



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 2025-18 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
Gina N. Wheatley, City Clerk

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

ORDINANCE NO. 2025-18

AN ORDINANCE FINALLY ANNEXING TERRITORY LOCATED ALONG THE CITY'S
NORTHERN BOUNDARY ALONG ST. ROSE ROAD/HWY 429 AND OWNED BY
HAYDON HOLDINGS, LLC

WHEREAS the territory intended to be annexed consisting of a certain tract of land presently identified as 42.93 ± acres of unzoned territory depicted at Plat Cabinet 4, Slide 922, located along St. Rose Road/Hwy 429 near Lebanon, Kentucky is contiguous to the City of Lebanon on its northern 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 R-1A (Single-Family High Density Residential) upon entry into the City limits; and,

WHEREAS the City previously passed by first and second reading its Intent to Annex Ordinance No 2025-15 for the area referenced herein and described in such Ordinance, thereafter publishing said Intent to Annex Ordinance 2025-15 in the *Lebanon Enterprise* on November 26, 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 recommendation of the Planning Commission in favor of a zoning classification for the property described in Exhibit A to this ordinance as R-1A (Single-Family High Density Residential);

WHEREAS, the City declares it desirable to annex that certain tract of land presently identified as 42.93 ± acres of unzoned territory depicted at Plat Cabinet 4, Slide 922, located along St. Rose Road/Hwy 429 near 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, particularly affordable housing, and to accomplish provision of services throughout the annexed territory.

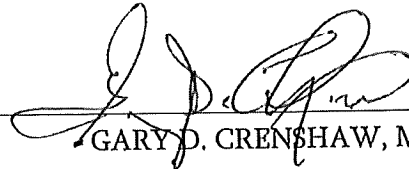
NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, as follows:

1. That the property described on Exhibit A, which property is embraced within the County of Marion and which is 42.93 ± acres of unzoned territory depicted at Plat Cabinet 4, Slide 922, located along St. Rose Road/Hwy 429 near Lebanon, Kentucky and contiguous to portions of the City's northern 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 Haydon Holdings, LLC, who is the owner of said property and having filed their 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 Finding of Fact and Recommendation of the Planning Commission for a Single-Family High Density Residential (R-1A) 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 R-1A (Single-Family High Density Residential), thereby changing the zone classification and map for this property from unzoned territory to R-1A (Single-Family High Density Residential).
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 R 1-A (Single-Family High Density Residential) 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. The newly annexed territory described at Exhibit A shall be shown on said Map in the R 1-A Single-Family High Density Residential 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.

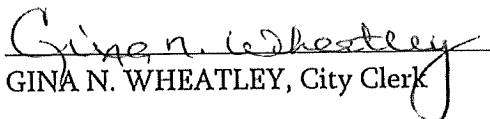

GINA N. WHEATLEY, City Clerk

Exhibit A

Beginning at the corner of Grundywood Inc (D.B. 234, Pg. 317) and Haydon Holdings LLC (D.B. 340, PG. 834) said point having the Kentucky Single Zone coordinate of N:3728817.7773, E:5071489.6204 and the Latitude: 37°33'45.082756" and the Longitude: - 85°13'53.942081"; THENCE traversing across Haydon Holdings and along the edge of the R-4 Zone S23°29'08"W 185.60' to a point; THENCE With A Curve Turning To The Right With An Arc Length Of 83.61', With A Radius Of 125.00', With A Chord Bearing Of S47°21'07"E , With A Chord Length Of 82.06'; THENCE S28°11'21"E 523.67' to a point; THENCE With A Curve Turning To The Right With An Arc Length Of 127.34', With A Radius Of 125.00', With A Chord Bearing Of S00°59'42"W , With A Chord Length Of 121.91' to a point; THENCE S59°49'14"E 107.93' to a point; THENCE leaving the edge of the R-4 Zone and still traversing across Haydon Holdings LLC S55°48'49"W 1771.94' to a point in the northeast line of lot 10 of the Wilson Subdivision as shown in Plat Cabinet 4, Slide 607; THENCE with the northeast line of the Wilson Subdivision N32°18'03"W 169.26' to a point at the corner of said Subdivison, Haydon Holdings and James & Susan Young (D.B. 341, Pg 36); THENCE with Young and Haydon Holdings the next 3 calls: N57°44'02"E 181.34' to a point; THENCE N32°15'19"W 240.03' to a point; THENCE S57°45'21"W 181.54' returning to a point on the northeast line of Wilson Subdivision common with Haydon Holdings; THENCE N32°18'03"W 84.16' to the corner of Lot 3 and 4 of said Division; THENCE N33°58'54"W 224.00' to the corner of Lot 1 and 2; THENCE with the common line of Lot 1 and 2 S56°01'06"W 150.07' to a point on the northerly Right of Way line of Highway 429 (a.k.a. St. Rose Road); THENCE with the edge of said Right of Way N34°01'12"W 145.23' to a point at the corner of Patrick & Ida Spalding (D.B. 360, Pg. 833); THENCE leaving said Highway 429 Right of Way with the common line of Spalding and Hayden Holdings LLC for the next 6 calls: N57°44'10"E 50.70' to a point; THENCE N69°44'10"E 83.30' to a point; THENCE N43°44'10"E 19.00' to a point; THENCE N41°32'46"E 95.66' to a point; THENCE N13°11'19"W 266.80' to a point; THENCE N57°51'21"E 993.57' to a point at the corner of Spalding and Grundywood Inc (D.B. 234, Pg. 317); THENCE with Grundywood Inc S28°47'12"E 24.92' to a point; THENCE N67°17'24"E 808.10' to the point of beginning. Containing an area of 42.93 Acres.

