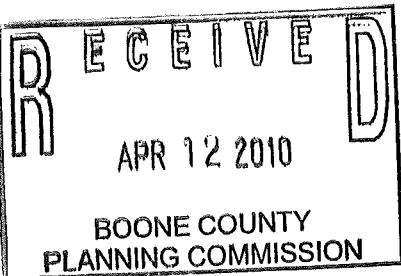


10-WBOA-001-A

APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone \_\_\_\_\_ Florence  Walton \_\_\_\_\_ Union \_\_\_\_\_
- 2. (Check One)  Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
Change in Non-Conforming Use \_\_\_\_\_
- 3. Applicant's Name Daniels SharpSmart Inc.  
Phone Number 5408180783 Fax No. 7572998363  
Applicant's Address 2133-126 Upton Dr # 436  
Virginia Beach VA 23454  
City State Zip
- 4. Description of Request: Permit to operate a medical waste transfer facility with future building and parking additions
- 5. Name of Development International Industrial Park
- 6. Location of Development 12035 Chandler Dr. Walton Ky 41094
- 7. Acreage Under Review 5.4762
- 8. Lot Number and Name of Subdivision (if part of a subdivision)  
Lot 7 International Industrial Park
- 9. Owner of Property Chandler Drive Properties, LLC  
Address of Property Owner 2333 Anderson Rd Phone No. 8593415523
- 10. Crescent Springs KY 41017  
City State Zip
- 11. Proposed Use(s) on Site medical waste transfer facility for treatment (sterilization) of medical & animal waste. Operation will include transfer of pharmaceutical waste and the cleaning and reuse of containers in accordance with CDC & OSHA guidelines
- 12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
- 13. Current Zoning on Property I-1
- 14. Deed Book 929 Page No. 545 Group No. 2077A
- 15. Is the site subject to a zone change? NO  
If yes, give date of approval \_\_\_\_\_
- 16. Have you submitted a Site Plan with this request? NO
- 17. Have you submitted a list of adjoining property owners with this request? YES
- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature] CHANDLER DR PROP. LLC  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature] Andres Arredondo  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(over)

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received 4-12-10 Fee Received \$ 1,082.<sup>00</sup> \$60501
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
5/10/10  Approved  
 **Approved with Conditions (See #6)**  
 Denial (See #7)
6. Conditions of Approval: SEE 5/10/10 Meeting Minutes  
AND C.L.U.R.
7. Reasons for Denial: \_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

**Site Plan Review is not granted by the appropriate Board of Adjustment.**

**An application consists of all fees paid in full, submitted drawings and a completed application form.**

## STAFF REPORT

APPLICANT: Daniels Sharpsmart Inc.  
LOCATION: 12035 Chandler Drive, Walton, Kentucky  
ZONING: Industrial One (I-1)  
DATE: May 10, 2010

### PROPOSAL

The applicant is requesting a Conditional Use Permit to allow the following:

1. Allow a medical waste treatment and transfer facility to locate at 12035 Chandler Drive, Walton, Kentucky. The applicant has provided a letter which details the operation, equipment, and types of waste that will be accepted at the facility (see attachments).
2. Allow future building and parking expansions. A plan was submitted showing a 10,000 square foot building addition and parking lot could be constructed on the southwest side of the site (see attachments).

### SITE HISTORY

- 1986 - The property is rezoned to Industrial One (I-1) during the Zoning Update.
- 1992 - The property is final platted as lot 7 of International Industrial Park.
- 1992 - The Boone County Planning Commission approves a Site Plan for a 15,679 square foot office/warehouse.

### APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 1133 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 1133 of the Boone County Zoning Regulations allows a business which crushes or reduces waste as a Conditional Use in the Industrial One (I-1) district provided that:

- a. the activity is provided primarily in support of and obtains its trade from the employees of the district; or
- b. the activity is of integral relation to the purpose of the district;
- c. the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- d. provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3325 of the Boone County Zoning Regulations states that warehouse uses in the Industrial One (I-1) zone shall provide the following parking: one space/250 square feet of office space, one space per employee on the largest warehouse shift, and one space per company vehicle that is kept on site.

Section 3605 of the Boone County Zoning Regulations states that building and parking lot additions are subject to the landscaping regulations.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Plan" designates the site in question for "Industrial" uses. This designation is defined as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The following Goals & Objectives from the 2005 Boone County Comprehensive Plan apply to the application:

- A. "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas" (Business Activity, Goal).

- B. "Effective site placement, architectural design and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum, and site development and enforcement shall be carefully coordinated with necessary approvals of other regulatory agencies" (Business Activity, Industrial Objectives).
- C. "Provisions shall be made for proper control of industrial uses, which have processes or make products that could be hazardous to human life and property. (Examples of such products are explosives and flammable or corrosive chemicals). New and existing industrial uses shall comply with federal and state air and water pollution regulations" (Business Activity, Industrial Objectives).

### SURROUNDING LAND USES & ZONING

- Northeast: Tri-Fab Vertical Conveyors (I-1)
- Northwest: Chandler Drive, Cellular Tower, Vacant Lot, and Boone Steel (I-1)
- Southeast: 17 Acre Farm (SR-1)
- Southwest: Aurora Service Center (I-1)

### SITE CHARACTERISTICS

The approximate 5.48 acre site is located on the southeast side of Chandler Drive and is zoned Industrial One (I-1). The property contains an approximate 20,000 square foot office/warehouse, parking areas, and a shared retention lake. Access to the property is provided from a single curb cut on Chandler Drive. The topography of the parcel falls from approximately 900' above sea level at the rear property line to 870' above sea level at the northeast property corner. A mature deciduous tree line is located on the rear property boundary.

