



CITY OF LEBANON

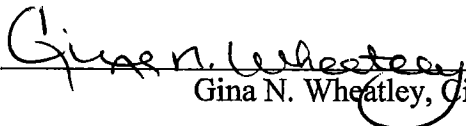
GARY D. CRENSHAW
MAYOR

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 16 pages of Ordinance 2022-11 are a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on November 9, 2022, all as appears in the official records of said City.

WITNESS, my hand and the City Seal of Lebanon, Kentucky, this 17th day of November, 2022.


Gina N. Wheatley, City Clerk

RECEIVED AND FILED
DATE Nov 28, 2022

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandis Adkins

ORDINANCE NO. 2022-11

AN ORDINANCE FINALLY ANNEXING TERRITORY LOCATED ALONG THE CITY'S
NORTHERN BOUNDARY AND PRESENTLY IDENTIFIED AS 960 ST. ROSE ROAD,
LEBANON, KENTUCKY OWNED BY EDWARD HILL AND CAROLYN BRAHM.

WHEREAS the territory intended to be annexed consisting of a certain tract of land presently identified as 960 St. Rose Road, 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 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 2022-10 for the area referenced herein and described in such Ordinance, thereafter publishing said Intent to Annex Ordinance 2022-10 in the *Lebanon Enterprise* on October 26, 2022; 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 October 24, 2022, and adopted the City's own Findings of Fact overriding the adverse recommendation of the Planning Commission and supplanting the Planning Commission's findings with the Council's decision 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 960 St. Rose Road, 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:

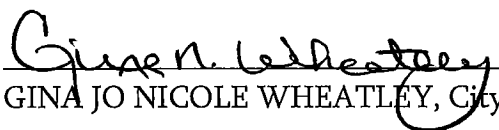
1. That the property described on Exhibit A, which property is embraced within the County of Marion and which is located at 960 St. Rose Road and contiguous to portions of the City's northern boundary shall be, and the same hereby is, annexed into and included within the boundaries of the City of Lebanon, Kentucky.
2. That this annexation is made at the request of Edward Hill and Carolyn Brahm, who are the owners 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 overridden based upon the administrative record.
4. That the City's Finding of Fact Overriding the Adverse Recommendation of the Planning Commission and Assigning Heaving 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 Attorney is hereby authorized and directed, if she 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. Such Ordinance shall become effective on passage on second reading; passage on second reading of a Final Annexation Ordinance annexing the Subject Property; and upon compliance with any publication requirements for such Ordinance pursuant to applicable law.
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 overriding the recommendation of the Planning Commission by majority of the entire City Council and on adoption of its own Findings of Fact made by the 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 effect the validity of the remainder of this Ordinance.

9. This Ordinance is adopted pursuant to KRS §83A.060 in that it was introduced on November 7, 2022, and given final reading on November 9, 2022, 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 JO NICOLE WHEATLEY, City Clerk

First Reading given November 7, 2022.

Second Reading given November 9, 2022.

Publication made in *The Lebanon Enterprise* on November 16, 2022.

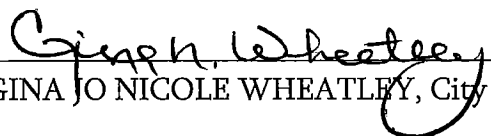

GINA JO NICOLE WHEATLEY, City Clerk

Exhibit A

Being Tract 1, consisting of 255.09 acres and Tract 2, consisting of 10.34 acres, as depicted on unrecorded Plat depicting Annexation of the Edward Hill and Carolyn Brahm Property: City of Lebanon, attached hereto and incorporated herein by reference.

And being that property conveyed to Edward Hill and Carolyn Brahm by deed of record at Deed Book 332, Page 772 in the Office of the Marion County Court Clerk.

CITY COUNCIL OF CITY OF LEBANON, KENTUCKY

**FINDINGS OF FACT OVERRIDING ADVERSE RECOMMENDATION OF
PLANNING COMMISSION
AND ASSIGNING HEAVY INDUSTRIAL (I-2) ZONE CLASSIFICATION**

WHEREAS, on October 10, 2022, on second reading, the City of Lebanon, KY City Council ("Council) passed an Intent to Annex ordinance designated Ordinance No. 2022-10 (the "Annexation Ordinance") regarding real property described therein and depicted on the Annexation Plat (the "Subject Property"). Said Annexation Ordinance and the description and Annexation Plat of the Subject Property are incorporated herein by reference.

WHEREAS, the Lebanon Planning and Zoning Commission held a Public Hearing on October 24, 2022 to consider such Comprehensive Plan amendment and the Zoning Classification for the Subject Property (the "Public Hearing").

WHEREAS, the Lebanon Planning and Zoning Commission recommended AGAINST designation of the Subject Property as Industrial on the Current and Future Land Use Maps of the Comprehensive Plan and AGAINST the Zone Classification of the Subject Property as Heavy Industrial (I-2) and the City Council has received and reviewed the Findings of Fact of the Planning Commission made in connection with such negative recommendation.