EXHIBIT B

CITY OF LEBANON, KENTUCKY PLANNING AND ZONING
COMMISSION

FINDINGS OF FACT TO APPROVE APPLICATION OF HAYDON
HOLDINGS LLC FOR PROPERTY LOCATED ON ST. ROSE RD. TO BE
ZONED R-1A AND R-4

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

WHEREAS, Haydon Holdings, LLC submitted an application for property located on St. Rose Rd. be zoned for R 1-A (Single-Family High Density Residential) and R-4 (Multi-Family High Density Residential).

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 for a property located on St. Rose Rd. to be zoned R-1A and R-4, upon consideration of the particulars of the application, any filings of any person or entity with the Planning Commission since the publication of the notice of public hearing for the proposed R-1A and R-4 zoning in *The Lebanon Enterprise*, the written administrative record before the Planning Commission, and the testimony and other evidence submitted into the record at the November 24, 2025 Public Hearing, KRS Chapter 100, and the Lebanon Enactments hereby adopts these FINDINGS OF FACT.

FINDINGS OF FACT

1. On application received signed by John Haydon, 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 property located on St. Rose Rd, be zoned for R 1-A and R-4, 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 rezoning of the property located on St. Rose Rd. is in compliance with the Comprehensive Plan:

- a. Land Use Goal. "Maintain small-town atmosphere and historic character of the City while increasing employment, housing, and recreational opportunities. (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. Economic Objective 1: "Ensure that development takes place in the most orderly and attractive manner possible, in order to ensure that Lebanon continues to be a community which can compete effectively for new residents and investment." (p. I-26).

- d. Housing Goal – “Promote peaceful, safe and livable residential neighborhoods and protect existing neighborhoods from the intrusion of conflicting uses.”
- e. Land Use Objective 1: “Funnel residential, business, and industrial development into appropriate areas to minimize conflicts among incompatible uses.” (p. I-23)
- f. Economic Objective 1: “Ensure that development takes place in the most orderly and attractive manner possible, in order to ensure that Lebanon continues to be a community which can compete effectively for new residents and investment.” (p. I-26).

9. The proposed zoning change does not have significant impact on the City or on adjacent landowners.

10. The following members of the community spoke or presented questions and/or concerns regarding the property: Jodie Smith.

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 PROPERTY LOCATED ON ST. ROSE RD.
BE ZONED R-1A (SINGLE-FAMILY HIGH DENSITY RESIDENTIAL) AND R-4
(MULTI-FAMILY HIGH DENSITY RESIDENTIAL)**

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 approval of the Application;
- (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 recused.
- (e) The following Planning Commission Members, if any, voted against the foregoing Motion: None

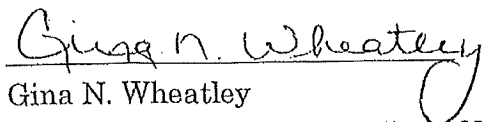


Doug Ray

Chair, City of Lebanon Planning and
Zoning Commission

Date: November 24, 2025

ATTEST TO SIGNATURE OF ACTING CHAIR:



Gina N. Wheatley

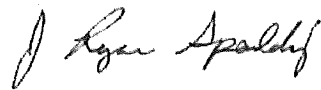
Recording Secretary of the City of Lebanon
Planning and Zoning Commission

Date: November 24, 2025

42.766 Acres to be Annexed into the Corporate Boundary of Lebanon, KY

Beginning at point in the existing Corporate Boundary of Lebanon and being at the KY State Plane Single Zone Coordinates of N:3736878.0988, E:5064592.4086, said point is on the common line of Isaac E Owen (D.B. 140, Pg. 119) and Haydon Holdings LLC (D.B. 340, PG. 834); THENCE with the existing Boundary of Lebanon and cutting through the property of said Hayden Holdings LLC S47°58'24"W 1402.44' to a point; THENCE continuing S47°58'24"W 533.42' to an existing corner of the Corporate Boundary of Lebanon, said point being near the northeast line of lot 10 of the Wilson Subdivision as shown in Plat Cabinet 4, Slide 607; THENCE N32°28'00"W 147.69' to a point in Lot 9 of said Wilson Division; THENCE N30°38'23"W 78.80' to a point in lot 8; THENCE N32°23'33"W 15.78' to a point in Lot 8; THENCE leaving the existing Boundary of Lebanon and Lot 8 N57°44'02"E 184.60' to the northeast corner of James & Susan Young (passing the southeast corner of said Young at 3.26'); THENCE with Young and Hayden Holdings N32°15'19"W 240.03' to a point; THENCE S57°45'21"W 185.88' returning to the Corporate Boundary of Lebanon and to a point in Lot 4 of the Wilson Subdivision; THENCE N32°37'21"W 159.94' to a point in Lot 3; THENCE N34°23'48"W 134.00' to a point in Lot 2; THENCE still with Boundary of Lebanon S55°13'27"W 149.93' to a point in Lot 2; THENCE N20°38'21"W 16.63' to a common corner of Lot 2 and Haydon Holdings LLC on the north right of way line of St Rose Rd; THENCE with said Right of way N34°01'12"W 145.23' to a point at the corner of Patrick & Ida Spalding (D.B. 360, Pg. 833); THENCE leaving said right of way with the common line of Spalding and Hayden Holdings LLC N57°44'10"E 50.70' to a point; THENCE N69°44'10"E 83.30' to a point; THENCE N43°44'10"E 19.00' to a point; THENCE N41°32'46"E 95.66' to a point; THENCE N13°11'19"W 266.80' to a point; THENCE N57°51'21"E 993.57' to a point at the corner of Spalding and Grundywood Inc (D.B. 234, Pg. 317); THENCE with Grundywood Inc S28°47'12"E 24.92' to a point; THENCE N67°17'24"E 808.10' to a point; THENCE S25°58'36"E 614.38' to a point; THENCE N84°18'19"E 48.31' to a point; THENCE S11°10'47"E 60.91' to a point at the corner of Grundywood and Isaac Owen; THENCE S08°09'24"E 20.48' to the point of beginning. Containing an area of 42.766 Acres.

Basis of bearings is the Kentucky Single Zone State Plane coordinate system.



