

CITY OF SHEPHERDSVILLE

P.O. Box 400
634 Conestoga Parkway
SHEPHERDSVILLE, KY 40165

MAYOR
CURTIS HOCKENBURY

CITY CLERK
CR WIRTHLIN

CITY COUNCIL

LISA CARTER
STACEY CLINE
BONNIE ENLOW
LARRY HATFIELD
DEB HUFFMAN
KENNY NEWTON

CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the appropriately qualified City Clerk of the City of Shepherdsville, Kentucky, and the following page of Ordinance No. 004-628 is a true, correct, and complete copy duly adopted by the City Council at a properly convened meeting held on the fourteenth day of June 2004, all as appears in the official records of said City.

WITNESS, my hand and *the Seal of City of Shepherdsville, KY*, this 5th day of November 2019.



C.R. Wirthlin, City Clerk

RECEIVED AND FILED
DATE November 25, 2019

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Adkins

TEL: (502) 543-2923
TEL: (502) 955-7803
FAX: (502) 543-6201



Mayor - mayorhock@shepcity.com
Clerk - crwirthlin@shepcity.com
Website: shepherdsville.net

ORDINANCE NO. 004-628

AN ORDINANCE CONFIRMING ANNEXATION OF PROPERTY BELONGING TO TROUTWINE FAMILY, LLC AND SHEILA T. BOLUS BEING AN UNINCORPORATED TERRITORY ADJOINING THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY.

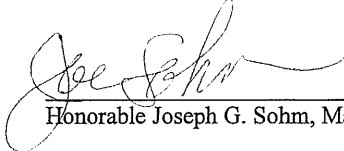
BE IT ORDAINED by the City Council of the City of Shepherdsville, Bullitt County, Kentucky, as follows:

SECTION I: The City Council of the City of Shepherdsville, Bullitt County, Kentucky, does hereby ordain that it confirms the annexation of property belonging to Troutwine Family, LLC and Sheila T. Bolus, being certain unincorporated territory to the City of Shepherdsville, Bullitt County, Kentucky, and such territory shall become a part of the City of Shepherdsville; and further, such territory annexed is described in Exhibit A attached.

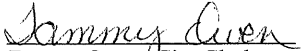
SECTION II: The City clerk is hereby directed to publish this ordinance in accordance with the Kentucky Revised Statutes.

First Reading: May 24, 2004

Second Reading: June 14, 2004


Honorable Joseph G. Sohm, Mayor

Attest:


Tammy Owen, City Clerk

	Votes For 6;	Votes Against 0	Abstentions 6
Stacey Cline	x		
Don Cundiff	x		
Tony Miller	x		
Larry Hatfield	x		
Margaret Moore	x		
James Watkins	x		

The Ordinance was voted on and passed at a regular called City Council meeting on June 14, 2004.

ZONING RESTRICTION

This Zoning Restriction made and entered into this 19th day of July, 2004, by and between Shela Bolus of P.O. Box 155, Shepherdsville, Kentucky 40165 and Troutwine Family, LLC of 1780 W. Blue Lick Road, Shepherdsville, Kentucky 40165, first parties, and Bullitt County Planning Commission, P.O. Box 55, Shepherdsville, Kentucky 40165, second part.

Docket No. 2004Z-37: Agricultural to R-2 Residential to R-3 Residential. The property affected by this restriction is located on the east side of W. Blue Lick Road, 1500', more or less, north of Salt Well Road in the City of Shepherdsville.

1. The property affected by this restriction is as follows:

The property affected by this restriction is 47.752 acres belonging to Shela Bolus and 124.423 acres belonging to the Troutwine Family, LLC, more or less. Property conveyed to Shela Bolus is located in Deed Book 97, Page 185 as recorded in the office of the Bullitt County Clerk's Office. Property conveyed to Troutwine Family, LLC is located in Deed Book 506, Page 765 as recorded in the office of the Bullitt County Clerk.

2. The first parties, jointly and in survivorship, shall comply with the restriction as established by the Bullitt County Planning Commission that there shall be as follows:

- a) All lots shall be 70' wide at the building line.
- b) Only single family dwellings shall be constructed on the property.
- c) There shall be no multi-family dwellings constructed on the property.
- d) The applicants shall grant a 15' easement to the Kentucky Department of Transportation for drainage improvements and/or the future widening of W. Blue Lick Road.