### STAFF COMMENTS

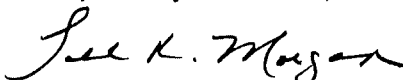
1. The Applicant's has provided a cover letter which explains the business operation in full detail (see attachments)
2. Staff would like the applicant to address the following questions:
  - A. Does Daniels Sharpsmart have any other business locations?
  - B. How much medical waste is treated at the facility on a typical day?
  - C. Is all the medical waste brought to the facility kept indoors until it's treated?
  - D. Explain the process immediately after the treated waste is compacted. Is the compacted waste stored on site or is it immediately sent to the landfill? Can any treated waste be stored outside?
  - E. Are there any odors associated with the business (pre-treatment, treatment, post-treatment) that would impact adjoining property owners?

- F. How many employees will work at the subject location (initial occupancy and future expansion)?
  - G. Where will the treated waste be disposed?
3. Ms. Mary Dickey, Boone County Solid Waste Coordinator, sent Staff an e-mail outlining County Ordinance 50.122. The ordinance requires waste transfer stations in Boone County to dispose of their waste in Boone County. She also explained that the applicant will need permits from the Commonwealth of Kentucky (Division of Solid Waste) and Boone County (Occupational License and Solid Waste Departments) if the Conditional Use Permit is approved (see attachments).
  4. Mr. Mark Martin, with the Boone County Building Department, sent Staff an E-Mail indicating that they had no specific concerns with the proposed use (see attachments).
  5. Deputy Chief Allen Roberts, with Walton Fire Department, sent Staff an E-Mail stating that they have no problems with the proposed business operation (see attachments).
  6. Staff recommends that the Board should analyze the following conditional use permit criteria before voting on the request:
    - A. the use "will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order"
    - B. the use "will not be hazardous to existing or future neighboring uses"
    - C. The use "will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors."
  7. Staff would like to make the applicant aware that a Tenant Finish Permit or Site Plan application will need to be submitted to the Boone County Planning Commission if the Conditional Use Permit is approved. The Tenant Finish Permit will be required if no exterior improvements are proposed and the on-site parking is adequate for the number of employees that are working at the facility. The Site Plan application will be required if exterior improvements are proposed, such as building additions, parking additions, striping of additional parking stalls, etc.

Conclusion

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Walton Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



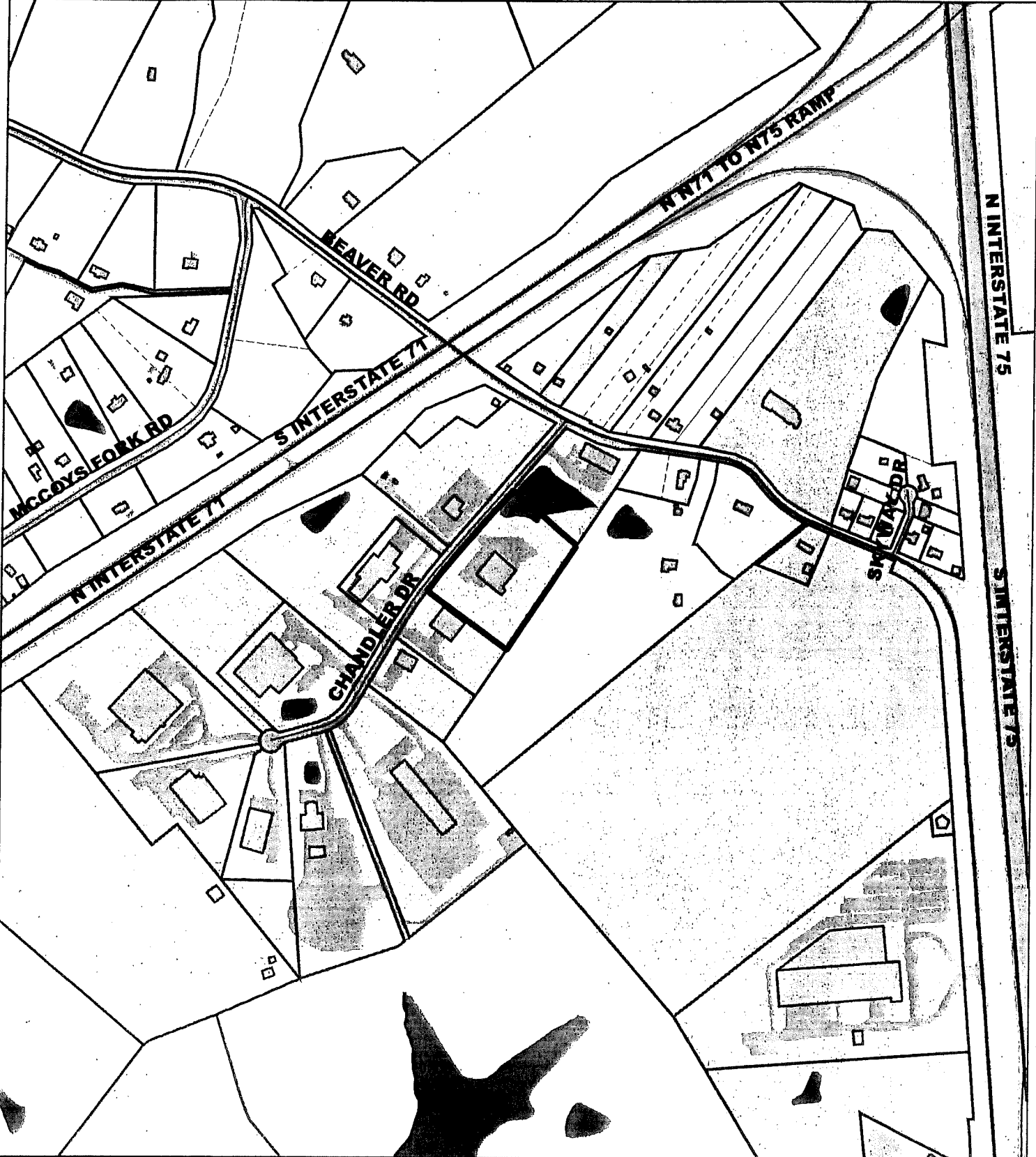
Todd K. Morgan, AICP  
Senior Planner, Zoning Services

