



CITY OF LEBANON

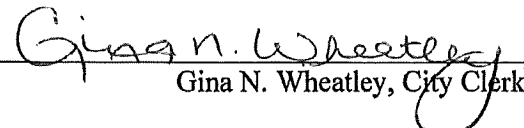
GARY D. CRENSHAW
MAYOR

P.O. BOX 840
LEBANON, KY 40033
TEL. (270) 692-6272
FAX (270) 692-4638

CERTIFICATION

I certify I am the duly qualified City Clerk of the City of Lebanon, Kentucky, and the following 10 pages of Ordinance 2025-17 are a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on January 12, 2026, all as appears in the official records of said City.

WITNESS, my hand and the City Seal of Lebanon, Kentucky, this 13th day of February, 2026.


Gina N. Wheatley, City Clerk

RECEIVED AND FILED
DATE February 16th
2026
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

ORDINANCE NO. 2025-17

AN ORDINANCE FINALLY ANNEXING TERRITORY LOCATED ALONG THE CITY'S WESTERN BOUNDARY AT 2261 VETERANS MEMORIAL HIGHWAY AND OWNED BY HILPP'S INDUSTRIAL PROPERTIES, LLC.

WHEREAS the territory intended to be annexed consisting of a certain tract of land presently identified as 27.10± acres, being Tract 3A of the Brady Division, Plat 4, Slide 856, located at 2261 Veterans Memorial Highway near Lebanon, Kentucky is contiguous to the City of Lebanon on its western boundary; and,

WHEREAS the territory intended to be annexed is either urban in character or suitable for urban development without unreasonable delay; and,

WHEREAS the proposed territory to be annexed is all situated within the County of Marion, Kentucky, and not within another incorporated city or in the process of being incorporated, nor within an agricultural district; and,

WHEREAS the real property owners of the territory proposed to be annexed have given their irrevocable consent to be annexed and have requested that the annexation proceed simultaneously with the application for zone change pursuant to KRS §100.209, said consent revocable only if the City fails to assign a zoning classification of I-2 (Heavy Industrial) upon entry into the City limits; and,

WHEREAS the City previously passed by first and second reading its Intent to Annex Ordinance No 2025-12 for the area referenced herein and described in such Ordinance, thereafter publishing said Intent to Annex Ordinance 2025-12 in the *Lebanon Enterprise* on October 1, 2025; and

WHEREAS the City considered the administrative record of the City of Lebanon Planning & Zoning Commission (hereinafter "the Planning Commission") resulting from its public hearing held November 24, 2025, and adopted the Findings of Fact and recommendation of the Planning Commission in favor of a zoning classification for the property described in Exhibit A to this ordinance as I-2 (Heavy Industrial);

WHEREAS the City declares it desirable to annex that certain tract of land presently identified as 2261 Veterans Memorial Highway, Lebanon, Kentucky, further and more particularly described in this ordinance and its attached *Exhibit A*, for purposes of economic growth and development of the City and to accomplish provision of services throughout the annexed territory.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, as follows:

1. That the property described on Exhibit A, which property is embraced within the County of Marion and which is located at 2261 Veterans Memorial Highway and contiguous to portions of the City's western boundary shall be, and the same hereby is, annexed into and included within the boundaries of the City of Lebanon, Kentucky.
2. That this annexation is made at the request of Hilpp's Industrial Properties, LLC, who is the owner of said property and having filed its written consent, pursuant to KRS 81A.412, the 60-day waiting period and the notice requirements have been waived.
3. The recommendation of the City of Lebanon Planning & Zoning Commission is hereby adopted based upon the administrative record.
4. That said Findings of Fact and recommendation of the Planning Commission for Heavy Industrial (I-2) Zone Classification are incorporated herein by reference as though fully set forth and attached hereto as Exhibit B and the City does hereby assign a zoning classification of I-2 (Heavy Industrial, thereby changing the zone classification and map for this property from unzoned territory to I-2 (Heavy Industrial).
5. The City Administration is hereby authorized and directed, if it has not already done so, to prepare an Ordinance for First and Second Reading before the City Council amending the Zoning Map of Lebanon to include the Subject Property as property assigned to the Heavy Industrial (I-2) Zone Classification.
6. Consistent with KRS 100.209, prior to Second Reading of this Ordinance, a Map is to be attached hereto as Exhibit C and incorporated in this Ordinance by reference as fully a though set forth herein, showing the Zone Classification of the annexed territory as approved by the City Council after adopting the recommendation of the Planning Commission by majority of the entire City Council. The newly annexed territory described at Exhibit A shall be shown on said Map in the I-2 Heavy Industrial Zone District Classification.
7. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed, but only to the extent of such conflict.

