

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

**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: Daniels Sharpsmart, Inc.  
 Address: 111 W. Jackson Blvd. Suite 1900  
Chicago IL 60604  
 City State Zip Code  
 Phone Number: 312-285-9087 Fax Number: n/a  
 Email: KLittle@danielshealth.com

4. Description of Request: 1. Conditional use permit for Daniels Sharpsmart In will be moving locations from across the street from 1035 Chandler Drive, Walton to this lot in a new facility for the same operation; Transfer Station & Treatment Facility for Medical Waste, 2. Variance request to add a second curb cut to keep truck traffic safely separated from employee and visitor car traffic.

5. Name of Development: Daniels Sharpsmart, Inc.  
 6. Location of Development: 12101 Chandler Dr.  
Walton KY 41094  
 City State Zip Code

7. Acreage Under Review: 4.518

8. Lot Number and Name of Subdivision (if part of a subdivision):  
NA

9. Current Owner: Chandler Drive Properties, LLC  
 Address: 2333 Anderson Road  
Crescent Springs KY 41017  
 City State Zip Code  
 Phone Number: (859) 341-5523 Fax Number: NA  
 Email: dheidrich@zallacompanies.com

Transfer Station & Treatment of Medical Waste

10. Proposed Use(s) on Site: \_\_\_\_\_
11. Total Square Footage of Existing and/or Proposed Buildings: Ex 0 SF, Proposed ~~54,700~~ SF
12. Current Zoning: I-1 43070
13. ~~884~~ 1175 ~~386~~ 52 2077A  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. 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: David Heinrich  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Kyle Little [Signature] 2/24/22  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 3/2/22 Fee Received: \$1,706 Receipt #: 85687

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: Todd Morgan

4. Scheduled Board Action Date: 4/4/22

5. Board Action: \_\_\_\_\_

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: The proposed access point shall be limited to one-way out and shall be signed accordingly.

7. Reasons for Denial: \_\_\_\_\_

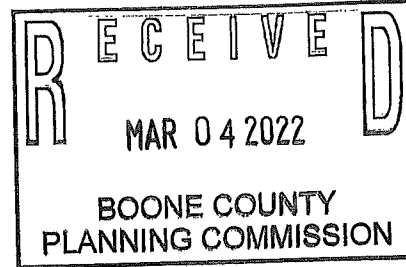
Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

Daniels Sharpsmart, Inc.  
111 West Jackson Blvd. Suite 1900  
Chicago, IL 60604



March 2022

Todd K. Morgan, AICP, Senior Planner  
Boone County Administrative Building  
2950 Washington St.,  
Burlington, KY 41005



**Subject:** Transfer Station and Treatment Facility accepting Medical Waste

Via Email

**Address:** 12101 Chandler Dr. Walton, KY 41094

Dear Mr. Morgan,

Daniels Sharpsmart, Inc. ("Daniels") provides essential services to the healthcare industry in North America, specifically in the safe containment, transport, and processing of healthcare generated wastes (medical waste). We provide the safest and most sustainable containers in the world for the disposal of medical waste; to ultimately protect healthcare workers and the environment.

Daniels has the second largest healthcare service infrastructure in North America. With over 20 facilities across the country, we have a strong national network that ensures the highest levels of customer service to the hospitals and medical clinics we serve.

### **Proposed Use**

To continue to drive our mission of safety and sustainability, and continue to provide our customers excellent service, Daniels is requesting authorization to operate a Transfer Station and Treatment Facility accepting Medical located at 12101 Chandler Drive Walton, KY 41094. The facility will warehouse and distribute reusable containers to healthcare facilities (hospitals, medical clinics, etc.) for the disposal of medical waste. A Daniels box-truck will pick-up the containers then transport those containers to the facility for processing. Reusable containers will be decanted, cleaned, and ultimately re-distributed back to healthcare facilities. Medical wastes will then be sterilized through an on-site autoclave. Sterilized waste will then be safely transported off-site to a permitted landfill. Equipment will include but not limited to a forklift, boiler, washline machine (a fully automated system used for safely opening, decanting, and cleaning reusable containers), and autoclave (steam sterilization unit est. 6' x 30').

## **Daniels Health | USA**

A 111 W. Jackson Blvd  
Suite 1900, Chicago, IL 60604

T +1 312-546-8900  
F +1 312-546-8950

W [www.danielshealth.com](http://www.danielshealth.com)  
E [USA@danielshealth.com](mailto:USA@danielshealth.com)

We currently operate a similar facility located at 12035 Chandler Drive Walton, KY 41094 (KYDEP permit no. PBR/SW008 – 00025). This location currently has an approved Conditional Use Permit with Boone County. We have been at this location for over 10 years and have been in good standing with Boone County and KYDEP. We however will soon outgrow the facility and to ensure operational efficiency, safety, and compliance, will be closing the facility and moving to this location. The new location is adjacent to our current facility. The operation/use will be the same. As such, all operations will be conducted in accordance with local, state, and federal regulation, including Boone County and Kentucky Department of Environmental Protection.

### **General Operations**

Hours of Operation: 24 hours per day, 365 days per year

Estimated Volume (throughout): 20,000 tons annually

Vehicles: Estimated 15 – 20, 26' box trucks; 2, tractors + trailers.

### **Economic Impact**

- Daniels provides essential services to the healthcare industry, including a safe and compliant disposal option for healthcare waste generated by hospitals and clinics in Maryland
- Daniels Sharpsmart, Inc. will employ an estimated 25 – 50 people from the surrounding community/area. Employees will include drivers, production/operations, administrative, and management personnel
  - Average salary/employee: \$45,000+/year
  - Estimated capital expenditure (facility construction, equipment, updates, etc.):  
\$xx,xxx,xxx
- The operation is completed within an enclosed facility, no dust or smoke, no odorous matter, no toxic or noxious matter, no underground storage tanks, no explosives, no excessive noise from the facility, no vibrations, and no radioactive or electrical disturbances.

### **Safety & Sustainability**

- An estimated 20,000 Healthcare workers have been saved from needlestick injuries since the Daniels container was launched.
- Many peer reviewed studies published, demonstrating, and validating the Daniels container as a proven 'safety engineered device'
- Since 2003, Daniels reusable sharps containers have resulted in over 72,000,000 pounds of plastic diverted from landfill.

