



**PERRY TOWNSHIP ZONING DEPARTMENT
FRANKLIN COUNTY
DEVELOPMENT PLAN MODIFICATION**

Applicant Information			
Applicant Full Name		Brookside Golf & Country Club, c/o Catherine A. Cunningham, Esq., Kegler, Brown, Hill & Ritter	
Mailing Address	65 E. State Street, Suite 1800	City, State, ZIP	Columbus, OH 43215
Phone Number	(614) 462-5486	Email	ccunningham@keglerbrown.com
Name of Owner (if other than applicant)			
Mailing Address	2770 W. Dublin-Granville Road	City, State, ZIP	Columbus, OH 43235
Phone Number		Email	

Plan Checklist

- Cover Letter to the Board of Trustees.** Letter must explain the purpose of the project.
- Site Plan.** See requirements on following pages. Two (2) complete sets are required to be submitted.

Applicant Acknowledgement

The undersigned certifies that this application and the attachments contain all information required by the Zoning Resolution and that all information is true and accurate and is submitted to induce the requested Application for Development Plan Modification. Applicant agrees to be bound by the provisions of the Zoning Resolution of Perry Township, Franklin County, Ohio and by the terms of this application. Submitting this permit application to Perry Township establishes the property owner's consent for and authorization of Township staff member(s), including, but not limited to, the Township Zoning Inspector or his/her designee, to enter upon the project property and inspect the property and structure(s) in order to determine whether to issue a Zoning Certificate of Compliance.

Signed by: Max Reed Date 7/15/2025
 Applicant/Owner B81BCCC45D544E2

Zoning Department Use Only

Fee Information			
Date		Fee (\$500, plus \$2 per abutter):	
Receipt Number		Application Number	

Approval			
Approved	Denied	Date	Zoning Officer
Comments:			

Site Plan Contents shall include

Be drawn to a scale of at least one inch (1 in.) equals thirty feet (30 ft.) and shall include in text and map form the following: Please Check the if item is completed and included with the submission.

1. Proposed name and exact location of the requested modification area.

Name: Safety Netting for Driving Range

Location: Minimum of 30 feet south of the northern boundary, 75 feet from the eastern property line and 200 feet from the western residential lot line extended of the existing driving range of the Brookside Golf & Country Club (“Brookside” or “Owner”). The proposed safety netting would be no wider than 813 feet and not more than 70 feet high. It will provide a safety barrier that provides high visibility between the Brookside driving range and adjacent residential lots.

2. Names and addresses of applicant, owners, and developers. Also, the names and mailing addresses of all owners of property within and contiguous to and directly across the street from and to all property owners within two hundred (200 ft.) feet of the proposed modification area (if any). These shall be supplied by Applicant in electronic form in an Excel spreadsheet.

Electronically provided and attached.

3. Exact location, elevations, height, area, and size of existing building(s) and/or structure(s) within the modification area. Exact location, elevations, height, area, and size of all proposed building(s) and/or structure(s) within the modification area. Structures shall include but not be limited to, patio(s), shed(s), gazebo(s), courts, decks, porches, landscape features, etc.) please include the date, North arrow, and plan scale.

There is an existing green chain link barrier that was erected as an accessory structure to the driving range in the 1960s before the adoption of Perry Township Zoning in November 1982 in an effort to contain golf balls within the driving range area of the golf course and off adjacent properties. That existing 60+ year old chain link driving range barrier is 15 feet south of Brookside’s property line north of the driving range, 630 feet long and 30 feet high and is the only structure within the modification area.

4. A list and brief description of the uses proposed for the modification areas.

No change of use is proposed in the modification area within the existing Brookside development. Brookside was established in 1927 and the driving range has been part of the golf course since its initial construction. A change in the existing accessory golf ball barrier on the driving range is proposed to modernize the course to keep up with current technological advancements in golf equipment and balls, golf course standards and player skills and to improve safety both on the golf course and for adjoining properties. It will not change the use of the modification area or the existing Brookside development.



Catherine A. Cunningham
65 East State Street, Suite 1800
Columbus, Ohio 43215
(614) 462-5486
ccunningham@keglerbrown.com

July 21, 2025

Via E-mail to zoning@perrytwp.org and by Hand Delivery

Perry Township Board of Trustees
7125 Sawmill Road
Dublin, OH 43016

RE: Development Plan Modification Application
2770 W. Dublin-Granville Road

Dear Trustees:

The Township Application for Development Plan Modification requires the Applicant, Brookside Golf & Country Club (“Brookside”) provide this Board with a Cover Letter to explain the purpose of its project and how it meets the zoning standards that apply as set forth in Perry Township Zoning Resolution (“Code”).

Brookside’s project is to install new safety netting for its driving range. The project involves removing the existing chain link barrier on the driving range and replacing it with modern safety netting on wood poles. The new safety netting is necessary to meet current golf standards and increase the safety of the Brookside driving range for its golfers, users, visitors and adjacent property owners.

The standards for the modification of the Brookside Development Plan are provided in Code Section 640.036 and are met by this application and are as set forth in bold below.

640.036 Approval of Initial Development Plan or Modification to Existing Development Plan. In determining whether or not to approve a Development Plan or modification to an existing Development Plan, the Board of Trustees shall consider the following:

1) If the proposed Development Plan is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Code and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.

