

**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. 2025-01 duly adopted by the Georgetown City Council at a duly convened public meeting held on March 10, 2025 all as appears in the official records of said City.

IN TESTIMONY WHEREOF, witness my hand and the Seal of said City on this the 8<sup>th</sup> day of May 2025.

Signed: Tracie Hoffman  
Tracie Hoffman, City Clerk-Treasurer

**RECEIVED AND FILED**  
**DATE** May 12<sup>th</sup>  
2025  
**MICHAEL G. ADAMS**  
**SECRETARY OF STATE**  
**COMMONWEALTH OF KENTUCKY**  
**BY** Armo Phillips

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 2025-01

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 120.38 +/- ACRES, LOCATED AT 1530 PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY.

Sponsors: Kim Menke and Todd Stone

WHEREAS, Dudley L. Jennings, property owner of record of approximately 120.38 +/- acres of real property located at 1530 Paynes Depot Road (Scott County PVA Parcel No. 141-20-088.000), has 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 property is adjacent or contiguous to the existing city limits of the City of Georgetown, and based on the concept plan for the Paddocks at Jennings Farm project (ZMA-2024-49), 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

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 THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION FOUR

This ordinance shall be subject to the passage and effectiveness of the ordinance changing the zoning classification of approximately 178.89 +/- Acres, located at or around Paynes Depot Road, Georgetown, Scott County, Kentucky, from A-1 To B-5 PUD, C-1, R-1C PUD, and R-3 PUD, and shall

take effect after the passage and publication of this ordinance and the "Zoning Ordinance" according to law.

#### SECTION FIVE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

#### SECTION SIX

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

PUBLICLY INTRODUCED AND READ FIRST TIME: February 24, 2025

PUBLICLY READ SECOND TIME AND PASSED: March 10, 2025

APPROVED: Burney Jenkins  
Burney Jenkins (Mar 12, 2025 12:22 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 10<sup>th</sup> day of March, 2026, by and between Dudley Jennings, whose address is 1530 Paynes Depot Road, Georgetown, Kentucky ("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 located on 1530 Paynes Depot Road (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:

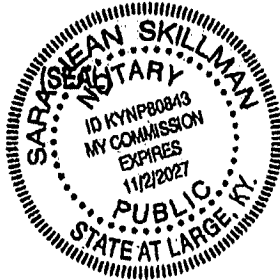
1. Grantor hereby requests and consents to annexation of the Property into the City of Georgetown, Kentucky pursuant to KRS 81A.412. Grantor shall be prohibited from opposing said annexation. In the event Grantor executes a remonstrance petition opposing said annexation, its signature shall be deemed 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 legal description in "Exhibit B" and shown on "Exhibit C" to Ordinance No. 2025-01.
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: None.
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.

Lucy Jennings

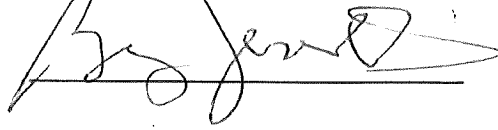
Subscribed and sworn to before me by Dudley Jennings and

\_\_\_\_\_, this 24<sup>th</sup> day of February, 2025



My Commission expires: 11-2-27

CITY OF GEORGETOWN:



STATE OF KENTUCKY )  
 )  
SCOTT COUNTY )

Subscribed and sworn to before me by Burney Jenkins  
Mayor (title), this 27 day of March, 2025

(SEAL)

Wendy Louale Robinson  
NOTARY PUBLIC  
My Commission expires: 10/11/2025  
KYNP 38252

THIS INSTRUMENT PREPARED BY:

Emilee Buttrum (signature)  
Emilee Buttrum (print)  
100 N COURT ST (address)  
Georgetown, Ky 40324 (address)  
(502) 863-9860 (phone number)