- Reduced greenhouse gas (GHG) emissions by 109.80 tons CO<sub>2</sub>eq per annum = 91% less than the previous disposable system

Visit our website at the following link [www.danielshealth.com](http://www.danielshealth.com)

Please feel free to contact me via phone or email at the contact information below. We look forward to speaking soon and continuing being part of the community.

Sincerely,

*Kyle Little*

Kyle Little

Regulatory Compliance, Health & Safety Manager

[KLittle@danielshealth.com](mailto:KLittle@danielshealth.com)

312. 285 – 9087

STAFF REPORT

#1

APPLICANT: Daniels Sharpsmart, Inc.

LOCATION: Northeast Side of Chandler Drive between 12111 and 12091 Chandler Drive, Walton, KY

ZONING: Industrial One (I-1) *International Ind. Park*

DATE: April 4, 2022

PROPOSAL

The applicant has submitted the following applications:

- A. A Conditional Use Permit to allow a medical transfer and treatment facility on the subject site. The applicant has submitted a narrative which outlines the operation.
- B. A Variance to reduce the 500' road frontage requirement to allow the development to have two access points on Chandler Drive. The submitted Concept Plan shows that the parcel has 204.77 feet of frontage on Chandler Drive.

SUBMITTED CONCEPT PLAN

The submitted Concept Plan shows the proposed 43,070 square foot facility will be located on a 4.518 acre site. A customer parking lot with 94 parking spaces is shown in front of the building and truck parking and loading docks are shown on the north side and rear of the building. The proposed driveway system loops around the building and includes two access points on Chandler Drive. The northern access point will be shared with Boone Steel and the other access point is located approximately 130' to the southwest.

PERTINENT SITE HISTORY

Boone County Planning Commission approved a Conveyance Plat for the subject lot on August 27, 2021.

APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that two duties of the Board of Adjustment are to act on conditional uses permit and variance applications.
- \* B. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- \* C. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
  - 1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter

the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- (a.) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - (b.) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - (c.) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

\*

D. The Board should evaluate the 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.

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

- a. 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. 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;
- c. Will not be hazardous to existing or future neighboring uses;
- d. 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;
- e. 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;

- f. 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;
- g. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

#

2. Conditional Use Permit Criteria listed in Section 1133 of the Boone County Zoning Regulations (I-1 District):

- a. The activity is provided primarily in support of and obtains its trade from the employees of the district;
- 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.

E. Section 1130 of the Boone County Zoning Regulations states that "The purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area."

F. Section 1133 of the Boone County Zoning Regulations identifies businesses which crush or reduce as Conditional Uses within the Industrial One (I-1) district.

- G. Section 3221 of the Boone County Zoning Regulations states that a proposed development is permitted one access point for each 500 feet of site frontage.
- H. Section 3222 of the Boone County Zoning Regulations states that access point on opposite sides of arterial, collector, and subcollector roadways shall be located opposite one another. If not, so located turning movement restrictions may be imposed as determined necessary by the Planning Commission.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).

Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).

\* Boone County Businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).

\* Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy, Goal B, Objective 5).

Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy, Goal B, Objective 7).

Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

### SITE CHARACTERISTICS

- A. The 4.518 acre site is located in International Industrial Park. The site is located on the northwest side of Chandler Drive, between Boone Steel and Waltex, Inc.
- B. The site has 204.77 feet of street frontage on Chandler Drive and 311.29 feet of frontage along Interstate 71.
- C. Other than a driveway which serves Boone Steel, the site is currently undeveloped.
- D. The rear and southwest portion of the site is heavily wooded with mature deciduous trees.
- E. The topography of the site falls from 890 feet above sea level in the center of the site to 880 above sea level at Chandler Drive and 870 sea level near the northeast property boundary.

### SURROUNDING LAND USES AND ZONING

Northeast: Boone Steel (I-1)

Northwest: Interstate 71

Southeast: Airgas (I-1)

Southwest: Waltex, Inc. (I-1)

### STAFF COMMENTS

- A. On May 10, 2010, the Walton Board of Adjustment approved a Conditional Use Permit allowing Daniels Sharpsmart to operate at 12035 Chandler Drive. The submitted plan showed they would occupy the existing building (approximately 20,000 square feet) and that future building (approximate 10,000 square feet) and parking additions were proposed.
- B. An inter-departmental email was sent to City of Walton Engineer, Walton Public Works, Walton Fire District, Boone County Public Works, Boone County Building Department, and Boone County Solid Waste regarding the request. All written comments received are attached to the Staff Report.

Staff spoke with Mike Wilson, with Boone County Solid Waste, regarding Daniels Sharpsmart and they are in good standing with the County. County Ordinance 50.122 requires waste transfer stations in Boone County to dispose of their waste in Boone County. They are also required to have permits from the Commonwealth of Kentucky (Division of Solid Waste) and Boone County (Occupational License and Solid Waste Departments).

- C. Staff has the following questions and comments regarding the Variance application:
1. Is the proposed access point a one-way out or full access?
  2. The proposed curb cut is located approximately 133' from the Boone Steel access point and 78' from the Waltext access point.
  3. There would be 6 curb cuts located within approximately 340' of one another.
  4. Staff has been in the industrial park numerous times over the years and has always experienced little traffic.
- D. Staff recommends the following condition should be analyzed if the applications are approved:
1. The proposed access point should be limited to a one-way out and shall be signed accordingly.

#### CONCLUSION

- A. KRS 100.237 and 100.241 and Section 220 of the Boone County Zoning Regulations give the Walton Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit and Variance requests.

Respectfully Submitted,



Todd K. Morgan, AICP  
Senior Planner

TKM/ss

#### Attachments

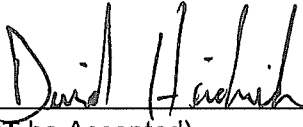
- \*Application
- \*Site Vicinity Map
- \*Narrative Submitted by Applicant
- \*Concept Development Plan
- \*Zoning Map
- \*2020 Aerial Map
- \*Topographical Map
- \*2040 Future Land Use Map
- \*3/8/22 Email From Matt Bogen, City of Walton Engineer
- \*3/9/22 Email from Jerry Noran, Boone County Building Department
- \*3/15/22 Email from Captain Charlie Alexander, Walton Fire District
- \*3/28/22 Email from Rob Franxman, Boone County Public Works

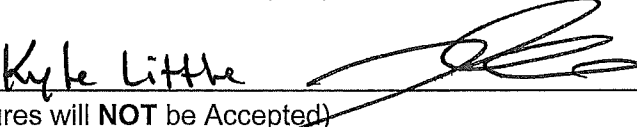


Transfer Station & Treatment of Medical Waste

10. Proposed Use(s) on Site: \_\_\_\_\_
11. Total Square Footage of Existing and/or Proposed Buildings: Ex 0 SF, Proposed 51,700 SF
12. Current Zoning: I-1
13. 

