



Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative Assistant

Thursday, July 17, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 06/18/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2025-0337; 7360 E. Main Street; Bryan Nelson for Slab Restaurant, LLC; Certificate of Appropriateness
2. App# 2025-0208; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Variance
3. App# 2025-0207; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Conditional Use
4. App# 2025-0338; 8200 Palmer Road; Jeanne Cabral for Akash Acharya and Sagar Dhital; Conditional Use

E. OTHER BUSINESS

1. Zoning Code Updates

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 18, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Ward, Brusk

ABSENT: Kleckley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 06-05-2025

Minutes stand approved

APPROVAL OF AGENDA

None

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

App # 2025-0295; 6549 E. Livingston Avenue; Sofia Mohamed for Jody Bryant for Bubble Joy Learning Center, LLC; Conditional Use

The main agenda item was application 2025-0295 for a conditional use daycare center at 6549 East Livingston Avenue, proposed by Sophia Mohammed and Jody Bryant. The applicant plans to operate a daycare from 6am to 6pm, employing 10-

12 staff. The board approved the application 6-0, citing compliance with all standards.

Mr. Furst: I move that we accept this application as submitted.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Brusk
AYES:	Alabi, Barnhart, Benner, Brusk, Ward, Furst

OTHER BUSINESS

Zoning Code Update

The zoning code update was discussed, with plans to present draft changes at the July 17 and July 31 meetings.

I-Pad Update

. The board also discussed transitioning to digital submissions, aiming to reduce paper usage.

ADJOURNMENT

6:11

Planning and Zoning Administrator

Chairman

June 30, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Bryan Nelson for Slab Restaurant, LLC; 7360 E. Main Street: Certificate of Appropriateness for Signage

Planning and Zoning Board:

Below is the staff review of the above reference Certificate of Appropriateness Application.

1. Project Summary

- a. **Site Summary:** The subject tenant space is located at 7360 E. Main Street. The 0.20-acre site, addressed 7360-7362 E. Main Street, is a Commercial Building in the ORD-C, Olde Reynoldsburg District. The applicant is requesting a sign reface for two wall signs on the side of the building and one new wall sign on the front of the building.
- b. **Surrounding Zoning:** The surrounding zoning consists of ORD-C, Olde Reynoldsburg Commercial District to the west, south and east of the site, along with ORD-N, Olde Reynoldsburg Neighborhood District to the north of the site. The surrounding land uses consist of Office – Professional Services – Dance School and Dwelling – Two Family to the north, Food Service – Full Service Restaurant to the west, Personal Care and Beauty Services to the east, and Retail – Small Format and Mortuary to the south.
- c. **Applicant's Request:** The proposed project involves two sign refaces of two wall sign panels on the subject tenant space and a new wall sign on the front of the building. The wall sign panel is on the West elevation is a 4 foot in diameter circular sign. The wall sign panel on the East elevation is a 3 foot in diameter circular sign. The proposed wall sign panels will be replacing the existing wall sign panels face with the exact same size. The two refaced wall signs are proposed to be made of wood. The background color for all refaced signs will be black with white writing. The project also includes a new wall sign on the subject tenant space. The new wall sign panel on the south (front) elevation is 17 inches by 48 inches. The background color of the new sign is black with white writing and will be made out of aluminum.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of

Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)” The sign must also comply with Section 1105.03.C.ii, Signs for the ORD-C.

- b. The application appears to meet the following criteria established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:
 - i. Enhances the attractiveness and desirability of the district.
 - ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
 - iii. Improves residential amenities and any adjoining residential neighborhood.
 - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
 - vi. Overall effects of the project or development on the appearance and environment of the district.
- c. Section 1105.03.C.v.1 states, “A wall sign may be erected on the wall of the building which most nearly parallels a street as determined by the Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building front facade or tenant space, as applicable. The total permitted wall sign area may be extended to areas of the building where a public entrance is located only. Any wall sign located in accordance with this subsection shall be attached parallel to the building wall, mounted on a raceway, or painted directly on a wall, provided no wall sign shall extend outward from the building wall more than twelve inches (12”). Where a building is located on a corner lot, an additional wall sign may be permitted on both front facade walls which parallel the intersecting streets. One front facade for corner lots can be utilized in calculating the maximum allowable sign square footage. Wall signs shall be composed of wood or metal frames with a face of wood, metal, polycarbonate, vinyl, acrylic or urethane materials.”
 - i. The proposed wall sign reface appears to meet all Zoning Code requirements.

