

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E D**  
# 93022  
JUL 22 2025  
BOONE COUNTY  
PLANNING COMMISSION

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required 018

**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: Distribution Drive Properties, LLC  
Address: 5719 Limaburg Rd  
Burlington KY 41005  
City State Zip Code  
Phone Number: 859-371-4005 Fax Number: \_\_\_\_\_  
Email: RVotel@koiprecast.com

4. Description of Request:  
Obtain a variance to allow for the construction of a 70' tall net to prevent golf balls from the Stephens Golf Center from coming onto our property.

5. Name of Development: KOI Superior Walls

6. Location of Development: 5390 Limaburg Rd  
Burlington KY 41005  
City State Zip Code

7. Acreage Under Review: 0.574 Acres

8. Lot Number and Name of Subdivision (if part of a subdivision):  
N/A

9. Current Owner: SKAS Properties LLC  
Address: 961 Whirlaway Dr  
Union KY 41091  
City State Zip Code  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Construct a golf ball barrier net
11. Total Square Footage of Existing and/or Proposed Buildings: N/A
12. Current Zoning: I-1 [95%], RS [5%]
13. 

<u>1123</u>	<u>419</u>	<u>2026</u>
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.

Property Owner's Signature: Kathryn K. Stephens <sup>Manager</sup> SKAS Properties

Applicant's Signature: [Signature] Ross Votel, Manager  
Distribution Drive  
Properties, LLC

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

1. Date Received: 7/22/2025 Fee Received: \$966.00 Receipt #: 93022

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

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 8/13/2025

5. Board Action: 8/13/2025

Approved

Approved with Conditions (see #6)

Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#3

APPLICANT: Distribution Drive Properties, LLC, per Ross Votel, on behalf of SKAS Properties, LLC, per Kathryn K. Stephens

LOCATION: 5390 Limaburg Road, Boone County, Kentucky

ZONING: Rural Suburban (RS) and Industrial One (I-1)

DATE: August 13, 2025

### PROPOSAL

- A. The applicant is requesting a Variance increasing the height of a fence from twelve (12) feet to seventy (70) feet in a portion of the side yard to allow the installation of a net to block golf balls.

### SITE HISTORY

- 1990-1992 Based on information contained in the Boone County GIS, the site was developed with the existing building and golf driving range.
- 1992 On February 12, 1992, the Boone Board of Adjustment approved a Conditional Use Permit for a golf driving range and miniature golf course (BCBOA-92-003).
- 1992 On December 16, 1992, the Boone County Planning Commission approved a Conveyance Plat, creating the lot in question.
- 2013 On May 8, 2013, the Boone Board of Adjustment approved a Variance reducing the Buffer Yard D width from eight (80) feet with a forty (40) foot option to twenty-five (25) feet (BCBOA-13-011).
- 2013 On May 16, 2013, the Boone County Planning Commission approved a Minor Site Plan for a storage barn.
- 2015 On May 22, 2015, the Boone County Planning Commission approved a Minor Site Plan for a storage building.
- 2019 On May 7, 2019, the Boone County Planning Commission approved a Tenant Finish Permit to Stephen's Golf Academy.
- 2021 On November 23, 2021, the Boone County Planning Commission approved a Minor Site Plan for a storage building.

2023 On August 2, 2023, the applicant withdrew a Zoning Map Amendment application which would have rezoned a small portion of the site from RS to I-1, as well as a Conditional Use Permit to allow a truck stop for a natural gas fuel center (R-23-023-D).

### APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.
- B. Section 4000 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 204.D and 204.E of the Boone County Zoning Regulations.
  1. Findings listed in Section 204.D and 204.E:
    - a. 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:
      - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
      - (2) 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;
      - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

- b. 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. Section 1102.A 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.
- E. Section 3655.B of the Boone County Zoning Regulations states that the maximum height for fences located within rear and sides yards within industrial districts is twelve (12) feet.
- F. Section 4000 of the Boone County Zoning Regulations defines a fence as a structure, other than a building, which is a barrier and used as a boundary, or means of security, confinement, or separation.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as “Suburban Density Residential” and “Recreation”, which are described as follows:

1. Suburban Density Residential - Single-family housing of up to four units per acre.
  2. Recreation - Public and commercial outdoor recreation including golf courses, parks, race tracks, private reserves, wooded areas that serve an established recreation use, etc.
- B. Limaburg Road is a county maintained collector street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway. The posted speed limit is 45 MPH.

### SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (RS) and an industrial development (I-1)  
South: Single-family residential dwellings (RS) vacant/undeveloped land (I-1) and an industrial building, under construction (I-1)  
East: Industrial uses (I-1)  
West: Meadowood Golf Course (SR-1/PD)

### SITE CHARACTERISTICS

- A. The approximate 17 acre area is located along the east side of Limaburg Road, approximately 750 feet south of Timber Lane.
- B. The site has one hundred fifty (150) feet of frontage along Limaburg Road.
- C. The site is currently occupied by a private golf driving range facility.
- D. Access is from a single curb cut onto Limaburg Road.
- E. A tree line exists along the north, south, and east property lines of the site.
- F. The site is within the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.
- G. Topographically, the site slopes downward, west to east, at an average grade of approximately 2%.

### STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
  1. The creation of a 500' x 50' easement on the site in question.
  2. Installation of a seventy (70) foot tall net, having a linear length of four

- hundred (400) feet, along a portion of the south property line.
3. Installation of angled net ties on both sides of the proposed net, creating a total linear length of five hundred (500) feet.
- B. The proposed net will be a black nylon mesh.
- C. The intent of the request is to block golf balls from hitting the building which is being constructed immediately to the south of the site in question.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. Sections 204.D and 204.E of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,



Michael D. Schwartz  
Director, Zoning Services

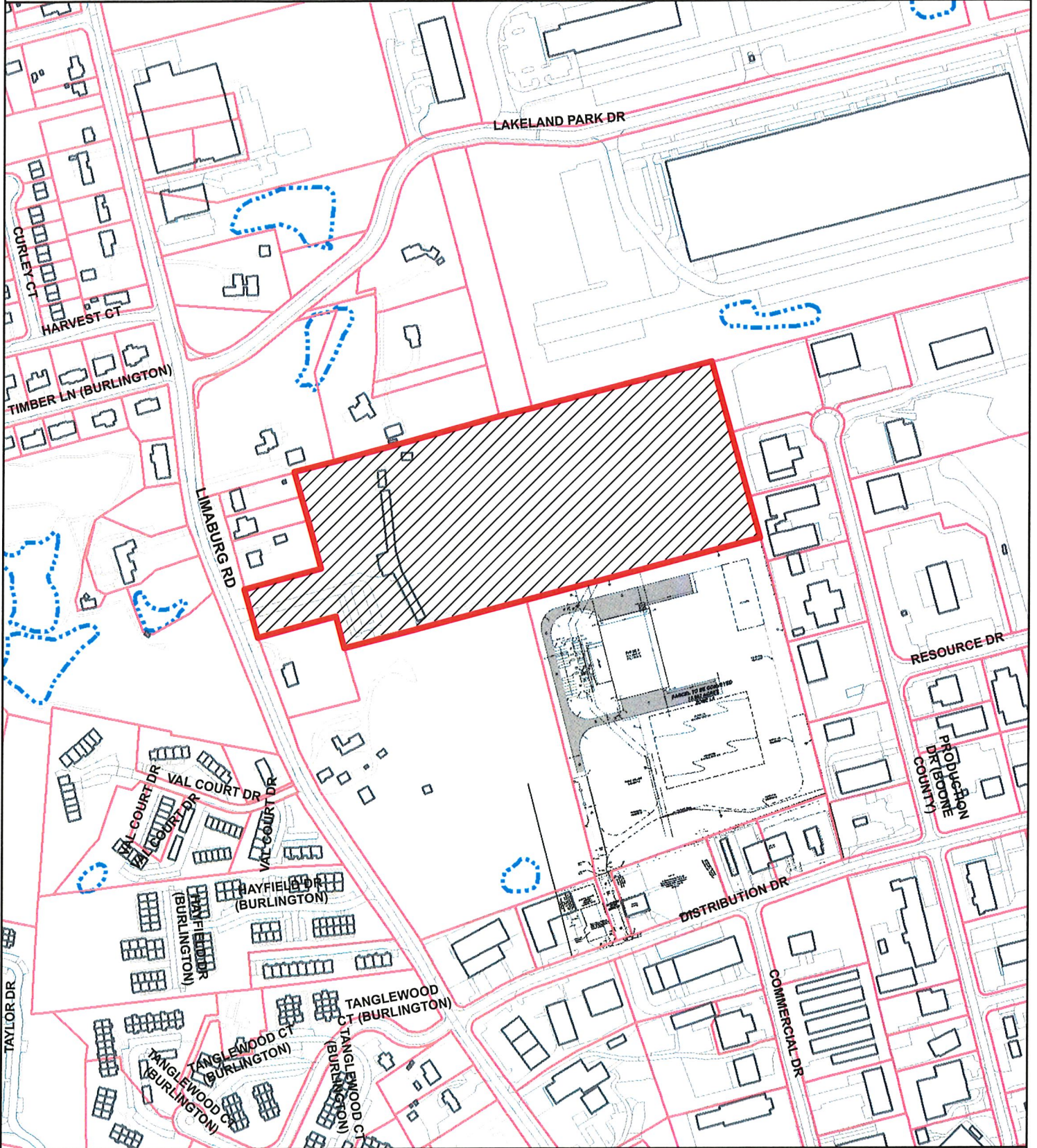
MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Pipeline Buffer Map
- \*Noise Contour Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Development Plan

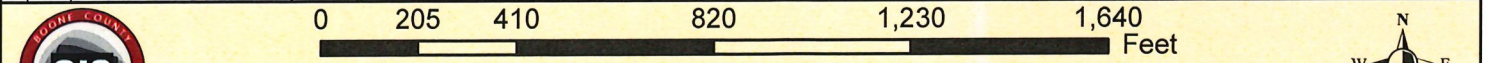
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)