John Ryan Spaulding PLS #4427

10/28/2025

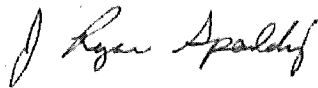
Date



41.052 Acres, Zoned R-1A, to be Annexed into the Corporate Boundary of Lebanon, KY

Beginning at point in the existing Corporate Boundary of Lebanon and being at the KY State Plane Single Zone Coordinates of N:3736797.5882, E:5064503.0760; THENCE with the existing Boundary of Lebanon cutting through the property of said Hayden Holdings LLC S47°58'24"W 1815.60' to an existing corner of the Corporate Boundary of Lebanon, said point being near the northeast line of lot 10 of the Wilson Subdivision as shown in Plat Cabinet 4, Slide 607; THENCE N32°28'00"W 147.69' to a point in Lot 9 of said Wilson Division; THENCE N30°38'23"W 78.80' to a point in lot 8; THENCE N32°23'33"W 15.78' to a point in Lot 8; THENCE leaving the existing Boundary of Lebanon and Lot 8 N57°44'02"E 184.60' to the northeast corner of James & Susan Young (passing the southeast corner of said Young at 3.26'); THENCE with Young and Hayden Holdings N32°15'19"W 240.03' to a point; THENCE S57°45'21"W 185.88' returning to the Corporate Boundary of Lebanon and to a point in Lot 4 of the Wilson Subdivision; THENCE N32°37'21"W 159.94' to a point in Lot 3; THENCE N34°23'48"W 134.00' to a point in Lot 2; THENCE still with Boundary of Lebanon S55°13'27"W 149.93' to a point in Lot 2; THENCE N20°38'21"W 16.63' to a common corner of Lot 2 and Haydon Holdings LLC on the north right of way line of St Rose Rd; THENCE with said Right of way N34°01'12"W 145.23' to a point at the corner of Patrick & Ida Spalding (D.B. 360, Pg. 833); THENCE leaving said right of way with the common line of Spalding and Hayden Holdings LLC N57°44'10"E 50.70' to a point; THENCE N69°44'10"E 83.30' to a point; THENCE N43°44'10"E 19.00' to a point; THENCE N41°32'46"E 95.66' to a point; THENCE N13°11'19"W 266.80' to a point; THENCE N57°51'21"E 993.57' to a point at the corner of Spalding and Grundywood Inc (D.B. 234, Pg. 317); THENCE with Grundywood Inc S28°47'12"E 24.92' to a point; THENCE N67°17'24"E 808.10' to a point at a corner of the R-4 Zoned area; Thence with the westerly line of the R-4 Area S23°29'08"W a Distance Of 185.60'; Thence With A Curve Turning To The Right With An Arc Length Of 83.61', With A Radius Of 125.00', With A Chord Bearing Of S47°21'07"E, With A Chord Length Of 82.06'; Thence S28°11'21"E A Distance Of 523.67'; Thence With A Curve Turning To The Right With An Arc Length Of 22.49', With A Radius Of 125.00', With A Chord Bearing Of S23°02'06"E, With A Chord Length Of 22.46' to the point of beginning. Containing an area of 41.052 Acres.

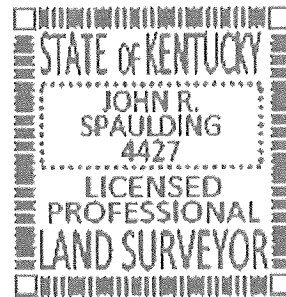
Basis of bearings is the Kentucky Single Zone State Plane coordinate system.