Attachments

- \*Site Vicinity Map
- \*Cover Letter
- \*Conceptual Plan of Building and Parking Addition
- \*2007 Aerial Map
- \*Zoning Map
- \*Future Land Use Map
- \*Topographical Map
- \*E-Mails from Mary Dickey
- \*E-Mail from Mark Martin
- \*E-Mail from Allan Roberts
- \*Application

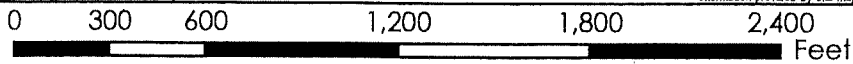
# SITE VICINITY MAP

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**Boone County GIS - Putting Northern Kentucky on the Map**

***Daniels Sharpmart Inc. Processing and Transfer Facility General Operation***

- a) ***Hours of Operation:*** The business is not seasonal and will operate all months of the year. General hours of operation are 24 hours per day, 365 days per year.
- b) ***Site Access:*** The nature of the business does not bring customers or visitors on a routine basis. All visits and/or inspections will be conducted during normal hours of operation.
  - i) Delivery vehicles will access the facility during normal hours of operation.
  - ii) The site is accessible by a paved public road. Access to the site is limited.
- c) ***Facility Operation Descriptions:***
  - i) DSI proposes to pick-up waste from generators off-site; bring the waste to the facility for decanting of re-usable sharps containers and biomedical waste containers for final treatment at the facility.
  - ii) The waste is off-loaded from trucks to a reusable sharps decanting and container washing system (WashSmart). DSI will wash reusable sharps and pharmaceutical containers. The washing of containers will be completed using a "WashSmart" machine designed as a large washing machine. Containers filled with sharps (needles and syringes) will be put on a conveyer which will automatically feed the containers into the machine. Each container will be automatically unlocked and its contents decanted or turned upside down so the contents fall into a larger collection container. The empty containers will then move through the machine where they will be washed and dried.
  - iii) Non-reusable containers of biomedical waste will be directly placed in bins for processing.
  - iv) The waste will be placed in bins for processing in the autoclave. Once the waste is loaded in to the bins, the bins are slid into the autoclave (steam sterilizer). The doors of the pressure vessel (autoclave) are secured, then the vessel is brought up to proper temperature and pressure. The waste will then be sterilized for an appropriate duration. All time, temperature and pressures will be in accordance with the regulations and manufacturer recommendations.
  - v) Once the waste is properly treated it will be placed in a compactor. Once the compactor is full the waste (treated) will be sent to an approved sanitary landfill for final disposal.
  - vi) Any waste not able to be processed at the facility will be properly shipped to an approved treatment facility for treatment and disposal.
- d) ***Equipment*** to be used includes the large washing machine called the WashSmart; AutoClave, Boiler, Compactor and Autoclave Carts and forklifts and hand truck for

warehouse operations; and vehicles for waste delivery and transfers. The site will also warehouse washed and/or new reusable sharps and pharmaceutical containers to be delivered to customers.

