

CITY CLERK CERTIFICATION

STATE OF KENTUCKY)
)
COUNTY OF SCOTT)

I, the undersigned, being duly appointed and acting as the City Clerk of the City of Georgetown, Kentucky, hereby certify that the foregoing is a true, correct, and complete copy of Ordinance No. 2026-17 duly adopted by the Georgetown City Council at a duly convened public meeting held on October 12, 2026, as appears in the official records of said City.

IN TESTIMONY WHEREOF, witness my hand and the Seal of said City on this the 29th day of October 2026.

Signed Tracie Hoffman
Tracie Hoffman, City Clerk-Treasurer

RECEIVED AND FILED
DATE October 30th
2026
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 2026-17

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 13.29 +/- ACRES, LOCATED ON LISLE ROAD NEAR LEMONS MILL ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY.

Sponsor: Willow Hambrick

Sponsorship is for discussion purposes only and does not indicate support or opposition; this ordinance is being advanced to facilitate public and stakeholder dialogue.

WHEREAS, James McMillen and Sam Waite, Co-Executors of the Estate of Reginald B. McMillen, property owner of record of approximately 13.29 +/- acres, located at the intersection of Lisle Road and Lemons Mill Road, Georgetown, Scott County, Kentucky (Scott County PVA Parcel No. 192-20-067.000), have given prior written consent to the annexation of the property, as evidenced by the "Consent to Annexation" form attached hereto as Exhibit A; and

WHEREAS, the subject property is adjacent or contiguous to the existing city limits of the City of Georgetown and, based on the concept plan for proposed zone change ZMA-2026-22 – McMillen Property, the property is urban in character and suitable for development for urban purposes without unreasonable delay in accordance with KRS 81A.410.

NOW, THEREFORE, be it ordained by the City of Georgetown, Kentucky:

SECTION ONE

Pursuant to KRS 81A.412, the Georgetown City Council hereby annexes the property described in Exhibit B and shown on Exhibit C, each of which is attached hereto and incorporated herein by reference, into the city limits of the City of Georgetown, Kentucky.

SECTION TWO

This ordinance shall be subject to the passage and effectiveness of the ordinance changing the zoning classification of approximately 13.29 +/- acres, located on Lisle Road near Lemons Mill Road, Georgetown, Scott County, Kentucky (Scott County PVA Parcel No. 192-20-067.000), from A-1 (Agricultural) to R-1C PUD (Single Family Residential), and shall take effect after the passage and publication of this ordinance and the aforementioned zoning map amendment ordinance according to law.

CITY OF GEORGETOWN, KENTUCKY

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SUMMARY

1. Annexes into Georgetown city limits, by written consent of the property owner in accordance with KRS 81A.412, approximately 13.29 +/- acres, located on Lisle Road near Lemons Mill Road, Georgetown, Scott County, Kentucky (Scott County PVA Parcel No. 192-20-067.000).
2. Provides for repeal of inconsistent laws, severability of provisions, and an effective date upon passage and publication.

The full text of Ordinance 2026-17 is available for examination in the City Clerk's Office, 100 N Court Street, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

PUBLICLY INTRODUCED AND READ FIRST TIME: September 28, 2026

PUBLICLY READ SECOND TIME AND PASSED: October 12, 2026

APPROVED: Burney Jenkins
Burney Jenkins (Oct 16, 2026 12:11:10 EDT)
Burney Jenkins, Mayor

ATTEST: Tracie Hoffman
Tracie Hoffman, City Clerk

I, Emilee Buttrum, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 100 N Court Street, Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 2026-17, of the City of Georgetown, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9) and is a true and accurate summary of the contents of said Ordinance.

Emilee Buttrum

Emilee Buttrum, Esq.

SECTION THREE

If any section, subsection, sentence, clause or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmity shall not affect the validity of the remaining portions of this ordinance.

SECTION FOUR

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION FIVE

This Ordinance shall be in full force and effect upon passage and publication.