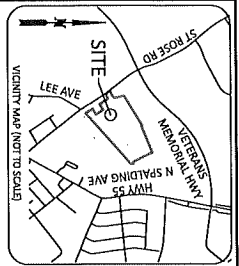


John Ryan Spaulding PLS #4427

2/9/2026

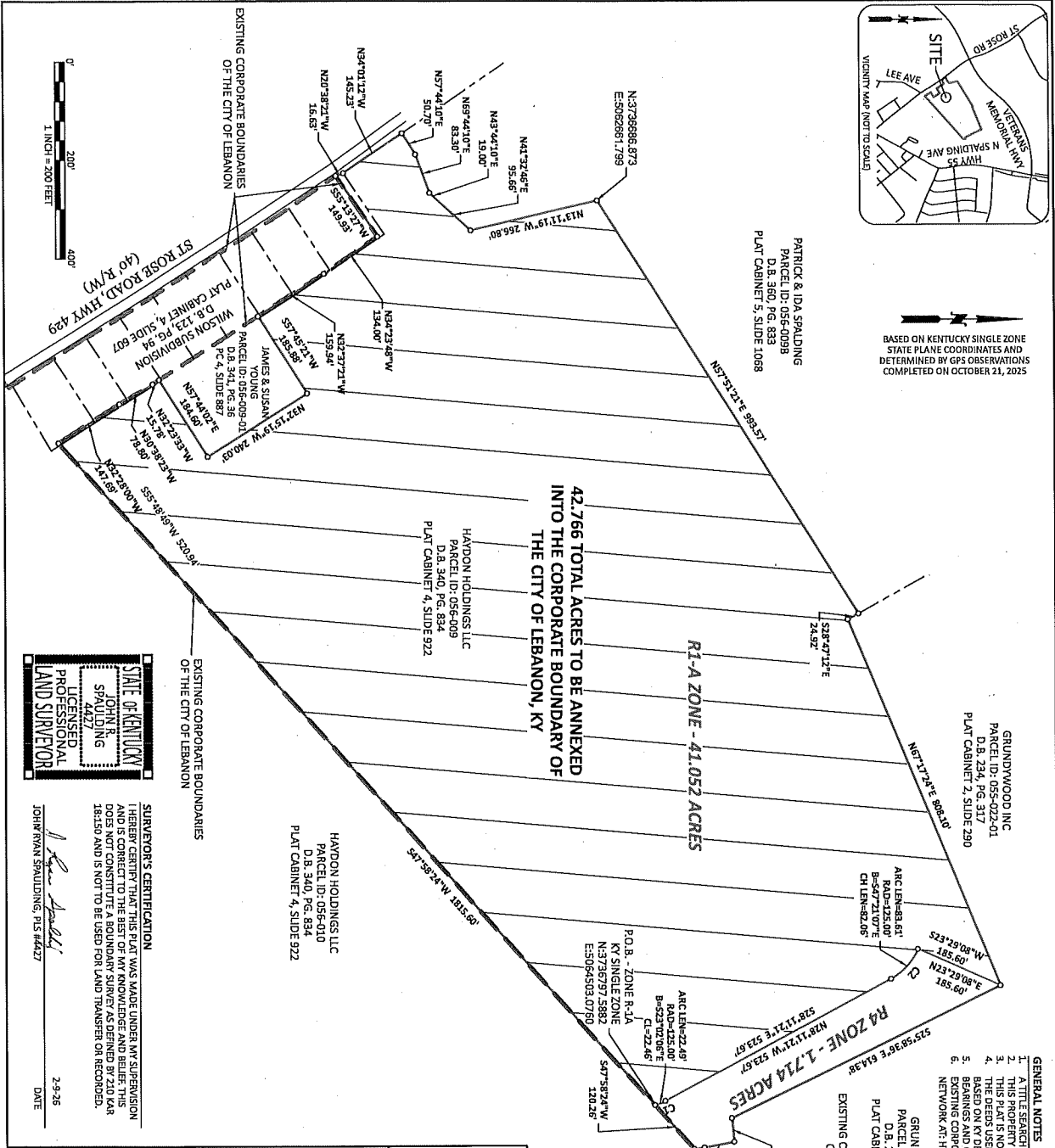
Date





BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATES AS DETERMINED BY GPS OBSERVATIONS COMPLETED ON OCTOBER 11, 2025

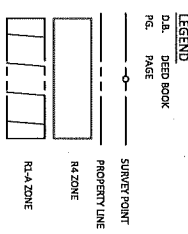
PATRICK & IDA SPAULDING
 PARCEL ID: 056-0098
 D.B. 360, PG. 833
 PLAT CABINET 5, SLIDE 1068



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AS DEFINED BY 20 KAR 18.150 AND IS NOT TO BE USED FOR LAND TRANSFER ON RECORD.
 JOHN RYAN SPAULDING, PLS #14427
 DATE: 2-9-26

- GENERAL NOTES**
1. UNDEVELOPED AREAS NOT REFERENCED.
 2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.
 3. THIS PLAT IS NOT FOR LAND CONVEYANCE.
 4. THE DEEDS USED TO PREPARE THIS PLAT ARE SHOWN UPON THEIR RESPECTIVE PROPERTIES HEREON, THE RIGHT OF WAY IS BASED ON KY DEPARTMENT OF HIGHWAYS PROJECT: NO. R-2, 78-922-1.
 5. EASINGS AND COORDINATES ARE PER THE KENTUCKY STATE PLAT SINGLE ZONE COORDINATE SYSTEM.
 6. EXISTING CORPORATE BOUNDARIES SHOWN HEREON WERE DOWNLOADED FROM THE KENTUCKY GEOGRAPHY NETWORK (KNTG://KNTG.PUBLIC.COM/VISUALIZATION/KNTG-CITIES).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	22.46'	22.46'	N23°02'06"W
C2	125.00'	83.61'	82.06'	N47°21'07"W



ANNEXATION PLAT
 FOR
 THE CITY OF LEBANON
 PO BOX 940
 LEBANON, KY 40033
 42.766± TOTAL ACRES

CURRENT TITLE HOLDER:
 HAYDON HOLDINGS LLC
 40 LUCKNOW COURT
 BARDSTOWN, KY 40004
PROPERTY ADDRESS:
 ST ROSE RD
 LEBANON, KY 40033
 MARION COUNTY, KY

PREPARED BY:

PLAT DATE: 2/9/26



SPAULDING SURVEYING, LLC
 835 SPAULDING LN
 SPRINGFIELD, KY 40069
 JOHN RYAN SPAULDING, PLS
 859-481-5241
 Ryan@spauldingsurveying.com