

Land For Sale

90 AC of Rural Residential Land

Moon Lake Estates

25

620

EXIT 129

75

620

620

15 AC

75 AC

To:
Georgetown CBD - 11 minutes
Lexington, KY - 28 minutes
Louisville, KY - 70 minutes
Cincinnati, OH - 80 minutes

TOYOTA

KENTUCKY
TOYOTA MOTOR MANUFACTURING, KENTUCKY, INC.

Bluegrass
Community & Technical College

Cherry Blossom Way

Cherry

US Hwy 62

328 & 332 Anderson Road

Georgetown, Scott County, Kentucky, 40324

For More Information:

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Executive Summary



Property Details

| | |
|------------------------|--|
| Sale Price | \$3,600,000 (\$40,000/AC) |
| 328 Anderson Rd | +/- 75 AC |
| 332 Anderson Rd | +/- 15 AC |
| Zoning | A-1, Agricultural |
| | Future Land Use Map Shows Rural Residential |

Location Map



Demographics

| | 5 Miles | 10 Miles | 15 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 9,543 | 21,896 | 52,387 |
| Total Population: | 26,480 | 58,745 | 139,916 |
| Average HH Income: | \$87,089 | \$87,891 | \$75,481 |
| Median HH Income: | \$69,855 | \$68,906 | \$57,013 |



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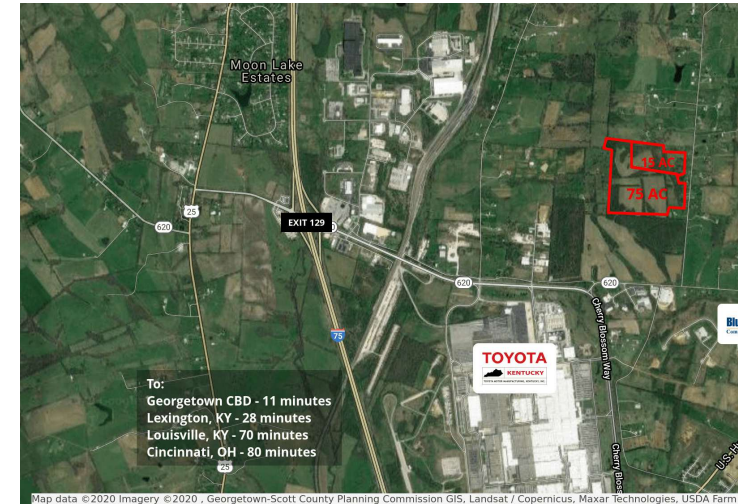
Land For Sale

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Complete Highlights

PROPERTY HIGHLIGHTS

- 90 AC of A-1 zoned (Agricultural) land for sale
- 75 AC at 328 Anderson Road and 15 AC at 332 Anderson Road
- Located just off I-75 at Cherry Blossom Way and Delaplain Road
- Easy access to I-75 and downtown Georgetown, +/-16 miles to Lexington, KY, +/-75 miles to Louisville, KY and +/-68 miles to Cincinnati, OH
- Currently zoned A-1 and shown as Rural Residential (R-5) on the Future Land Use Map
- Rural Residential (A-5) zone district is to provide a buffer between the most urban areas of the city and traditional agricultural lands
- The Georgetown/Scott County area has been growing rapidly in recent years; The Kentucky State Data Center projects the population of Scott County will double in the next 25 years
- Utility providers include: water service with Kentucky American Water and electric service with Blue Grass Energy Cooperative Corp; Adjacent +/-161 acres by same owner includes sewer service
- Sale Price: \$3,600,000 (\$40,000 per acre)
- Adjacent +/-161 acres also available for sale by the same owner for a combined total of +/-251 acres