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PUBLICLY READ SECOND TIME AND PASSED: October 12, 2026

APPROVED: Burney Jenkins
Burney Jenkins (Oct 16, 2026 12:11:10 EDT)
Burney Jenkins, Mayor

ATTEST: Tracie Hoffman
Tracie Hoffman, City Clerk

EXHIBIT A

CONSENT TO ANNEXATION

THIS CONSENT TO ANNEXATION, made and entered into this 14th day of September, 2026, by and between Sam Waite and James McMillen, Co-Executors of the Estate of Reginald B McMillen, whose addresses are 1358 Lemons Mill Road, Georgetown, KY 40324 and 189 Sharp Road, Stamping Ground, KY 40379 respectively (collectively "Grantor") and the CITY OF GEORGETOWN, KENTUCKY ("Grantee") 100 N. Court Street, Georgetown, KY 40324;

WHEREAS, Grantor has requested Grantee to provide municipal services and/or water sewer services, as they become available, to Grantor's property which is more particularly described on the metes and bounds description attached Exhibit "A" (the "Property"), more specifically described below, into the City of Georgetown, Kentucky; and

WHEREAS, In consideration of the Grantee's providing of future municipal services and/or water sewer services to the Property, Grantor has requested Grantee to annex the Property; and

WHEREAS, in further consideration of the Grantee's providing future municipal services and/or water sewer services to the Property, Grantor acknowledges that the Property may not be assigned a zoning designation in accordance with Grantor's wishes and Grantor releases Grantee from any liability associated with the annexation and zoning of the Property.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Grantor hereby requests and consents to annexation of the Property into the City of Georgetown, Kentucky pursuant to KRS 81A.412. Grantor shall be prohibited from opposing said annexation. In the event Grantor executes a remonstrance petition opposing said annexation, its signature shall be deemed invalid and of no effect pursuant to KRS 81A.420.
2. Grantor hereby releases the City of Georgetown ("Grantee"), the Georgetown-Scott County Planning Commission, Georgetown Municipal Water and Sewer Service, and their respective agents, officers, employees and representatives, from any and all claims arising out of or related in any way to the annexation and zoning of the Property.

3. The Property is more particularly described as follows: See Metes and Bounds Description attached as Exhibit "A".
4. This Consent to Annexation shall be perpetual and shall run with the Property, and shall be binding upon Grantor, and its heirs and assigns.
5. Grantor certifies that the Property is not a part of an agricultural district established pursuant to KRS 262.850 and that the Property will not be included hereafter in an agricultural district. In the event Grantor executes a petition to include the Property in an agricultural district, its signature shall be deemed invalid and of no effect, and the Property shall not be included in the agricultural district.
6. In the event that the Property is in an agricultural district, this document "Consent to Annexation" will serve as written authorization to decertify and/or remove the Property as described herein from any agricultural district established by KRS 262.850, latest revisions. At the Grantee's request, the Grantor shall provide a letter requesting decertification of said agricultural district.
7. Grantor shall not execute this form unless an accurate and legal description of the property to be annexed is provided in Section 3.
8. Any existing non-conforming uses or structures waived from the application of said applicable Ordinances are identified as the following: Not Applicable
9. Grantor hereby authorizes the City of Georgetown ("Grantee"), the Georgetown-Scott County Planning Commission, Georgetown Municipal Water and Sewer Service, their employees, officers, agents and representatives the right of entry onto the property described in Subsection 3 above to perform the necessary task and functions to accomplish the annexation, i.e., field survey work.
10. Grantor hereby acknowledges that it is in receipt of a copy of Chapter 44 of the Georgetown Code of Ordinances, entitled "Zoning and Land Use."
11. Prior to the Annexation of the property, Grantor shall comply with Chapter 44 of the Georgetown Code of Ordinances entitled "Zoning and Land Use," and all amendments thereto, if the Property is or subsequently becomes a part of Georgetown Municipal Water and Sewer Service's water/sewer service areas.

12. Grantor authorizes representatives of Anderson Communities to represent Grantor's interests in annexation and zoning matters related to the Property.

GRANTOR:

James W. McMillen
JAMES W. McMILLEN

STATE OF KENTUCKY)
SCOTT COUNTY)

Subscribed and sworn to before me by Sam White, Co-executor and

_____, this 14th day of September, 2020

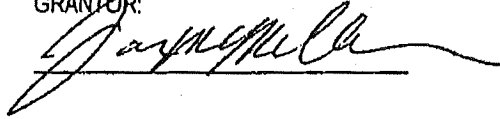
(SEAL)

[Signature]
NOTARY PUBLIC

My Commission expires: 5/10/20

annexation and zoning matters related to the Property.

