

CITY OF GRAYMOOR-DEVONDALE  
ORDINANCE NO. 3, 2023  
AN ORDINANCE ANNEXING A CERTAIN AREA KNOWN AS BULL RUN  
TOWNHOMES LOCATED AT 1922 HERR LANE  
INTO THE CITY GRAYMOOR-DEVONDALE

WHEREAS, the City of Graymoor-Devondale hereby finds that it serves the public interest of the citizens of the City of Graymoor-Devondale to annex the territory known as Bull Run Townhomes located at 1922 Herr Lane, because 100% of the owners of that property have signed a consent asking to be annexed so they can get city services,

AND WHEREAS, annexing this residential area would be a natural extension of city services such as garbage collection, to area residents who need them and the tax burden in providing such services will not be burdensome to the residents to be annexed,

AND WHEREAS, pursuant to KRS 81A.410; 81A.412 and KRS 67C.111, Graymoor-Devondale declared its intention to so annex and also asked the permission of Louisville Metro to annex, which permission was granted by the Louisville Metro Council in its Ordinance 109, Series 2023, passed on the 10<sup>th</sup> day of August, 2023,

AND WHEREAS, no notice is required in accordance with KRS 81A.410, because 100% of those owning property in the annexation area have signed a consent agreeing to the annexation and, in addition, no petition in opposition has been received,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF GRAYMOOR-DEVONDALE, KENTUCKY,

1. It is hereby found, determined, and declared that;
  - (a) The area to be annexed is contiguous to the current boundaries of the City of Graymoor-Devondale.
  - (b) The area to be annexed is urban in character and completely residential and the City of Graymoor-Devondale can provide the area needed city services including garbage collection.
  - (c) 100% of the owners of property in the area to be annexed have signed a consent form asking the City to annex their home and this annexation is a 100% consent under KRS 81A.412.
  - (d) The annexation is a normal extension of residential City services by the City of Graymoor-Devondale, which the City finds is in keeping with the City's mission.
  - (e) The area to be annexed is subject to KRS 67C.111; which required the approval of Metro Louisville and the City Council of Louisville Metro has so approved.
2. The City of Graymoor-Devondale does hereby annex the territory known as Bull Run Townhomes located at 1922 Herr Lane, which territory is in Jefferson County and is more particularly described as follows:

RECEIVED AND FILED  
DATE October 16, 2023

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY [Signature]

(a) BEING, the property described in a certain Plat of same, prepared and stamped by Licensed Professional Land Surveyor Timothy L. Gehlhausen, along with a Metes and Bounds description of the annex area; all attached as Exhibit One.

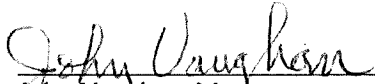
3. This Ordinance is adopted pursuant to KRS 81A.410; 81A.412 and KRS 67C.111.

First Reading: 8/15/2023

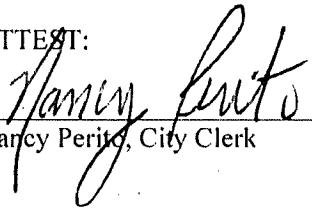
Second Reading: 9/19/2023

Passed and Approved: 9/19/2023

ADOPTED BY THE COUNCIL OF THE CITY OF GRAYMOOR-DEVONDALE  
KENTUCKY, this 19<sup>th</sup> day of September, 2023.

  
John Vaughan, Mayor

ATTEST:

  
Nancy Perito, City Clerk

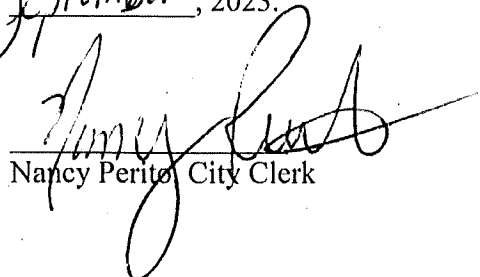
Those in Favor: 6

Those Opposed: 0

**CERTIFICATION**

The undersigned, City Clerk of the City of Graymoor-Devondale, Kentucky (the "City"), hereby certifies that the foregoing is a true, complete, and correct copy of an Ordinance finally adopted upon second reading by the City Council of the City at a properly convened meeting of the City Council held on the 19<sup>th</sup> day of September, 2023, signed by the Mayor and attested by me as City Clerk, all as shown by the official records in my custody and under my control.