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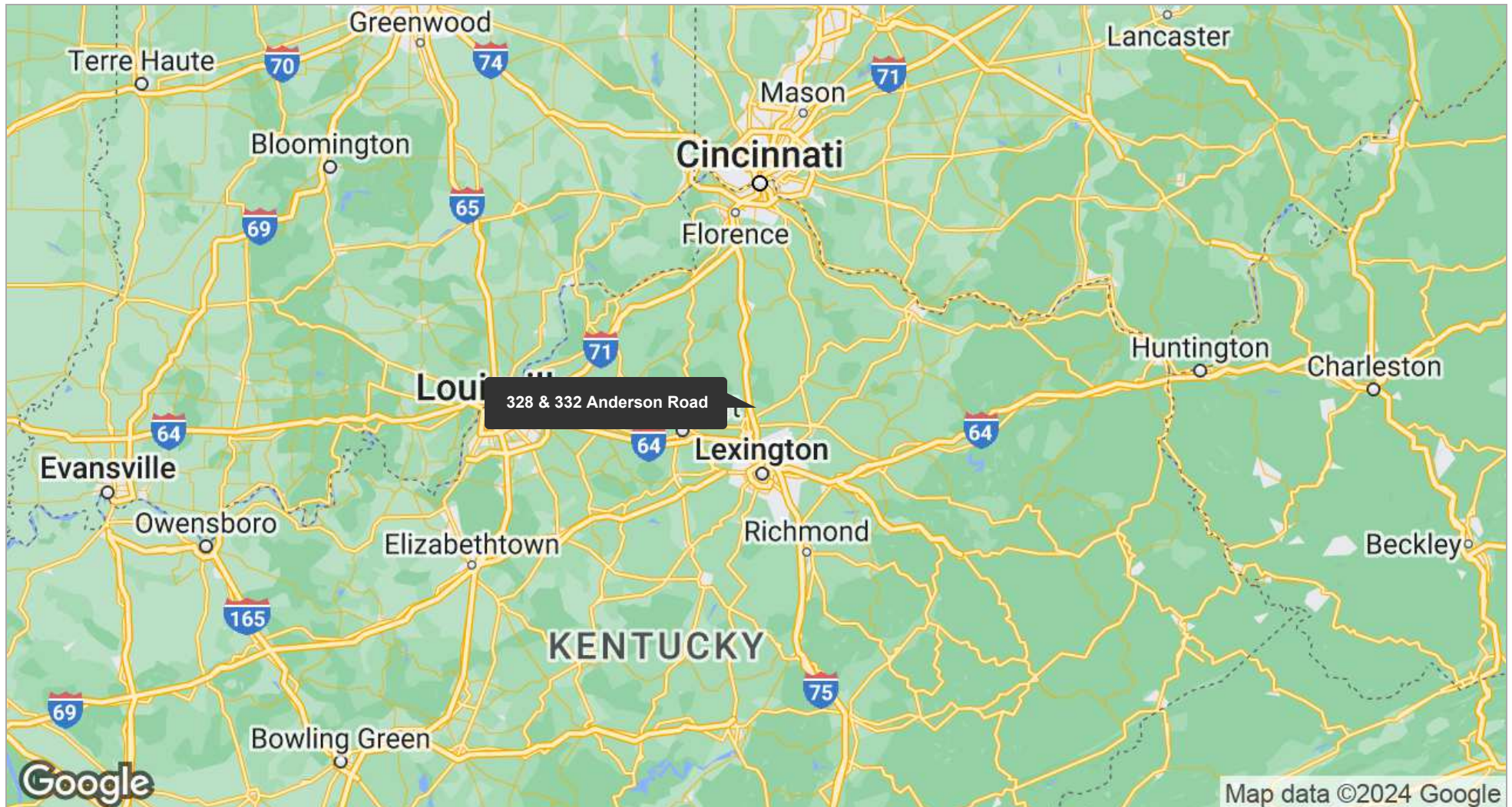
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Land For Sale

