date

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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