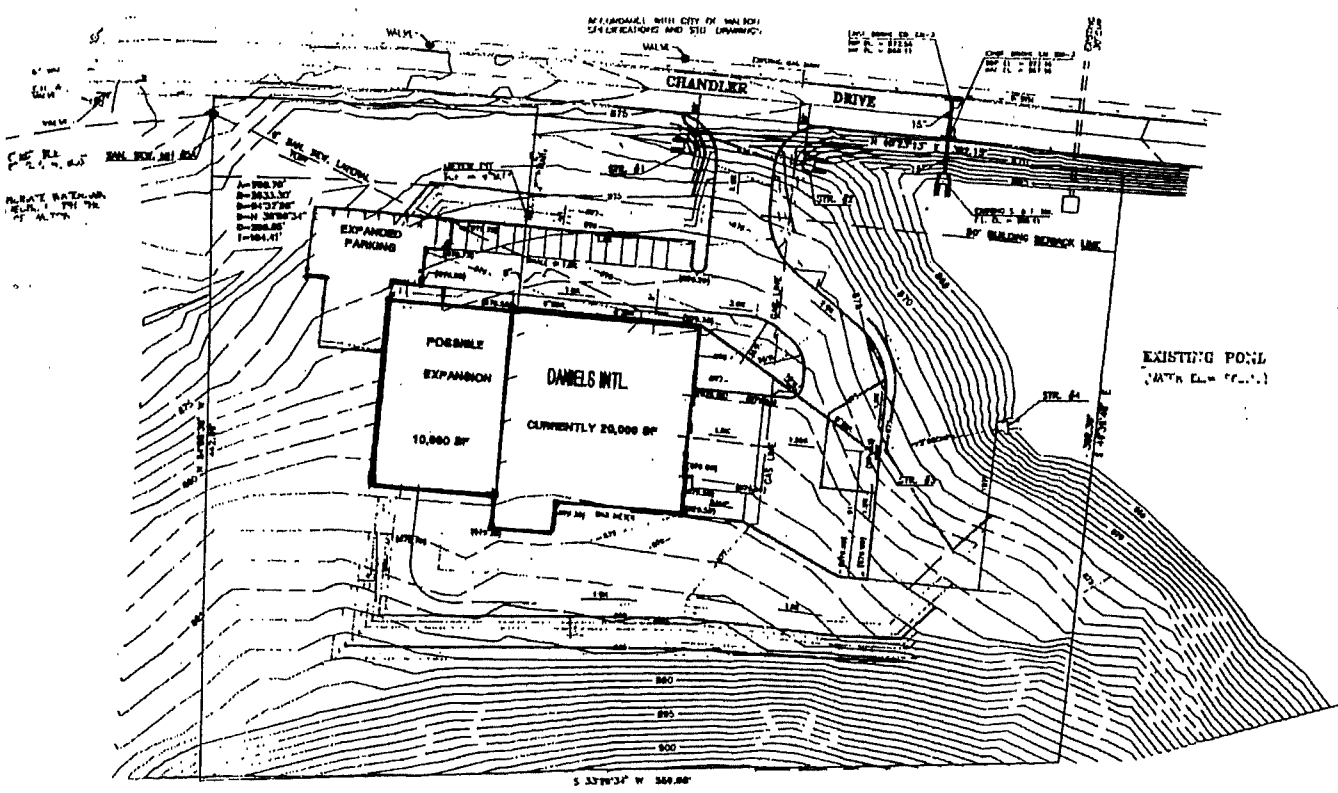
- e) **Daily cleaning** will be accomplished to minimize odor and/or potential litter at the facility.
  - i) Disinfection will be accomplished through the use of a hypochlorite cleaning solution.
- f) **Types of waste to be accepted.**
  - i) Special Medical Waste includes the following:
    - (1) Special Medical waste is municipal and residual waste which is generated in the diagnosis, treatment, immunization or autopsy of human beings or animals, in research pertaining thereto, in the preparation of human or animal remains for interment or cremation, or in the production or testing of biologicals, and which falls under one or more of the following categories:
    - (2) **Cultures and stocks** of infectious agents and associated biologicals, including the following: cultures from medical and pathological laboratories; cultures and stocks of infectious agents from research and industrial laboratories; wastes from the production of biologicals; discarded live and attenuated vaccines except for residue in emptied containers; and culture dishes, assemblies and devices used to conduct diagnostic tests or to transfer, inoculate and mix cultures.
    - (3) **Pathological wastes.** Human pathological wastes, including tissues, organs and body parts and body fluids that are removed during surgery, autopsy, other medical procedures or laboratory procedures. The term does not include hair, nails or extracted teeth.
    - (4) **Human blood and body fluid waste.**
      - (a) Liquid waste human blood.
      - (b) Blood products.
      - (c) Items saturated or dripping with human blood.
      - (d) Items that were saturated or dripping with human blood that are now caked with dried human blood, including serum, plasma and other blood components, which were used or intended for use in patient care, specimen testing or the development of pharmaceuticals.
      - (e) Intravenous bags that have been used for blood transfusions.
      - (f) Items, including dialysate, that have been in contact with the blood of patients undergoing hemodialysis at hospitals or independent treatment centers.
      - (g) Items saturated or dripping with body fluids or caked with dried body fluids from persons during surgery, autopsy, other medical procedures or laboratory procedures.
      - (h) Specimens of blood products or body fluids, and their containers.
    - (5) **Animal wastes.** Contaminated animal carcasses, body parts, blood, blood products, secretions, excretions and bedding of animals that were known to have been exposed to zoonotic infectious agents or nonzoonotic human pathogens

during research (including research in veterinary schools and hospitals), production of biologicals or testing of pharmaceuticals.

- (6) **Isolation wastes.** Biological wastes and waste contaminated with blood, excretion, exudates or secretions from:
  - (a) Humans who are isolated to protect others from highly virulent diseases.
  - (b) Isolated animals known or suspected to be infected with highly virulent diseases.
- (7) **Used sharps.** Sharps that have been in contact with infectious agents or that have been used in animal or human patient care or treatment, at medical, research or industrial laboratories.
- (8) **Non-hazardous Pharmaceutical Waste.** Expired drugs and other pharmaceutical wastes used in a hospital or clinic setting, which are not defined as Federal Hazardous Wastes. All such wastes are transferred off-site for treatment and disposal.

**g) *Types of waste to NOT be accepted***

- i) Hazardous Waste as regulated by the Federal Environmental Protection Agency.
  - ii) Radioactive Waste as regulated by the Nuclear Regulatory Commission
- h) An estimated 20, 000 tons of waste will be treated at the facility annually.