90 AC of Rural Residential Land

Regional Map



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Land For Sale

90 AC of Rural Residential Land

Retailer Map



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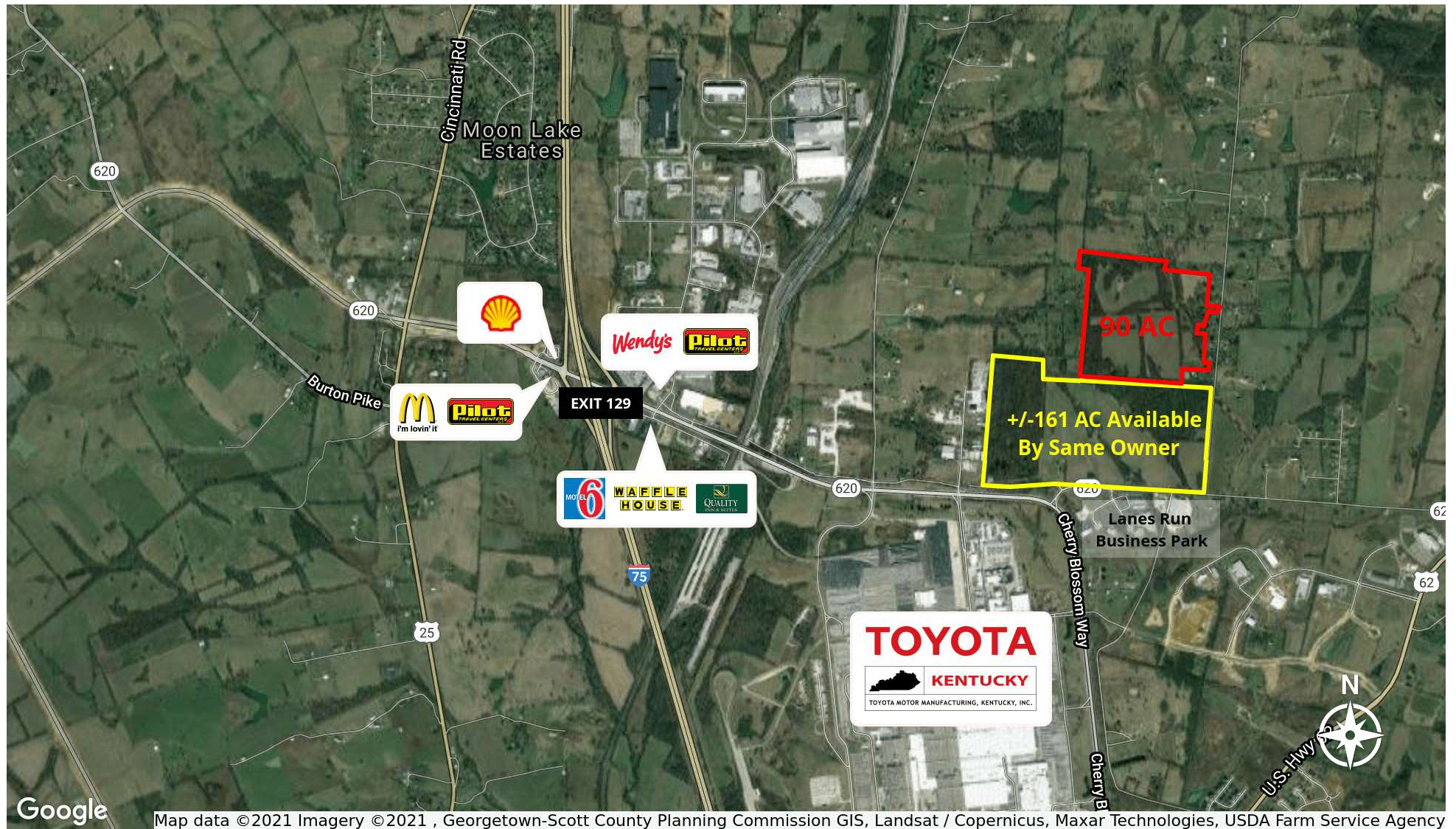
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Land For Sale