WHEREAS, the City Council has not noticed or scheduled any additional public hearing on the Zone Classification proposal in that it is not required to do so by any applicable law and may review the Planning Commission adverse recommendation on the record developed before the Planning Commission.

NOW THEREFORE, the City Council upon consideration of the Annexation Ordinance, the Zoning Ordinance and Comprehensive Plan (collectively "Lebanon Enactments"), KRS Chapter 100, the written administrative record before the Planning Commission, and the testimony and other evidence submitted into the record at the Public Hearing (collectively the "Administrative Record"), hereby OVERRIDES the adverse recommendation of the Planning Commission and AND adopts the following FINDINGS OF FACT and DECISION as to the Zone Classification of the Subject Property:

FINDINGS OF FACT

1. The City Council is aware the purpose and intent of the Heavy Industrial District is stated as follows:

Lebanon Zoning Ordinance Section 154.260: "PURPOSE AND INTENT. The purpose of the Heavy Industrial District (I-2) is to provide appropriate locations for heavy industrial uses and other uses not otherwise permitted in other districts. A heavy industrial use is a use ordinarily requiring buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, and storage or disposal of equipment, raw materials, manufacturing products, or wastes. This district shall be adjacent to I-1 district and shall be served by public sanitary sewer."

2. As recognized in the Intent to Annex Ordinance, the Subject Property, as under consideration for proposed Zone Classification, is in the unincorporated portion of Marion County, pending adoption of a final annexation ordinance.

3. The City Council is aware that there is no zoning ordinance applicable in the unincorporated territory of Marion County. Accordingly, the Subject Property is currently unregulated from a land use perspective and could remain so if annexation of the Subject Property is not completed. Any assumption that there could be no industrial development on the Subject Property without assignment of Zone Classification and final annexation by the City of Lebanon is in error.

4. This proceeding before the City Council is for the purpose of making a decision on Zone Classification for the Subject Property per the Lebanon Enactments, KRS Chapter 100, and all applicable law. The City Council is not making a decision as to any particular use of the Subject Property as such a decision is not before the Council in this KRS 100.209 proceeding.

5. Testimony speculating on particular use of the property was admitted into the Administrative Record before the Planning Commission, but it is not controlling on the City Council in that there are many possible uses for industrially zoned property as reflected in the Zoning Ordinance. It would be arbitrary and inconsistent with due process to presume a particular future land use with certainty in making a Heavy Industrial Zone Classification decision.

6. Speculative testimony of potential misuse of property in the Heavy Industrial Zone Classification which would be in violation of applicable law was heard by the Planning Commission. However, such speculation cannot be the basis for an adverse

decision by the City Council. It cannot be presumed that Owners or successors or assigns of the Subject Property will violate applicable law.

7.State and federal agencies have significant statutory and regulatory responsibilities and authority as to air quality, pollution, water quality and other potential off-site emissions of industrial facilities as well as in regard to employee protections. Such protections persuade the City Council that expansion of territory in the Heavy Industrial (I-2) Zone Classification is consistent with the Goals and Objectives of the Comprehensive Plan and is otherwise in the health, safety and welfare interests of the City of Lebanon.

8.Speculation as to offsite emissions impact from purported heavy industrial uses on the Subject Property was heard by the Planning Commission. However, no person so speculating in their testimony identified themselves as an expert witness on the effects of offsite emissions or their likelihood or extent or form.

9.The City of Lebanon wishes to be a good neighbor. However, it cannot allow lay persons who do not reside, vote, or own real property in the City of Lebanon to have a veto over land use decisions made by the City Council as to property in or intended to be annexed into the City. The Planning Commission did not properly prioritize the interests of the City under the Lebanon Enactments over allegations made by persons outside of the City in making its adverse recommendation.

10.Brooklyn Leep, Executive Director of the Marion County Industrial Foundation, testified in favor of the proposed Heavy Industrial (I-2) Zone Classification at the Planning Commission Public Hearing. She testified as to the suitability of the Subject Property for Heavy Industrial Use and its potential to encourage favorable additional economic, employment and tourism development in the vicinity. The City Council values her opinion because of her current position and her prior work as a Senior Project Manager with the Kentucky Cabinet of Economic Development. The Council considers her testimony to be that of an expert witness and finds it persuasive in support of the assignment of the Heavy Industrial (I-2) Zone Classification to the Subject Property. The City Council finds the Planning Commission did not give proper weight to her testimony and failed to make the correct recommendation as a result.