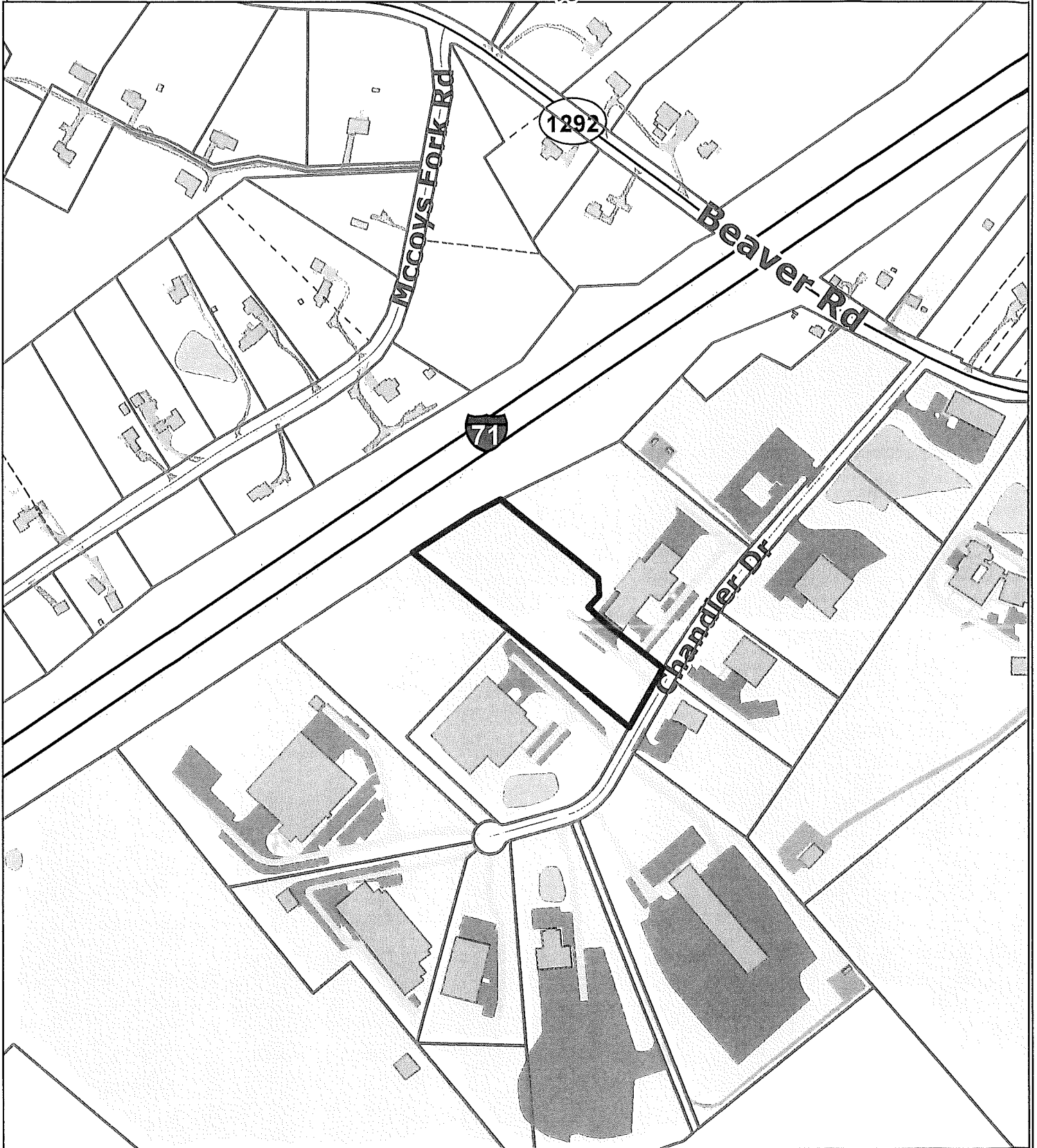
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# SITE VICINITY MAP

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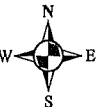
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0 205 410 820 1,230 1,640 Feet

1 Inch = 400 feet



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



Map Created: xx/xx/2020

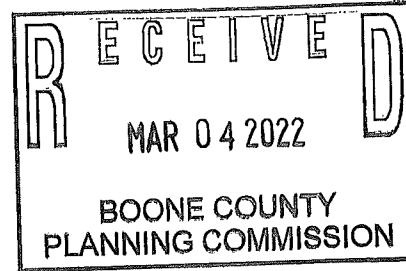
Boone County GIS 2020 11/11  
ArcMap Document: \*.mxd

Daniels Sharpsmart, Inc.  
111 West Jackson Blvd. Suite 1900  
Chicago, IL 60604



March 2022

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Boone County Administrative Building  
2950 Washington St.,  
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Please feel free to contact me via phone or email at the contact information below. We look forward to speaking soon and continuing being part of the community.