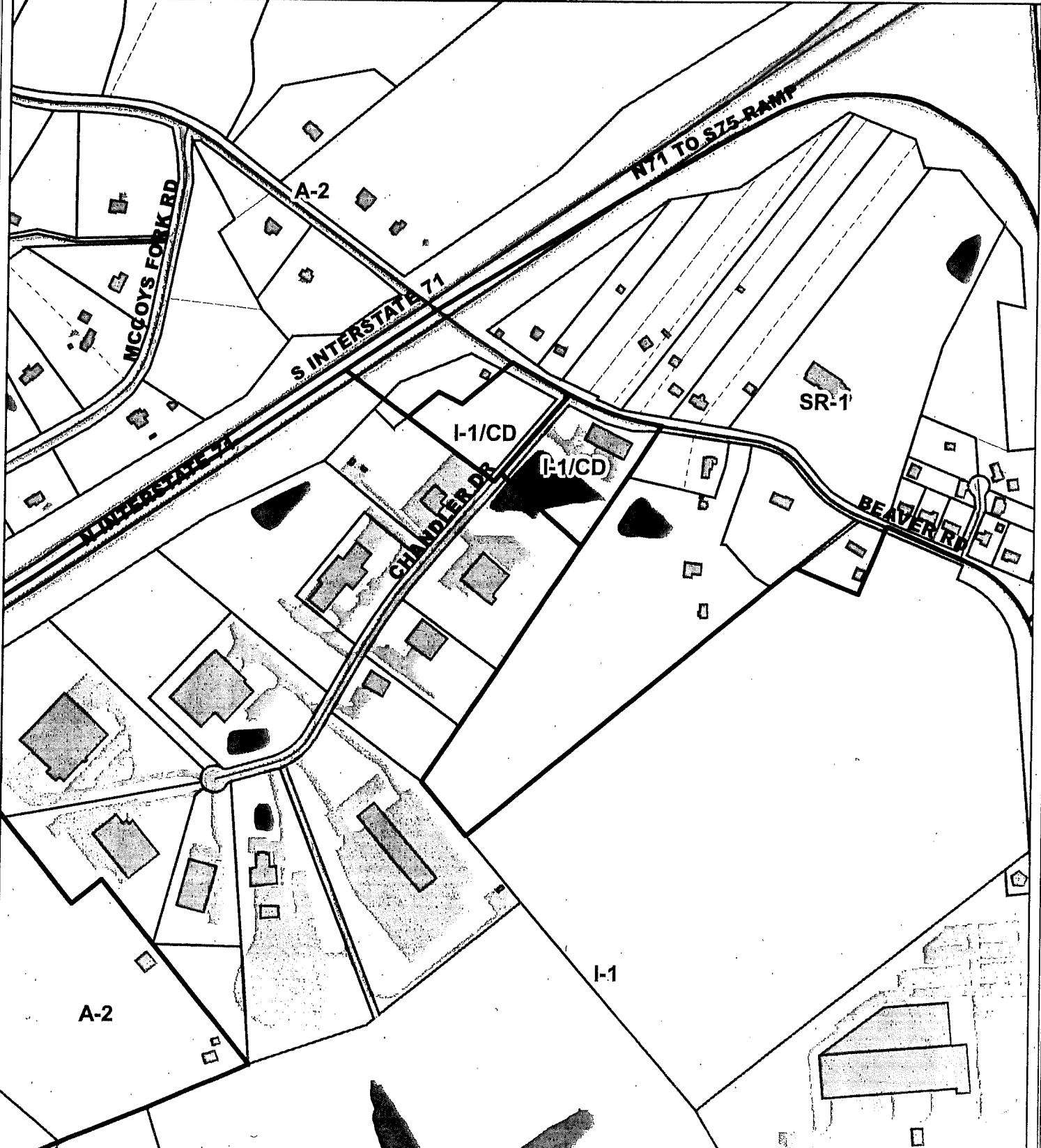
OWNER: Chandler Drive Properties, LLC  
 c/o 2333 Anderson Road  
 Crescent Springs, KY 41017