11.The City Council has considered the following provisions of the Comprehensive Plan and relies upon such provisions in concluding the proposed Zone Classification is in compliance with the Comprehensive Plan and that the Planning Commission's adverse recommendation should be overridden:

- 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. Economic Goal. "Promote a balanced economy by utilizing community resources to attract new employment sources and provide for the well-being of existing businesses." (p. I-22).
- c. Land Use Objective 1: "Funnel residential, business, and industrial development into appropriate areas to minimize conflicts among incompatible uses." (p. I-23).
- d. Land Use Objective 4: Require buffering such as screening and landscaping between conflicting land uses. (p. I-23).
- e. Land Use Objective 5: "Require measures for containing air, water and noise pollution and controlling excessive run-off resulting from development, including on-site retention areas; (p. I-23).
- f. Land Use Objective 7: "Encourage commercial and industrial growth to increase employment and other opportunities." (p. I-24).
- g. Transportation Objective 6: "Evaluate the impact of the development on the transportation system to ensure compatibility between development and the existing system." (p. I-25).
- h. 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).
- i. The Land Use Plan & Analysis section of the Comprehensive Plan provides in pertinent part: "The major concentrations of industrial facilities are shown on the Zoning Map in the appendix. Most of the heavy industries are primarily located on the southwest side of the city. The light industries are located on the west and east sides of the city. Additional industrial growth may be appropriate near such established areas (as shown on the Future Land Use Map.)" (emphasis added). (p. IX-4).

12. Based on the Annexation Plat, the Lebanon Zoning Map, and the Comprehensive Plan, there is property in the City of Lebanon (Ordinance 01-02) under industrial use or zoned for industrial use in the vicinity of the Subject Property according to the City's Zoning Map. Property owned by the Marion County Industrial Foundation and Limestone Branch Distillery, LLC actually ADJOINS the Subject Property along respective boundary lines exceeding one thousand feet each. Thus, no "spot zoning" is involved.

13. Based on evidence of record, the City Council finds the Subject Property may be adequately served by electric, water, and sewer services in order to support industrial development of such property.

14. Based on evidence of record, the City Council finds no evidence to support that development of the Subject Property for industrial purposes would create drainage

problems which would impact any adjoining property or violate any applicable law as to water run off or any aspect of drainage.

15. Based on evidence of record, the City Council finds the relatively flat to rolling topography of the Subject Property makes it suitable for the Heavy Industrial (I-2) Zone Classification.

16. No credentialed appraiser or similar expert witness testified before the Planning Commission as to any adverse property valuation impact in the vicinity of the Subject Property from Heavy Industrial Zone Classification. Thus, the City Council finds on basis to refrain from Heavy Industrial (I-2) Zone Classification on the basis of property valuation issues.

17. The City Council is aware that Section 154.265 of the Zoning Ordinance provides Performance Standards applicable in the Heavy Industrial Zone Classification and Section 154.262 provides Development Standards applicable in such Zone Classification. The City Council finds such provisions provide adequate protections to neighboring properties from any material adverse consequences from classification of the Subject Property into the Heavy Industrial (I-2) District.

18. Tracts 1 and 2 of the Subject Property, as evidenced from the Annexation Plat have frontage on Kentucky Highway 429 and Kentucky Highway 2154). Kentucky Highway 429 has a 40' right of way. The City Council finds such adjoining highways, subject to any required curb cut approvals of the appropriate agency, are adequate for traffic which would likely arise from any industrial development of the Subject Property.

19. To the extent any road widening or additional turn lanes are appropriate in the future, there is opportunity to seek such improvements through the procedures applicable to the Kentucky Transportation Cabinet Department of Highways and the budgeting process of the Kentucky Legislature. The City Council is aware that roadway improvements generally follow development. Thus, the City Council finds no basis to decline Heavy Industrial (I-2) Zone Classification on the basis that road improvements may be required as a result of future development.

20. The Size of the Subject Property under single ownership (265 acres) makes it particularly appropriate for Heavy Industrial (I-2) Zone Classification.

21. All of the foregoing findings of Adjudicative Facts support the classification of the Subject Property into the HEAVY INDUSTRIAL (I-2) ZONE CLASSIFICATION.

22. Severability. It is the intent of the City Council 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 decision of the City Council if such may be sustained under applicable law based on any remaining FINDINGS OF FACT.

ZONE CLASSIFICATION DECISION OVERRIDING PLANNING COMMISSION

The City Council, having considered the Planning Commission adverse recommendation, by MOTION made BY Darin Spalding and seconded BY Jerry Abell at such meeting, and approved by majority vote of the *entire* City Council, hereby:


- (a) Adopts the above-referenced Findings of Fact and instructs the City Clerk to include them as an exhibit to the Minutes of the Meeting at which said Findings are passed;
- (b) OVERRIDES the adverse recommendation of the Planning Commission and designates the Zone Classification for the Subject Property as the Heavy Industrial (I-2) Zone Classification;
- (c) Authorizes and directs the City Attorney, if she 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. (Said Ordinance shall become effective on passage on second reading; passage on second reading of a Final Annexation Ordinance annexing the Subject Property; and upon compliance with any publication requirements for such Ordinance pursuant to applicable law.)