## **EXHIBIT B**

City Annexation  
Jennings Tract  
120.38 Acres

**BEGINNING** at a 2 inch iron pipe (found), located in a rock wall and being a property boundary corner of Summer Wind Equine, LLC (Deed Book 437, Page 411 - now or formerly) and Summer Wind Farm Limited Partnership (Deed Book 281, Page 23 - now or formerly), having a Kentucky North Zone state plane coordinate of 248677.36 FEET NORTH, 1545801.72 FEET EAST;

Thence, with the Summer Wind property boundary lines, the following bearings and distances;

**NORTH 64 DEGREES 43 MINUTES 02 SECONDS WEST 600.43 FEET** to an iron pin (set);

**NORTH 65 DEGREES 30 MINUTES 15 SECONDS WEST 195.57 FEET** to an iron pin #3661 (found);

Thence, continuing with Summer Wind and meandering with the top of the creek bank, the following bearings and distances;

**NORTH 26 DEGREES 25 MINUTES 23 SECONDS WEST 75.60 FEET**

**NORTH 20 DEGREES 23 MINUTES 47 SECONDS WEST 43.43 FEET**

**NORTH 04 DEGREES 37 MINUTES 35 SECONDS WEST 37.29 FEET**

**NORTH 26 DEGREES 39 MINUTES 13 SECONDS WEST 54.34 FEET**

**NORTH 15 DEGREES 47 MINUTES 37 SECONDS WEST 34.88 FEET**

**NORTH 17 DEGREES 25 MINUTES 28 SECONDS WEST 66.20 FEET**

**NORTH 11 DEGREES 19 MINUTES 06 SECONDS WEST 33.10 FEET**

**NORTH 61 DEGREES 37 MINUTES 26 SECONDS WEST 10.39 FEET**

**NORTH 25 DEGREES 43 MINUTES 22 SECONDS WEST 68.37 FEET**

**NORTH 40 DEGREES 10 MINUTES 37 SECONDS WEST 33.98 FEET**

**NORTH 47 DEGREES 23 MINUTES 42 SECONDS WEST 10.61 FEET**

**NORTH 08 DEGREES 38 MINUTES 50 SECONDS WEST 12.55 FEET**

**NORTH 32 DEGREES 25 MINUTES 11 SECONDS WEST 33.33 FEET**

**NORTH 31 DEGREES 08 MINUTES 19 SECONDS WEST 34.41 FEET**

**NORTH 29 DEGREES 54 MINUTES 11 SECONDS WEST 39.43 FEET**

**NORTH 22 DEGREES 13 MINUTES 41 SECONDS WEST 43.70 FEET**

**NORTH 30 DEGREES 14 MINUTES 09 SECONDS WEST 41.51 FEET**

**NORTH 05 DEGREES 21 MINUTES 59 SECONDS EAST 32.96 FEET**

**NORTH 06 DEGREES 51 MINUTES 04 SECONDS EAST 27.67 FEET**

**NORTH 38 DEGREES 38 MINUTES 57 SECONDS WEST 15.96 FEET**

**NORTH 28 DEGREES 43 MINUTES 53 SECONDS WEST 29.54 FEET** to an iron pin #3661 (found);

Thence, **NORTH 59 DEGREES 44 MINUTES 07 SECONDS WEST 1100.13 FEET** to a steel rail fence post (found);

**NORTH 52 DEGREES 47 MINUTES 59 SECONDS WEST 141.40 FEET** to a steel rail fence post (found);

**NORTH 34 DEGREES 29 MINUTES 57 SECONDS WEST 337.25 FEET** to a fence post referenced by an iron pin (set), bearing **SOUTH 48 DEGREES 32 MINUTES 58 SECONDS WEST 1.40 FEET**;

**NORTH 49 DEGREES 13 MINUTES 43 SECONDS EAST 51.76 FEET** to a meander corner located in the centerline of Cane Run Creek;



Thence, with the meanders of Cane Run Creek, the following bearings and distances;