LOCATION: 12035 Chandler Drive  
 Walton, KY 41094



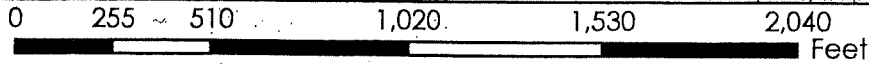
# ZONING MAP

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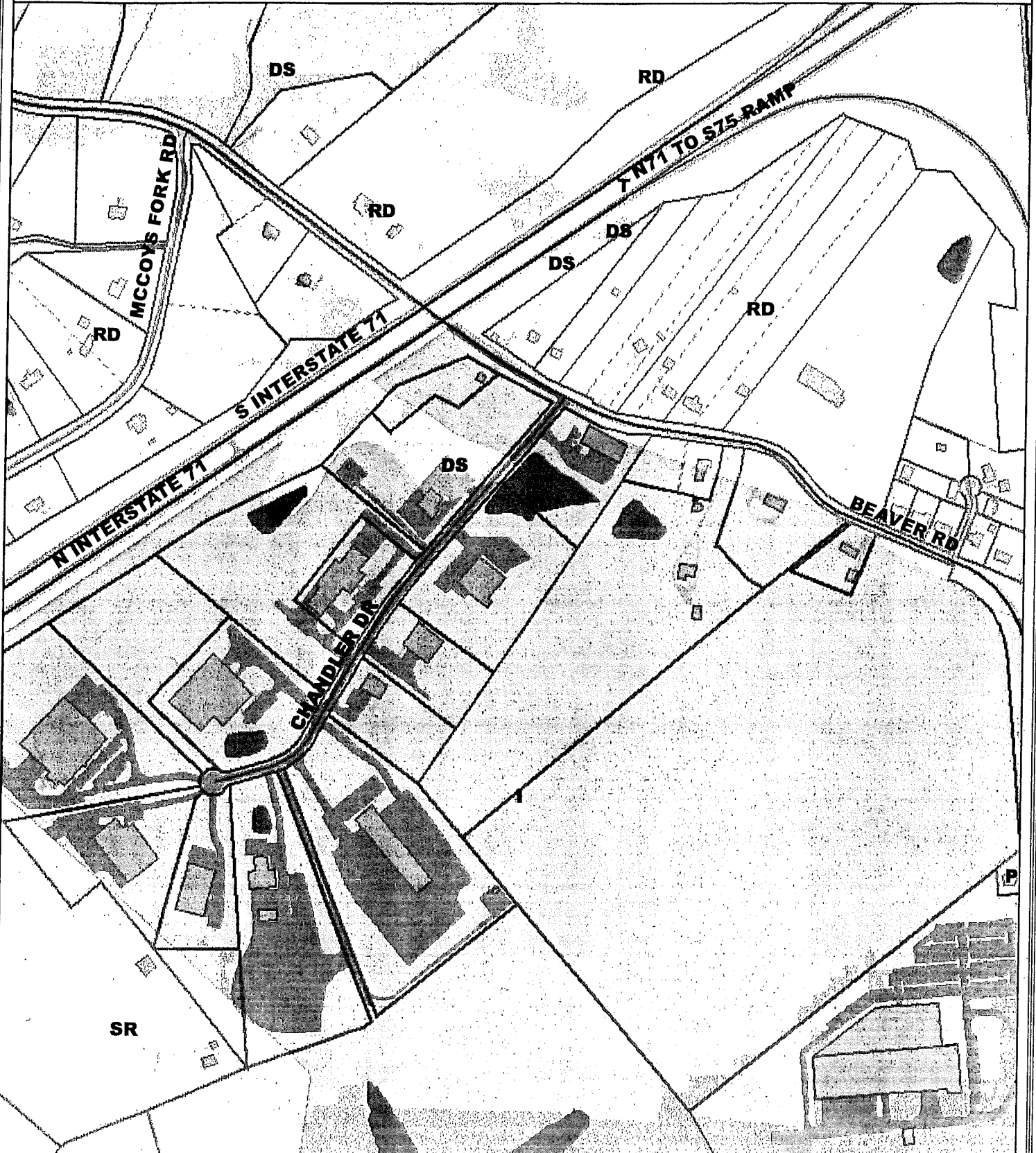
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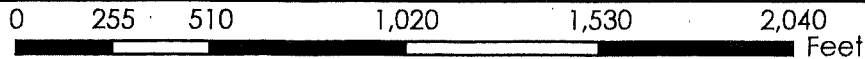
# FUTURE LAND USE MAP