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Retailer Map



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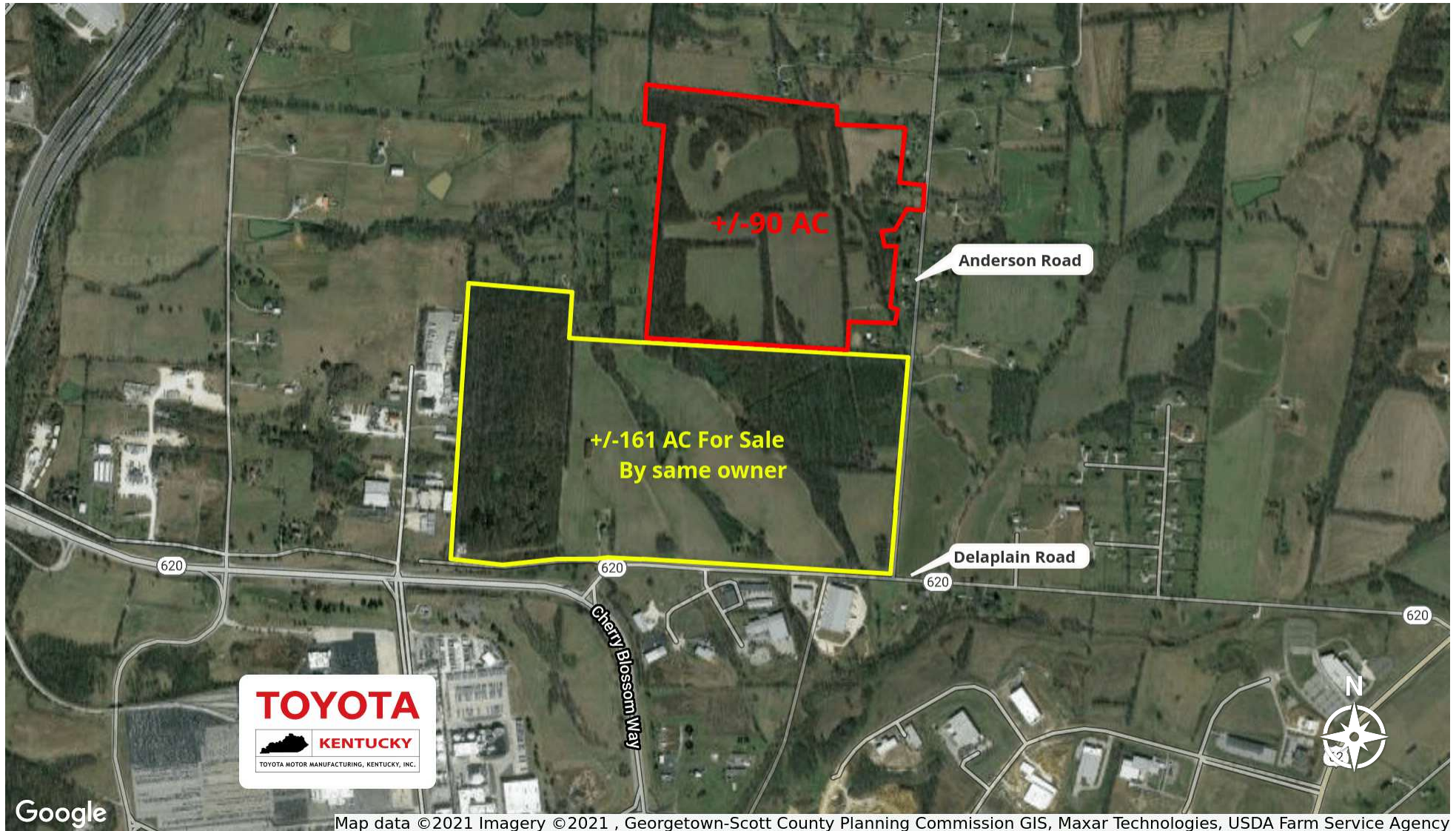
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Land For Sale