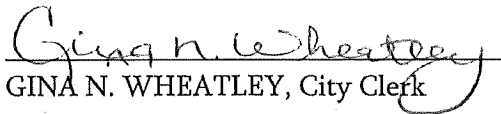
8. The provisions of this Ordinance are hereby declared to be severable and, if any section, phrase or provision shall, for any reason, be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.
9. This Ordinance is adopted pursuant to KRS §83A.060 in that it was introduced on December 8, 2025, and given final reading on January 12, 2026, and said Ordinance shall be in full force and effect upon signature, recordation and publication in accordance with KRS Chapter 81A and KRS Chapter 424.

CITY OF LEBANON, KENTUCKY

BY: _____

GARY D. CRENSHAW, Mayor

Attest:


GINA N. WHEATLEY, City Clerk

First Reading given December 8, 2025.

Second Reading given January 12, 2026.

Publication made in The Lebanon Enterprise on January 21, 2026.

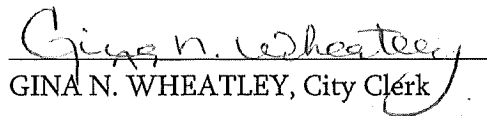

GINA N. WHEATLEY, City Clerk

Exhibit A

2261 Veterans Memorial Highway

Tract 3a of the Brady Division containing 27.10 ± acres, as per Plat of Record in Plat Cabinet 4, Slide 856, in the Marion County Clerk's office.

Being the same property acquired by Hilpp's Industrial Properties, LLC, by Deed dated August 10, 2018, and recorded in Deed Book 325, Page 803 in the Marion County Clerk's office.

EXHIBIT B

CITY OF LEBANON, KENTUCKY PLANNING AND ZONING COMMISSION

**FINDINGS OF FACT TO APPROVE APPLICATION OF HILPP'S
INDUSTRIAL PROPERTIES, LLC FOR PROPERTY LOCATED AT 2261
VETERANS MEMORIAL HIGHWAY TO BE ZONED I-2 (HEAVY
INDUSTRIAL)**

PUBLIC HEARING DATE/TIME – NOVEMBER 24, 2025 at 6:00 P.M.

WHEREAS, Hilpp's Industrial Properties, LLC submitted an application for property located at 2261 Veterans Memorial Highway to be zoned I-2 (Heavy Industrial).

WHEREAS, a Public Hearing on said application was held before the Lebanon Planning and Zoning Commission at the above referenced date and time, and

NOW THEREFORE, the Planning and Zoning Commission approves the application to zone the above property I-2 (Heavy Industrial).

FINDINGS OF FACT


1. On application received and signed by a representative of Hilpp's Industrial Properties, LLC, the Planning Commission scheduled a public hearing for November 24, 2025, at 6:00 p.m. EST at an address of 240 West Main Street, Lebanon, KY 40033 ("Public Hearing"). The Public Hearing was held as scheduled.
2. Any newspaper publication in compliance with KRS 100.212 and 100.207 have all been completed by city officials and documentation of such is in the Administrative Record.
3. On November 12, 2025, notice of the Public Hearing was published in The Lebanon Enterprise, a Marion County newspaper of general circulation, as required by KRS Chapter 100 and KRS Chapter 424 and documentation of the publication is in the Administrative Record. Notice was published on the City of Lebanon website prior thereto.
4. All evidence, materials, slides, exhibits, reports, documents, correspondence, and photographs filed before or during the Public Hearing before the Planning and Zoning Commission, by any person or entity, were accepted in the record as evidence of the Public Hearing.

