

Docket No: 2025Z-42
Owner/Applicant: IDIL Airport South A, LLC
Current Zoning: I-L
Location: Ferguson Ln. listed as PVA Map # 044-000-00-002D located in the city of Hillview
Size: 40.028 acres more or less
Purpose: Relief from Planning Commission restrictions enacted with 2023Z-65.

Docket No: 2025SP-12
Owner: IDI Logistics
Location: 400 and 430 Ferguson Ln
Parcel: 036-000-00-013D
Legislative Body: Hillview
Size: 40 Acres more or less
Purpose: Airport South Logistics

In review of site plan requirements for the Airport South Logistics project located on Ferguson Ln., the following restrictions were referenced and discrepancies noted.

The Planning Commission placed the following restrictions on the property:

1. Ferguson Rd is widened to a minimum 24 width from the site to East Blue Lick Rd.
2. The intersection with East Blue Lick be improved
3. Proper Drainage be established on both sides of the road.
4. There be mechanical means or signage to prohibit left hand turn onto East Blue Lick
5. The developer runs sewage line across to the west side and provide a manhole.
6. Construction on site shall not begin until the road improvements are completed.
7. The site be held to newly enacted Landscape Regulations.

The Hillview Ordinance placed the following restrictions on the property.

1. Ferguson Road will be widened to a minimum twenty-four (24) feet in width from the site to East Blue Lick rd.
2. The intersection with East Blue Lick Rd. will be improved by means deemed acceptable by the City of Hillview.
3. The developer will run sewage lines across to the west side of the project and provide a tee with a plug valve and plug/stopper to clean out that is traffic rated at the right of way line.
4. A Certificate of Occupancy shall not be issued until these road improvements are completed to the satisfaction of the City of Hillview. Asphalt surfacing will be installed after construction is complete.
5. This site shall conform to the newly enacted Landscape Regulations in Section 5.803 of the Official Zoning regulations of Bullitt County and Cities within its Boundaries.

Hillview minutes do not specifically state that Hillview City Council intended to override the Planning Commission recommendation therefore both sets of restrictions remain in effect, with the more strict of the two taking precedence.

KRS 100.211 states the following:

h. It shall take a majority of the entire legislative body or fiscal court to override the recommendation of the planning commission and it shall take a majority of the entire legislative body or fiscal court to adopt a zoning map amendment whenever the planning commission forwards the application to the fiscal court or legislative body without a recommendation of approval or disapproval due to a tie vote.

(i) Unless a majority of the entire legislative body or fiscal court votes to override the planning commission's recommendation, such recommendation shall become final and effective and if a recommendation of approval was made by the planning commission, the ordinance of the fiscal court or legislative body adopting the zoning map amendment shall be deemed to have passed by operation of law.

The applicant is requesting that the Planning Commission restrictions are revised to match the City of Hillview's restrictions.