GRANTOR:

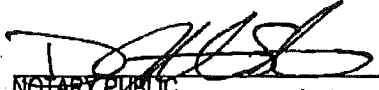


STATE OF KENTUCKY)

SCOTT COUNTY)

Subscribed and sworn to before me by JAMES McHUGH, Co-GRANTOR and

_____ , this 14 day of SEPTEMBER, 2020



NOTARY PUBLIC

My Commission expires: 5/13/21

(SEAL)

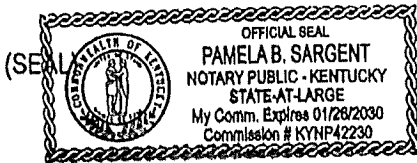
CITY OF GEORGETOWN:

[Signature]

STATE OF KENTUCKY)

SCOTT COUNTY)

Subscribed and sworn to before me by Burney Jenkins, Mayor of
Georgetown, Kentucky (title), this 13th day of October, 2024



Pamela B. Sargent
NOTARY PUBLIC
My Commission expires: 01-26-2030

THIS INSTRUMENT PREPARED BY:

[Signature] (signature)
Emilee Buttrum, Esq. (print)
CITY OF GEORGETOWN (address)
OFFICE OF THE CITY ATTORNEY
100 N COURT ST, GEORGETOWN KY 40324 (address)
(502) 8103-9800 (phone number)

Exhibit "A"

Tract 1 – 13.294 Acres

All that certain piece, parcel or tract of land in Scott County, Kentucky, located on the south side of Lemons Mill Road (KY-1962) and the west side of Lisle Road (KY-1963), and more particularly described as follows:

("Rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

Beginning at a rebar set at a concrete right-of-way marker, being the southwest intersection of Lemons Mill Road and Lisle Road, a corner to Dennis Anderson Lemons Mill Development, LLC (DB 269, Pg 747), and having KY State Plane, Single Zone coordinates, North 3,960,581.69 and East 5,272,890.02; thence with the westerly right-of-way line of Lisle Road, seven (7) calls.

S 33°34'53" E a distance of 198.16' to a rebar set; thence

S 18°05'50" E a distance of 100.00' to a rebar set; thence

S 11°04'56" E a distance of 117.40' to a rebar set at a concrete right-of-way marker; thence

378.82' along the arc of a curve turning to the right, having a radius of 909.50', a chord bearing S 05°08'03" E, and a chord length of 376.09', to a rebar set at a concrete right-of-way marker; thence

S 01°42'33" W a distance of 93.27' to a rebar set at a concrete right-of-way marker; thence

S 05°08'26" W a distance of 340.06' to a rebar set; thence

175.65' along the arc of a curve turning to the right, having a radius of 561.03', a chord bearing S 12°43'49" W, and a chord length of 174.93' to a 10" wood fence post and a corner to Dennis Anderson Lemons Mill Development, LLC (DB 317, Pg 506); thence with said line.

N 73°32'31" W, passing a rebar set at 10.00', and passing another rebar set at 703.76', in all a distance of 708.76' to a 6" x 6" stone corner to Sutton Place Subdivision (PB 8, Pg 373); thence with the line of Sutton Place,

N 25°00'41" E, passing a rebar set at 5.00', in all a distance of 99.55' to a T-post with a shiner (PLS 2661); thence

N 25°36'26" E a distance of 311.91' to a T-post with a shiner (PLS 2661), corner to Sutton Place Subdivision Phase 1A (PB 7, Pg 389); thence with Sutton Place, Phase 1A,

N 25°45'45" E a distance of 360.14' to a T-post with a shiner (PLS 2661) and a corner to Dennis Anderson Lemons Mill Development, LLC (DB 269, Pg 747); thence with said line,

N 25°53'05" E a distance of 506.69' to the Point of Beginning, having an area of 13.294 acres, as surveyed by Spencer Land Surveying (Job No. 3367) on April 16, 2026, Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book _____, Page _____, in the office of the Scott County Clerk.

Being the same land conveyed by First National Bank and Trust Company as Executor under the will of John K. Nichols, deceased (WB 7, Pg 93), to Reginald B. McMillen on May 10, 1993, by deed recorded in Deed Book 199, Page 750 the office of the Scott County Clerk.



Stuart W. Spencer, PLS 4068
Spencer Land Surveying
311 N 3rd Street
Richmond, KY 40475

Stuart W. Spencer

Digitally signed by Stuart W
Spencer, PLS
Date: 2026.04.24 10:14:04-04'00'