WITNESS, my hand this the 19<sup>th</sup> day of September, 2023.

  
Nancy Perito, City Clerk

ORDINANCE NO. 109, SERIES 2023

AN ORDINANCE OF THE LOUISVILLE/JEFFERSON COUNTY METRO COUNCIL TO APPROVE THE ANNEXATION BY THE CITY OF GRAYMOOR-DEVONDALE OF A TRACT OF LAND WITHIN THE BULL RUN TOWNHOMES DEVELOPMENT WHICH IS CONTIGUOUS WITH THE EXISTING BOUNDARY OF THE CITY OF GRAYMOOR-DEVONDALE, BUT NOT CONTIGUOUS TO THE BOUNDARY OF THE FORMER CITY OF LOUISVILLE, AND BEING IN THE UNINCORPORATED AREA OF THE FORMER COUNTY OF JEFFERSON.

SPONSORED BY: COUNCIL MEMBER PAULA MCCRANEY

WHEREAS, on June 20, 2023, the City Council of the City of Graymoor-Devondale, Kentucky voted in favor of an ordinance to annex the property depicted in the annexation request packet received from Graymoor-Devondale and more particularly described therein, which is incorporated herein by reference as if set forth in full (a copy of which is attached hereto); and

WHEREAS, the area proposed for annexation is located within the Bull Run Townhomes Development, the remainder of which is already located within Graymoor-Devondale; and

WHEREAS, the City Council of the City of Graymoor-Devondale stated in its Ordinance, No. 8, Series 2023, that the property owner of the territory sought to be annexed executed a written consent in favor of annexation by the City of Graymoor-Devondale (a copy of which are attached hereto); and

WHEREAS, the City of Graymoor-Devondale believes it is in a position to provide municipal services to the area proposed for annexation; and

**WHEREAS**, the City of Graymoor-Devondale was not required to hold a public meeting regarding the proposed annexation because it has the sole affected property owner's consent; and

**WHEREAS**, the City of Graymoor-Devondale filed a request on July 10, 2023 with the Office of the Metro Council Clerk requesting that the Louisville Metro Council approve the annexation of the property described above (a copy of which is attached hereto); and

**WHEREAS**, KRS 67C.111(3) requires the City of Graymoor-Devondale obtain approval of the annexation from Louisville Metro Council prior to the City of Graymoor-Devondale proceeding with the annexation requirements under KRS Chapter 81A; and

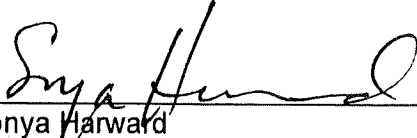
**WHEREAS**, KRS 67C.111(3) gives Louisville Metro Council the authority to approve or deny annexation requests "by ordinance and within sixty (60) days of the receipt of the request" and if Louisville Metro Council does not act within "sixty (60) days, the request for a city to proceed with an annexation proposal shall be deemed to be approved"; and


**WHEREAS**, for the reasons stated above Louisville Metro Council wishes to proceed with approval of the City of Graymoor-Devondale's annexation ordinance to become effective upon passage and approval.

**NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT ("METRO COUNCIL") AS FOLLOWS:**

**SECTION I:** Metro Council hereby approves the annexation of the property which is part of the the Bull Run Townhomes as proposed by the City of Graymoor-Devondale in its Ordinance No. 8, Series 2023 on June 20, 2023 (attached hereto) pursuant to its authority under KRS 67C.111(3).

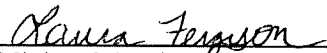
**SECTION II:** This Ordinance shall take effect on passage and approval.