3. Recommendation

- a. Staff recommends approval of the proposed 2 refaced wall signs and new wall sign on the front facade.

Reynoldsburg

Building/Zoning Department
7232 East Main Street
Reynoldsburg, Ohio 43068

*All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7360 E. Main ST Reynoldsburg 43068	Parcel ID#(s):
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Derek Makie-zow - DMAK Properties LLC	
Contact Email: DMAK54@hotmail.com	Contact Phone Number: 614-694-0975

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: SLAB Restaurants LLC	Contact Name: Bryan Nelson
Contact Email: Slable14@gmail.com	Contact Phone Number: 614 218 8246

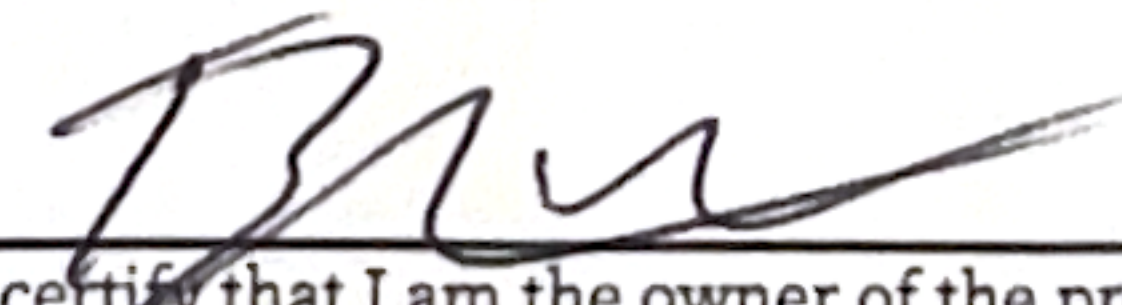
IV. APPLICANT INFORMATION

Applicant Name: Bryan Nelson	Applicant Address: 697 Thurman Ave
Applicant Phone Number: 614 218 8246	Applicant Email: Slable14@gmail.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