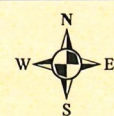


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ArcMap Document: \*.mxd

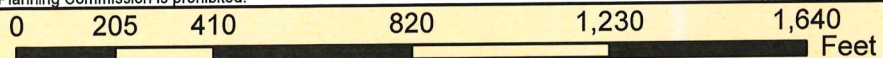
# Aerial Map

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1 inch = 400 feet



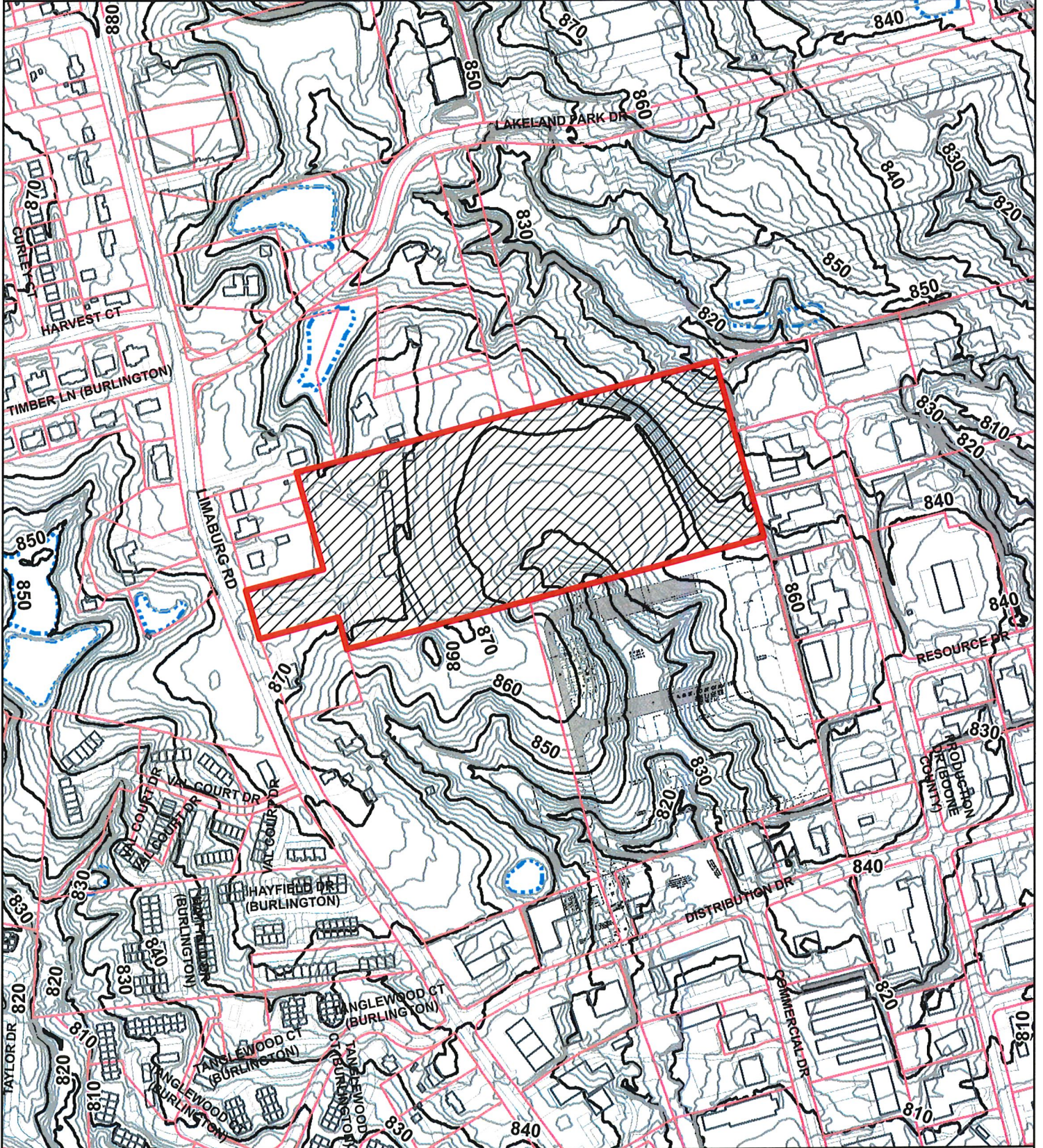
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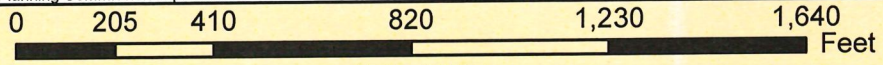
# Topographic Map

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1 inch = 400 feet

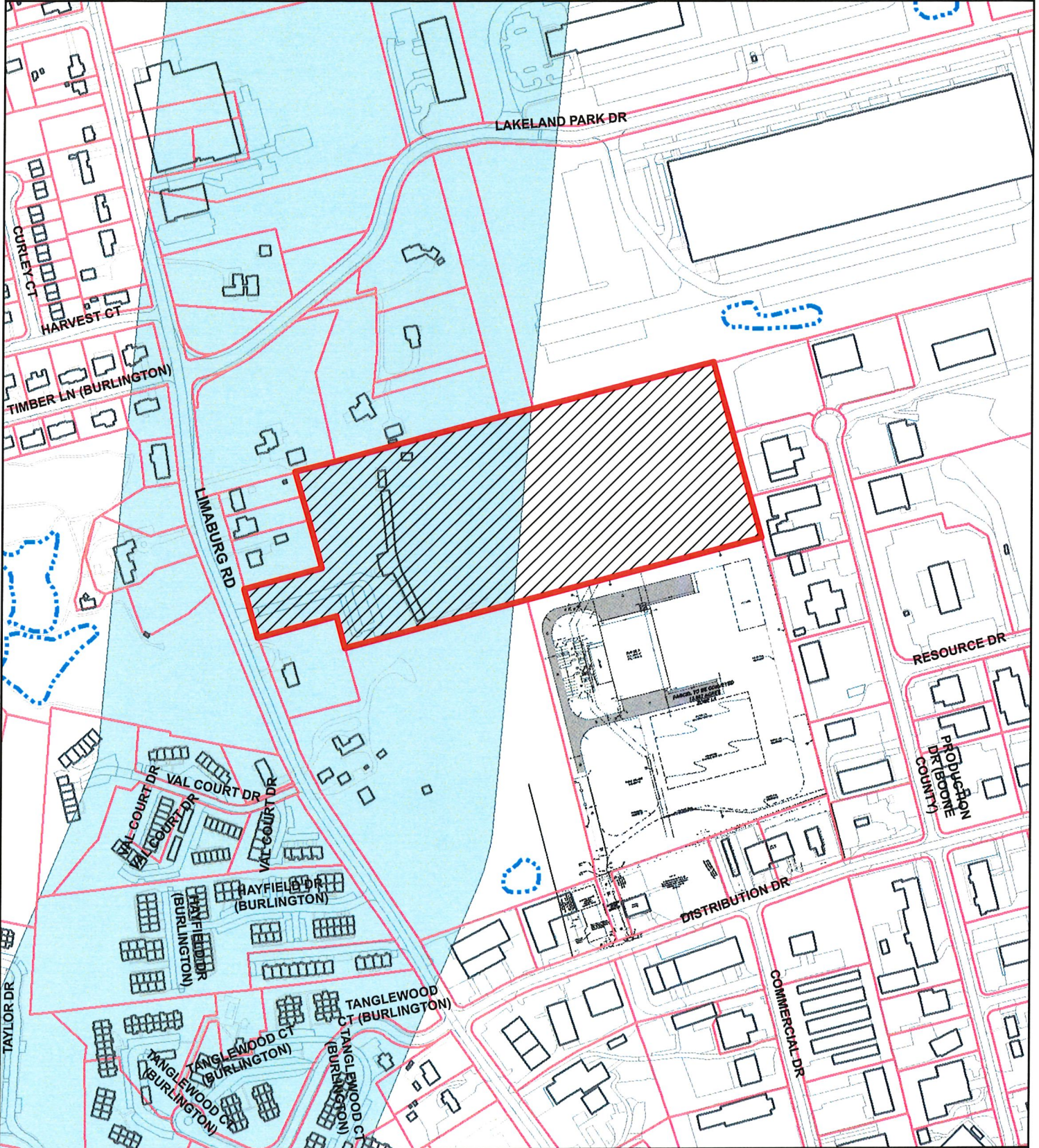


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Boone County GIS  
ArcMap Document (\*.mxd)

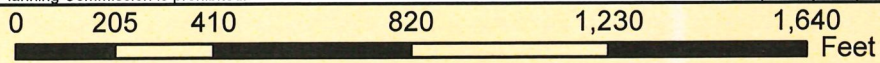
# Pipeline Buffer Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 400 feet