3. The parties hereto further agree that if and/or when the property owners sell or transfer any portion of this property, they shall have inserted in the instrument transferring title, the restriction as set out in this document.

4. The above Zoning Restriction is agreed to by the property owners this 19th day of July, 2004.

Shela Troutwine Bolus
Shela Mae Troutwine Bolus, First Party

Rick Bolus
Rick Bolus, First Party

William Troutwine
William Troutwine, First Party
Participating Member of Troutwine Family, LLC

COMMONWEALTH OF KENTUCKY
COUNTY OF BULLITT JEFFERSON

I, the undersigned Notary Public, for and in the County and State aforesaid hereby certify that the foregoing instrument was produced before me in said County and State acknowledged and sworn by Shela Mae Troutwine Bolus and Rick Bolus, her husband, first party thereto, to be their true act and deed.

Witness my hand this 19th day of July, 2004.

Penney L Lacy
NOTARY PUBLIC - KY STATE AT LARGE
My Commission Expires: 4-13-08

COMMONWEALTH OF KENTUCKY
COUNTY OF BULLITT

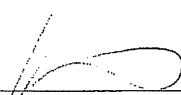
I, the undersigned Notary Public, for and in the County and State aforesaid hereby certify that the foregoing instrument was produced before me in said County and State acknowledged and sworn by William Troutwine, Participating Member of Troutwine Family, LLC, first party thereto, to be his true act and deed.

Witness my hand this 17 day of July, 2004.

Matthew A. Hill
NOTARY PUBLIC - KY STATE AT LARGE
My Commission Expires: 5-9-07

This instrument prepared by:

ASSISTANT BULLITT COUNTY ATTORNEY



LOUIS E. REINHART, III
129 W. Fourth Street
P.O. Box 6539
Shepherdsville, KY 40165
(502) 543-1505

S:\DATA\SERVER\CA-FILES\SP&Z\bolis\stru\vine\zoning\restriction.JULY1504.syd

RECORDED
BULLITT COUNTY CLERK
Bullitt
s.s.

04 JUL 22 PM 1:13

CLERK 11 50

**BULLITT COUNTY JOINT PLANNING COMMISSION
ZONING MAP AMENDMENT RECOMMENDATION**

Docket Number: 2004Z-37
Applicant: Shela Bolus and the Troutwine Family, LLC
Rezone: Agricultural and R-2 Residential to R-3 Residential
Location: on the east side of W Blue Lick Road, 1500', more or less, north of Salt Well Road in the city of Shepherdsville
Size: total of 172.2 acres, more or less
(47.752 acres belonging to Shela Bolus and 124.423 acres belonging to the Troutwine Family, LLC)
Comprehensive Plan: Medium Density Suburban Residential and Conservation

The Applicant(s) have applied for an amendment to the Bullitt County/City Zoning Order as amended and the Bullitt County/City Zoning Map as amended.

The Bullitt County Planning Commission pursuant to the provisions of KRS 100.211(1) held a public hearing concerning said application on July 8, 2004

Based upon the testimony of the Applicant(s) and/or Proponents, the Bullitt County Planning Commission finds:

The existing zoning classification given to this property is inappropriate and the requested zoning classification is more appropriate because of the following:

The following major economic, physical, and/or social changes have occurred within the area of the requested zoning change which were not anticipated in the adopted comprehensive plan which have substantially altered the basic character of the area around this requested zoning change as follows:

The requested zoning change is in agreement with the adopted Comprehensive Plan.

The Comprehensive Plan suggests Medium Density Suburban Residential for the property. The Commission added the following restrictions: (1) All lots for single family dwellings shall be 70' wide at the building line, (2) There shall be no apartments constructed on the property, (3) Only single family dwelling shall be constructed on the property, and (4) a 15' easement along W Blue Lick Road shall be granted to the Kentucky Department of Transportation for drainage improvements or road widening.