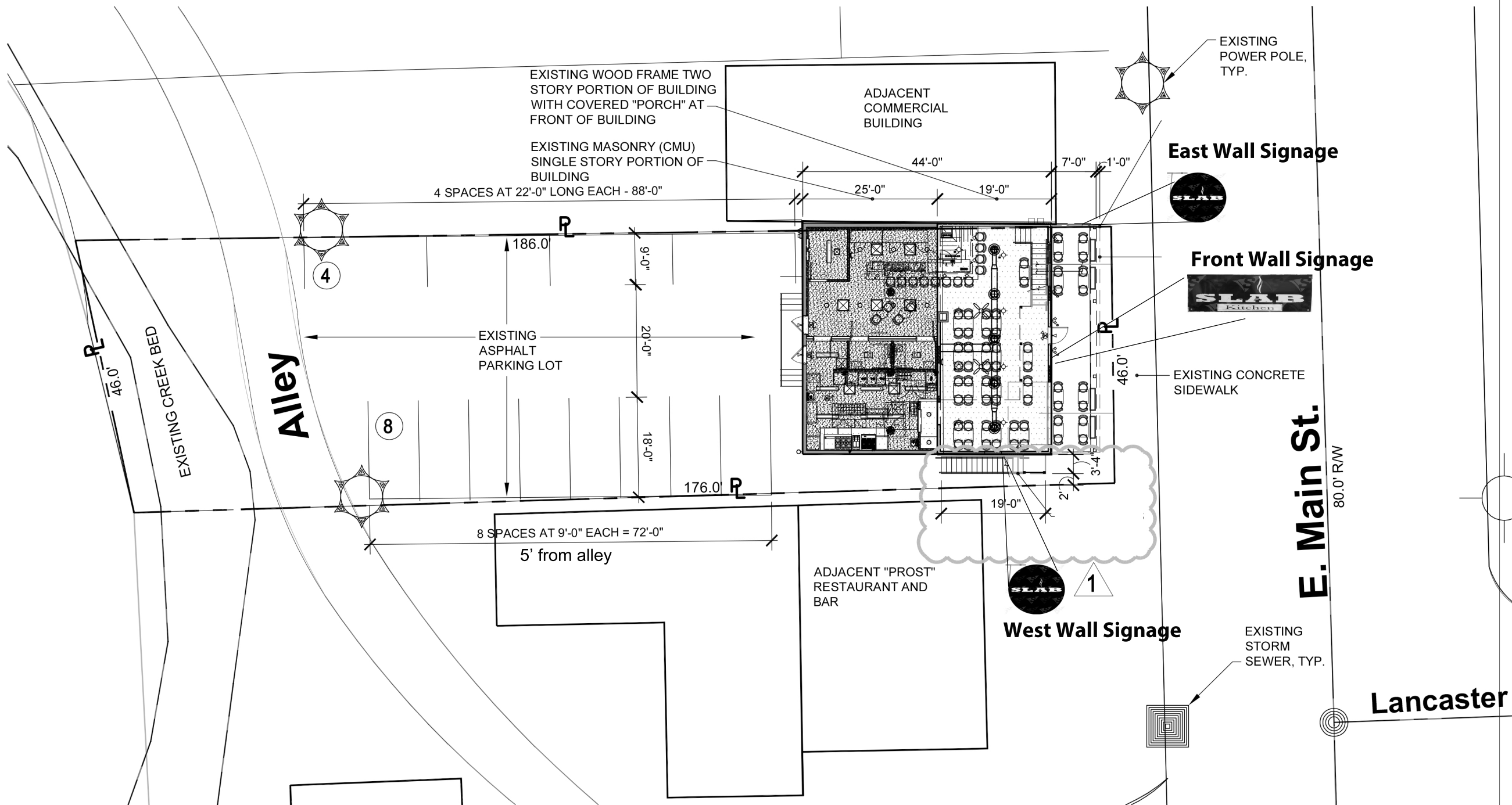
☐ New Main Building (\$400)	☐ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☒ Signage (\$75)
Description of Project: replacing existing signs - 3ft & 4ft - Black signs w/ white letters. Add sign to patio wall. Black with white letters. 17" x 4'.			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: 6-9-25
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

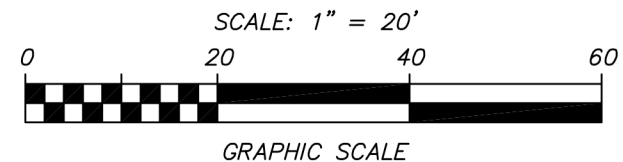
OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	<u>Meeting Results</u>
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____		



ZONING DATA

CURRENT ZONING:	ORD-C
PARCEL ID:	060-000091
ADDRESS:	7360-7362 E. MAIN ST
PROPERTY OWNER:	DMAK PROPERTIES, LLC
EXISTING TENANT SPACE USE:	BUSINESS/RETAIL
PROPOSED TENANT SPACE USE:	Restaurant Full Service
LOT AREA:	0.20 AC
LOT WIDTH AT STREET R/O/W:	46'-0" (+/-)
LOT DEPTH:	176' (+/-)
EXISTING BUILDING AREA:	1st floor/2436' - 2nd floor/262'



EXISTING PARKING PROVIDED ON SITE: 12 SPACES

SCOPE OF WORK

EXTERIOR UPDATES FOR THE EXISTING COMMERCIAL BUILDING INCLUDING REPLACEMENT OF EXISTING COVERED PORCH ROOF STRUCTURE ON FRONT OF BUILDING WITH NEW SECOND STORY COVERED OUTDOOR PATIO AREA. REPLACE EXISTING BRICK AND SIDING FINISHES.