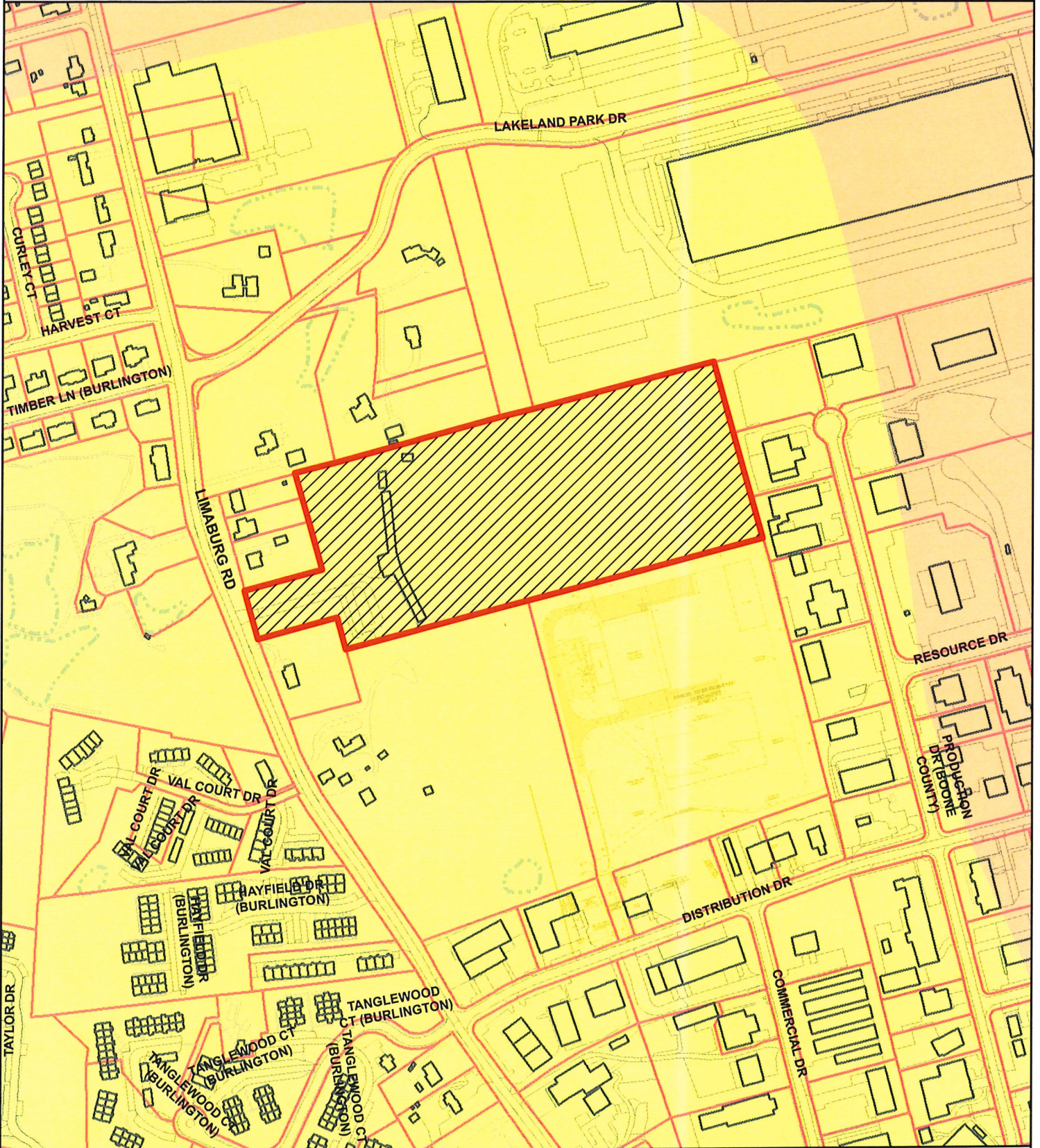


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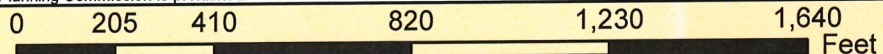
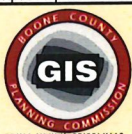
# Noise Contour Map

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1 inch = 400 feet

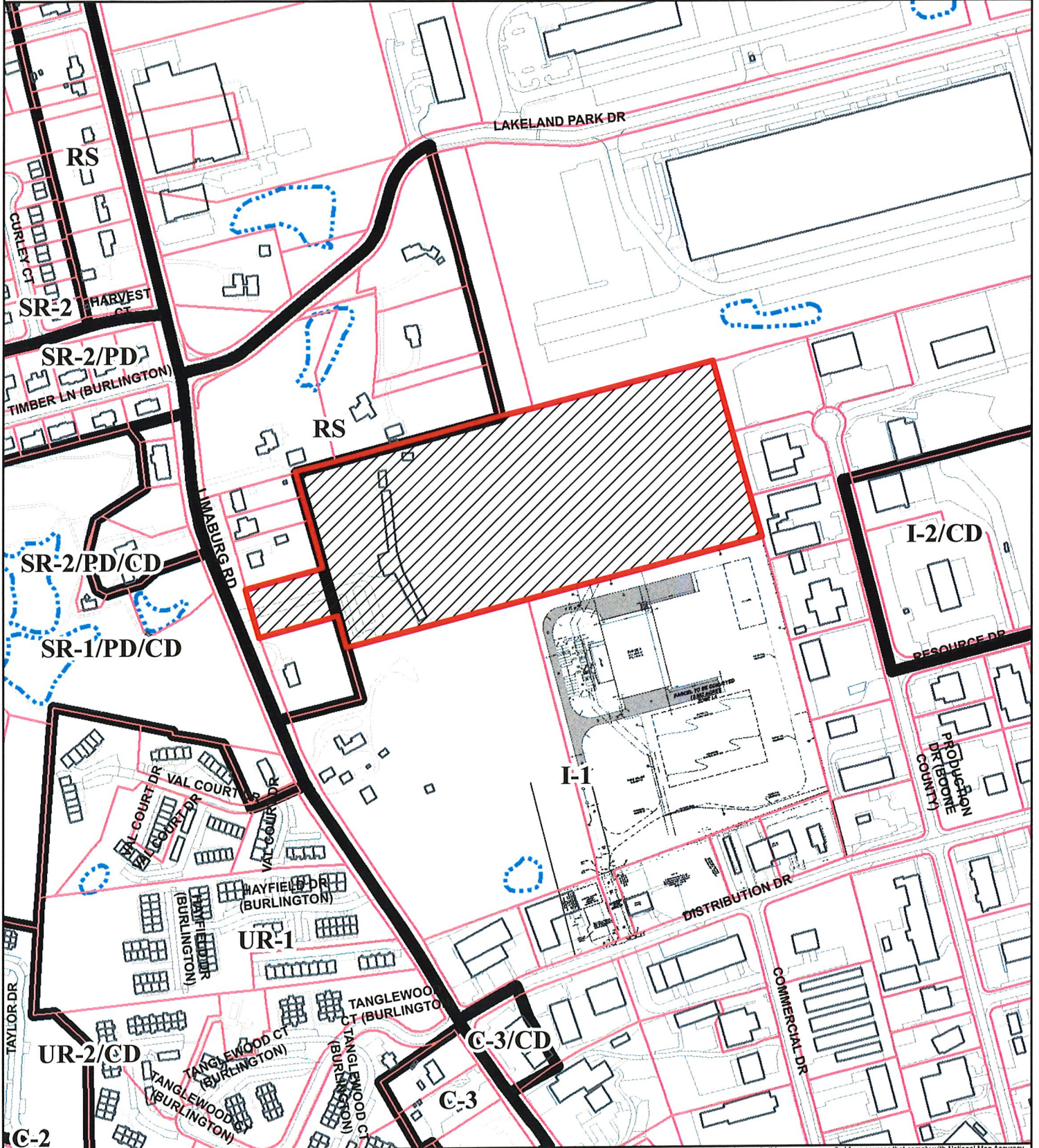


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ArcMap Document: 'mxd'

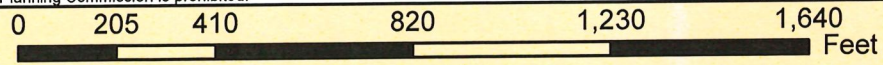
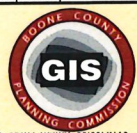
# Zoning Map

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1 inch = 400 feet

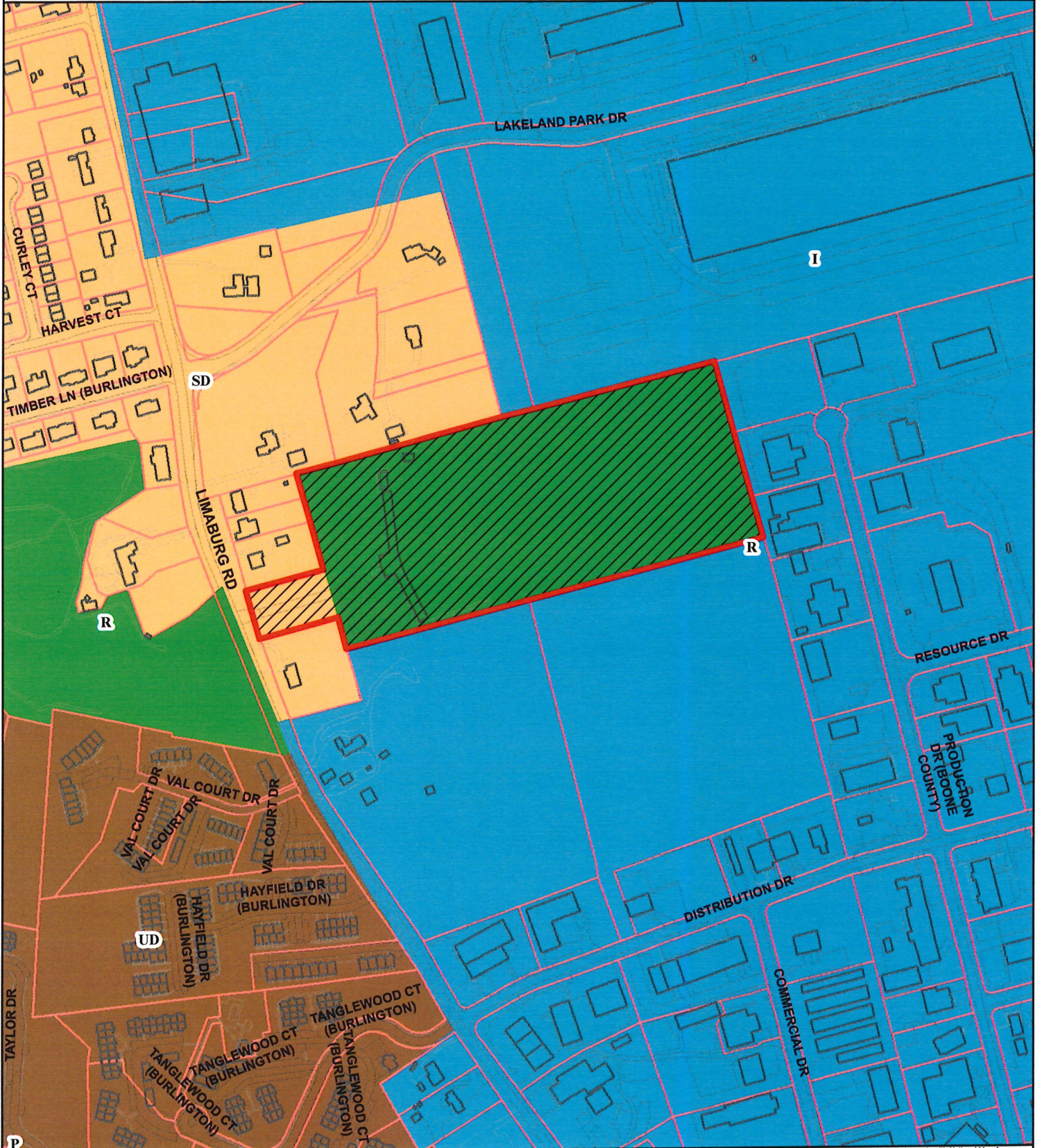


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ArcMap Document: \*.mxd

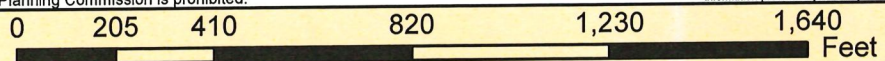
# 2040 Future Land Use Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 400 feet



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



Boone County GIS  
ArchMap Document: \*.mxd



10. Proposed Use(s) on Site: Construct a golf ball barrier net
11. Total Square Footage of Existing and/or Proposed Buildings: N/A
12. Current Zoning: I-1 [95%], RS [5%]
13. 

