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**PLANNING AND ZONING COMMISSION CASE 24-036  
RADIANT LIFE CHURCH, 7100 POST ROAD, DUBLIN OH 43016  
CONDITIONAL USE PERMIT**

**COMMENTS ON THE JULY 8 , 2025 RADIANT LIFE CHURCH THIRD  
SUBMISSION FOR A CONDITIONAL USE PERMIT FOR THE  
CONTINUOUS COMMERCIAL USE OF CHURCH PROPRERTY SIX  
DAYS A WEEK FOR FOUR SOCCER FIELDS BETWEEN MARCH AND  
NOVEMBER FOR SOCCER TEAM PRACTICES AND A SUMMER CAMP**

**(A) INTRODUCTION**

The adjoining property owners on the North and West boundary of the Post Road Radiant Life Church (RLC) property as well as other residents in the neighborhood continue to object to the Conditional Use Permit sought by RLC in conjunction with their agreement with the Dublin DSX Soccer Club, to conduct team practices and up to a five week summer camp literally in their backyards.

RLC has previously submitted Conditional Use proposals on September 5, 2024 and May 7, 2025, and this Third submission was made on July 8, 2025.

The PZC held a public hearing on March 6, 2025 on the September, 2024 submission and the matter was tabled at the request of RLC when it was apparent from the comments of Commission members that if called to a vote the Conditional Use permit would be denied. Many Neighbors testified at that hours long hearing.

At the conclusion of that March meeting multiple PZC members urged RLC to meet in good faith with affected neighbors to discuss their concerns to hopefully address issues of intensity of the proposed use, parking, traffic, landscaping and screening.

**RLC arrogantly ignored and disregarded the suggestion of PZC members and NEVER CONTACTED NEIGHBORS after that March 6 hearing but on May 7, 2025 submitted a second request for a conditional use of four soccer fields without further, discussion, input or negotiation with the neighbors.**

However, presumably due to the failure of RLC to meet with the neighbors as suggested by PZC members, the City Planning Staff scheduled a meeting on June 17, 2025 with both RLC and the adjoining property owners.

The neighbors continued to express concerns regarding the privacy invasion that is literally in their backyard and the related intensity, parking, traffic and screening/landscaping issues that have been raised from the outset.

It appears that the only substantial changes RLC has made to their proposal is to reduce the requested number of soccer fields from five to four and now they are not seeking to conduct two large scale Central Ohio soccer tournaments.

In the interim RLC has planted trees and bushes on their property which on the site plan look good but photographs taken on July 26, 2025 that are submitted herein show that the landscaping does little if anything to screen or protect the privacy of the adjoining property owners and it will be years before there is any screening value.

Key comments by PZC Commission members at the March hearing concerned the INTENSITY of the proposed use that was literally in the back yard of adjoining property owners.

The current proposal arguably INCREASES INTENSITY OF USE FROM PRIOR SUBMISSIONS BY SETTING FORTH THE DAYS AND HOURS OF OPERATION THAT APPROVE USE OF THE FOUR SOCCER FIELDS FROM MARCH TO NOVEMBER ON SIX OF SEVEN DAYS A WEEK AND DURING TIMES IN WHICH THE ADJOINING PROPERTY OWNERS WOULD BE EXPECTED TO BE HOME AND TRYING TO USE AND ENJOY THEIR PROPERTY.

**(B) ISSUES RAISED AT MARCH 6, 2025 PZC PUBLIC HEARING THAT NOT ONLY HAVE NOT BEEN ADDRESSED BUT SOME HAVE BEEN COMPOUNDED**

**1. INTENSITY OF USE- FOUR SOCCER FIELDS WITH FIVE TEAMS FOR PRACTICE**

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The below is taken from the July 8th RLC submission for the days and times of practice.

**Practice Schedule:**

Soccer practices shall occur during two time periods each year:

**March 1st through June 15th and July 15th through November 6th.**

Practices are **permitted six days per week** but not permitted on Sunday.

Practices are permitted for up to **FIVE TEAMS ( Four Fields) and up to 80 PLAYERS**, as follows:

**MONDAY THROUGH THURSDAY TWO PRACTICE SESSIONS ARE PERMITTED , 4:30 PM to 6:00 PM and 6:00 PM to 8:00 PM**

**FRIDAY A PRACTICE SESSION IS PERMITTED FROM 5:00 PM TO 7:30 PM**

**SATURDAY TWO PRACTICE SESSIONS ARE PERMITTED FROM 9:00 AM-11:00 AM and 11:00 AM- 1:00 PM**

Obviously the arrival and departure of up to 80 players coming and going on Monday through Thursday and Saturday overlap-something not addressed or accounted for in the Traffic Study with up to 80 vehicles arriving and departing for a total of 160 vehicles at the overlap times.

**2. INTENSITY OF USE- SUMMER CAMPS BETWEEN JUNE 15<sup>th</sup> AND JULY 15<sup>th</sup>-MONDAY TO THURSDAY IN TWO SESSIONS 8:00 AM-11:00 AM AND 5:00 PM -8:00 PM**

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The July 8<sup>th</sup> submission by RLC authorizes SUMMER SOCCER CAMPS from 8:00 AM to 11:00 AM and 5:00 PM to 8:00 PM on Monday through Thursday from June 15<sup>th</sup> to July 15<sup>th</sup>.