Sign width - 3'
Lighting - None
Building length - 41' 6"
Material - Wood
Framing - None
Color - Black/White
Signage - Existing



Proposed Sign



Dimensions - 17"x48"
Lighting - None
Building length - 41' 6"
Material - Aluminum
Framing - None
Color - Black/White
Signage - New

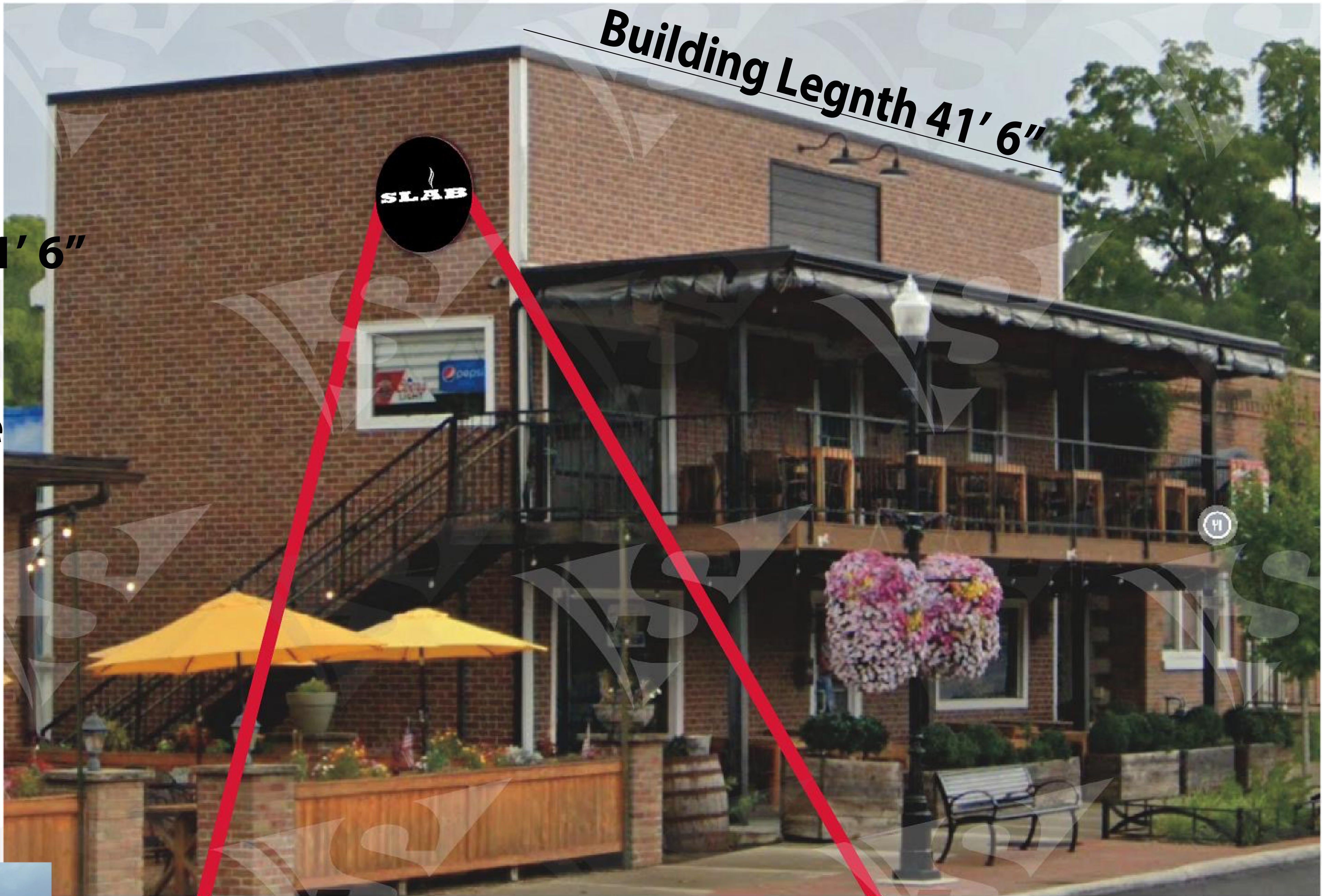


Existing Condition



NOTE: This rendering is intended as a sample only. Color, texture, measurements, and actual appearance may vary slightly from completed work and is considered normal and usual. This design is the property of JB Squared Enterprises LLC. Any duplication in whole or in part without our written consent is prohibited. © 2025 JB SQUARED ENTERPRISES LLC