<u>1123</u>	<u>419</u>	<u>2026</u>
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.

Property Owner's Signature:

Kathryn K Stephens <sup>Manager</sup>  
SKAS Properties

Applicant's Signature:

[Signature] Ross Hotel, manager  
Distribution Drive  
Properties, LLC

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

1. Date Received: 7/22/2025 Fee Received: \$900.00 Receipt #: 93022

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

3. Staff Reviewer: \_\_\_\_\_

4. Scheduled Board Action Date: \_\_\_\_\_

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

\_\_\_\_\_ Approved

\_\_\_\_\_ Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

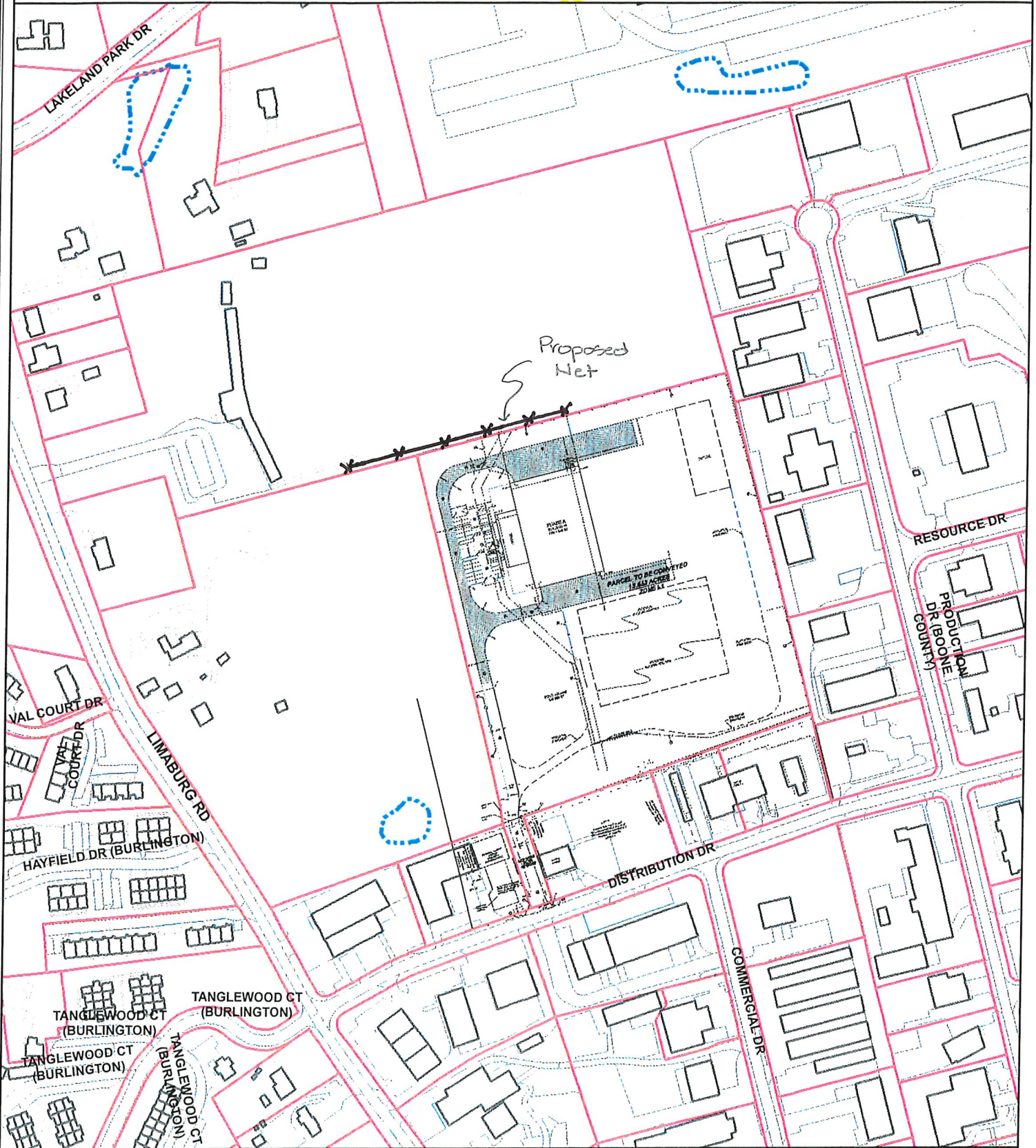
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Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
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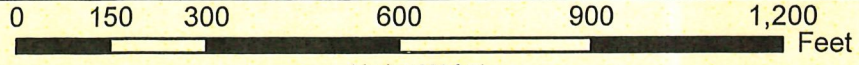
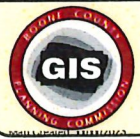
# Boone County GIS Map

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1 inch = 300 feet



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Boone County GIS  
ArcMap Document: \*.mxd

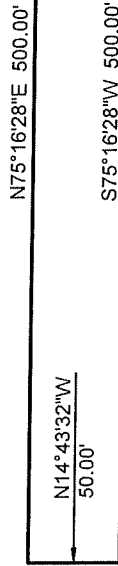
Lot 50  
Commerce Park West  
Section Seven  
P.S. 419A

Lot 45  
Commerce Park West  
Section Five  
P.S. 83A

SKAS Properties LLC  
D.B. 1123, pg. 419

Distribution Drive Properties, LLC  
D.B. 1226, pg. 700

CPRE TP Boone  
Limaburg, LLC  
D.B. 1205, pg. 12



S75°16'28\"/>W 368.00'

P.O.B.

P.O.C.

**NETTING EASEMENT TO BE GRANTED  
BY SKAS PROPERTIES LLC**

**BOONE COUNTY KENTUCKY**

**850 FEET EAST OF LIMABURG ROAD  
1100 FEET NORTH OF DISTRIBUTION DRIVE**

GROUP NO.: 2026  
PIDN: 049.00-00-013.00

PERMANENT EASEMENT AREA: 0.574 ACRES

JULY 1, 2025 SCALE: 1"=100'



**VIOX & VIOX**  
Civil Engineers, Surveyors, and Landscape Architects  
466 Erlanger Road • Erlanger, Kentucky 41018  
602 Lila Avenue • Millford, Ohio 45150  
Ph Erlanger (859)727-3293 • Ph Millford (513)576-1000 • www.vioxinc.com



SCALE: 1" = 100'

NOTE: THIS PLAT DOES NOT REPRESENT A  
BOUNDARY SURVEY AND WAS NOT PREPARED TO  
STANDARDS OF PRACTICE AS DEFINED BY 201  
KAR 18:150

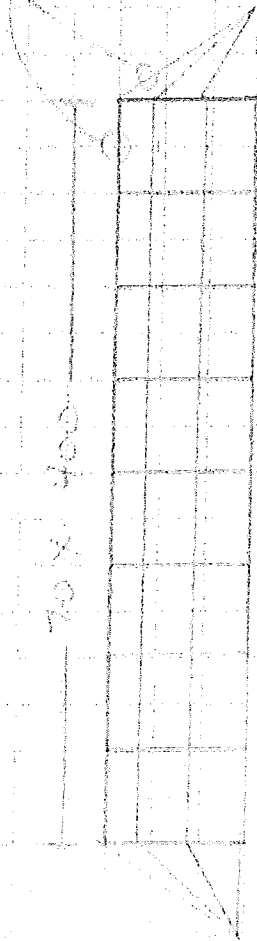


Ross Votex Kai Poles Coor

70 H x 400 L

- 1) CLASS 2 80' POLES
- 2) 10x96 ANCHORS

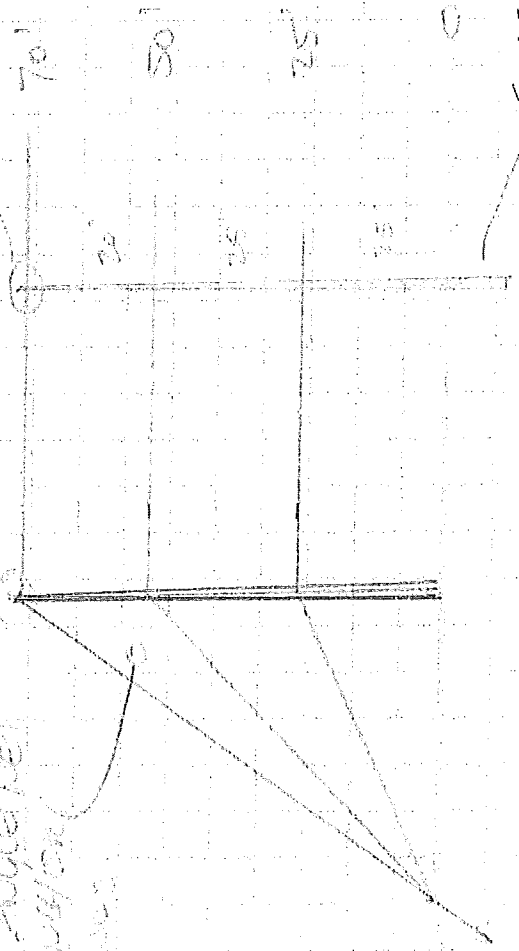
Top + Cable  
3/4" cable  
1/2" cover 3/8"