Sincerely,

*Kyle Little*

Kyle Little

Regulatory Compliance, Health & Safety Manager

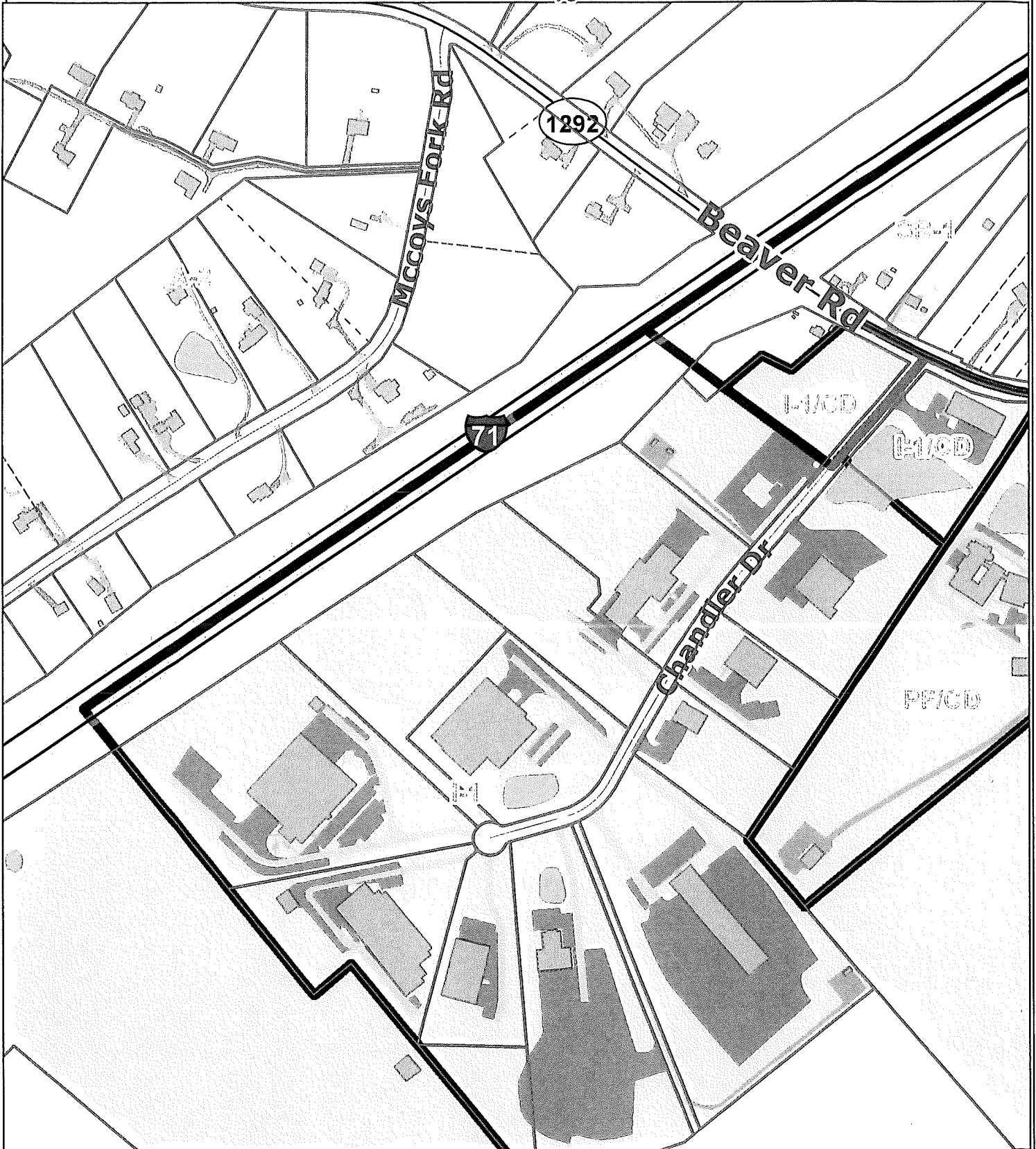
[KLittle@danielshealth.com](mailto:KLittle@danielshealth.com)