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Retailer Map



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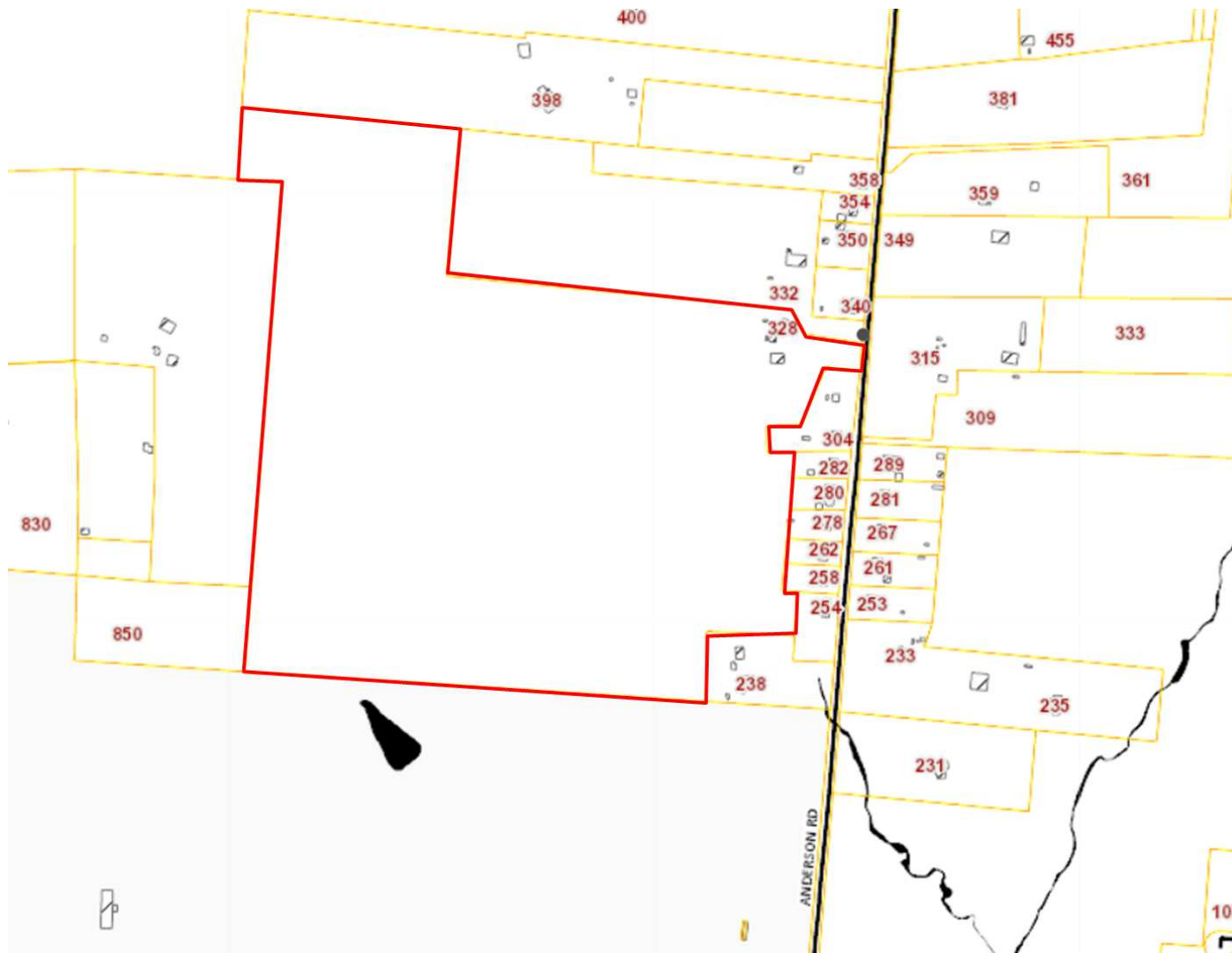
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Land For Sale

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328 Anderson Road



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90 AC of Rural Residential Land