700 FT 16000

SEE DETAILS + B + D  
SEE DETAILS D, E + F

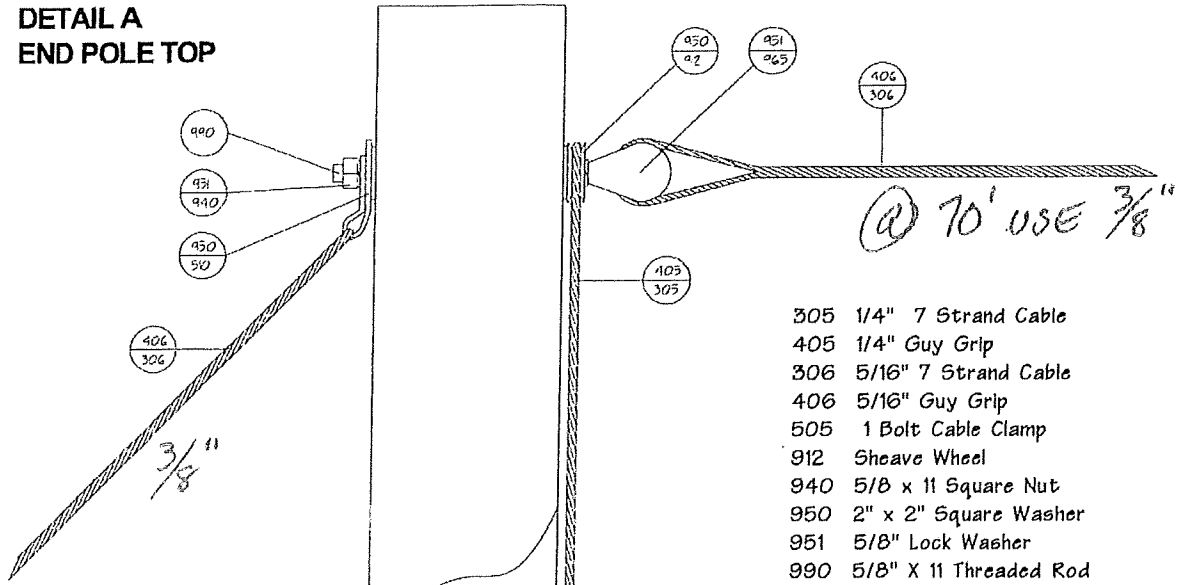
Anchor Net  
20 million  
1000 GMS



10' Neutral  
10' DEEP

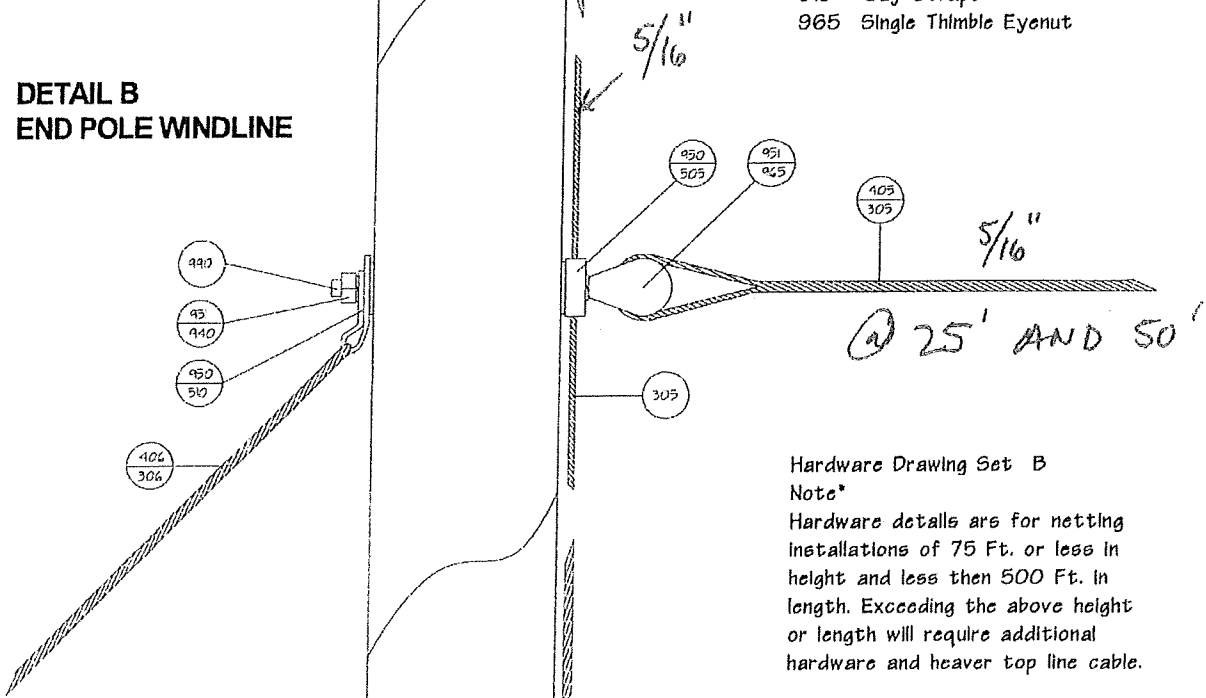
CLASS II 80'  
SET 10' DEEP

**DETAIL A  
END POLE TOP**



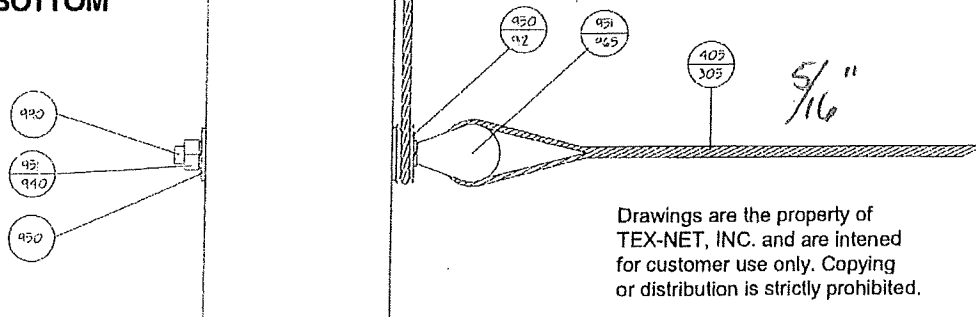
- 305 1/4" 7 Strand Cable
- 405 1/4" Guy Grip
- 306 5/16" 7 Strand Cable
- 406 5/16" Guy Grip
- 505 1 Bolt Cable Clamp
- 912 Sheave Wheel
- 940 5/8 x 11 Square Nut
- 950 2" x 2" Square Washer
- 951 5/8" Lock Washer
- 990 5/8" X 11 Threaded Rod
- 510 Guy Straps
- 965 Single Thimble Eynut

**DETAIL B  
END POLE WINDLINE**



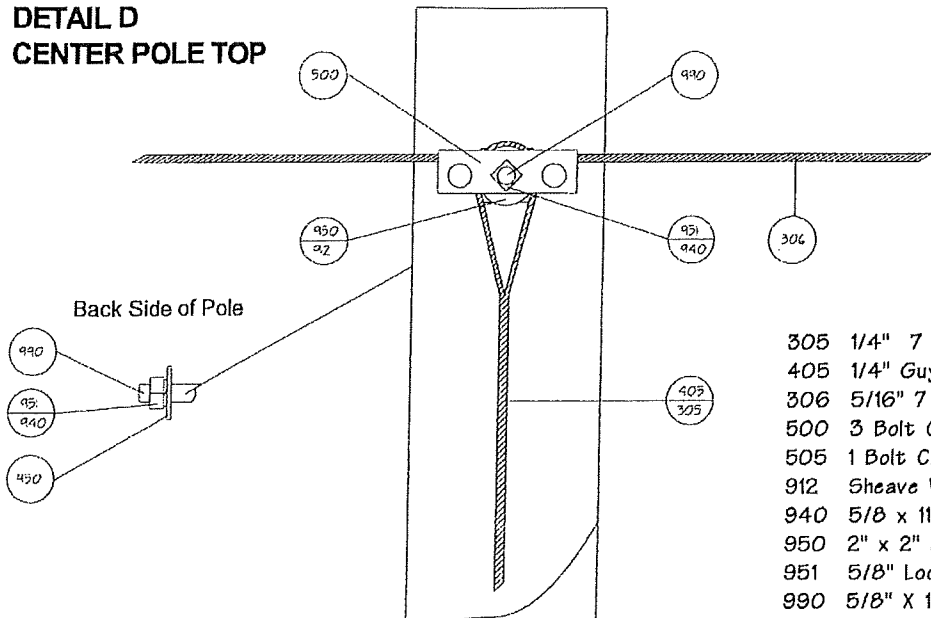
Hardware Drawing Set B  
 Note\*  
 Hardware details are for netting installations of 75 Ft. or less in height and less then 500 Ft. in length. Exceeding the above height or length will require additional hardware and heavier top line cable.

**DETAIL C  
END POLE BOTTOM**



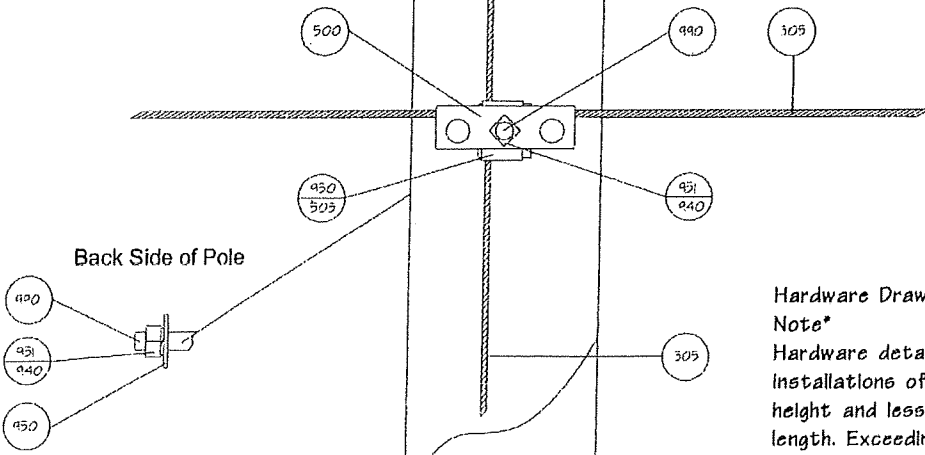
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 or distribution is strictly prohibited.

**DETAIL D  
CENTER POLE TOP**



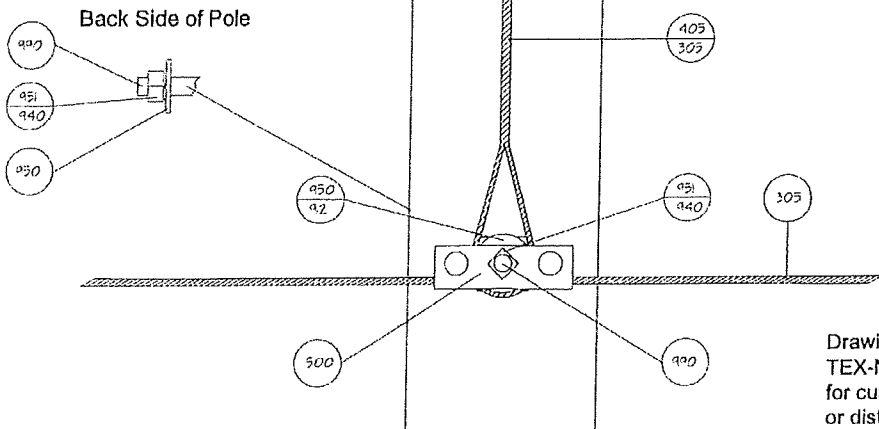
- 305 1/4" 7 Strand Cable
- 405 1/4" Guy Grip
- 306 5/16" 7 Strand Cable
- 500 3 Bolt Cable Clamp
- 505 1 Bolt Cable clamp
- 912 Sheave Wheel
- 940 5/8 x 11 Square Nut
- 950 2" x 2" Square Washer
- 951 5/8" Lock Washer
- 990 5/8" X 11 Threaded Rod

**DETAIL E  
CENTER POLE WINDLINE**



Hardware Drawing Set B  
Note\*  
Hardware details are for netting installations of 75 Ft. or less in height and less than 500 Ft. in length. Exceeding the above height or length will require additional hardware and heavier top line cable.