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1 inch = 500 feet

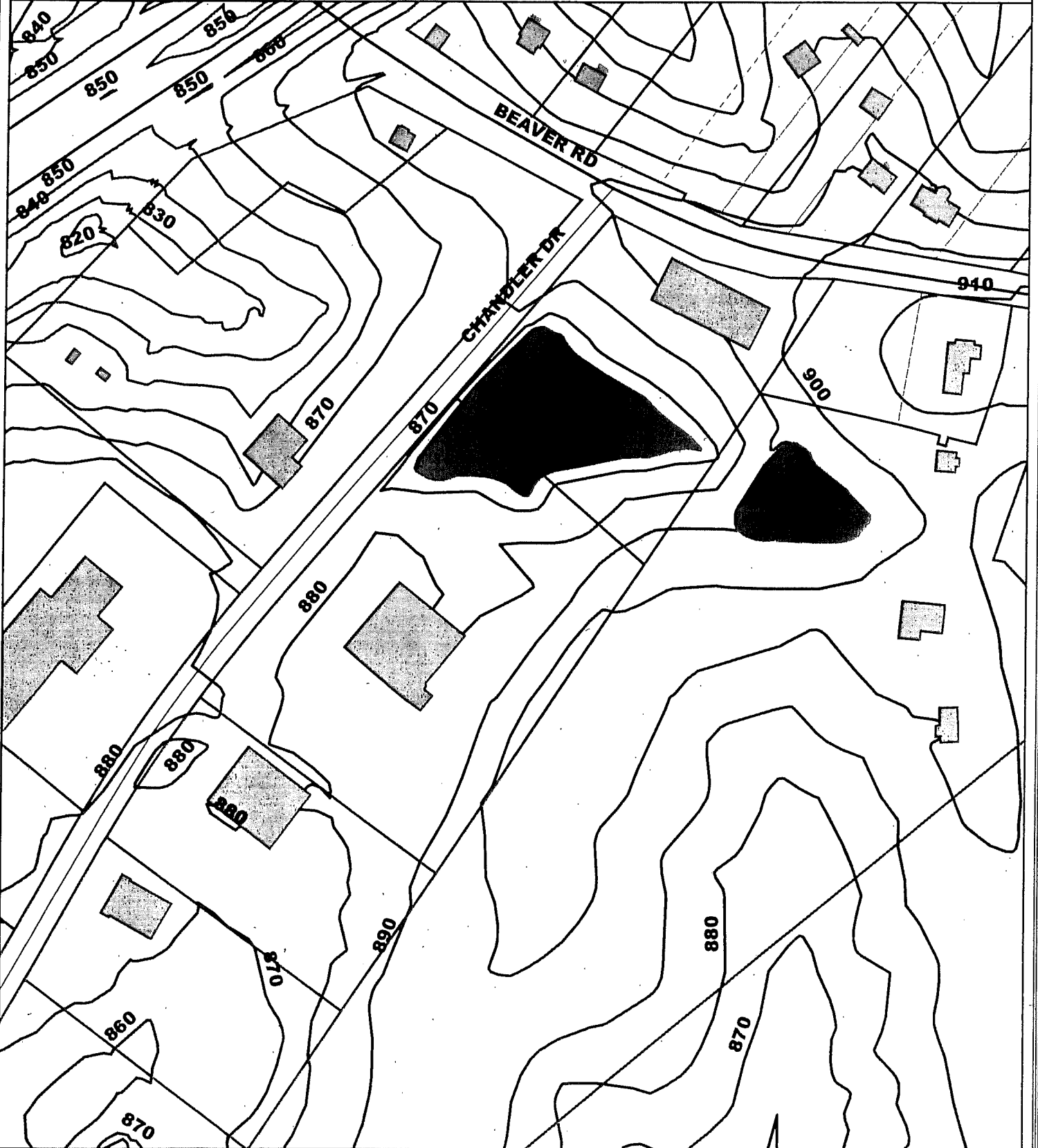


**Boone County GIS - Putting Northern Kentucky on the Map**



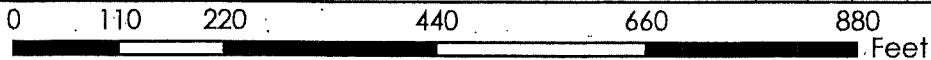
# TOPOGRAPHICAL MAP

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**Boone County GIS - Putting Northern Kentucky on the Map**

## Todd Morgan

---

**From:** Mary Dickey  
**Sent:** Wednesday, April 21, 2010 1:03 PM  
**To:** Todd Morgan  
**Subject:** RE: Proposed Medical Waste Transfer Facility at 12035 Chandler Drive, Walton, KY

Hi Todd,  
I've answered your questions below in orange.

Mary

---

**From:** Todd Morgan  
**Sent:** Wednesday, April 21, 2010 9:40 AM  
**To:** Mary Dickey  
**Subject:** RE: Proposed Medical Waste Transfer Facility at 12035 Chandler Drive, Walton, KY

Mary:

I have some follow up questions for you:

1. Does it matter where the waste comes from? No. Could the waste come to the facility from other counties or states? Yes. Interstate Commerce laws prohibit those type of restrictions.
2. Who monitors that the County Ordinance is being followed? We, here in the Solid Waste Division monitors adherence to this ordinance and the County Attorney's Office would handle any complaints/violations of that ordinance.
3. Can you think of any other agencies I should contact regarding the proposal? I sent my initial e-mail to Boone County Building Department, Walton Fire Department, the City of Walton, and you. They are going to need a permit from the Commonwealth of Kentucky's Division of Solid Waste. I believe Ron Gruzsky is the Branch Manager over there in charge of permitting; their contact phone number is 502-564-6716. They will also need a Waste Hauler permit from my office as well as a Boone County Occupational License.

Thanks for your help.

Todd  
334-2196

---

**From:** Mary Dickey  
**Sent:** Tuesday, April 20, 2010 3:31 PM  
**To:** Todd Morgan  
**Subject:** RE: Proposed Medical Waste Transfer Facility at 12035 Chandler Drive, Walton, KY

Hi Todd,  
I want to point you to the following section in Boone County Code of Ordinance 50. It has stipulations on transfer stations:

### **50.122 TRANSFERRING WASTE.**

It shall be unlawful to transfer, off-load, unload or distribute any waste, garbage, discarded item, whether commercial waste, hazardous waste, household waste, industrial waste, solid waste, toxic waste or other waste,

in the county, from any type of motor carrier, highway carrier, railroad carrier or other transportation carrier of any type, unless the waste is transferred, off-loaded or distributed for the purpose of disposal, incineration or recycling at a site in the county that has been approved and permitted for said purpose by the Kentucky Cabinet of Natural Resources and Environmental Protection or other state agency or county agency, whose authority is necessary in order to lawfully operate such a site or facility.

(Ord. 340.11, passed 11-28-95) Penalty, see § 50.999

What this means is that if they operate a transfer station in Boone, they must dispose of any waste in Boone. We have just one landfill in Boone – it is the Bavarian Landfill in Walton.

Please let me know if you have any questions or need to discuss this in detail. Thanks for giving me the heads up about this.

Mary

---

**From:** Todd Morgan  
**Sent:** Friday, April 16, 2010 9:55 AM  
**To:** Mark Martin; Mary Dickey; joey.vest@waltonfireky.com; ptrzop@cityofwalton.org  
**Subject:** Proposed Medical Waste Transfer Facility at 12035 Chandler Drive, Walton, KY

Daniels Sharpsmart Inc. has submitted a Conditional Use Permit application to allow a medical waste transfer facility to locate at 12035 Chandler Drive, Walton, KY. I have attached a copy of their cover letter, which outlines the proposed use. The Walton Board of Adjustment will act on this application on May 10, 2010. The meeting will take place in the Walton Senior Center at 6:30 P.M.

Please contact me if you have any questions or comments regarding the proposal.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
(859) 334-2196

## Todd Morgan

---

**From:** Mark Martin  
**Sent:** Monday, April 19, 2010 9:44 AM  
**To:** Todd Morgan  
**Subject:** RE: Proposed Medical Waste Transfer Facility at 12035 Chandler Drive, Walton, KY

Todd,

Our Department has no specific concerns regarding the proposed use. The only comment we have is that the boiler and autoclave will have to be permitted and inspected by the Boiler Inspection Section of the Kentucky State Fire Marshalls Office.