The following City Council Members voted in favor of the foregoing Motion:

Jerry Abell, Kate Palagi, John Mattingly, Jim Richardson, and Darin Spalding

and the following City Council Members, if any, voted against the foregoing Motion:

Jonathan Spalding

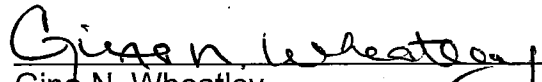


Gary D. Oenshaw, Mayor
City of Lebanon, Kentucky

November 7, 2022

Date

ATTEST TO SIGNATURE OF MAYOR:



Gina N. Wheatley
City Clerk/Treasurer of the City of Lebanon, Kentucky

Date: November 7, 2022

KWMM

ENGINEERING & SURVEYING, LLC

335 N. WOODLAWN AVE., LEBANON, KY 40033
BUSINESS: (270) 692-0089
MOBILE: (270) 590-4603
nathan@mykwmm.net

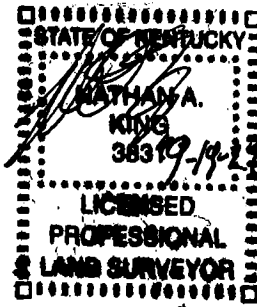
Annexation of Tract 1 of the Edward Hill & Carolyn Brahm property City of Lebanon

A description of a **255.09 Ac.** parcel of land lying on the northwest side of KY Hwy 2154, at its intersection with KY Hwy 429, State of Kentucky, County of Marion. This Description encompasses a portion of the property of Edward Hill & Carolyn Brahm (DB 332, PG 772) and is also shown as Tract 1 on the plat titled "Plat Depicting Annexation of Edward Hill & Carolyn Brahm Property, City of Lebanon".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at the northwest R/W intersection of KY Hwy 2154 and KY Hwy 429, said point having the Kentucky State Plane Coordinates per KY Single Zone (KY 1600) of N: 3,737,186.51 & E: 5,061,806.29; THENCE with the R/W of said KY Hwy 2154, an unincorporated area of Marion County, S57°37'22"W, 261.70' to a point; THENCE with same, S65°26'48"W, 603.40' to a point; THENCE with same, S56°39'03"W, 619.89' to a point; THENCE with same, S47°06'06"W, 413.65' to a point; THENCE with same, S36°23'20"W, 84.55' to a point, a corner common to Limestone branch Distillery, Inc (DB 309; PG 420: Cab. 4; Slide 633); THENCE with the property of said Limestone Branch Distillery and the existing City Limits of Lebanon, Kentucky (*Ordinance 01-02*), S86°17'15"W, 137.85' to a point; THENCE with same, S52°48'46"W, 1063.93' to a point; THENCE with same, N71°37'36"W, 523.98' to a point; THENCE with same, N82°36'15"W, 64.74' to a point, a corner common to The Marion County Industrial Foundation (DB 212; PG 16); THENCE with the property of said Marion County Industrial Foundation and continuing with said City Limits of Lebanon, N82°41'42"W, 1129.10' to a point, a corner common to Michael & Allison Deering (DB 315, PG 562) & Thomas & Gale Corbett (DB 307; PG 544); THENCE with the Corbett property, an unincorporated area of Marion County, N64°04'10"W, 556.93' to a point; THENCE with same, N44°40'49"E, 1939.20' to a point; THENCE with same, N44°35'04"W, 584.74' to a point, a corner common to David Chapman, Jr., et. al. (DB 280; PG 682); THENCE with the Chapman, et. al. Property, an unincorporated area of Marion County, N47°45'36"E, 1205.23' to a point; THENCE with same, N46°07'06"W, 228.42' to a point; THENCE with same, and a 58' passway according to the deeds, and still an unincorporated area of Marion County, N50°50'36"E, 1970.64' to a point in the R/W of said KY Hwy 429 (40' R/W); THENCE with said R/W, an unincorporated area of Marion County, S30°06'43"E, 14.58' to a point; THENCE with same, S30°09'01"E, 143.16' to a point; THENCE with same, S29°41'23"E, 78.85' to a point; THENCE with same, S29°20'35"E, 202.90' to a point; THENCE with same, S29°22'40"E, 143.11' to a point; THENCE with same, S30°07'23"E, 87.62' to a point; THENCE with same, S30°40'34"E, 81.95' to a point; THENCE with same, along a curve to the left, having an arc length of 356.73', a radius of 2246.11', a **chord bearing of S35°13'34"E**, and a **chord length of 356.36'** to a point; THENCE with same, S39°46'34"E, 72.53' to a point; THENCE with same, S40°42'49"E, 122.47' to a point; THENCE with same, S41°21'08"E, 79.17' to a point; THENCE with same, S41°07'49"E, 73.65' to a point; THENCE with same, S41°12'52"E, 88.18' to

a point; THENCE with same, along a curve to the right, having an arc length of 644.77', a radius of 2440.20', a **chord bearing of S33°38'42"E**, and a **chord length of 642.89'** to a point; THENCE with same, **S26°04'32"E, 137.30'** to a point; THENCE with same, **S25°55'26"E, 162.93'** to a point; THENCE with same, **S25°45'08"E, 287.79'** to a point; THENCE continuing with the unincorporated area of Marion County, but with a variable R/W of said KY Hwy 429, **S33°24'09"W, 39.44'** to a point; THENCE with same, **S19°57'01"E, 371.75'** to a point; THENCE with same, **S08°27'56"E, 116.48'** to the POINT OF BEGINNING and Containing 255.09 acres more or less, and being Tract 1 as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on September 17, 2022 and titled "Plat Depicting Annexation of Edward Hill & Carolyn Brahm property, City of Lebanon".