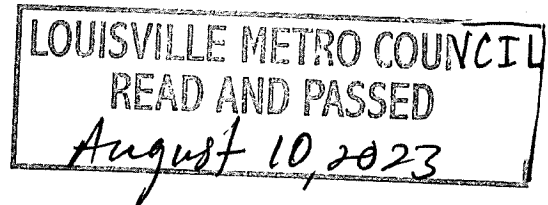
  
\_\_\_\_\_  
Sonya Harward  
Metro Council Clerk

  
\_\_\_\_\_  
Markus Winkler  
President of the Council

August 10, 2023  
Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
Michael J. O'Connell  
Jefferson County Attorney



O-165-23 Approving Bull Run Townhomes Annexation Proposal from Graymoor-Devondale.docx (TF)

LAW OFFICES OF  
**SINGLER & RITSERT**

209 OLD HARRODS CREEK ROAD

SUITE 100

LOUISVILLE, KENTUCKY 40223

(502) 245-0825

FAX (502) 245-0827

JOHN P. SINGLER  
CARRIE D. RITSERT

Jsingler83@gmail.com  
Ritsertc@bellsouth.net

6/29/23

Louisville Metro Council Clerk  
601 West Jefferson Street  
Louisville, KY 40202

RE: City of Graymoor-Devondale Annexation

Dear Clerk:

I represent the City of Graymoor-Devondale, which was approached by Hagan Development who would like all of its Bull Run Townhomes Development to be within the City of Graymoor-Devondale. The development currently is mostly in the City of Graymoor-Devondale, with this small section in Metro. Mr. Hagan has signed a consent to annexation, which is attached to this letter.

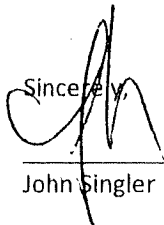
Please take this as the City of Graymoor-Devondale's official request under KRS 67C.111(3) for authorization to proceed to annex. I know the state law requiring Louisville Metro approval was changed recently, but that change does not take effect until 2024.

I have attached exhibits showing exactly the boundary of this tract of land. This is a 100% consent annexation, so no public hearing needed to be held. Finally, I am copying the Metro Council member for this district with the same documents and information.

Please let me know when this will come up for discussion and decision so that I can attend.

Thank you.

Sincerely,



---

John Singler

Cc: Paula McCraney  
Metro Council District 7  
601 West Jefferson Street  
Louisville, KY 40202

J. Layson Hagan  
12911 Reamers Road  
Louisville, KY 40245

## Consent to Annexation

My name is J. Layson Hagan, and I am the authorized representative of Bull Run Townhomes LLC, which owns a 7.975-acre property located at 1922 Herr Lane in Jefferson County, Kentucky. This property is vacant land that is soon to be developed into the project known as Bull Run Townhomes. I hereby certify that I am authorized by Bull Run Townhomes LLC to sign this consent to annexation into the City of Graymoor-Devondale. The property being annexed is 2.002 acres of the 7.975 acres owned by Bull Run Townhomes LLC on which the Bull Run Townhomes will be built. The reason for this request and consent is the fact that Bull Run Townhomes LLC has been approved to develop the entire 7.975-acre site, but this one small section (see attached legal description, Exhibit One), is not within the City of Graymoor-Devondale. It is more efficient, practical and in the public interest for the entire property to be under the authority of the City of Graymoor-Devondale. As its authorized representative, I confirm that Bull Run Townhomes LLC supports the annexation proposal and consents to be annexed into the City of Graymoor-Devondale.

Applicant: Bull Run Townhomes LLC

By: J. Layson Hagan

Its: CEO

Signature:

J. Layson Hagan  
J. Layson Hagan

CITY OF GRAYMOOR-DEVONDALE  
MUNICIPAL ORDER #8, SERIES 2023  
A MUNICIPAL ORDER STATING THE INTENTION OF THE CITY TO ANNEX AN  
ADJACENT AREA INTO THE CITY OF GRAYMOOR-DEVONDALE

WHEREAS, the Bull Run Townhome located at 1922 Herr Lane, recently approved by both the City of Graymoor-Devondale and the Louisville Metro, extends outside of the City of Graymoor-Devondale and into the Louisville Metro,

AND WHEREAS, that portion of the Bull Run Townhomes development that is outside the City of Graymoor-Devondale city limits is small and the owner of the project desires that the entire development be within the jurisdiction of the City Graymoor-Devodnale,

AND WHEREAS, annexing this residential area would be a natural extension of city services to area residents who need them and the tax burden in providing such services will not be burdensome to the residents to be annexed,

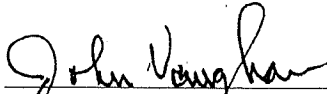
AND WHEREAS, pursuant to KRS 81A.410 and KRS 67C.111, Graymoor-Devondale is both stating its intention to so annex and also asking the permission of Louisville Metro to annex,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF GRAYMOOR-DEVONDALE, KENTUCKY,