The opponents objected to the proposed zoning change on the following basis:

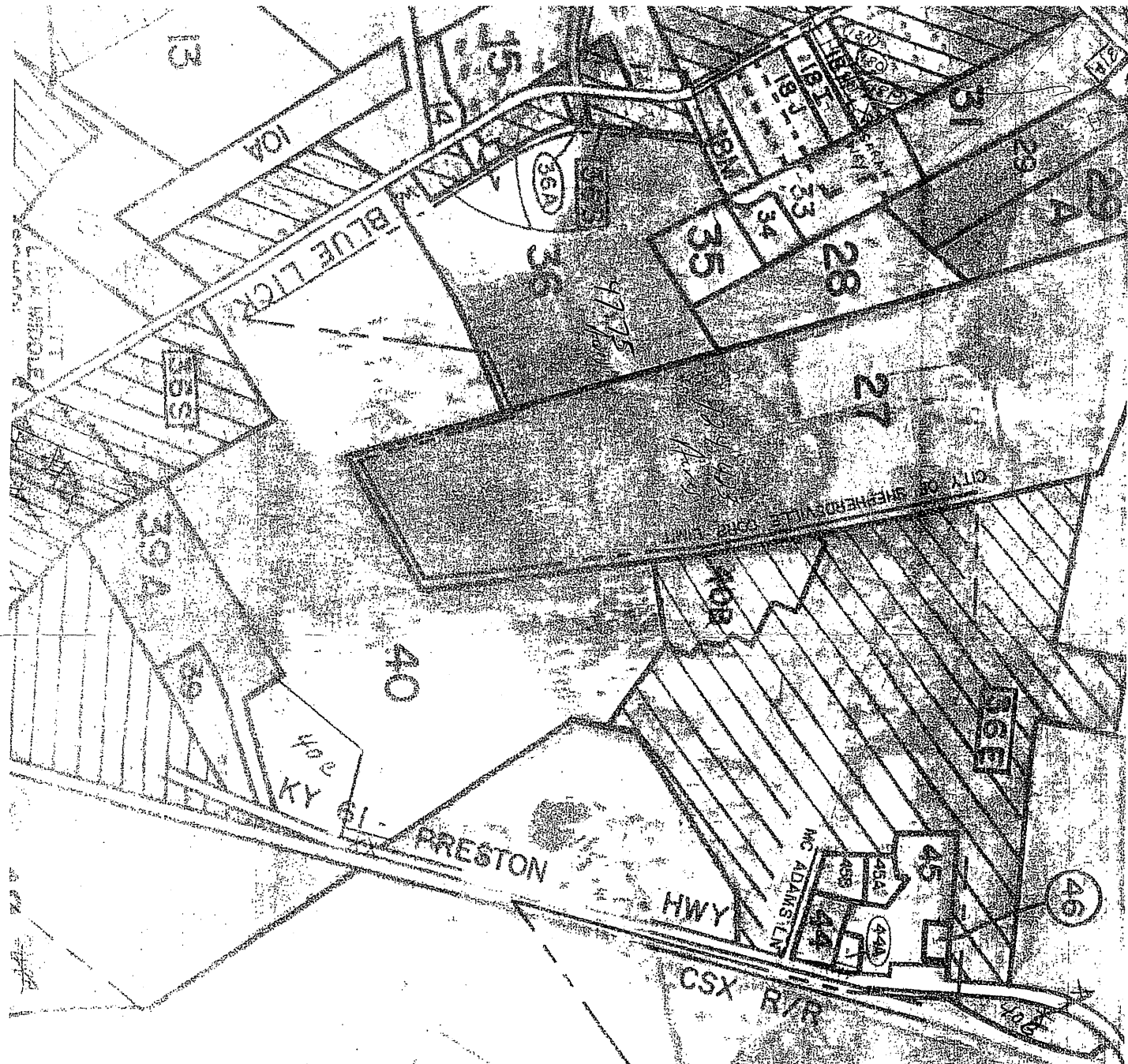
Several residents of the Pointe Subdivision spoke to the Commission. They wanted to insure that any homes placed on the property would be similar in value and size as those in the Pointe. They did not want apartments constructed on the property. Most of those who spoke expressed an interest in purchasing portions of the property to make their back yards bigger. They also did not want the natural buffer of trees disturbed.

Because of the testimony received at the public hearing as summarized herein, the Bullitt County Planning Commission recommends this requested zoning change be approved.

BULLITT COUNTY JOINT PLANNING COMMISSION

07/13/09
Date


Vice Chairman



MAP 45