Sign width - 4'
Lighting - None
Building legnth - 41' 6"
Material - Wood
Framing - None
Color - Black/White
Signage - Existing



NOTE: This rendering is intended as a sample only. Color, texture, mea-
surements, and actual appearance may vary slightly from completed work
and is considered normal and usual. This design is the property of JB
Squared Enterprises LLC. Any duplication in whole or in part without our
written consent is prohibited. © 2025 JB SQUARED ENTERPRISES LLC

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7360 E. Main Street - Certificate of Appropriateness
Date: Wednesday, July 2, 2025 8:42:28 AM
Attachments: [Outlook-ecyb3am2.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Cepek,

We have no additional commits on this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 3:08 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7360 E. Main Street - Certificate of Appropriateness

Lt. Schmidt,

I am sending you 7360 E. Main Street Certificate of Appropriateness Application and related items that are scheduled for the July 17TH Planning and Zoning Board meeting.

Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

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City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

From: [William Dorman](#)
To: [Emma Cepek](#)
Cc: [Phoenixx Buathier](#); [Kalle Gwilliams](#)
Subject: RE: 7360 E. Main Street - Certificate of Appropriateness
Date: Wednesday, July 9, 2025 7:33:03 AM

Emma,

In regards to the CA application for 7360 the City's Public Service Department has no comments.

Thank you,

William Dorman
Public Service/Building Director

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800
www.reynoldsburg.gov

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 3:15 PM
To: William Dorman <wdorman@reynoldsburg.gov>
Cc: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Subject: 7360 E. Main Street - Certificate of Appropriateness

William,

I am sending you 7360 E. Main Street Certificate of Appropriateness Application and related items that are scheduled for the July 17TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,
Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | **F** 614-322-6830

www.reynoldsburg.gov

June 13, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Driven Brands, INC. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change,
7041 E. Main Street: Variance

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 7041 E. Main Street. The subject parcels, 060-004140 & 060-007493 is 0.76 acres with one building on site. The existing building is approximately 4,832 square feet according to the Franklin County Auditor's website. The subject site was previously a Car Wash, which has been closed for more than a year, and has lost all legal non-conforming status. The subject site is zoned EMD, East Main Street District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of EMD, East Main Street District to the North, West, and East of the subject site and SR, Suburban Residential to the south. The surrounding land uses consist of Food Service – Fast Casual to the north, Food Service – Full-Service Restaurant to the east, Food Service – Full-Service Restaurant and Dwelling – Multi-Unit Building to the west, and Dwelling – Detached Single Family to the south.
- c. **Applicant's Request:** The applicant intends to use the subject site for a Vehicular Care Service – Minor with a drive thru. The applicant is requesting 3 variances and states they are seeking these in order to utilize the property for the proposed use of Vehicular Care Service – Minor with a drive thru. The applicant is requesting the following variances:
 - i. Section 1103.15.III.Insight District Development Standards.Setbacks
 1. To increase the required maximum front setback of 20 feet to 52.76 feet.
 - ii. Section 1105.07.I.ii.1
 1. To reduce the required minimum 10 feet landscape buffer zone requirement to 0 feet along the West boundary line and 2 feet along the East boundary line.
 - iii. Section 1105.113.L.ii
 1. To only provide one of the two stacking lanes with an abort/escape lane.