**DETAIL F  
CENTER POLE BOTTOM**



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# Poly 1000 Barrier Netting



## **TEX-NET Polyester Netting**

*Americas # 1 Driving Range Net*

*10-year warranty*

*1" Six-sided tight stitch open mesh*

*Knot less construction.*

*100 Pound Break Test ASTM D3787*

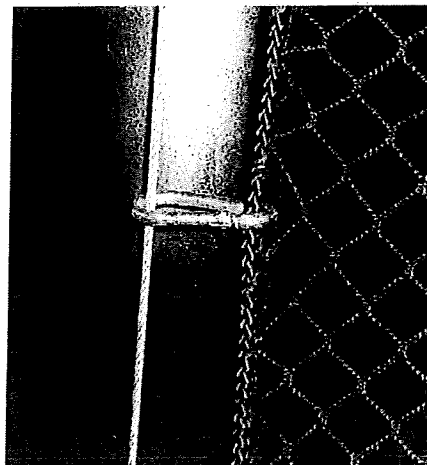
*Designed for snap hook installation*

## **Bordering Components**

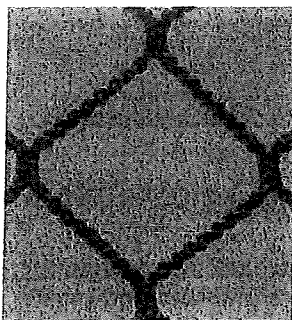
*3/8" Diameter Braided Polypropylene Cover  
Over Parallel MFP Core 2840 lb. Test.  
Used For Netting Perimeter, Horizontal  
Wind lines and Vertical Rib lines.*

## **Attachment Twine**

*# 42 Diamond Braid Black Polyester  
440 Lb. Tensile Strength UV Treated  
Used For Attaching Netting To  
Perimeter, Windlines and Riblines.*



## **SPECIFICATION INFORMATION**



Product:	1" Mesh Range Netting
Fiber:	High Tenacity Polyester
Color:	Black
Construction:	Warp Knit "Knotless"
Break Strength:	100 Lbs.
Burst Strength:	300 Lbs.
UV Stabilizer:	Impregnated
Average Field Life:	10-15 Years
Approx. Wind Load:	7%

***MNAUFACTURED IN THE U.S.A. BY:***

## ***TEX-NET, INC.***

PO Box 92 • 763-B Railroad Avenue  
Florence, New Jersey 08518  
tel: 1.800.541.1123 fax: 1.609.499.8227  
www.texnetusa.com email: texnetinc@aol.com

# **TEX-NET, INC. POLYESTER NETTING**

## **POLY 1000 1" Barrier Netting**

**Break Test 100 Lbs.**

**MADE IN THE USA**

### **NETTING COMPONENT**

Fiber: Polyester, High Tenacity  
UV: Max Stabilizer in Fiber, Carbon Black  
Open Mesh Size: 1"  
Long Stitch knot-less join.  
Fabric Quality: Minimum 17 Stitches per inch  
Black UV impregnated throughout fiber  
Warranty 10 years  
Flame spread index, E-84: Class A, Rating of 5  
Break test 100 Lbs.  
Burst strength 300 Lbs.

### **ATTACHEMENT TWINE/HANGING TWINE & SNAP**

#42 Diamond Braid Black Polyester  
440 lbs Tensile Strength Treated UV Black  
Perimeter rope is spiral wound laced.  
Wind & Rib lines are drop hung laced.  
5/16" zinc snap #900 tensile, 2' on center

### **PERIMETER BORDER ROPE, WIND LINE/HORIZONTAL & RIB LINES/VERTICALS.**

3/8" Diameter Braided Polyester cover over parallel core  
2840 lb. tensile strength.

**MANUFACTURED IN THE U.S.A.**

**TEX-NET, INC.**

**1-800-541-1123**

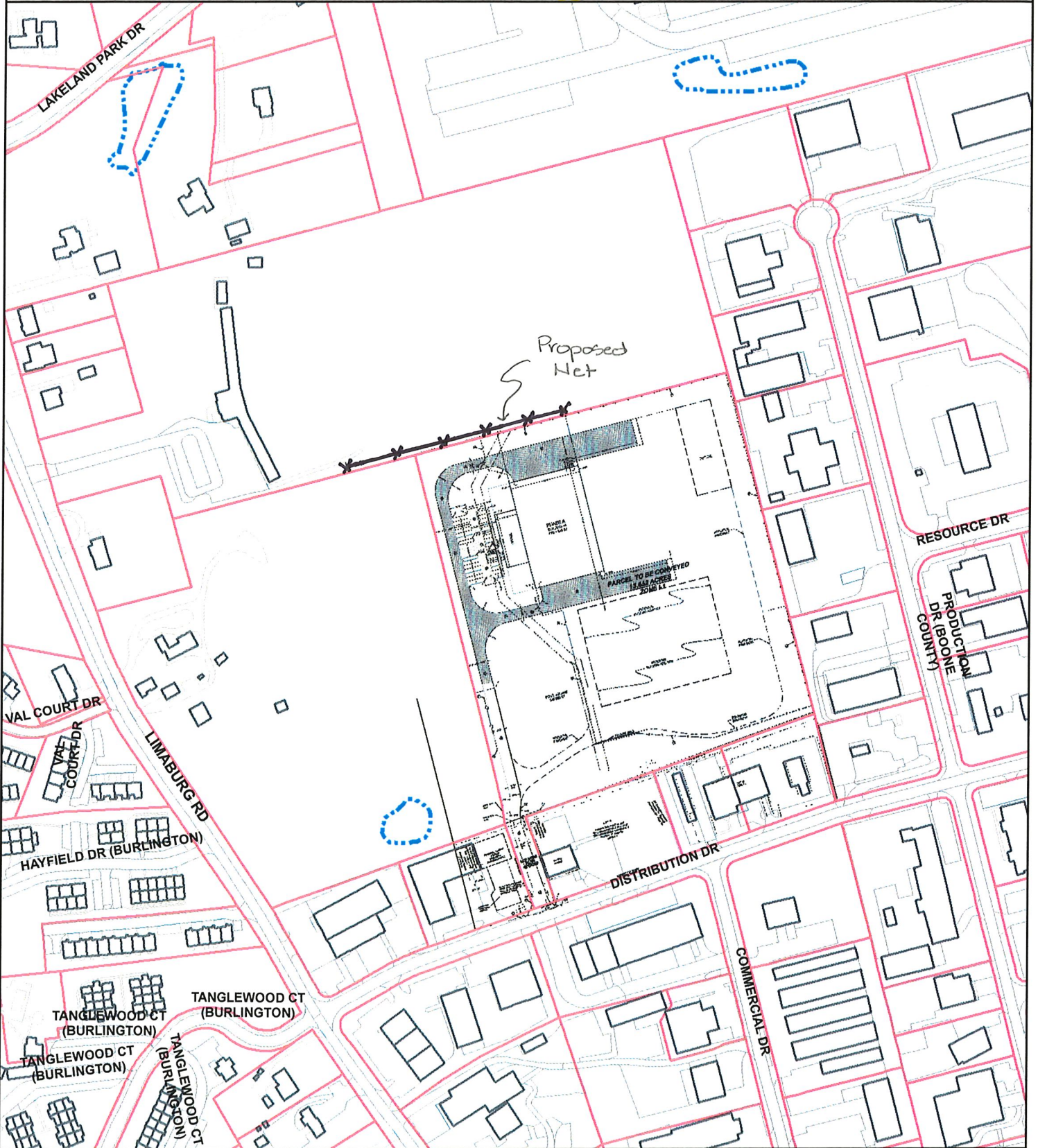
**FAX: 609-499-8227**

[texnetinc@aol.com](mailto:texnetinc@aol.com)

[www.TEXNETUSA.com](http://www.TEXNETUSA.com)

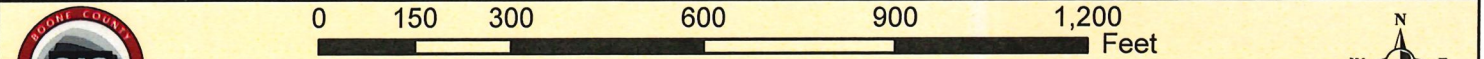
# Boone County GIS Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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

Boone County GIS  
ArcMap Document: \*.mxd

Lot 50  
Commerce Park West  
Section Seven  
P.S. 419A

Lot 45  
Commerce Park West  
Section Five  
P.S. 83A

SKAS Properties LLC  
D.B. 1123, pg. 419

Distribution Drive Properties, LLC  
D.B. 1226, pg. 700

CPRE TP Boone  
Limaburg, LLC  
D.B. 1205, pg. 12

NT75°16'28"E 500.00'  
S75°16'28"W 500.00'

N14°43'32"W  
50.00'

S14°43'32"E  
50.00'

S75°16'28"W 368.00'

P.O.B.

P.O.C.