This Brookside Development Plan Modification is consistent with the Zoning Code and warranted. The Brookside driving range was established in the early 1930s. It has an existing chain link golf ball barrier constructed in the early 1960s that is outdated

and ineffective. It is 30 feet high, 630 feet long and located on the Brookside driving range 15 feet south of its northern property line. It was constructed to help Brookside contain golf balls from the driving range on Brookside's property and shield the eight (8) residential lots and houses built between 1957 and 1967 north of and adjacent to the driving range from errant golf balls. The existing chain link screening is to be removed and replaced with modern 70 feet high and 800± feet long safety netting that will be located at least 30 feet south of the northern property line, no closer than 75 feet from the eastern property line and not less than 200 feet from the western residential lot line extended of the driving range. The safety netting will better contain golf balls from the driving range on Brookside property.

When Perry Township zoning was initially adopted in 1982, Brookside was zoned Exceptional Use (EU). EU zoning includes as a permitted use a "Golf Country Club and similar accessory structures and uses" including "[a]ll accessory uses and structures * * * normally associated with the operation of a Golf Country Club." Code Section 640.021. That includes driving ranges and their golf ball safety screens.

Driving range golf ball safety barriers and new safety netting are permitted accessory uses and accessory structures to the golf club and driving range in the EU district and consistent in all aspects with the Zoning Code. The barriers serve no other purpose than containing golf balls hit from the driving range on golf course property. No divergence is required. There are no township zoning regulations specific to these golf club accessory structures and any regulation of fences in the general standards of the Zoning Code does not apply. Arguably, an amendment to the Development Plan is also not required, but the Township has requested that Brookside file a Development Plan Amendment for the new safety netting.

2) If the proposed Development Plan meets all of the design features required in this Code.

The Code has no established development or design standards that apply to driving range accessory structures including golf ball safety barriers.

There are industry standards for driving range barrier structures and experts who study golf courses, then design, locate and install such accessory structures on a golf course based upon modern golf equipment and technology, golf course design, and the ability and needs of golfers today. The Development Plan Amendment would permit the replacement of an outdated, unattractive, low chain link safety barrier with high safety netting that provides better visibility, a more effective design at a location determined by golf course professionals that will increase the effectiveness of ball containment and safety for both Brookside and the adjacent properties and residents.

3) If the proposed Development Plan is in keeping with the existing land use character and physical development potential of the area.

The Amendment to the Development Plan is in keeping with the existing location and use of the Brookside golf course and driving range that has been at the same location for more than 90 years as well as the residential development surrounding the golf course driving range constructed more than 30 years after Brookside was established. No other physical development is anticipated in this area.

4) If the proposed Development Plan will be compatible in use and appearance with surrounding land uses.

The Amended Development Plan will be compatible in use and appearance with the adjacent residential properties. The existing golf club and residential uses have been in existence since the late 1950s and are compatible. There are large mature growth trees between the proposed driving range safety netting and the residences that are more than 70 feet high and provide visual screening. In addition, there is far greater visibility through the proposed safety netting than the existing chain link barriers and the safety netting that will be located on the driving range at least 15 feet farther away from its north property line than the existing chain link barrier.

5) If the proposed Development Plan will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.

There is no change in the use of the Brookside Golf & Country Club or the location or use of the driving range with the Amended Development Plan and installation of the new safety netting. Brookside and the surrounding residences and area will continue to be adequately served by all essential public facilities and services which will not change.

6) If the proposed Development Plan promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.

The Amended Development Plan does not affect public and utility services or the building of all types of development in this area with little remaining developable land. It does encourage innovation in the continued viability, use and the modernization of protective barriers at the existing driving range that will increase safety of both golfers at Brookside and neighboring properties from the increased height and distance of the

trajectory of golf drives that have been achieved from modern technology and the athleticism of many golfers today, including those at Brookside.

7) If the proposed Development Plan can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the opening without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.

The Amended Development Plan will have no effect on existing Township roadways or traffic in the area. Traffic will not increase and traffic patterns will remain the same. The only public access to Brookside is directly from S.R. 161 (Dublin-Granville Road) onto private Brookside roads. No Township road is affected by the construction or use of the new driving range safety netting.

8) If the proposed Development Plan is compatible with any adjacent residential areas and is designed in such a way as to minimize any unreasonable adverse impact on existing residential areas of the Township.

The Amended Development Plan is compatible with and essential to the safety of adjacent residential areas. The safety netting is located on the driving range and will be at least twice as far from the eight northern residential properties as the current safety barrier. In addition, it will diminish the adverse impact of errant golf balls from the driving range that Brookside is unable to entirely contain on its own property.

9) Such other considerations which may be deemed relevant by the Board of Trustees. The Board of Trustees may impose additional conditions relating to the Development Plan with regard to the type and extent of the public improvements to be installed; landscaping; improvements and maintenance of Open Space areas; and other development characteristics.

Brookside has met and offered to meet with neighbors near the driving range (there are 8 abutting lots) regarding its plans. Many neighbors were opposed to any new safety barriers on the Brookside driving range and perceive the safety netting and wood poles will block or disrupt their current view of golf course property. Brookside has been unable to meet any neighbor suggestions. It cannot reconfigure or redesign the entire historic golf course to relocate its driving range.

With the modernization of golf equipment and technology and the athleticism of present-day golfers, the existing chain link barrier on the driving range is no longer sufficient to contain the driving range golf balls and does not meet current standards



necessary to contain golf ball driving distances of many of today's golfers. Should any divergence be determined to be required, it is warranted by both the design of the accessory structure and the safety of both the golf club users and the adjacent residential properties that were built next to the golf course more than 30 years after Brookside was established. The safety of the surrounding properties and the golf course users is paramount and improved safety netting is necessary for Brookside to continue to operate its golf and country club and meet the needs and demands of its customers and the operation and design standards for its members, invitees, the golf tournaments it hosts.

Sincerely,

Catherine A. Cunningham
Attorney for Brookside Golf &
Country Club

CAC/kla

Enclosures