312 – 285 – 9087



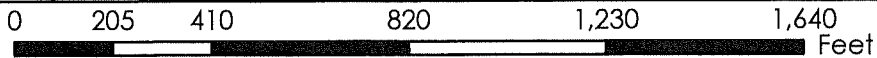
# ZONING MAP

www.boonecountygis.com



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1 inch = 400 feet



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

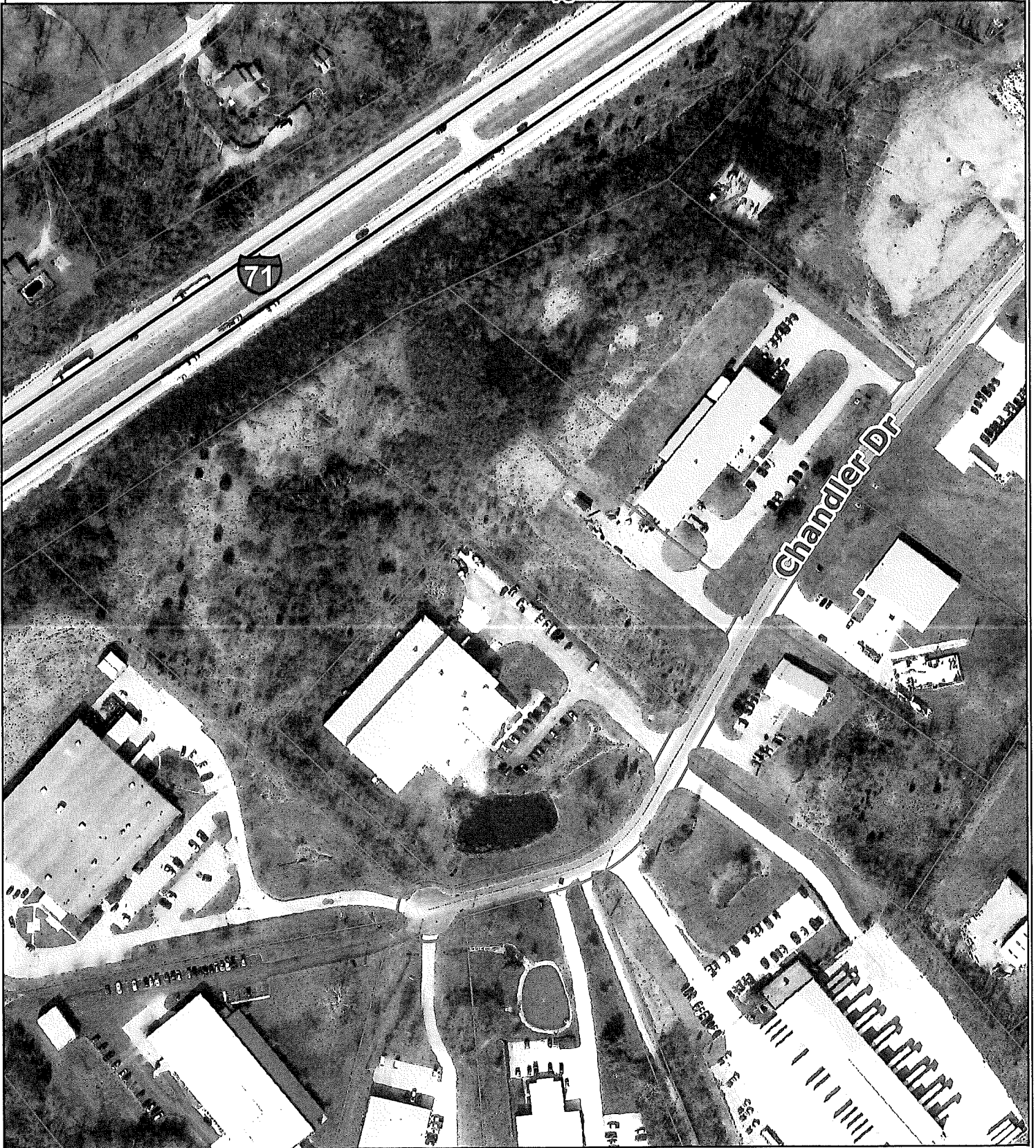


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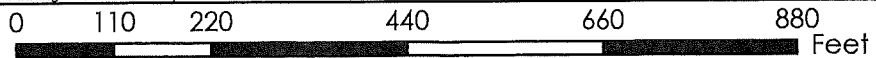
# 2020 AERIAL MAP

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1 inch = 217 feet

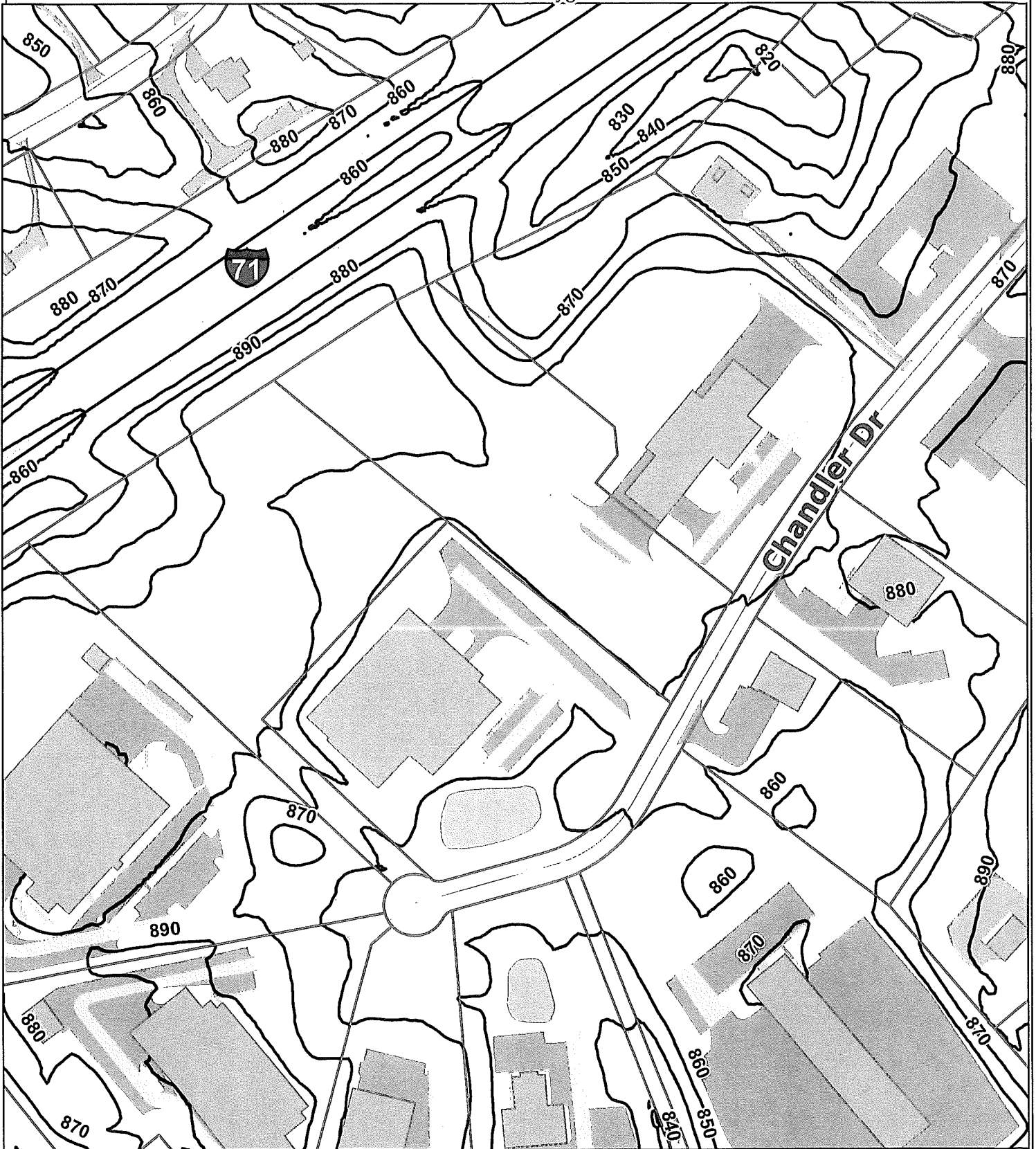


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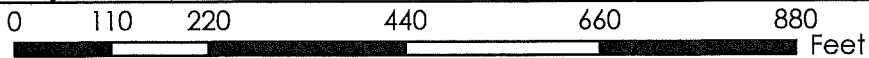
# TOPOGRAPHICAL MAP

www.boonecountygis.com



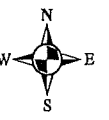
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1 inch = 217 feet