332
Anderson Road



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90 AC of Rural Residential Land

Rural Residential

Rural Residential Future Land Use Designation

The 2006 Comprehensive Plan Rural Land Use Committee identified a need for protection of rural character through a new zone district. In 2012, the Rural Residential (A-5) zone district was established to provide for very low density residential use to protect and preserve low density rural areas in their present or desired character. It is intended that the A-5 district will afford areas where rural residential uses can be maintained without impairment from industrial, commercial, or higher density residential development. It is also intended that it will reduce impacts between intensive commercial agricultural activities and rural residential lots. It is further intended that no major rural residential subdivision of tracts between five acres and less than ten acres shall occur in a rural area of the county until the land is rezoned to the A-5 zoning category.

Since its adoption, staff and citizens have raised concerns that additional guidance is needed for the location of Rural Residential scaled development. As part of this Comprehensive Plan, a new Rural Residential Land Use designation has been created to guide decisions regarding future zoning amendments.

The Future Land Use map establishes areas that are most appropriate for rural residential development. These locations help to create compact development to reduce the costs of public services (fire protection, police,

schools, etc.) and to preserve prime farmland for agricultural uses. The proposed buffer areas provide a transition zone between the most urban areas of our cities, and the traditional agricultural lands. The Rural Residential zone serves as a new piece of the "transect" that makes up our urban-to-rural scale.

Rural Residential land uses are proposed in a one-half mile area around Sadieville, Stamping Ground and most of Georgetown, and in areas north of the natural boundary indicated on the Future Land Use Map, in consideration with:

- Subdivision access from a collector or arterial road,
- Located more than one-quarter (0.25) mile from the proposed reservoir,
- Avoid karst and prime farmland areas, and
- Adequate water pressure exists for fire protection

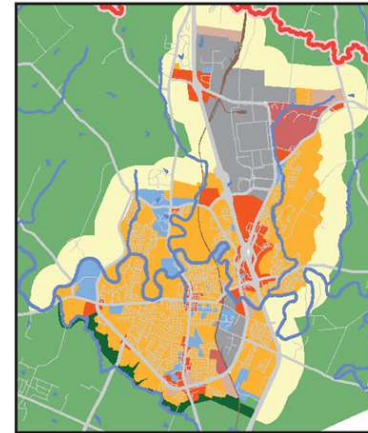


Figure 53. Rural Residential Buffer

Rural Residential Land Use

Source: Georgetown Scott County Planning

Scott County Snapshot

Population and Demographic Trends

Growth drives Scott County forward. The Kentucky State Data Center projects that the population of Scott County will double in the next 25 years. The raw population numbers show a community where the population for the county and the largest city in 1970 were 17,948 and 8,629 respectively, and have grown rapidly to 52,420 and 33,322 in 2015.

The rapid growth seen in Scott County is projected to close the population gap between Scott County and Madison County, with Scott County becoming the third largest county in the Bluegrass by 2040. Over the same timeframe, the City of Georgetown is projected to grow large enough to have a higher population than all the Bluegrass counties except for Fayette, Madison, and Jessamine.

Source: Georgetown Scott County Planning

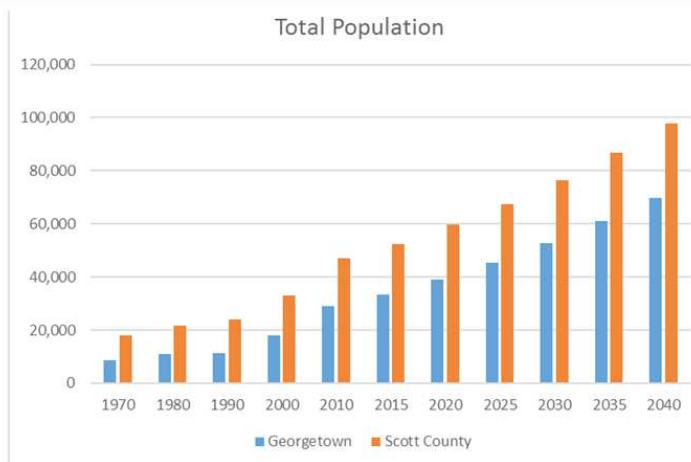


Figure 25. Total Population in Georgetown and Scott County (Data: US Census Bureau & Kentucky State Data Center)