5. The Public Hearing is for the purpose of accepting public comments on the application for the property located at 2261 Veterans Memorial Highway to be zoned I-2 (Heavy Industrial), as requested through an application authorized by Devon Murphy for the City of Lebanon.
6. All persons who wanted to attend and/or speak and/or ask questions at the Public Hearing were permitted to do so in compliance with the Kentucky Open Meetings Act, due process, and KRS Chapter 100.
7. The Public Hearing was held in city offices at 240 W. Main St., Lebanon, KY 40033, which are, upon information and belief, in compliance with the Americans with Disabilities Act.
8. The Planning Commission considered the following provisions of the Goals and Objectives of the Comprehensive Plan in connection with the Public Hearing and relies upon such provisions in concluding the proposed I-2 zoning of the property located at 2261 Veterans Memorial Highway is in compliance with the Comprehensive Plan:
 - a. Community Facilities Goal. "Enhance the current community services to all residents and businesses, and expand those services to foster economic opportunity and for quality of life in the city." (p. I-22).
 - b. Land Use Objective 1: "Funnel residential, business, and industrial development into appropriate areas to minimize conflicts among incompatible uses." (p. I-23)
 - c. Land Use Objective 7: "Encourage commercial and industrial growth to increase employment and other opportunities." (p. I-24).
9. Approval of the zoning change as contemplated by the application would not have significant impacts on the City or adjacent landowners.
10. The following members of the community spoke or presented questions and/or concerns regarding the property: None.
11. The following person(s) presented evidence in opposition, or simply for further consideration, by the Planning Commission at the hearing: None.
12. Severability. It is the intent of the Planning and Zoning Commission that a determination of one or more of the above FINDINGS OF FACT to be invalid by a court of competent jurisdiction in a final non-appealable judgment should not serve to invalidate any final action or recommendation of the Planning and Zoning Commission if such may be sustained under applicable law based on any remaining FINDINGS OF FACT.

**RECOMMENDATION TO APPROVE THE APPLICATION TO ZONE
PROPERTY LOCATED AT 2261 VETERANS MEMORIAL HIGHWAY I-2
(HEAVY INDUSTRIAL)**

The Planning and Zoning Commission, having conducted a Public Hearing upon the Application, by MOTION made and seconded at such meeting and approved by unanimous vote of a quorum of the Planning and Zoning Commission, hereby:

- (a) Adopts the above-referenced Findings of Fact;
- (b) Recommends that the application be approved;
- (c) Authorizes and directs the Chair of the Planning and Zoning Commission, the Zoning Administrator, the Secretary of the Planning Commission, and Commission Counsel to forthwith take all appropriate action to timely forward these FINDINGS and the complete Administrative Record to the City Council of the City of Lebanon, KY.
- (d) The following Planning Commission Members voted in favor of the foregoing Motion: Bob Tatum, Larry Smith, Ackie George, Toby Blandford, Doug Ray, Jodie Smith.
- (e) The following Planning Commission Members, if any, voted against the foregoing Motion: None

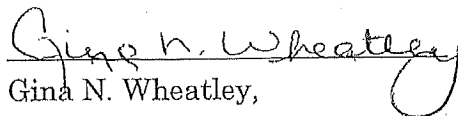


Doug Ray

Chair, City of Lebanon Planning and
Zoning Commission

Date: November 24, 2025

ATTEST TO SIGNATURE OF ACTING CHAIR:



Gina N. Wheatley,

Recording Secretary of the City of Lebanon

Planning and Zoning Commission

Date: November 24, 2025



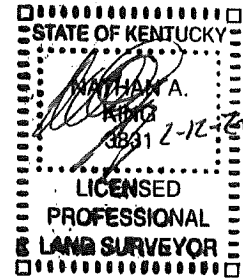
ENGINEERING & SURVEYING, LLC

335 N. WOODLAWN AVE., LEBANON, KY 40033

BUSINESS: (270) 692-0089

MOBILE: (270) 590-4603

nathan@mykwm.net



Annexation of Hilpp's Industrial Properties, LLC City of Lebanon

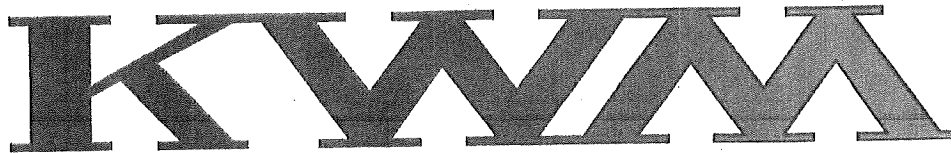
A description of a 27.10 Ac. parcel of land lying on the waters of Hardin's Creek and lying on the southeast side of KY Hwy 2154 in Marion County, Kentucky. This description encompasses the property of Hipp's Industrial Properties, LLC (DB 325; PG 803) and is also shown as Tract 1 on the plat titled "*Plat Depicting Annexation of Hilpp's Industrial Properties, LLC, City of Lebanon*".

The bearings and distances stated herein are referenced to Grid North, KY Single Zone 1600, as determined by GPS observations.

BEGINNING at a point in the southeast R/W of KY Hwy 2154, said point have the Kentucky State Plane Coordinates per KY Single Zone (KY 1600) of N: 3,729,984.78 and E: 5,058,071.53, said point also being a corner common to Hilpp's Mercer County Properties, LLC (DB 363; PG 439; Cab. 4; Slide 898); THENCE with the Hilpp's Mercer County Properties boundary line, an un-incorporated area of Marion County, along a curve to the right, having an arc length of 166.59', a radius of 3201.86', a **chord bearing of N87°50'57"E**, and a **chord length of 166.57'** to a point; THENCE with same, along a curve to the right, having an arc length of 341.33', a radius of 2929.11', a **chord bearing of S87°19'19"E**, and a **chord length of 341.14'** to a point, a corner common to American Wood Fibers (DB 175; PG 317); THENCE with the American Wood Fibers boundary lines, an Existing City of Lebanon boundary per the Original KRS 81.045 filing, **S06°03'33"W, 33.62'** to a point; THENCE with same, **S00°48'49"E, 16.37'** to a point; THENCE with same, **S03°44'33"W, 1113.02'** to a point in the center of Hardin's Creek, a corner common to the Valley View Estate Subdivision, Phase VI (Cab. 2; Slide 332); THENCE with the Valley View Estates Phase VI boundary lines, an Existing City of Lebanon boundary per the Original KRS 81.045 filing and the centerline of Hardin's Creek, **N61°58'28"W, 57.28'** to a point; THENCE with same, and then the Valley View Estates Phase VII subdivision (CAB. 2; Slide 213), an Existing City of Lebanon boundary per the Original KRS 81.045 filing and the centerline of Hardin's Creek, **N72°24'10"W, 159.92'** to a point; THENCE with same, **N73°13'43"W, 115.40'** to a point; THENCE with same, **N54°26'49"W, 174.10'** to a point; THENCE with same, **S79°58'46"W, 31.25'** to a point; THENCE with same, **S64°16'12"W, 30.55'** to a point; THENCE with same, **S45°15'37"W, 32.12'** to a point; THENCE with same, **S34°08'29"W, 42.44'** to a point; THENCE with same, **S17°36'40"W, 64.39'** to a point; THENCE with same, **S74°03'45"W, 106.79'** to a point; THENCE with same, **S54°56'37"W, 33.72'** to a point; THENCE with same, **S00°38'31"E, 55.79'** to a point; THENCE with same, **S08°30'37"E, 137.35'** to a point; THENCE with same, **S14°54'50"W, 56.66'** to a point; THENCE with same, **S36°37'53"W, 65.72'** to a point; THENCE with same, **S66°24'58"W, 54.26'** to a point; THENCE with same, **S80°09'24"W, 157.48'** to a point, a corner common to the Valley View Estate Subdivision, Phase III (Cab. 3; Slide 573); THENCE with the Valley View Estates Phase III boundary lines, an Existing City of Lebanon boundary per the Original KRS 81.045 filing and