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

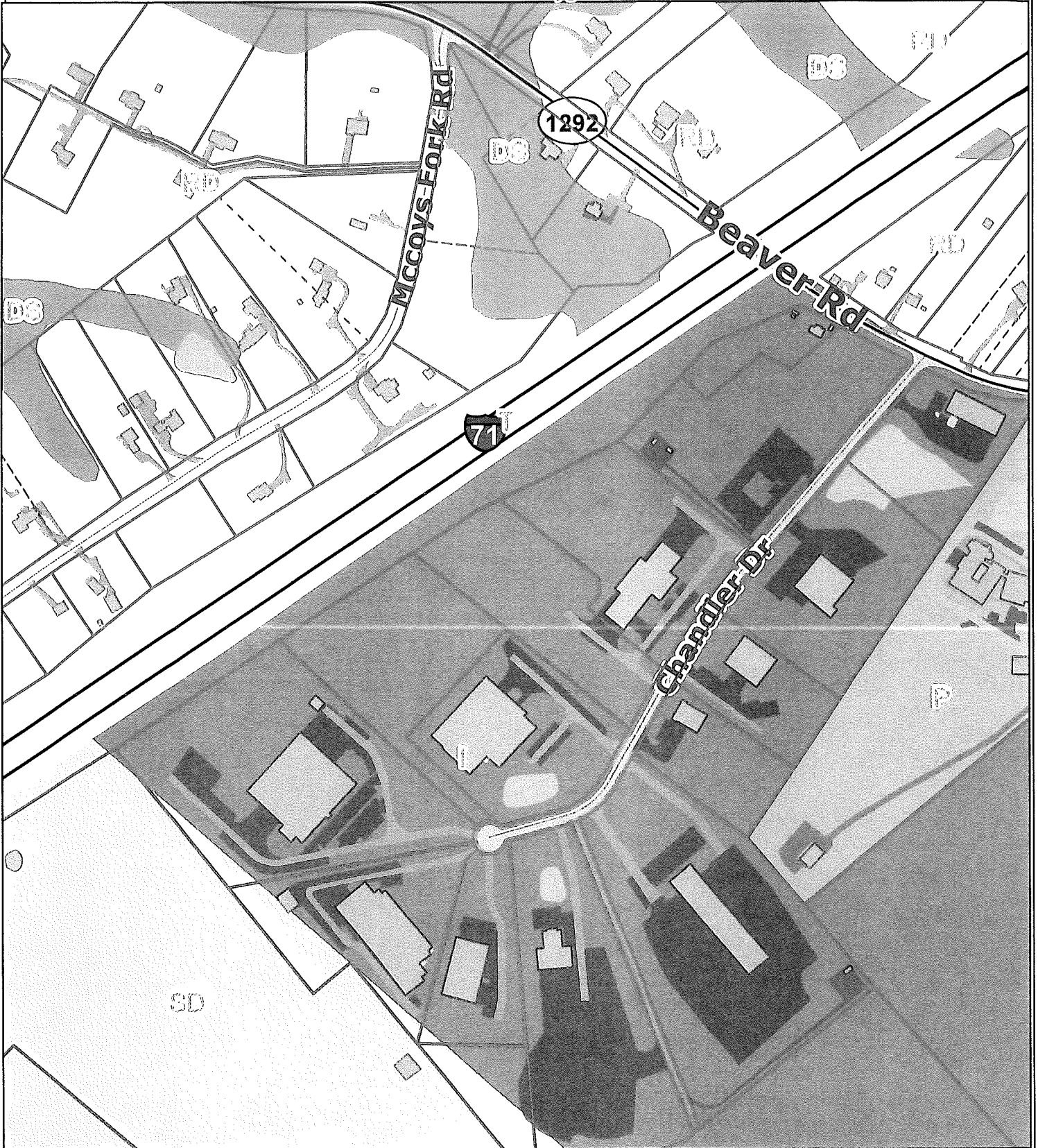


Map Created: xx/xx/2020

Boone County GIS  
ArcMap Document: \*.mxd

# 2040 FUTURE LAND USE MAP

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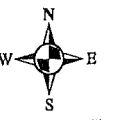
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet



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



## Todd Morgan

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**From:** Matt Bogen <mbogen@cardinalengineering.net>  
**Sent:** Tuesday, March 08, 2022 4:04 PM  
**To:** Todd Morgan; Roger Williams; Charlie Alexander; Robert Franxman; Jerry Noran  
**Subject:** RE: Daniels SharpSMART - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

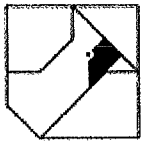
### EXTERNAL MESSAGE

Todd,

No comments on my end. Since the same entity is already operating a similar facility under a Conditional Use permit at an adjacent property, I don't see any issues with the requested Conditional Use and Variance at this new location.

Thanks,

Matt Bogen, PE  
Walton City Engineer



**CARDINAL**  
**ENGINEERING**  
**LAND SURVEYING**

One Moock Road  
Wilder, KY 41071  
PHONE: 859-581-9600  
DIRECT: 859-392-3673

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Monday, March 7, 2022 2:51 PM  
**To:** Matt Bogen <mbogen@cardinalengineering.net>; Roger Williams <rwilliams@cityofwalton.org>; Charlie Alexander <Charlie.Alexander@waltonfireky.com>; Robert Franxman <rfranxman@boonecountyky.org>; Jerry Noran <jnoran@boonecountyky.org>  
**Subject:** Daniels SharpSMART - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

All,

Daniels SharpSMART has submitted Conditional Use Permit and Variance applications to allow a new 43,070 square foot facility to be constructed at 12101 Chandler Drive. The Conditional Use Permit is needed to allow the use in the Industrial One (I-1) zoning district and the Variance is being sought to allow the development to have two access points on Chandler Drive. I have attached the applicant's cover letter and Concept Plan for your review. Please let me know if you have any questions or comments regarding the proposal. If possible, I would like to receive comments back by 3/28/22. The public hearing is scheduled for 4/4/22, at 6:30 P.M., and will be held virtually.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission

## Todd Morgan

---

**From:** Jerry Noran  
**Sent:** Wednesday, March 09, 2022 8:20 AM  
**To:** Todd Morgan  
**Subject:** RE: Daniels Sharpsmart - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

Accessible parking spaces must be marked with a pole- or building-mounted sign with the bottom of the sign set at 5' above the pavement. Grades of the parking spaces and access aisles cannot exceed 2%; grades between the spaces and the accessible entrances cannot exceed 5%, except where a compliant curb ramp is installed.