KSPCS-North Zone  
MAD83 (2011)

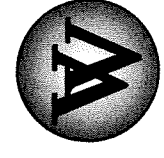
# NETTING EASEMENT TO BE GRANTED BY SKAS PROPERTIES LLC

## BOONE COUNTY KENTUCKY

850 FEET EAST OF LIMABURG ROAD  
1100 FEET NORTH OF DISTRIBUTION DRIVE

GROUP NO.: 2026  
PIDN: 049.00-00-013.00  
PERMANENT EASEMENT AREA: 0.574 ACRES

JULY 1, 2025 SCALE: 1"=100'



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects  
466 Erlanger Road • Erlanger, Kentucky 41018  
602 Lila Avenue • Milford, Ohio 45150  
Ph Erlanger (859)727-3293 • Ph Milford (513)576-1000 • www.vioxinc.com



SCALE: 1" = 100'

NOTE: THIS PLAT DOES NOT REPRESENT A  
BOUNDARY SURVEY AND WAS NOT PREPARED TO  
STANDARDS OF PRACTICE AS DEFINED BY 201  
KAR 18:750

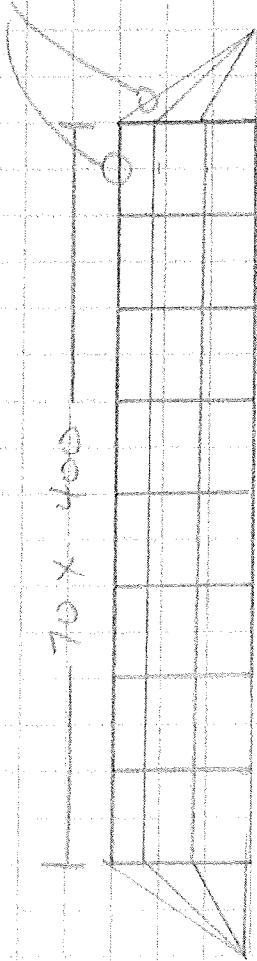
ROSS HOTEL Koi PRE CAB

70 H X 400 L

ALL NETS BUILT TO THE INCH TO FIELD MEASUREMENTS

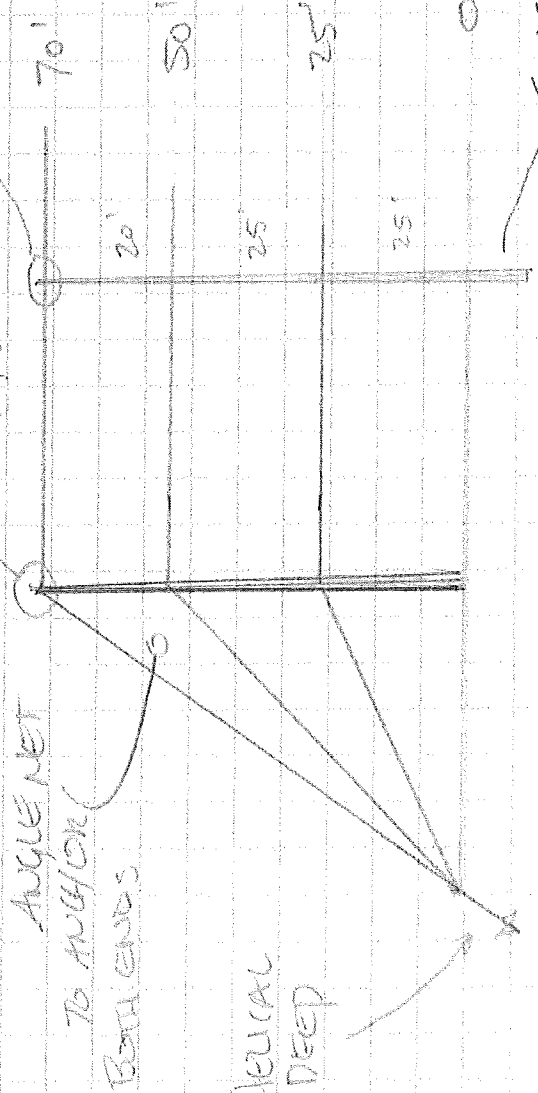
- 8) PANELS
- WIND GUINE ROPES AT 25' + 50'
- 9) CLASS 2 80' POLES
- 2) 10 X 96 ANCHORS

TOP + CABLE  
3/8" CABLE  
ALL OTHER 5/16"



500' AT GRADE

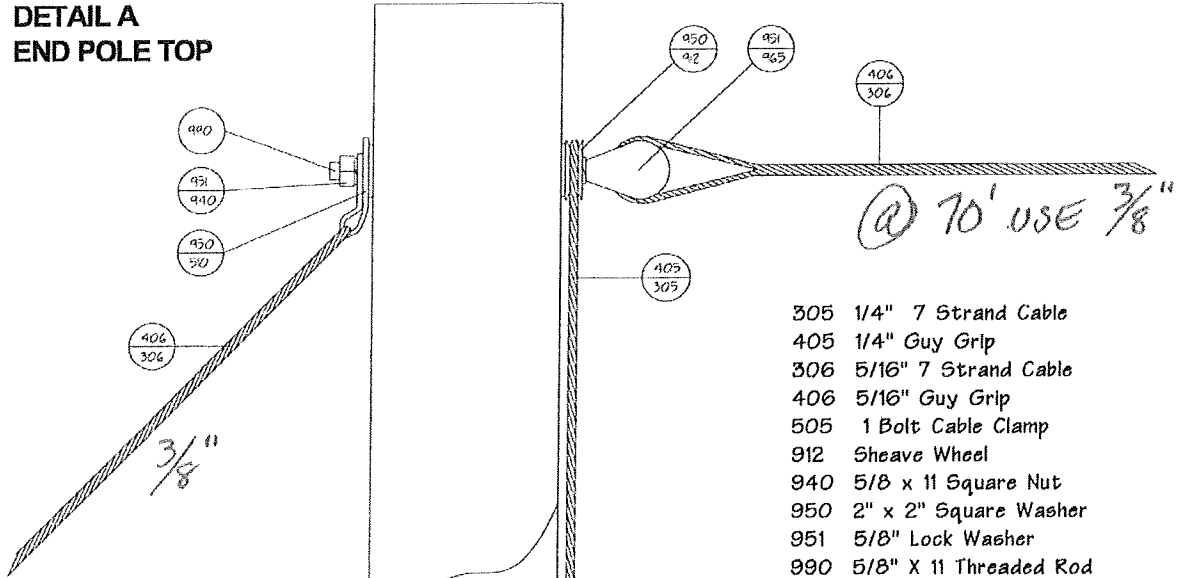
SEE DETAILS A, B + C SEE DETAILS D, E + F



10" HEAVY 96" DEEP

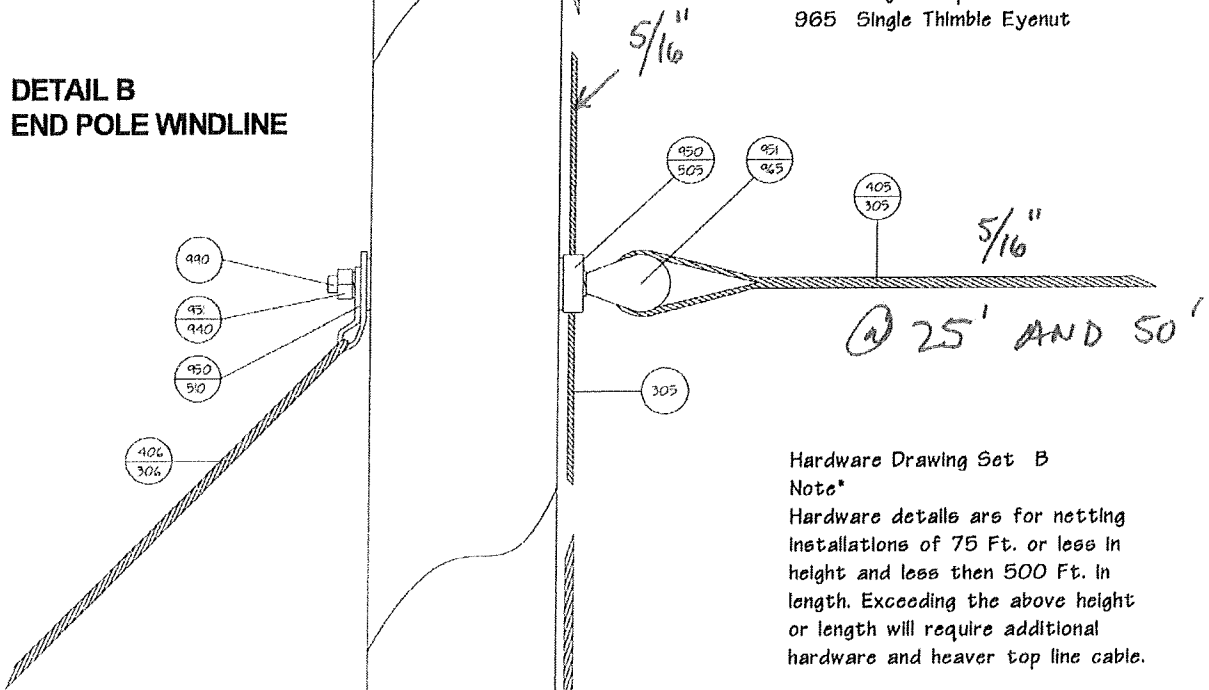
CLASS II 80' SET 10' DEEP

**DETAIL A  
END POLE TOP**



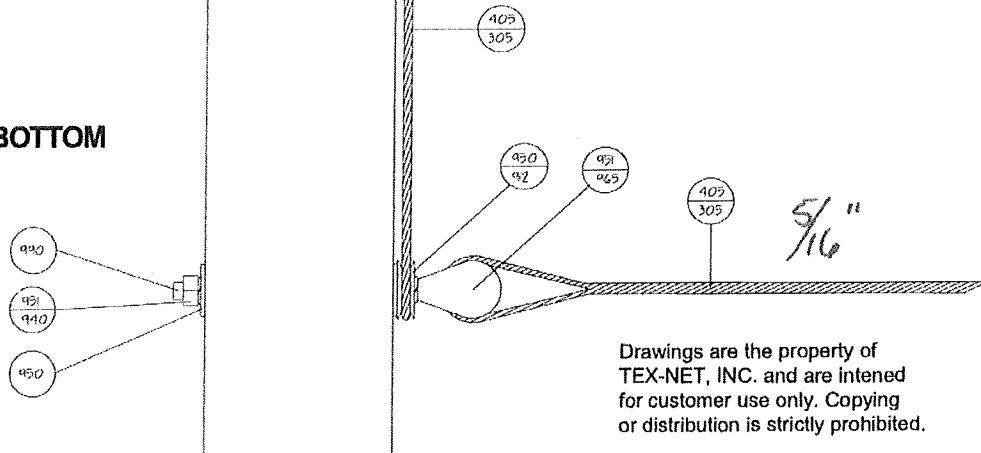
- 305 1/4" 7 Strand Cable
- 405 1/4" Guy Grip
- 306 5/16" 7 Strand Cable
- 406 5/16" Guy Grip
- 505 1 Bolt Cable Clamp
- 912 Sheave Wheel
- 940 5/8 x 11 Square Nut
- 950 2" x 2" Square Washer
- 951 5/8" Lock Washer
- 990 5/8" X 11 Threaded Rod
- 510 Guy Straps
- 965 Single Thimble Eynut