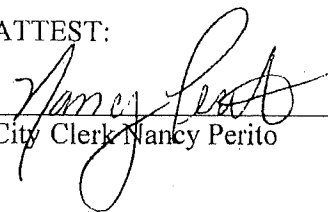
1. It is hereby found, determined, and declared that:
  - (a) The area to be annexed (legal description of which is attached as Exhibit One), is contiguous to the current boundaries of the City of Graymoor-Devondale.
  - (b) The area to be annexed is urban in character and completely residential and the City of Graymoor-Devondale can provide the area city services.
  - (c) There are no residents now living in this small area that is currently undeveloped, but the owner of the land has signed a consent asking the City of Graymoor-Devondale to annex the area into the city and therefore this is a 100% consent annexation.
  - (d) The annexation is a normal extension of residential City services by the City of Graymoor-Devondale, which the city finds is in keeping with the City's mission.
  - (e) The area to be annexed is subject to the KRS 67C.111; which requires the approval of Metro Louisville, prior to the initiation of this Annexation.
  - (f) The City of Graymoor-Devondale has obtained the written consent (See attached Exhibit Two), from the one owner of this land and therefore, no public hearing was held nor was one required as this is a 100% consent annexation.
  
2. It is the intention of the City of Graymoor-Devondale to annex this land, which is more particularly described in the attached Exhibit One.

3. It is hereby declared to be the intention of the City of Graymoor-Devondale to annex the territory described in (2) above. The City of Graymoor-Devondale Council hereby officially asks permission from Louisville Metro, pursuant to KRS 67C.111, to annex this territory.
4. This Ordinance is adopted pursuant to KRS 81A.410 and KRS 81A.412.

ADOPTED BY THE CITY OF GRAYMOOR-DEVONDALE COUNCIL, this  
20<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Mayor John Vaughan

ATTEST:

  
\_\_\_\_\_  
City Clerk Nancy Perito

Those in Favor:

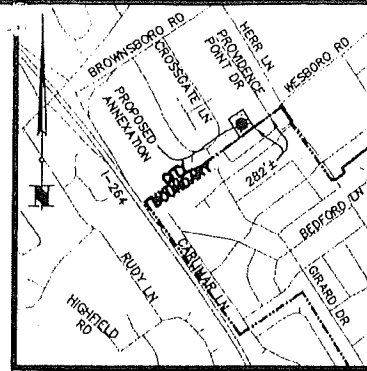
5

Opposed:

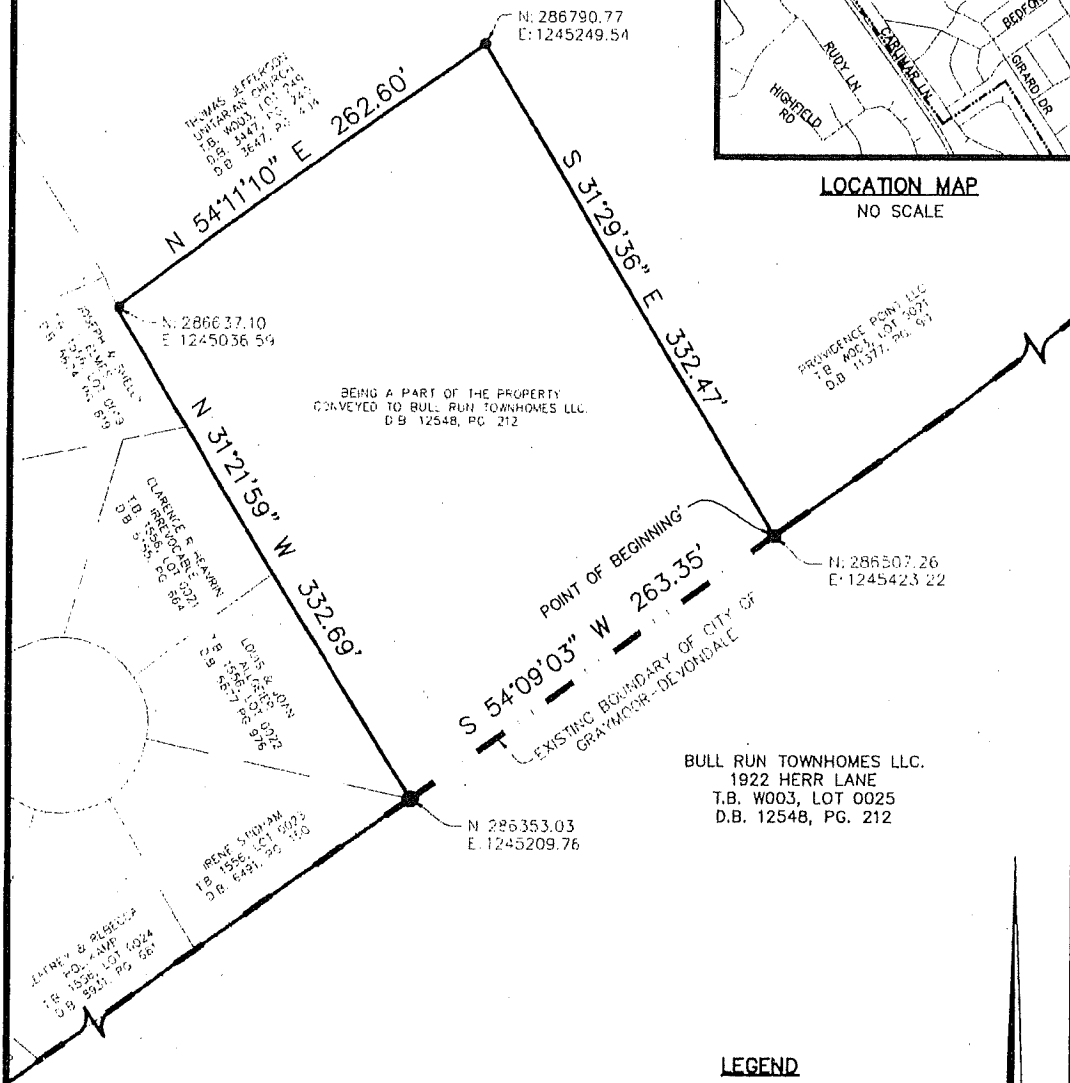
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**NOTES:**

1. THE BEARING DATUM IS BASED ON NAD 83 KENTUCKY STATE PLANE NORTH ZONE, US SURVEY FEET BY GPS OBSERVATION
2. THE LINES SHOWN HEREON WERE DEVELOPED FROM DEED 12548, PAGE 212, AND BY THE EXISTING MONUMENTS WHICH WERE FIELD LOCATED BY GNSS GPS ON JUNE 25TH, 2020.



**LOCATION MAP**  
NO SCALE



BEING A PART OF THE PROPERTY  
CONVEYED TO BULL RUN TOWNHOMES LLC.  
D.B. 12548, PG. 212

BULL RUN TOWNHOMES LLC.  
1922 HERR LANE  
T.B. W003, LOT 0025  
D.B. 12548, PG. 212

**LAND SURVEYOR'S CERTIFICATE**

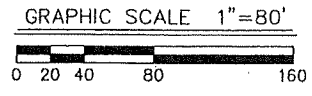
THIS PLAT WAS PREPARED TO THE STANDARDS OF KRS 81A.470. I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS PLAT DOES NOT REPRESENT A PROPERTY SURVEY AND THE MONUMENTS SHOWN IF ANY ARE TO BE USED AS REFERENCE TIES FOR THE ANNEXATION TO THE CITY OF GRAYMOOR-DEVONDALE, BY ORDINANCE NO. \_\_\_\_\_ SERIES 2023



*Timothy L. Gehlhausen* June 23  
TIMOTHY L. GEHLHAUSEN PLS# 3005 DATE:  
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

- LEGEND**
- FOUND 1/2" PIPE
  - FOUND TREE
  - FOUND CONCRETE MONUMENT W/ X-CUT



CITY OF GRAYMOOR-DEVONDALE, KY  
ORDINANCE # \_\_\_\_\_ SERIES 2023

PROPERTY OF:  
BULL RUN TOWNHOMES LLC  
12911 REAMERS RD  
LOUISVILLE, KY. 40245  
TAX BLOCK W003, LOT 0025  
DEED BOOK 12548, PAGE 212