the centerline of Hardin's Creek, S82°00'25"W, 113.03' to a point, a corner common to Rooster Peck Properties, LLC (DB 339; PG 814; Cab. 4; Slide 951); THENCE with the Rooster Peck Properties boundary line, an un-incorporated area of Marion County and the centerline of Hardin's Creek, N85°32'02"W, 68.99' to a point; THENCE with same, N51°01'31"W, 102.76' to a point; THENCE with same, N29°15'54"W, 87.72' to a point; THENCE with same, N48°47'56"W, 54.26' to a point; THENCE with same, N61°30'56"W, 87.88' to a point; THENCE with same, N71°40'02"W, 14.29' to a point in the Right of Way of KY Hwy 2154 (DB 283; PG 66); THENCE with said Right of Way, an un-incorporated area of Marion County, N37°49'42"E, 66.51' to a point; THENCE with same, N35°22'13"E, 469.43' to a point; THENCE with same, N37°48'44"E, 130.00' to a point; THENCE with same, N36°05'38"E, 500.22' to a point; THENCE with same, N37°56'00"E, 430.30' to the POINT OF BEGINNING and Containing 27.10 acres more or less, according to a plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on February 12, 2026 titled "Plat Depicting Annexation of Hilpp's Industrial Properties, LLC, City of Lebanon".

STATE OF KENTUCKY
NATHAN A
KING
3831 2-12-26
LICENSED
PROFESSIONAL
LAND SURVEYOR



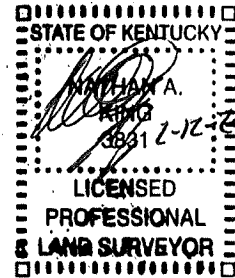
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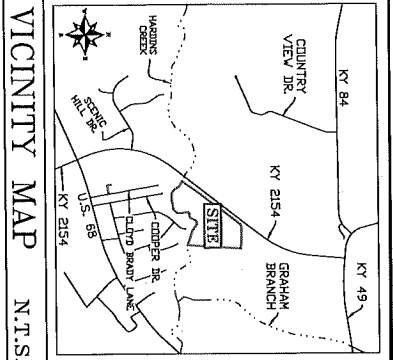
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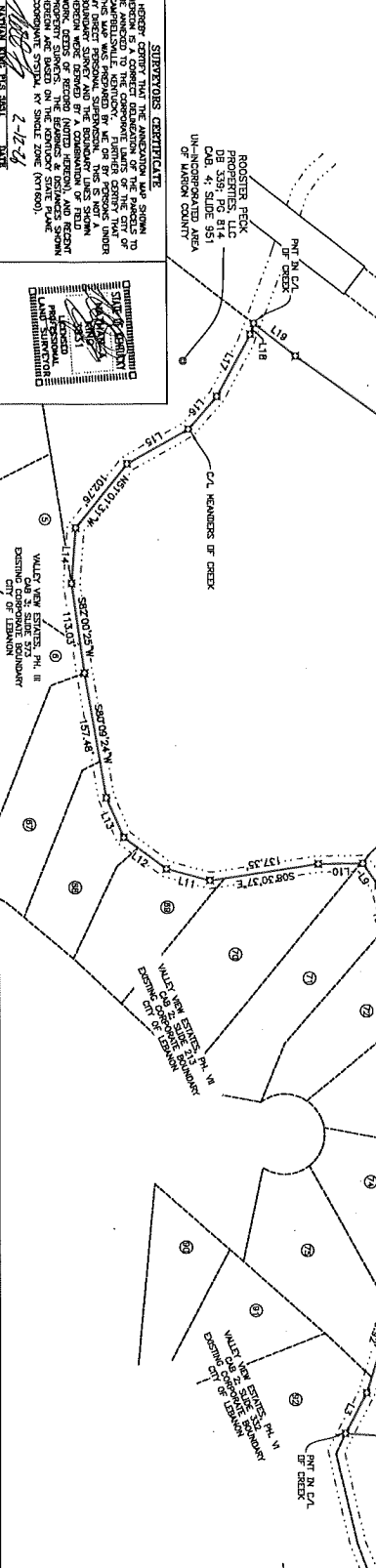


NOTE:
 The Purpose of this Plat is to annex the property of Hipp's Industrial Properties, LLC, Deed Book 325, Page 803, into the City of Lebanon, KY.