Sincerely,  
Jerald E. Noran, CBO, AIA  
Chief Building Official  
Boone County Building Department  
2950 Washington Street  
P.O.Box 900  
Burlington, KY 41005  
859-334-3288  
jnoran@boonecountyky.org

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Monday, March 07, 2022 2:51 PM  
**To:** Matt Bogen <mbogen@cardinalengineering.net>; Roger Williams <rwilliams@cityofwalton.org>; Charlie Alexander <Charlie.Alexander@waltonfireky.com>; Robert Franxman <rfranxman@boonecountyky.org>; Jerry Noran <jnoran@boonecountyky.org>  
**Subject:** Daniels Sharpsmart - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

All,

Daniels Sharpsmart has submitted Conditional Use Permit and Variance applications to allow a new 43,070 square foot facility to be constructed at 12101 Chandler Drive. The Conditional Use Permit is needed to allow the use in the Industrial One (I-1) zoning district and the Variance is being sought to allow the development to have two access points on Chandler Drive. I have attached the applicant's cover letter and Concept Plan for your review. Please let me know if you have any questions or comments regarding the proposal. If possible, I would like to receive comments back by 3/28/22. The public hearing is scheduled for 4/4/22, at 6:30 P.M., and will be held virtually.

Thanks for your help.

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

## Todd Morgan

---

**From:** Capt. Charlie Alexander <Charlie.Alexander@waltonfireky.com>  
**Sent:** Tuesday, March 15, 2022 10:33 AM  
**To:** Todd Morgan  
**Cc:** Matt Bogen; rwilliams@cityofwalton.org; joey.vest@waltonfireky.com  
**Subject:** RE: Daniels Sharpsmart - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

### EXTERNAL MESSAGE

Todd,

I reviewed the plan for this project and the following are Walton Fire Department comments.

1. Add hydrant to the north side of the first entrance
2. FDC located at the South Entrance at or near the existing fire hydrant
3. We would like a to have a hydrant located on the back side of the building (interstate side) due to long hose lays.

If you have any questions feel free to contact me.

Thank you,

*Charlie Alexander*

Captain

### Walton Fire District

Station: (859)485-7439

Cell: (859)816-8686

Fax: (859)485-4161

Email: [charlie.alexander@waltonfireky.com](mailto:charlie.alexander@waltonfireky.com)



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**From:** Todd Morgan <TMorgan@boonecountyky.org>

**Sent:** Monday, March 7, 2022 2:51 PM

**To:** Matt Bogen <mbogen@cardinalengineering.net>; Roger Williams <rwilliams@cityofwalton.org>; Capt. Charlie

## Todd Morgan

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**From:** Robert Franxman  
**Sent:** Monday, March 28, 2022 11:23 AM  
**To:** Todd Morgan  
**Subject:** RE: Daniels SharpSMART - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

Todd,

I will point out a couple items.

Thanks,  
Rob

- Work will ultimately require an encroachment permit. Boone County will administer an encroachment permit submittal, but the City of Walton has ultimate jurisdiction over the submittal.
- I like the idea of restricting access based on the number of already existing curb cuts. I would not mind if the new access was restricted to entry only or exit only.
- In the event it is restricted to exit only:
  - The roadway is 20 MPH and based on the observed minor volumes of traffic, it is likely that only Stopping Sight Distance will need to be provided for the sight distance of the driveway (SSD for 20 MPH is 115 feet). It appears the sight distance requirement will be easily met.

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Monday, March 28, 2022 9:57 AM  
**To:** Robert Franxman <rfranxman@boonecountyky.org>  
**Subject:** FW: Daniels SharpSMART - Conditional Use Permit and Variance applications to allow a new medical transfer station and treatment facility at 12101 Chandler Drive, Walton, KY

Rob,

Do you have any comments on the proposed Variance? I was hoping to finalize my report by the middle of the week.

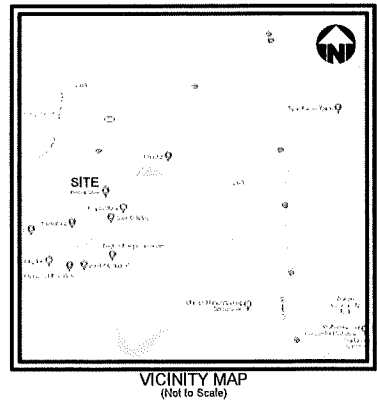
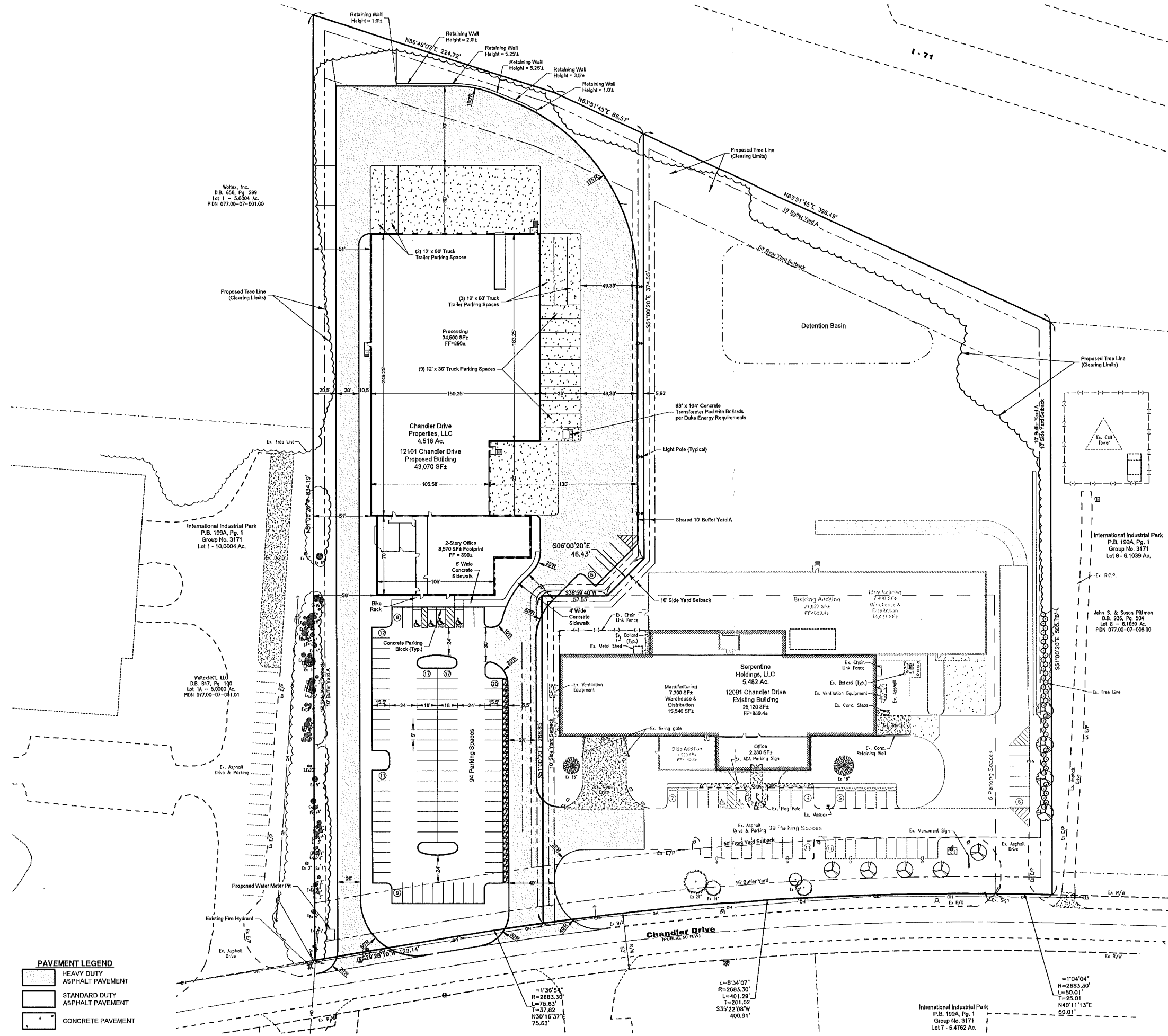
I have the following comments in my draft report.