PROPERTY ADDRESS:  
1922 HERR LANE  
LOUISVILLE, KY 40222

DATE: 1 JUNE 23 SCALE: 1"=80'



**MINDEL SCOTT**  
ENGINEERING ► SURVEYING ►  
PLANNING ► LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd, Louisville, KY 40219  
502-485-1508 ► MIndelScott.com

**ANNEXATION DESCRIPTION  
HERR LANE  
LOUISVILLE, KENTUCKY**

Being a tract of land in Jefferson County, Kentucky southeast of Brownsboro Road, northwest of Crossmoor Lane and southwest of Herr Lane and being more particularly described as follows:

BEGINNING at a concrete monument in the southwest corner of a tract of land conveyed to Providence Point LLC in Deed Book 11377, Page 90 of record in the Clerk's Office of Jefferson County, Kentucky, said concrete monument being approximately 282 feet from the west right of way line of Herr Lane;

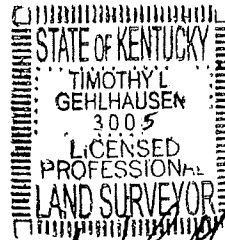
thence S 54°09'03" W, 263.35 feet to a tree at the southeast corner of Crossgate Section 3 of record in Plat Book 21, Page 44 in the Clerk's Office aforesaid,

thence N 31°21'59" W, 332.69 feet to a found 1/2 inch pipe at the southeast corner of a tract of land conveyed to Thomas Jefferson Unitarian Church LLC in Deed Book 3647, Page 404 of record in the Clerk's Office aforesaid;

thence with the south property line of Thomas Jefferson Unitarian Church N 54°11'10" E, 262.60 feet to a found 1/2 inch pipe at the southwest property corner of Thomas Jefferson Unitarian Church and in the westerly line of Providence Point LLC aforesaid;

thence S 31°29'36" E, 332.47 feet with said westerly property line to the POINT OF BEGINNING, having an area of 87,202 square feet, 2.002 acres.

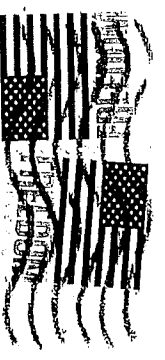
Being a part of the same property conveyed to Bull Run Townhomes LLC in Deed Book 12548, Page 212 in the Clerk's office aforesaid.



*Timothy L. Gehlhausen*  
June 23

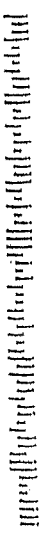
LAW OFFICES OF  
SINGLER & RITSERT  
200 OLD HARRISON CHURCH RD.  
SUITE 100  
LOUISVILLE, KENTUCKY 40223

LOUISVILLE KY 400  
30 JUN 2023 PM 1 L



Louisville Metro Council Clerk  
601 West Jefferson Street  
Louisville, KY 40202