**ANNEXATION PLAT:
 THIS IS NOT A
 BOUNDARY SURVEY**

SURVEY LEGEND
 □ = ANNEXATION CORNER
 — = ANNEXATION LINES
 — = ADJACENT LINES

CORNER	BEARINGS	PLAT LENGTH	ADJACENT BEARINGS
C1	S29°21'31" E	141.13'	S87°19'19" E
C2	S29°21'31" E	141.13'	S87°19'19" E
C3	S29°21'31" E	141.13'	S87°19'19" E
C4	S29°21'31" E	141.13'	S87°19'19" E
C5	S29°21'31" E	141.13'	S87°19'19" E
C6	S29°21'31" E	141.13'	S87°19'19" E
C7	S29°21'31" E	141.13'	S87°19'19" E
C8	S29°21'31" E	141.13'	S87°19'19" E
C9	S29°21'31" E	141.13'	S87°19'19" E
C10	S29°21'31" E	141.13'	S87°19'19" E
C11	S29°21'31" E	141.13'	S87°19'19" E
C12	S29°21'31" E	141.13'	S87°19'19" E
C13	S29°21'31" E	141.13'	S87°19'19" E
C14	S29°21'31" E	141.13'	S87°19'19" E
C15	S29°21'31" E	141.13'	S87°19'19" E
C16	S29°21'31" E	141.13'	S87°19'19" E
C17	S29°21'31" E	141.13'	S87°19'19" E
C18	S29°21'31" E	141.13'	S87°19'19" E
C19	S29°21'31" E	141.13'	S87°19'19" E
C20	S29°21'31" E	141.13'	S87°19'19" E



**GRAND NORTH
 KY SINGLE ZONE 1800**

PLAT DESIGNING AND DESIGNING OF HIPPS' INDUSTRIAL PROPERTIES, LLC
 CITY OF LEBANON

GENERAL SURVEYING
 KENTUCKY
 27-10 N. KING

DATE: 2/10/2026

SCALE: 1" = 100'

PROJECT: 27-10 N. KING

SURVEYORS CERTIFICATE
 I, the undersigned, being duly sworn, certify that the annexation map shown to be annexed to the corporate limits of the City of Lebanon, Kentucky, was prepared by me or by a person under my direct personal supervision, that I am a duly licensed professional surveyor, and that the work was done in accordance with the provisions of the laws of the State of Kentucky, and that the same are based on the Kentucky State Plane Coordinate System, NAD 83, Zone 1800.

DATE: 2-12-26

REGISTERED PROFESSIONAL SURVEYOR
 ROBERT PECK
 PROPERTIES, LLC
 DB 338 PG 814
 DB 41 SLIDE 931
 CITY OF LEBANON, KY
 OF MARION COUNTY

AMERICAN WOOD RIBBS
 DB 275 PG 571
 DB 275 PG 571
 CITY OF LEBANON, KY
 OF MARION COUNTY

VALLEY VIEW ESTATES, PH II
 DB 275 PG 571
 DB 275 PG 571
 CITY OF LEBANON, KY
 OF MARION COUNTY

CL MEMBERS OF CREEK
 DB 275 PG 571
 DB 275 PG 571
 CITY OF LEBANON, KY
 OF MARION COUNTY

AMERICAN WOOD RIBBS
 DB 275 PG 571
 DB 275 PG 571
 CITY OF LEBANON, KY
 OF MARION COUNTY

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 OF MARION COUNTY

AMERICAN WOOD RIBBS
 DB 275 PG 571
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 CITY OF LEBANON, KY
 OF MARION COUNTY