KWM

ENGINEERING & SURVEYING, LLC

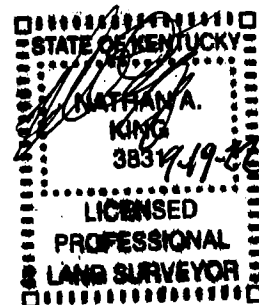
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Annexation of Tract 2 of the Edward Hill & Carolyn Brahm property City of Lebanon

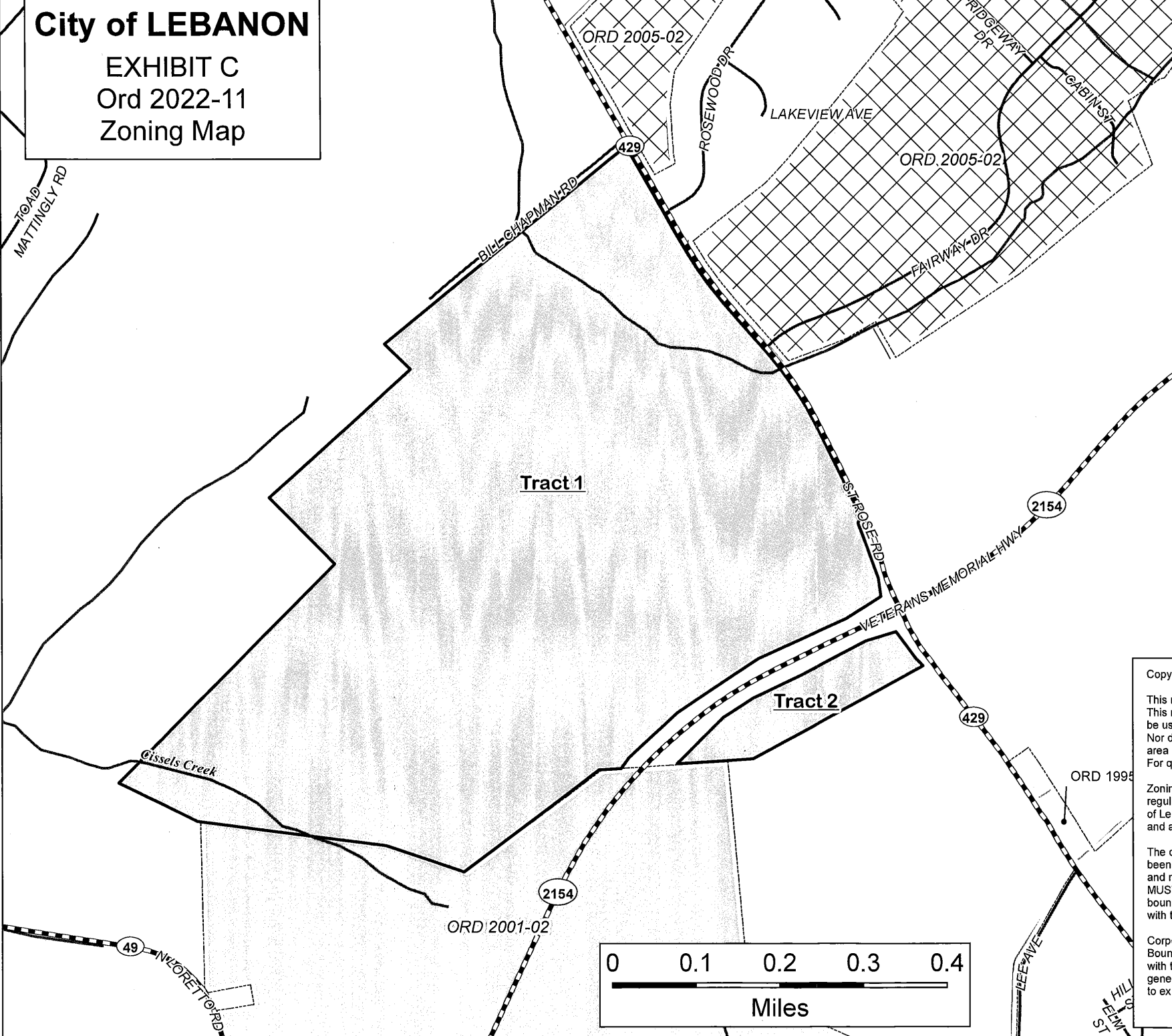
A description of a **10.34 Ac.** parcel of land lying on the southeast side of KY Hwy 2154, at its intersection with KY Hwy 429, State of Kentucky, County of Marion. This Description encompasses a portion of the property of Edward Hill & Carolyn Brahm (DB 332, PG 772) and is also shown as Tract 2 on the plat titled "Plat Depicting Annexation of Edward Hill & Carolyn Brahm Property, City of Lebanon".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at the southwest R/W intersection of KY Hwy 2154 and KY Hwy 429, said point having the Kentucky State Plane Coordinates per KY Single Zone (KY 1600) of N: 3,736,964.16 & E: 5,061,902.74; THENCE with the R/W of said KY Hwy 2154, an unincorporated area of Marion County, S73°20'54"W, 202.56' to a point; THENCE with same, S62°17'45"W, 450.21' to a point; THENCE with same, S64°11'35"W, 341.93' to a point; THENCE with same, S57°18'38"W, 163.53' to a point; THENCE with same, S57°18'37"W, 60.00' to a point; THENCE with same, S45°10'10"W, 417.62' to a point, a corner common to The Marion County Industrial Foundation (DB 212; PG 16); THENCE with the property of said Marion County Industrial Foundation and the existing City Limits of Lebanon, Kentucky (*Ordinance 01-02*), N86°17'06"E, 305.53' to a point, a corner common to Susan & James Young (DB 328; PG 524; Cab. 1; Slide 18); THENCE with Young Property, an unincorporated area of Marion County, N86°15'19"E, 178.65' to a point; THENCE with same, N61°29'41"E, 401.61' to a point; THENCE with same, N61°00'34"E, 51.12' to a point, a corner common to Control Worx Properties, LLLP (DB 344; PG 217; Cab. 4; Slide 960); THENCE with the Control Worx Property, an unincorporated area of Marion County, N61°00'34"E, 252.80' to a point; THENCE with same, N61°19'17"E, 516.91' to a point in the R/W of KY Hwy 429 (Var. R/W); THENCE with said R/W, an unincorporated area of Marion County, N45°37'47"W, 60.57' to a point; THENCE with same, N36°44'57"W, 212.81' to the POINT OF BEGINNING and Containing 10.34 acres more or less, and being Tract 2 as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on September 17, 2022 and titled "Plat Depicting Annexation of Edward Hill & Carolyn Brahm property, City of Lebanon".