**NORTH 40 DEGREES 47 MINUTES 00 SECONDS WEST 44.15 FEET**

**NORTH 52 DEGREES 54 MINUTES 37 SECONDS WEST 126.81 FEET**

**NORTH 58 DEGREES 59 MINUTES 50 SECONDS WEST 105.35 FEET**

**NORTH 35 DEGREES 06 MINUTES 44 SECONDS WEST 157.29 FEET**

**NORTH 48 DEGREES 09 MINUTES 47 SECONDS WEST 49.35 FEET**

Thence, leaving the creek, **NORTH 22 DEGREES 58 MINUTES 27 SECONDS WEST 116.38 FEET** to an iron pin (set);

**NORTH 01 DEGREES 51 MINUTES 24 SECONDS WEST 74.35 FEET** to an iron pin (set);

**NORTH 04 DEGREES 01 MINUTES 22 SECONDS EAST 99.14 FEET** to a wood fence post (found), referenced by an iron pin (set) **SOUTH 34 DEGREES 24 MINUTES 01 SECOND WEST 1.12 FEET**;

**NORTH 33 DEGREES 29 MINUTES 11 SECONDS EAST 50.85 FEET** to the corner of a rock wall, referenced by an iron pin (set) bearing **SOUTH 33 DEGREES 29 MINUTES 11 SECONDS WEST 0.77 FEET**;

**NORTH 00 DEGREES 35 MINUTES 50 SECONDS EAST 49.77 FEET**;

**NORTH 43 DEGREES 38 MINUTES 02 SECONDS WEST 18.17 FEET** to a corner located in the east right-of-way line of Paynes Depot Road (Commonwealth of Kentucky - Deed Book 216, Page 572 - now or formerly);

Thence, with the east right-of-way lines of Paynes Depot Road, the following bearings and distances;

**NORTH 31 DEGREES 58 MINUTES 22 SECONDS EAST 89.22 FEET** to an iron pin #3116 (found) ;

**NORTH 19 DEGREES 54 MINUTES 28 SECONDS EAST 162.88 FEET** to an iron pin (set), a corner of Tract 1-A as recorded in Plat Cabinet 13, Slide 317;

Thence, with Tract 1-A, **SOUTH 48 DEGREES 01 MINUTES 40 SECONDS EAST 1139.44 FEET** to an iron pin (set);

**NORTH 23 DEGREES 44 MINUTES 03 SECONDS EAST 1220.17 FEET** to an iron pin (set), located in the existing Georgetown city limits line;

Thence, leaving Tract 1-A and with the existing city limits, the following bearings and distances;

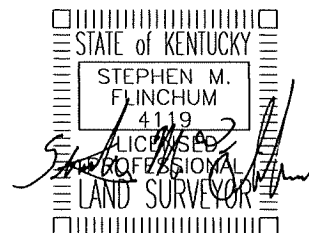
**SOUTH 74 DEGREES 59 MINUTES 05 SECONDS EAST 397.73 FEET**;