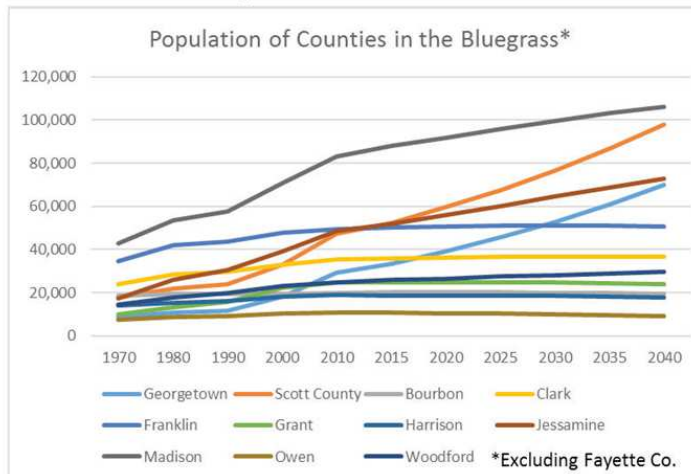
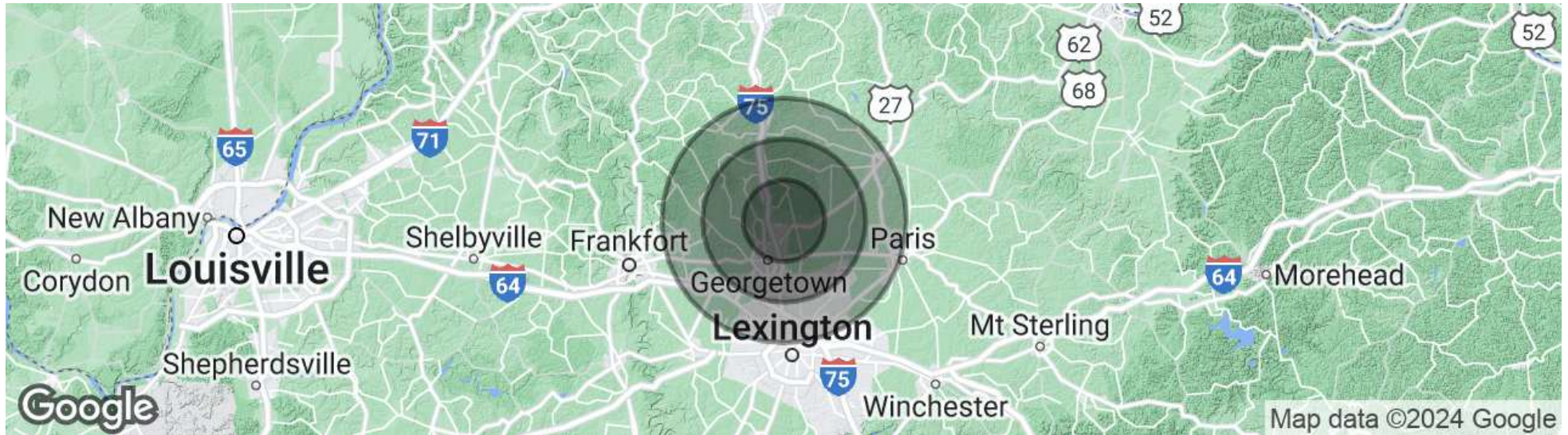


Figure 26. Population of Counties in the Bluegrass (Data: US Census Bureau & Kentucky State Data Center)

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Demographics Map & Report



POPULATION

| | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population | 26,480 | 58,745 | 139,916 |
| Average age | 35.9 | 34.2 | 35.7 |
| Average age (Male) | 35.8 | 34.1 | 35.1 |
| Average age (Female) | 36.3 | 34.8 | 36.5 |

HOUSEHOLDS & INCOME

| | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 9,543 | 21,896 | 52,387 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$87,089 | \$87,891 | \$75,481 |
| Average house value | \$204,277 | \$188,438 | \$188,766 |



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A-1, A-1S, A-1R ZONING: AGRICULTURAL QUICK INFO SHEET***



LAND USE – HOW CAN I USE MY PROPERTY?