City of LEBANON
EXHIBIT C
Ord 2022-11
Zoning Map



ORD 2022-11
 1-2 **HEAVY INDUSTRIAL**

Corporate Boundary
 US Route State Route

ZONING

PUD Overlay
 AGRICULTURE DISTRICT
 SINGLE-FAMILY RESIDENTIAL
 ONE-TO FOUR-FAMILY RESIDENTIAL
 MULTI-FAMILY RESIDENTIAL
 MOBILE HOME PARK
 CENTRAL BUSINESS DISTRICT
 GENERAL BUSINESS DISTRICT
 HIGHWAY BUSINESS DISTRICT
 OFFICE & PROFESSIONAL
 LIGHT INDUSTRIAL
 HEAVY INDUSTRIAL
 PUBLIC DISTRICT

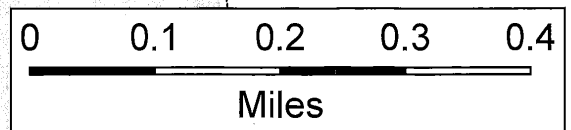
Copyright 2022, Lincoln Trail Area Development District

This map is created for general planning purposes. This map is not legally recorded, surveyed, or intended to be used for purposes other than for generalized planning. Nor does it show all aspects or features of this particular area which may have changed over the years. For questions contact us at (270) 769-2393.

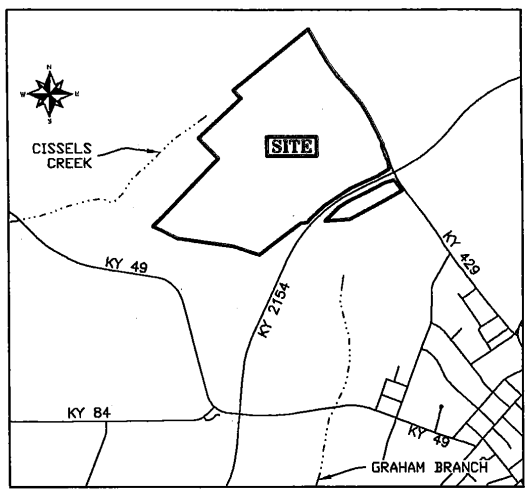
Zoning Boundaries and Categories are based on existing regulations and Zoning Map in coordination with the City of Lebanon. They are to be used for planning purposes and are not authoritative.

The corporate limit locations identified on this map have been based on record information from various sources and not on a survey of the corporate limits. These locations MUST NOT be relied on for purposes where the true boundary determinations must be performed in accordance with the requirements of KRS 322.

Corporate Boundaries are from LTADD and KIA Corporate Boundary Project. The data are based on information provided with the KY Secretary of State's Office. They are a generalization of the corporate boundaries as they exist and are to be used for general planning purposes.