40202-272826



**ANNEXATION DESCRIPTION  
HERR LANE  
LOUISVILLE, KENTUCKY**

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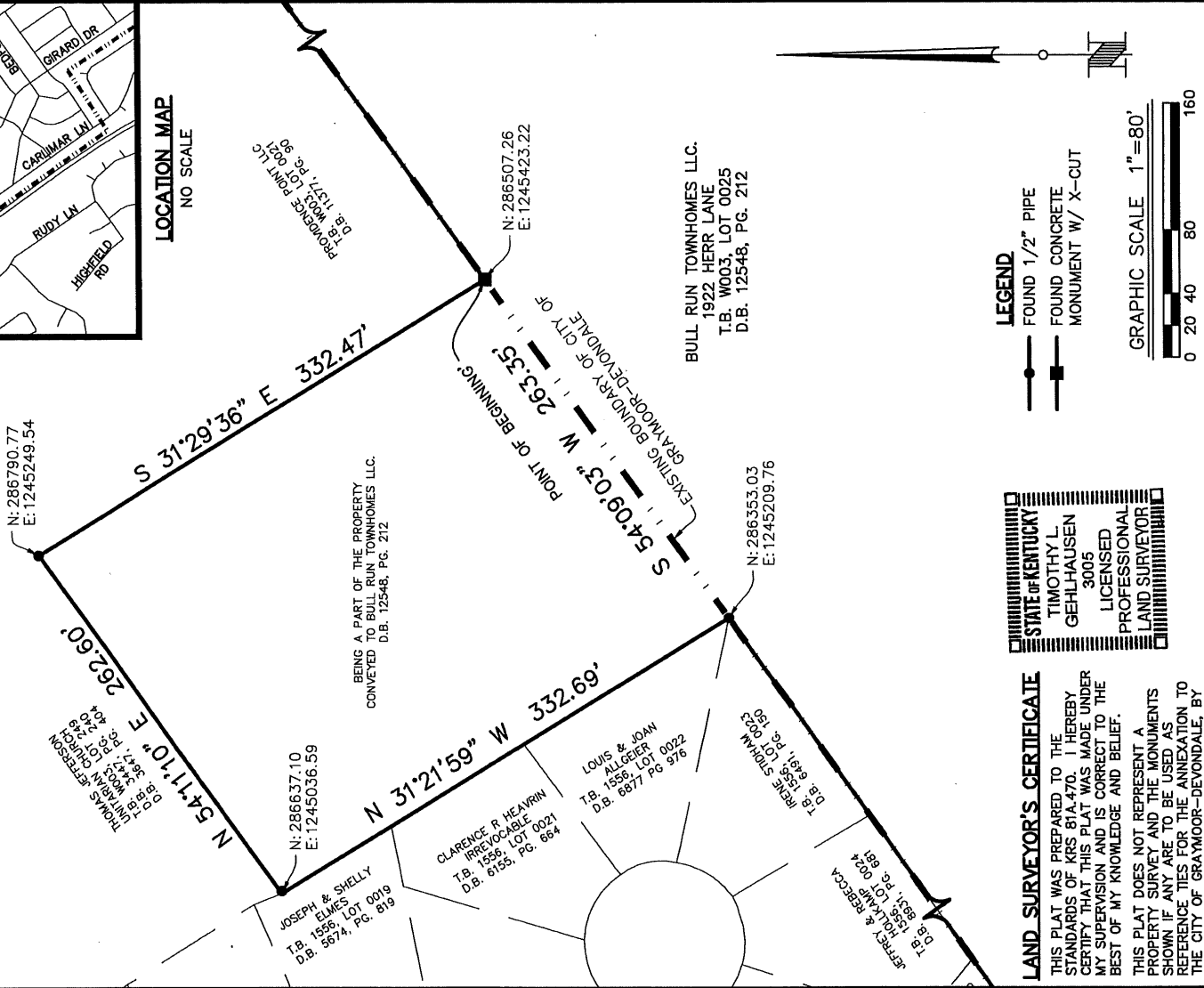
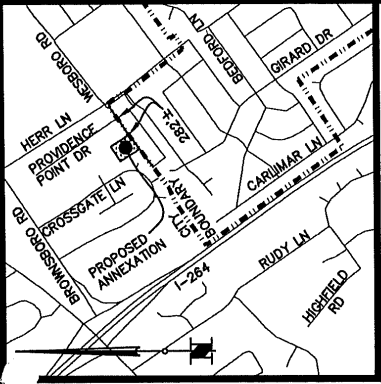
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*Timothy L. Gehlhausen*  
12 June 23

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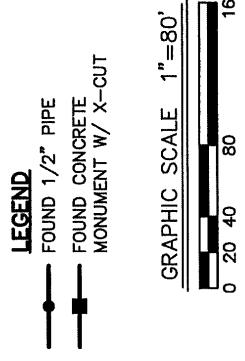
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*Timothy L. Gehlhausen*  
 TIMOTHY L. GEHLHAUSEN PLS # 3005 DATE: 12 June 23  
 NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR



**MINDEL SCOTT**  
 ENGINEERING ► SURVEYING ►  
 PLANNING ► LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd, Louisville, KY 40219  
 502-485-1508 ► MindelScott.com



**CITY OF GRAYMOOR-DEVONDAL, KY  
 ORDINANCE # SREIES 2023**

PROPERTY OF:  
 BULL RUN TOWNHOMES LLC  
 12911 REAMERS RD  
 LOUISVILLE, KY. 40245  
 TAX BLOCK W003, LOT 0025  
 DEED BOOK 12548, PAGE 212  
 PROPERTY ADDRESS:  
 1922 HERR LANE  
 LOUISVILLE, KY 40222  
 DATE: 06 JUNE 23