Permitted Uses

- Agricultural uses including farm dwellings and storage of farm products (See Section 2.1)
- Accessory buildings (garages, barns, storage buildings, etc.)
- Residential (non-agricultural) single-family detached dwellings
- Automobile salvage operations (A-1S Only)
- Agricultural recreational uses (A-1R Only)

Conditional Uses

- Cemeteries
- Public and private parks and recreational areas
- Commercial feed lot operations, slaughter houses
- Airports
- Churches, libraries, schools, hospitals, institutions, and clubs
- Home occupations that exceed the limitations in the definition of such
- Bed & Breakfast*, animal hospitals and clinics*, kennels*
- Secondary single family residence on same tract for related family members or for hired farm workers**

BUILDING – WHERE AND WHAT CAN I BUILD?

Setbacks

- Main Structure
Front: 50 FT, Side: 50 FT, Rear: 50 FT
- Accessory Structure
Front: 50 FT, Side: 50 FT, Rear: 50 FT

Sizing

- Max height: Two (2) stories or 30 FT
- Min lot area if served by sanitary sewer: 5 acres
- Min lot area without sanitary sewer: 5 acres
- Maximum density: 1/5 units/net acre
- Max building coverage: 20% of lot
- Min lot width at building line: 250 FT

SIGNAGE – CAN I ADVERTISE? IF SO, HOW MUCH?

| Types Allowed | Height | Area | Setback |
|-------------------|--------|-------------------|---------------|
| • Ground/Monument | 6 FT | 16 SF per side | 50 FT minimum |
| • Pole Signs | 32 FT | Based on frontage | 50 FT minimum |
| • Wall Signs | | Based on frontage | |

Types Not Allowed

Spinners, banners, flags, streamers, billboards, off-premise signs, animated or video display signs, roof signs, graffiti, inflatable signs, wind signs, marquee, drive thru menu boards, projecting/suspended, window, directory, interstate

*See Section 2.1 of Zoning Ordinance for details

**In effect for County only

***Note: This sheet provides a summary of basic information for this type of zone district. Please consult the *Georgetown-Scott County Zoning Ordinance* and *Sign Ordinance* for complete information.

Created by the Georgetown-Scott County Planning Commission, revision date: November 19, 2014
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A-5 ZONING: RURAL RESIDENTIAL

QUICK INFO SHEET***



LAND USE – HOW CAN I USE MY PROPERTY?

Permitted Uses

- Single-family residential dwellings on five (5) acre to less than ten (10) acre tracts or cluster developments
- The keeping of forage consuming/grazing animals
- Production of agricultural or horticultural crops*

Conditional Uses

- Home occupations that exceed the limitations in the definition of such
- Type II licensed day cares
- Cemeteries
- Public and private parks
- Churches, libraries, schools, hospitals, institutions, and clubs.
- Commercial recreational uses
- Bed & Breakfast*

BUILDING – WHERE AND WHAT CAN I BUILD?

Setbacks

- Main Structure
Front: 50 FT, Side: 50 FT, Rear: 50 FT
- Accessory Structure
Front: 25 FT, Side: 25 FT, Rear: 25 FT

Sizing

- Max height: Two (2) stories or 30 FT
- Min lot area if served by sanitary sewer: 5 acres
- Min lot area without sanitary sewer: 5 acres
- Maximum density: 1/5 units/net acre
- Max building coverage: 20% of lot
- Min lot width at building line: 250 FT

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