Mark E Martin  
Assistant Chief Building Official

Boone County Building Department  
2950 Washington St.  
Burlington, KY 41059  
TEL (859) 334-2218  
FAX (859) 334-3137  
E-Mail: [mmartin@boonecountyky.org](mailto:mmartin@boonecountyky.org)  
<http://www.boonecountyky.org>

---

**From:** Todd Morgan  
**Sent:** Friday, April 16, 2010 9:55 AM  
**To:** Mark Martin; Mary Dickey; [joey.vest@waltonfireky.com](mailto:joey.vest@waltonfireky.com); [ptrzop@cityofwalton.org](mailto:ptrzop@cityofwalton.org)  
**Subject:** Proposed Medical Waste Transfer Facility at 12035 Chandler Drive, Walton, KY

Daniels SharpSMART Inc. has submitted a Conditional Use Permit application to allow a medical waste transfer facility to locate at 12035 Chandler Drive, Walton, KY. I have attached a copy of their cover letter, which outlines the proposed use. The Walton Board of Adjustment will act on this application on May 10, 2010. The meeting will take place in the Walton Senior Center at 6:30 P.M.

Please contact me if you have any questions or comments regarding the proposal.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
(859) 334-2196

## Todd Morgan

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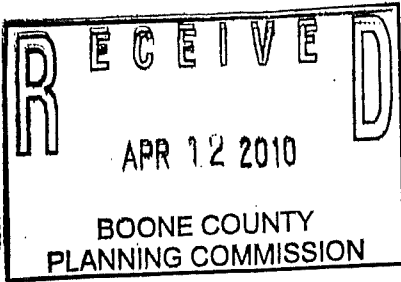
**From:** Allen Roberts [Allen.Roberts@waltonfireky.com]  
**Sent:** Tuesday, April 27, 2010 8:20 AM  
**To:** Todd Morgan  
**Subject:** Daniels  
**Attachments:** image003.jpg

Todd,

After reviewing the letter from Daniels about the process they do. The Walton Fire District sees no problem with this facility.

Deputy Chief Allen Roberts  
12600 Towne Center Dr.  
P.O. Box 007  
Walton, KY 41094  
859-485-7439





APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

(Check One) 1. Boone Florence X Walton Union

(Check One) 2. X Conditional Use Permit Variance Appeal Change in Non-Conforming Use

3. Applicant's Name Daniels SharpSmart Inc. Phone Number 5408180783 Fax No. 7572998303 Applicant's Address 2133-126 Upton Dr # 436 Virginia Beach VA 23454

4. Description of Request: Permit to operate a medical waste transfer facility with future building and parking additions

5. Name of Development International Industrial Park

6. Location of Development 12035 Chandler Dr. Walton Ky 41094

7. Acreage Under Review 5.4762

8. Lot Number and Name of Subdivision (if part of a subdivision) Lot 7 International Industrial Park

9. Owner of Property Chandler Drive Properties, LLC Address of Property Owner 2333 Anderson Rd Phone No. 8593415523

10. Crescent Springs KY 41017

11. Proposed Use(s) on Site medical waste transfer facility for treatment (sterilization) of medical & animal waste. Operation will include transfer & pharmaceutical waste and the cleaning and reuse of containers in accordance with CDC & OSHA guide

12. Total Square Footage of Existing and/or Proposed Buildings

13. Current Zoning on Property I-1

14. Deed Book 929 Page No. 545 Group No. 2077A

15. Is the site subject to a zone change? No

16. Have you submitted a Site Plan with this request? No

17. Have you submitted a list of adjoining property owners with this request? Yes

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature] CHANDLER DR PROP. LLC (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature] Andrea Arredondo (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CLUR #10-WBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Chandler Drive Properties, LLC  
2333 Anderson Road  
Crescent Springs, KY 41017

2. ADDRESS OF PROPERTY

12035 Chandler Drive  
Walton, KY 41094

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Daniels Sharpsmart, Inc.

4. DEED BOOK 929

PAGE NO. 545

GROUP NO. 2077A

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat  
(Not Recorded)

Other:

Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

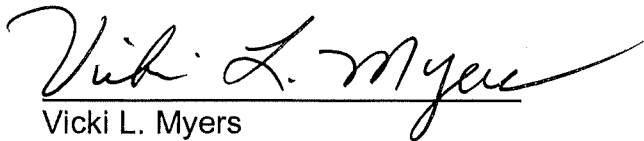
*Todd K. Morgan*  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Senior Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

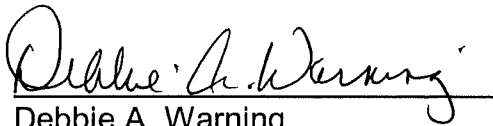
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 7 day of June, 2010.



Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2011

This instrument was prepared for recording purposes only by:



Debbie A. Warning  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Walton Board of Adjustments and in accordance with the current zoning in effect as of May 10, 2010 Certificate of Land Use Restriction (#10-WBOA-001-A), for Chandler Drive Properties, LLC, Property Owner(s).

The following conditions will apply:

- 1) The future 10,000 square foot building addition and parking lot expansion are permitted.
- 2) The outside storage of medical waste or any other materials is prohibited.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 929 PAGE NO. 545 GROUP NO. 2077A