It is significant to note that unlike the limitations imposed for soccer practices that **NO LIMITATIONS ON THE NUMBER OF TEAMS OR NUMBER OF PLAYERS EXIST FOR THE MONTH LONG MID-SUMMER SOCCER CAMPS THAT START AS EARLY AS 8:00 AM AND ARE PERMITTED AS LATE AS 8:00 PM.**

**Thus, the soccer camps could have an unlimited number of teams and participants if this conditional use permit is granted.**

Obviously, the traffic study does not and cannot address the number of persons and vehicles that would be present at the premises and their generic soccer practice-game study is totally worthless for the proposed summer camps.

**3. LANDSCAPING AND SCREENING**

The site plan would appear to provide trees and arborvitae on a dense basis to provide screening for adjoining property owners.

However, the attached photos taken on July 26, 2025 show that the landscaping does little to screen the soccer fields and spectators from property owners sitting on the patio in their own back yard during the middle of the summer from soccer camp attendees or from the 6 month period that practices are permitted until 8:00 PM during the week and 7:00 PM on Fridays.

Such landscaping will take many years to be of any value as screening from this intensive use.

**4. TRAFFIC AND PARKING**

As pointed out above, the Traffic study does not adequately account for the 6:00 PM overlap of vehicle arrivals-departures of soccer players coming and going to practice, and obviously does not account at all for an unlimited number of teams and players for the two daily summer camp sessions.

In addition, with the end of and start of practices at 6:00 PM for the six months they would be permitted, there is a substantial amount of "Rush Hour" traffic on Post Road that is also not adequately accounted for in their effect on that time frame.

The proposal contemplates that the adjoining property owners must monitor parking, drop off of players, cut through on west side properties or drop-offs at the Northwest corner of the RLC property that has a city trail that may be used for entry to the proposed soccer fields. There is no realistic enforcement of parking and drop-off of players for practices or summer camp and the City Police or Dublin Code enforcement are not viable or realistic options. Testimony at the March 6<sup>th</sup> hearing was that RLC has not responded to neighbors complaints regarding problems at the premises, and the Soccer league or church have little ability to respond in real time to cure or address an observed problem.

There is No Parking on Post Preserve Blvd as shown by one attached photograph and a left turn cannot be made to exit eastbound from the only exit from church property to Post Road. Nor may a left turn be made at Post Preserve Blvd and Post Road, also shown in one of the attached photographs. Thus, vehicles that arrive or leave the RLC property have only one in-and one out lane and may only exit by a right or westbound turn. The same is true for traffic using Post Preserve Blvd that may have dropped off a player. All told with the overlap of practice times and unlimited summer camp teams or players there will be substantial traffic congestion and there is no parking plan other than the existence of 288 parking places on the premises. The congestion at exiting is not adequately addressed by the traffic study. The solution of the applicant is to provide a handbook to team players and coaches regarding parking or drop off on adjacent streets. But as one PZC member noted at the March hearing their own church has a Fire Lane that is disregarded and the Pastor or members cannot control parking or drop off there. The Dublin Soccer League has less authority or control than does that PZC members Church.

**(C) RLC FAILS TO MEET THE PROVISIONS OF SECTION 153.236, DUBLIN CODIFIED ORDINANCES, AND FOR THAT REASON THE PZC SHOULD DENY THE APPLICATION FOR A CONDITIONAL USE PERMIT FOR FOUR SOCCER FIELDS TO OPERATE PRACTICES AND A SUMMER CAMP FROM MARCH TO NOVEMBER UP TO SIX DAYS A WEEK AND AS EARLY AS 8:00 AM AND AS LATE AS 8:00 PM IN A COMMERCIAL TRANSACTION WITH THE NON-CHURCH DUBLIN SOCCER LEAGUE**

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- (1) Is the proposed use harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

This RLC site is Zoned R-Rural that for purposes of a conditional use does not contemplate a commercial use of the premises. While RLC denies this is a commercial use they have entered into an agreement with a Non-Church organization for compensation to operate a Soccer camp and for practices for teams that are part of a League where players join, pay dues or fees to be on the team. The DSX Soccer manager states there are 220 members in the league with Eighteen teams. *The general objectives of the R-Rural Zoning district and its accessory or approved conditional uses is inconsistent with the clear commercial use for non-church activities. It is understood that this proposal is not for church members, church youth and their families; and to label it "community outreach" under these circumstances is disingenuous.*

- (2) Does the Proposed Conditional Use meet applicable development standards.

If it was a proper conditional use, the proposed soccer fields would comply with applicable development standards for a park or conditional use for recreational purposes, although through observation at Dublin City Parks, the City's baseball and soccer fields meet more stringent standards of landscaping and screening for adjacent streets, roads and adjoining properties.

- (3) Is The proposed use **harmonious** with the existing or intended character of the general vicinity and that such use does not change the essential character of the same area.

If there is any requirement for a Conditional Use Permit that has **NOT** been met it is this one.