**DETAIL B  
END POLE WINDLINE**



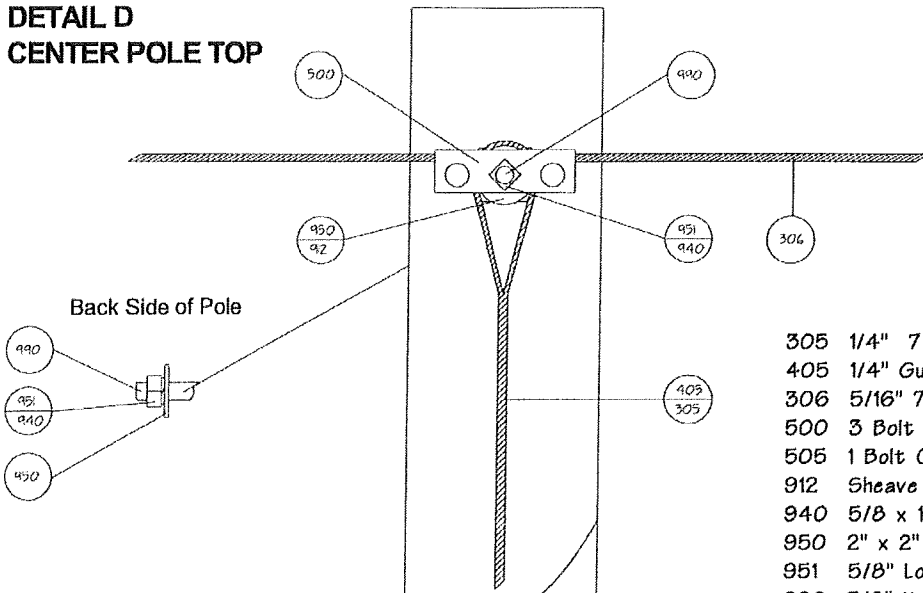
Hardware Drawing Set B  
Note\*  
Hardware details are for netting installations of 75 Ft. or less in height and less than 500 Ft. in length. Exceeding the above height or length will require additional hardware and heavier top line cable.

**DETAIL C  
END POLE BOTTOM**



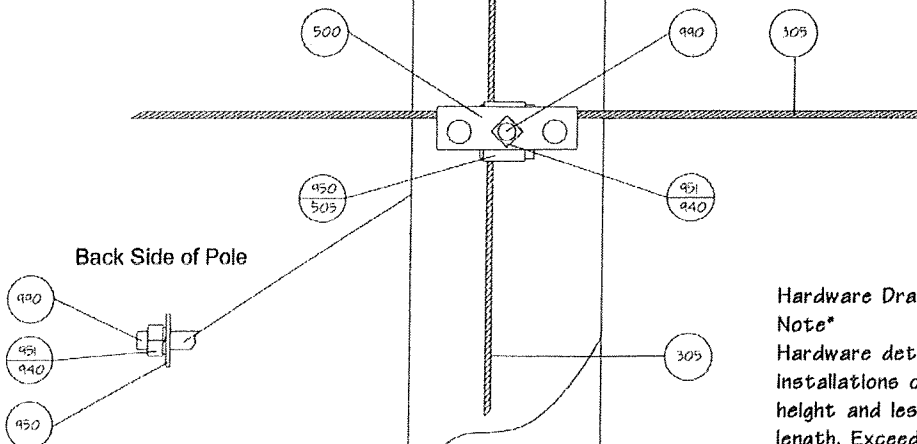
Drawings are the property of  
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**DETAIL D  
CENTER POLE TOP**



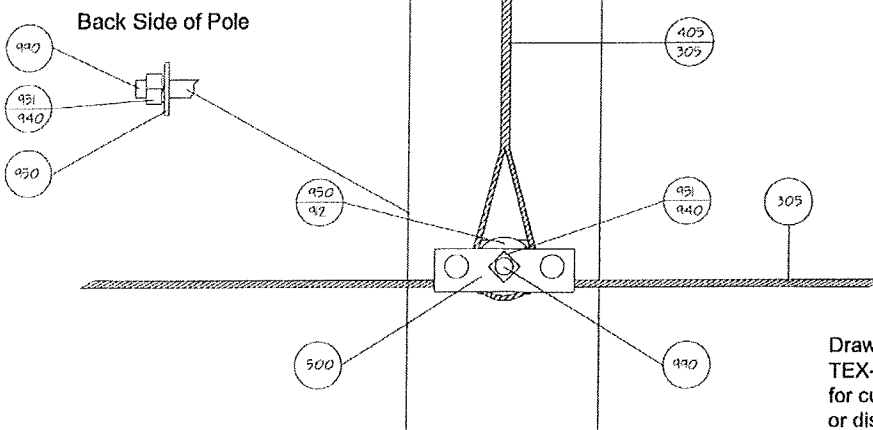
- 305 1/4" 7 Strand Cable
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**DETAIL E  
CENTER POLE WINDLINE**



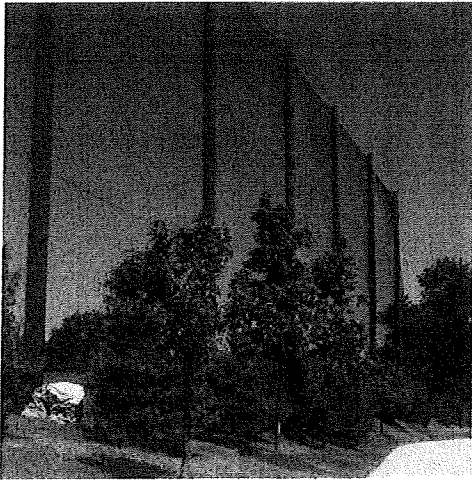
Hardware Drawing Set B  
Note\*  
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**DETAIL F  
CENTER POLE BOTTOM**



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# Poly 1000 Barrier Netting



## **TEX-NET Polyester Netting**

**Americas # 1 Driving Range Net**

**10-year warranty**

**1" Six-sided tight stitch open mesh**

**Knot less construction.**

**100 Pound Break Test ASTM D3787**

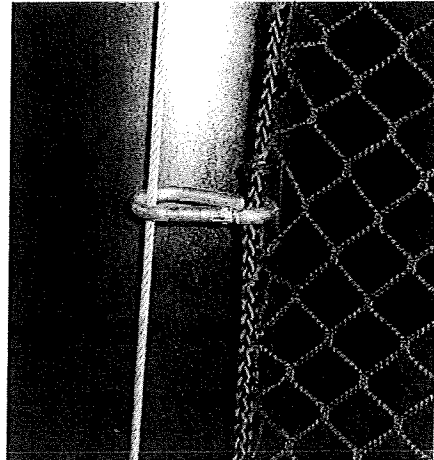
**Designed for snap hook installation**

## **Bordering Components**

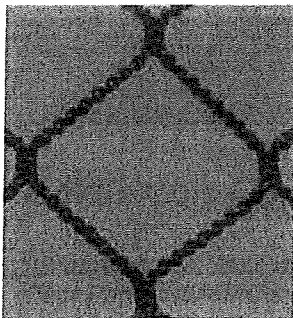
**3/8" Diameter Braided Polypropylene Cover  
Over Parallel MFP Core 2840 lb. Test.  
Used For Netting Perimeter, Horizontal  
Wind lines and Vertical Rib lines.**

## **Attachment Twine**

**# 42 Diamond Braid Black Polyester  
440 Lb. Tensile Strength UV Treated  
Used For Attaching Netting To  
Perimeter, Windlines and Riblines.**



## **SPECIFICATION INFORMATION**



Product:	1" Mesh Range Netting
Fiber:	High Tenacity Polyester
Color:	Black
Construction:	Warp Knit "Knotless"
Break Strength:	100 Lbs.
Burst Strength:	300 Lbs.
UV Stabilizer:	Impregnated
Average Field Life:	10-15 Years
Approx. Wind Load:	7%

**MNAUFACTURED IN THE U.S.A. BY:**

## **TEX-NET, INC.**

PO Box 92 • 763-B Railroad Avenue  
Florence, New Jersey 08518  
tel: 1.800.541.1123 fax: 1.609.499.8227  
www.texnetusa.com email: texnetinc@aol.com

# **TEX-NET, INC. POLYESTER NETTING**

## **POLY 1000 1" Barrier Netting Break Test 100 Lbs. MADE IN THE USA**

### **NETTING COMPONENT**

Fiber: Polyester, High Tenacity  
UV: Max Stabilizer in Fiber, Carbon Black  
Open Mesh Size: 1"  
Long Stitch knot-less join.  
Fabric Quality: Minimum 17 Stitches per inch  
Black UV impregnated throughout fiber  
Warranty 10 years  
Flame spread index, E-84: Class A, Rating of 5  
Break test 100 Lbs.  
Burst strength 300 Lbs.

### **ATTACHEMENT TWINE/HANGING TWINE & SNAP**

#42 Diamond Braid Black Polyester  
440 lbs Tensile Strength Treated UV Black  
Perimeter rope is spiral wound laced.  
Wind & Rib lines are drop hung laced.  
5/16" zinc snap #900 tensile, 2' on center

### **PERIMETER BORDER ROPE, WIND LINE/HORIZONTAL & RIB LINES/VERTICALS.**

3/8" Diameter Braided Polyester cover over parallel core  
2840 lb. tensile strength.

**MANUFACTURED IN THE U.S.A.**

**TEX-NET, INC.**

**1-800-541-1123**

**FAX: 609-499-8227**

[texnetinc@aol.com](mailto:texnetinc@aol.com)

[www.TEXNETUSA.com](http://www.TEXNETUSA.com)

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
SKAS Properties LLC  
961 Whirlaway Dr  
Union, KY 41091
  
- 2. ADDRESS OF PROPERTY  
5390 Limaburg Rd  
Burlington, KY 41005
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
KOI Superior Walls
  
- 4. DEED BOOK 1123                      PAGE NO. 419                      GROUP NO. 2026
  
- 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

\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone  
County Planning Commission this 14<sup>th</sup> day of August, 2025.

---

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.)