ANNEXATION PLAT: THIS IS NOT A BOUNDARY SURVEY



VICINITY MAP N.T.S.

UNINCORPORATED AREA
OF MARION COUNTY
DAVID CHAPMAN, JR., AMY CHAPMAN,
SUZANNE CHAPMAN, DAVID CHAPMAN
DB 280; PG 682

BILL CHAPMAN RD
N50°50'36"E 1970.64'

UNINCORPORATED AREA
OF MARION COUNTY
DAVID CHAPMAN, JR., AMY CHAPMAN,
SUZANNE CHAPMAN, DAVID CHAPMAN
DB 280; PG 682

UNINCORPORATED AREA
OF MARION COUNTY
THOMAS & GALE CORBETT
DB 307; PG 544

N44°35'04"W 584.74'

N47°45'36"E 1205.23'

TRACT 1
255.09± Ac.
ANNEXATION

L6
L7
L8
L9

ANNEXATION PLAT: NOT A BOUNDARY SURVEY

UNINCORPORATED AREA
OF MARION COUNTY
DAVID CHAPMAN, JR., AMY CHAPMAN,
SUZANNE CHAPMAN, DAVID CHAPMAN
DB 280; PG 682

BILL CHAPMAN RD
N50°50'36"E 1970.64

EA
HAPMAN,
HAPMAN
36°E 1205.23'

TRACT 1
255.09± Ac.
ANNEXATION

NOT
The Purpose of this An
is to Annex the followi

Tract 1: 255.09 Ac± -
property described in t
Hill & Carolyn Brahm,
Book 332, Page 772. M
that portion lying to t
severed by the constru

Tract 2: 10.34 Ac± -
property described in t
Hill & Carolyn Brahm,
Book 332, Page 772. M
that portion lying to t
severed by the constru