- The proposed curb cut is located approximately 133' from the Boone Steel access point and 78' from the Waltex access point.
- There would be 6 curb cuts located within +/-340' of one another.
- Staff has been in the industrial park numerous times over the years and has always experienced little traffic.
- Staff recommends the following condition should be analyzed if the application is approved:
  1. The proposed access point should be limited to a one-way out and shall be signed accordingly.

Plot time: Mar 04, 2022 - 2:14pm  
 Drawing name: J:\2020\20-0236\CAD\WG20-0236 CD.dwg - Layout Tab: C1.0 Site Plan

**PAVEMENT LEGEND**

	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT



**PRELIMINARY NOT FOR CONSTRUCTION**

The information contained on this sheet is for bidding & review only. It is not suitable for construction.

Item	Date	Revision Description
1		
2		
3		
4		
5		
6		
7		
8		
9		

**OWNERS:**  
 Chandler Drive Properties, LLC  
 2333 Anderson Road  
 Crescent Springs, KY 41017  
 Serpentine Holdings, LLC  
 12091 Chandler Drive  
 Walton, KY 41094  
 John S. & Susan Pittman  
 D.B. 936, Pg. 504  
 Lot B - 6.1039 Ac.  
 PIDN 077.00-07-009.00

**A Reciprocal Easement Agreement between owners for the shared use of vehicular and pedestrian ingress/egress, parking, utilities and storm water conveyance and detention is recorded in the Boone County Easement Book 68, Page 608.**

**SITE STATISTICS:**  
 Zoning: Industrial One (I-1)  
 Site Area: 4.52 Acres  
 Building Heights:  
 Proposed Office = TBD  
 Proposed Processing = TBD

**PARKING CALCULATIONS (12101 Chandler Drive):**

**REQUIRED PARKING:**

Office Parking: 1 Space / 250 GFA	
1st Floor Office = 5,482 SF / 250	= 21.7 Spaces
1st Floor Break & Locker Rooms = 3,150 SF	= N/A
2nd Floor Office = 6,570 SF / 250	= 26.3 Spaces
<b>Total Office</b>	<b>= 48.0 Spaces</b>

**Light Manufacturing / Processing:**

1 Space per 2 Employees on Largest Shift OR	
1 Space / 1,000 GFA, whichever is greater	
1 Spaces per 2 Employees = TBD / 2	= TBD Spaces
Processing = 34,500 SF / 1,000	= 34.5 Spaces
Mezzanine (Storage) = 2,700 SF / 1,000	= 2.7 Spaces
<b>Total Manufacturing / Processing</b>	<b>= 37.2 Spaces</b>

**Company Vehicles:**

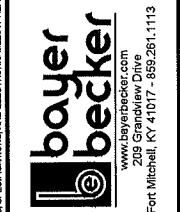
	= 0.6 Spaces
	= 93.2 Spaces
<b>Parking Required = 84 Spaces</b>	

**PROVIDED PARKING:**

Standard	= 95 Spaces
ADA Spaces	= 4 Spaces
<b>Total</b>	<b>= 99 Spaces</b>

**Required Accessible (ADA) Spaces for 76 to 100 = 4 Spaces**

**New Facility For Daniels Health**  
 12091 & 12101 Chandler Drive  
 Walton, KY 41094  
 Boone County, Kentucky  
**BOA CONCEPT SITE PLAN**



Drawing: 20-0236 CD  
 Drawn by: TDT  
 Checked by:  
 Issue Date: 03-04-22  
 Sheet: **1 of 1**

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Chandler Drive Properties, LLC  
2333 Anderson Rd  
Crescent Springs, KY 41017
  
- 2. ADDRESS OF PROPERTY  
12101 Chandler Dr  
Walton, KY 41094
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Daniels Sharpsmart, Inc.
  
- 4. DEED BOOK 881                      PAGE NO. 386                      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                       Other:  
(Not Recorded)  
  
 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

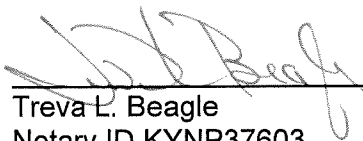
Todd K. Morgan, AICP, Senior Planner  
Name and Title of Completing Official

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 5<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

  
\_\_\_\_\_  
Nicole Dierna  
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 and Variance approved by the Walton Board of Adjustment and in accordance with the current zoning in effect as of April 4, 2022, Certificate of Land Use Restriction (#22-WBOA-001-A), for Chandler Drive Properties, LLC, Property Owner(s).

The following conditions will apply:

1. The proposed access point shall be limited to a one-way out and shall be signed accordingly.

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

DEED BOOK 881

PAGE NO. 386

GROUP NO. 2077A