**The Church property that is zoned R-Rural is adjacent to residential properties on ALL THREE SIDES. In fact the INTENSIVE USE FOR Commercial Soccer fields for 8 months of the year, six of seven days of the week, and as early as 8:00 AM and as late as 8:00 PM , is totally INHARMONIOUS with those existing adjoining properties and changes the essential character of that residential neighborhood through proximity of only 40, 100 or 120 feet from the property line.**

The simple Dictionary **definition** from *Merriam Webster*, apart from a musical connotation, for “**Harmonious**” is **agreeable, compatible, neighborly, united, congenial, tolerant or peaceful.**

The intense use of the adjacent property for soccer practices and camps meets none of these definitions for “Harmonious” and a review of the Video minutes of the March 6<sup>th</sup> PZC meeting reveals no member expressed a view that this intense use, which has been compounded by the July 8, 2025 submission, was “ Harmonious” with the existing neighborhood. Due to the proposed hours, days, times, and in particular an unlimited use for camps as to number of teams and participants, this proposed conditional use fails to meet the requirement that it is harmonious with the adjacent residential neighborhood.

- (4) Will the use will be hazardous to or have a **negative impact on existing or future surrounding uses.**

The PZC Commission members heard from many area residents on March 6<sup>th</sup> that the intensive use of four soccer fields will have a negative impact on the existing and future residential use of their property. In fact, one adjacent property owner on Post Preserve Blvd has ALREADY spoken by action as to his view of the negative impact of this conditional use by placing his property up for sale, evidenced by one of the photos submitted with this comment. Twenty-Six photos are submitted and they show the lack of any real landscaping/screening but also the proximity to the properties on the west side of RLC’s soccer fields with the clear encroachment and invasion of privacy on their property and upon the rear patios of those properties. A question asked at the March 6<sup>th</sup> hearing by many neighbors was “ Would you want this in your backyard?” and these soccer fields literally are in their backyard, creating a “Negative Impact” on their residential use.

- (5) Will the area and proposed uses be **adequately served by essential public facilities and services** such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The proposed commercial use of the RLC property for four soccer fields by agreement with the Dublin Soccer group for soccer practices and summer camps is NOT adequately served for traffic and parking purposes as well as sanitation. To suggest that several indoor restrooms 100+ yards away inside the church is sufficient for 80 soccer players and additional coaches over a period of up to three hours is ridiculous. A Porta- Potty is excluded from the proposal but the intensity of the use and number of players belies the sufficiency of the restrooms in the distant church. The insufficiency of the internal and external road infrastructure has previously been addressed.

- (6) Will the proposed use be detrimental to the economic welfare of the community.

The answer to this inquiry depends on how “the community” is defined. Certainly the proposed intensive use of four soccer fields on the RLC property has a **detrimental effect on the welfare of all adjoining property owners**. The overall Dublin community has four soccer fields available at Darree, Avery, Coffman, and Earlington Parks as well as private fields. Within the last year the City of Dublin purchased 243 acres on the west side that included a 100 acre sports complex that with little additional investment would provide as many soccer fields for practice, camps and tournaments as needed. So the suggestion by RLC that the larger community requires this conditional use as a fiscal benefit to taxpayers is exaggerated at best.

- (7) **Does the proposed use involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.**

For the reasons already set forth above the answer to this issue is a resounding “YES”

- (8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.

The one lane entrance-exit to the Church, no parking on adjacent streets, the overlap of arrival-departure for practices, the no left turn from the church and Post Preserve Blvd onto Post Rd., the “Rush hour” traffic overlap and the recent ODOT construction on the Route 33/161/ Hyland-Croy Rd area all create traffic congestion that is not adequately addressed.

- (9) Will the proposed use be **detrimental to property values in the immediate vicinity.**

**All adjacent property owners on the North and West side of RLC’s property who are in the “immediate vicinity” of the proposed four soccer field intensive use will suffer detriment to their property values.**

- (10) Will the proposed use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

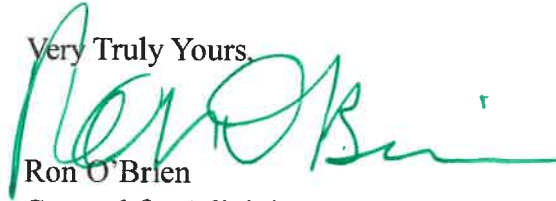
The adjacent properties have all been developed for a residential use, either condos or single family residences, with **further development or improvements necessarily impeded** by the presence of an intensively used four soccer field practice/camp conditional use.

The adjacent property owners on the North and West sides of the RLC application for Conditional use and nearby residents submit that the requirements to grant a conditional use permit as set forth in the City of Dublin Codified Ordinances have not been met, and in particular 153.236 subsections 1, 3,4,5,6,7,8,9 and 10 as set forth in more detail above.

**CONCLUSION**

The adjoining property owners on the North and West side of the RLC property as well as nearby residents respectfully submit that the application for the Conditional Use Permit should be denied.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Ron O'Brien", with a long horizontal flourish extending to the right.

Ron O'Brien

Counsel for Adjoining Property Owners