SURVEY LEGEND

UNMARKED POINTS

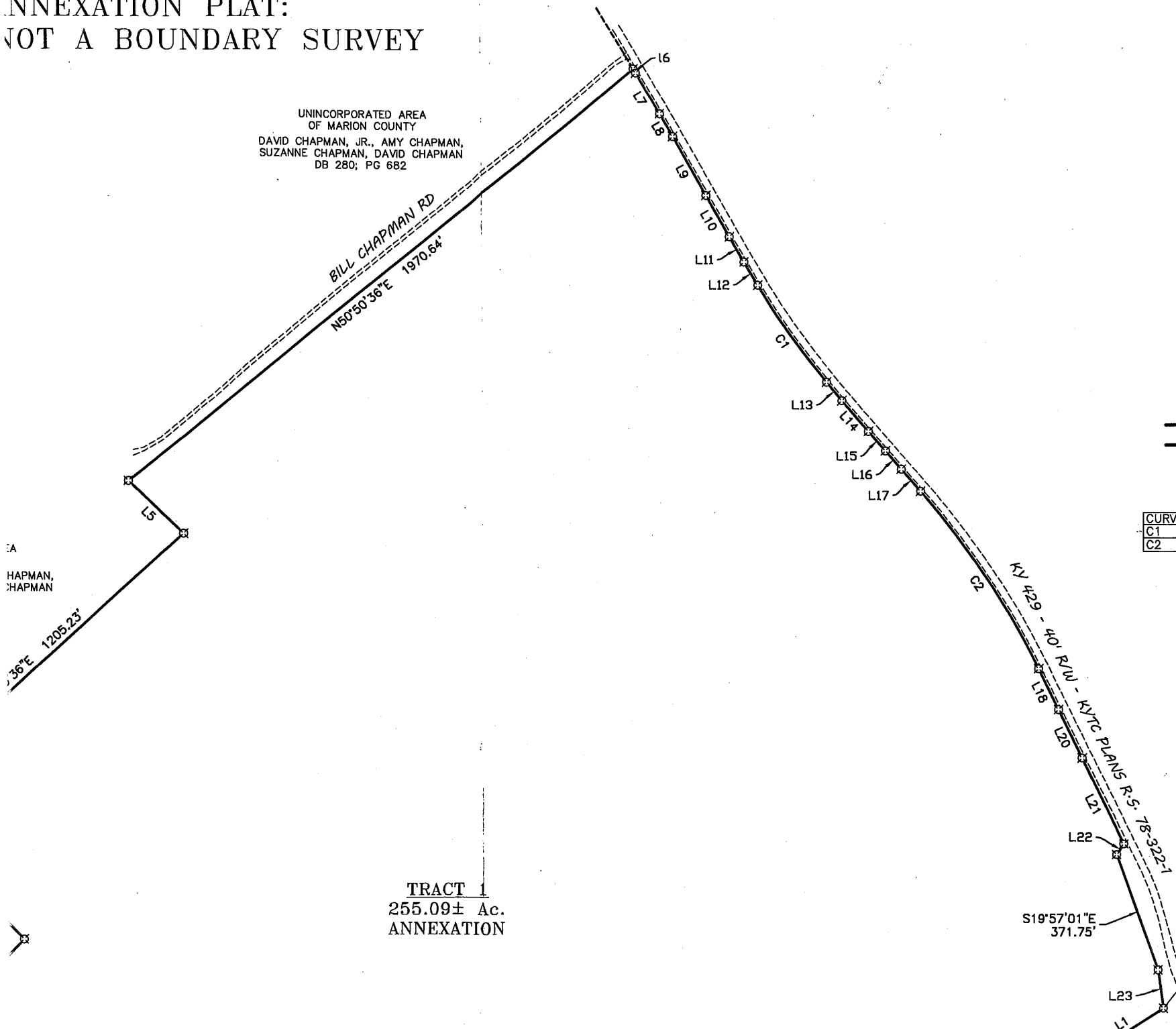
————— = PROPOSED
————— = EXISTING CI

CURVE	RADIUS	ARC LENGTH	CHO
C1	2246.11'	356.73'	356.
C2	2440.20'	644.77'	642.

LINE
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L20
L21
L22
L23
L24
L25
L26
L27
L28
L29
L30
L31

P.O.B.
TRACT 1
N:3,737,186.51
E:5,061,806.29

P.O.B.
TRACT 2



TRACT 1
255.09± Ac.
ANNEXATION

UNINCORPORATED AREA
 OF MARION COUNTY
 THOMAS & GALE CORBETT
 DB 307; PG 544

UNINCORPORATED AREA
 OF MARION COUNTY
 THOMAS & GALE CORBETT
 DB 307; PG 544

N44°40'49"E 1939.20'

N44°35'04"W 584.74'

N47°45'36"E

N64°04'10"W 556.93'

N82°41'42"W 1129.10'

UNINCORPORATED AREA
 OF MARION COUNTY
 MICHAEL & ALLISON DEERING
 DB 315; PG 562

CITY OF LEBANON
 ORDINANCE 01-02
 THE MARION COUNTY
 INDUSTRIAL FOUNDATION
 DB 212; PG 16

N71°37'36"W 523.98'

CITY OF LEBANON
 ORDINANCE 01-02
 LIMESTONE BRANCH
 DISTILLERY, LLC
 DB 309; PG 420
 CAB. 4; SLIDE 633

S52°48'48"W 1063.93'

S47°06'06"W
 413.85'



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE PARCELS TO BE ANNEXED AND THAT THESE PARCELS ARE CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE THE CITY OF LEBANON, KENTUCKY AS PROVIDED BY INFORMATION SUPPLIED BY THE OFFICE OF THE SECRETARY OF STATE. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED BY ME OR BY PERSONS UNDER MY DIRECT PERSONAL SUPERVISION. THIS IS NOT A BOUNDARY SURVEY AND THE APPROXIMATE BOUNDARY LINES SHOWN HEREON WERE DERIVED BY A COMBINATION OF FIELD WORK, DEEDS OF RECORD, CURRENT AND HISTORICAL AERIAL IMAGERY, AND 1980 KYTC HIGHWAY PLANS

Nathan A. King
 NATHAN KING PLS 3831
 7-19-22
 DATE

TRACT 1
255.09± Ac.
ANNEXATION

TRACT 2
10.34± Ac.
ANNEXATION

P.O.B. TRACT 1
N:3,737,186.51
E:5,061,806.29

P.O.B. TRACT 2
N:3,736,964.16
E:5,061,902.74

UNINCORPORATED AREA
OF MARION COUNTY
CONTROL WORK
PROPERTIES, LLLP
DB 344; PG 217
CAB 4; SLIDE 960

UNINCORPORATED AREA
OF MARION COUNTY
SUSAN & JAMES YOUNG
DB 328; PG 524
CAB 1; SLIDE 18

CITY OF LEBANON
ORDINANCE 01-02
THE MARION COUNTY
INDUSTRIAL FOUNDATION
DB 212; PG 16

CITY OF LEBANON
ORDINANCE 01-02
LIMESTONE BRANCH
DISTILLERY, LLC
DB 309; PG 420
CAB. 4; SLIDE 633

L6	S30°0'
L7	S30°0'
L8	S29°4'
L9	S29°2'
L10	S29°2'
L11	S30°0'
L12	S30°4'
L13	S39°4'
L14	S40°4'
L15	S41°2'
L16	S41°0'
L17	S41°1'
L18	S26°0'
L20	S25°5'
L21	S25°4'
L22	S33°2'
L23	S08°2'
L24	S73°2'
L25	S57°1'
L26	S57°1'
L27	N86°1'
L28	N61°0'
L29	N61°0'
L30	N45°3'
L31	N36°4'



PLAT DEPICTING
EDWARD HILL & CA
CITY OF

MARION COUNTY IN
223 N. SPALD
LEBANON

MARION CO
KW
LAND
SURVEYING

NATHAN
P.E. #244
335 N. VOON AV
BUSINE
MOBILE
nath

PROJECT: MARION CO/2022/1

SCALE 1" = 300'	TOTAL AC. 265.4
INCH=FEET	AC.+