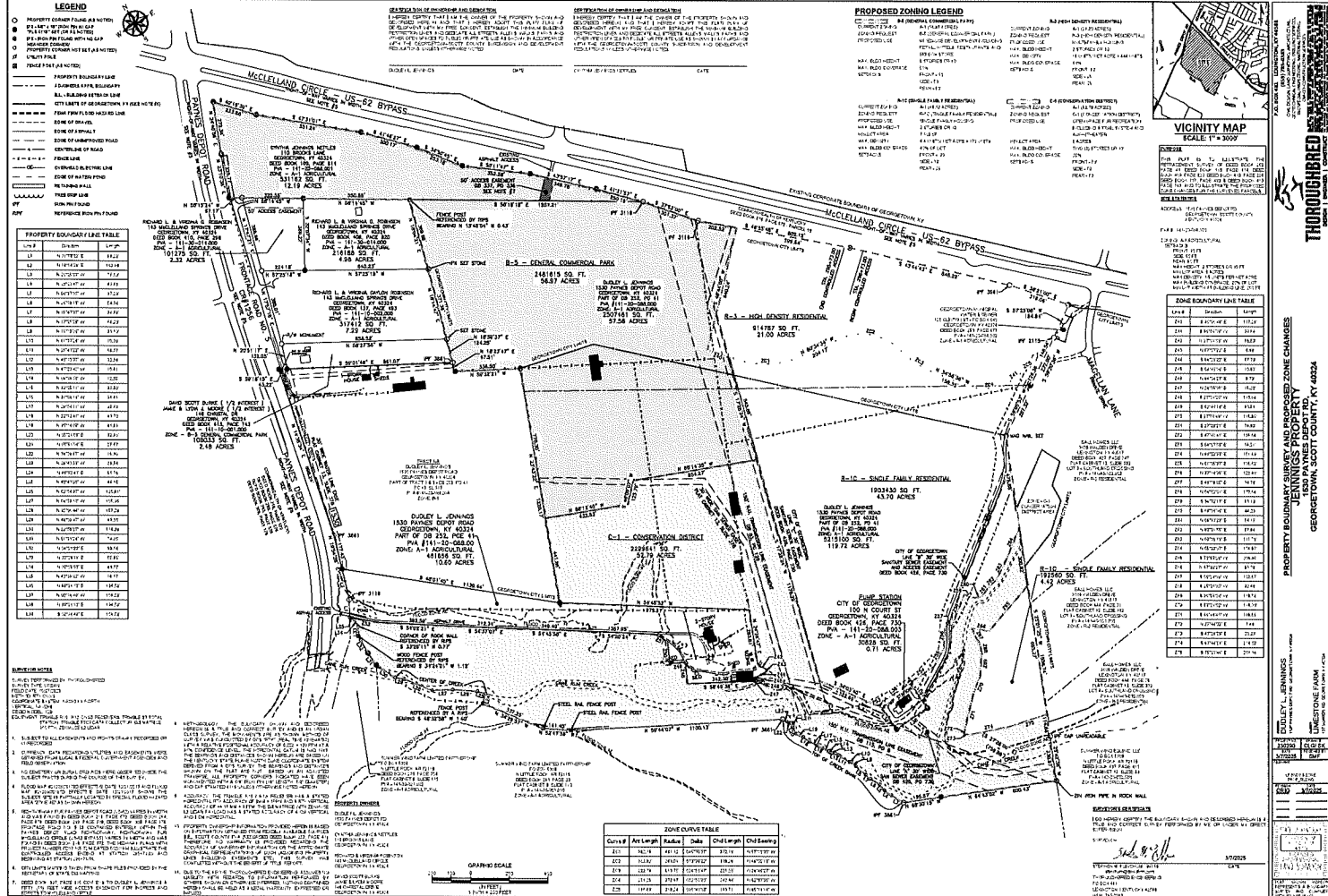
**SOUTH 44 DEGREES 26 MINUTES 23 SECONDS EAST 2191.85 FEET** to a mag nail (set), located in the property boundary line of Ball Homes, LLC (Deed Book 444, Page 71 - now or formerly);

Thence, with the Ball Homes, LLC property boundary line, and continuing with the existing city limits, the following bearings and distances;

**SOUTH 25 DEGREES 01 MINUTES 25 SECONDS WEST 1556.74 FEET** to an iron pin (found – cap unreadable);

**SOUTH 25 DEGREES 42 MINUTES 38 SECONDS WEST 230.97 FEET** to the corner of the beginning, containing 121.09 ACRES, more or less. There is excepted from the heretofore described annexation tract, a 0.71 acre tract conveyed to the City of Georgetown in Deed Book 426, Page 730, leaving a net area of **120.38 acres** more or less, as described by a Zoning Survey completed February 20, 2025, by Stephen M. Flinchum, Professional Surveyor #4119, being a part of the same tract of real property conveyed by deed to Dudley L. Jennings from Cynthia J. Nettles, as Executrix of the Estate of Victor Lewis Jennings, duly recorded in Deed Book 252, Page 41, of record in the Scott County Court Clerk's office, Georgetown, Kentucky





OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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