

## Conditional Use Statement Radiant Life Church

Radiant Life Church (“RLC”) would like to further its impact on the community surrounding it and be a blessing to the Dublin community as a whole. As a part of that goal, RLC would like to build soccer fields on some of its currently vacant land. The goal of RLC is to be a blessing to the community by providing some much-needed additional green space for sporting purposes, and it in no way desires to cause division in the neighboring communities. In fact, RLC has conducted multiple meetings with the next-door neighborhood, and has reached out to Gordon Farms in an attempt to let everyone know what RLC is desiring to do with this land.

While the approximately seven acres of open space behind the church building could theoretically accommodate up to eleven soccer fields (depending on the size of the fields), RLC is currently looking at installing five fields. Five soccer fields of various sizes appear to be a good number from a parking density standpoint as well as providing as much buffer space between the fields and the surrounding houses as possible. A quick observation of the map shows that great care has been taken to keep as much space between the soccer fields and the surrounding houses as possible. Additionally, the berm, while admittedly not much of an aural/visual barrier, will complement the space left between the edge of the soccer fields and the beginning of the neighbors’ property to prevent soccer balls from ending up in people’s yards. Trees could be added to the berm at some point to further increase the visibility screening but planting that many trees would come at a significant price for RLC and will need to be weighed out when the time is appropriate. While it is true that spectators typically line up along the long edges of the fields, this should not be an undue burden on the neighbors for two reasons. First, the occasion of any number of spectators will be incredibly infrequent. Furthermore, spectators on the side of the field nearest the neighbors will be facing away from the homes. Thus, any noise generated will be directed towards the fields and away from the homes.

As far as the layout of the land, there are no trees, drainages or other natural features on the site other than the berm on the one side of the proposed fields.

DSX will put trash cans at the edge of the fields near the parking lot to collect garbage during soccer practices. During tournaments additional temporary cans will be provided by DSX. These cans will be emptied by DSX staff/contractors/volunteers into RLC’s garbage disposal containers after each practice.

RLC will also supply bathroom facilities to all participants by utilizing the bathrooms located inside the church building. Said bathroom facilities contain five toilets and six urinals in the Men’s bathroom and four toilets in the Ladies’ bathroom. There are also five water fountains outside the restrooms. RLC has already preemptively added a door to the back of the church building facing the proposed soccer fields (Building Permit Number: in progress) that will grant easy access to the restrooms located inside. Any water needs will be supplied by drinking fountains near the bathrooms and water hydrants on the church property. Parking will be in the church’s preexisting parking lot, and every effort will be made to prevent parking on the streets around RLC. While RLC cannot guarantee that no one will park on the streets, RLC will send an authorized member or agent of RLC to conduct random inspections for parking violations during practices and tournaments. Such parking violations will be dealt with immediately via a

conversation with the coach and will be grounds for disqualifying that team from using the RLC soccer fields if such parking violations continue.

RLC intends to partner with DSX to host practices from March – May and September – November. Each of these two “seasons” will have one tournament associated with it. Tournaments will be on Saturdays, with a maximum of eight games played throughout the day, and DSX will provide a police officer to direct traffic. Furthermore, the times of the games will be spread out to allow for adequate parking for the players and their families. No more than ten teams will be playing at any given time. Additionally, RLC and DSX would like to host five weeks of summer camps during the months of June and July with about forty students per week of camp. The partnership between RLC and DSX is such that RLC will provide the space and facilities, along with some of the soccer participants, and DSX will provide the soccer league infrastructure and some of the soccer participants. This partnership allows RLC to further their core mission of spreading the gospel to those in the Dublin area by witnessing to those participating in the soccer activities and provides DSX some of the green space they desperately need. From RLC’s perspective, this manifestation of their ministry is no different than RLC partnering with a missionary who runs a business in a closed county as a means of building relationships and spreading the gospel person to person.

The hours of operation would be during daylight hours only, as there are no plans to install any lighting systems. The number of users of the fields is hard to pinpoint, as it will greatly fluctuate depending on how many family members attend any tournament games. However, the vast majority of the time, the fields will be used only for practice. So, the number of users should be less than fifty people on a typical day. Occasionally, as stated above, there may be tournaments (on Saturdays only) – again, during daylight hours only – which will increase the number of people, including fans, on the property, but that will not be the bulk of the use of the property. None of the practices or infrequent tournaments will occur during other church events. Therefore, there will be no competition for parking or bathroom access for the soccer events. Specifically, there are exactly two hundred eighty-eight (288) parking spaces in RLC’s parking lot. With a maximum of five fields with ten teams playing at a time, that is 150 players. Even if we multiplied that by two cars per player, an extremely unlikely scenario, that would be 300 parking spaces. We have 288 available – almost enough to cover the hyper-inflated estimating that led to the above mentioned 300 spaces.

The soccer goals and equipment will be stored by RLC neatly against the church building during the off season. Please see the drawings for the precise location of the equipment storage. If permitted, DSX may, in time, install a storage shed next to the current dumpster.

While some people may be opposed to the open space behind the church building being used for soccer fields, this use really dovetails quite nicely with the adjacent properties and the existing surrounding area. The soccer fields are a relatively low impact use of the land, especially when they are being used for practices – which is the majority of the planned use for the property. There are quite a few residential neighborhoods in the broader area around RLC, and the residents of these neighborhoods would no doubt benefit from and appreciate having soccer fields so convenient to their homes.