Statement of Hardship: The applicant states that the hardship from the strict application of the Zoning Code result from the narrow width of the property. That the property is only 80 feet wide and the narrow width presents hardship in terms of traffic circulation, as shown on the Site Plan

and to provide safe ingress and egress from the property and from the building where services are performed. That as to the Buffer Variances, the property is not wide enough to accommodate the ten-foot landscape buffer on the East and West sides of the property where the driveways exist. That adjacent properties do not have any buffers and there are topographic changes that limit the practical benefits of buffering. That as to the escape lane variances, the property is not wide enough to accommodate an escape lane from the western stacking lane. That one escape lane has been added to the eastern stacking lane, and the width of the Property requires this lane to be in the middle of this stacking lane. That further, although the proposed use of Vehicular Care Services – Minor describes numerous types of operations, such as incidental body and fender work, minor painting and upholstering service, the proposed operations on the property are primarily oil and filter changes, which are some of the least intensive uses that would fall under the definition of Vehicular Care Services – Minor. That because of these limited services, the expected car count per hour is very low, with a per hour peak of only 7 cars, and the average time for service being 10 minutes with the two service bays. That this means that at peak times, assuming all vehicles came within a 10 minute window, there would be only 5 cars in the stacking lanes. That such an occurrence is more theoretical than real, because with 7 cars in an hour, it is possible there would be no stacking because two bays can service 12 vehicles an hour without any stacking. That under these circumstances a variance is warranted as it relates to the Escape Lanes.

- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the intent of this area is to “...connect gateways into Reynoldsburg with the downtown, as well as serve commercial needs scaled to accommodate the immediate neighborhoods. The districts should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining.”

2. Project Review

- a. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - 1. The applicant states that the variances are in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located because these variances will provide for use of the property as a Vehicular Care Service – Minor station. That this proposed use provides a much needed service in the community and is consistent with other commercial uses in the area, which includes other automotive uses in the area, such as a gasoline station just down the street. That the variances

are necessitated by the narrow configuration of the property and many other permitted and conditionally permitted uses would need a number of these same variances and possibly even more. That the variances will not be injurious to the area or otherwise detrimental to the public welfare. That none of the variances involve any use that would be injurious to the area or otherwise detrimental to the public welfare. That the responses to the previous and below sections are incorporated herein.

- i. Staff is of the opinion that granting the requested variances would not be detrimental to the public welfare if permitted.
- ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. The applicant states that the variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated. That these are area variances, they are not use variances.
 - i. Staff is of the opinion that granting the requested variances would not permit any use that are not listed as permitted or conditional in this zone. That the land use of Vehicle Care Services – Minor is a conditionally permitted land use in the EMD zoning district.
- iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states that there are special circumstances that exist on the property that are peculiar to the property and which do not apply generally to land or structures in the area. That those special circumstances would be that the property is very narrow and is only approximately 80 feet wide. That these special circumstances are such that the strict application of the provisions of the code would deprive the owner of the reasonable use of such land or structures because the property cannot be utilized without these variances. That as explained, the property is not wide enough so as to allow an escape lane for each of the two stacking lanes.
 2. That the property is not wide enough to provide the full ten-foot landscape buffer on both the East and West sides of the property where the lanes are. That notably, the adjacent commercial properties do not have buffering on the side yards and have different elevations which lessen the benefit provided by buffering.

3. That the front yard setback is necessary to allow safe and proper circulation of vehicles on the property. That this fact supports the front yard setback variance because a new building on the property at the required frontage setback of 20 feet would place all activities in front of the existing restaurants.
4. That as a result of the forgoing characteristics of the property and the adjacent conditions, there will be no beneficial use of the property without the variances. That further, the variances will allow the construction of a brand-new updates building that will enhance the area and provide substantial buffering from the adjoining residential units.
 - i. The subject site contains a legal non-conforming building, which the applicant intends to remove from the subject site. With the applicant proposing an entirely new building and site layout of the site, the entire site is required to come into compliance with the current zoning code. Staff is of the opinion that since the applicant is removing the existing building and building a new building and developing the lot, it could be possible to provide an abort/escape lane if other possible alternatives were pursued. Staff is unsure if all possible layouts of the site have been evaluated. Or that the site could not be used for any other development or layout other than the one provided in the site plan.
 - ii. Staff has also determined that the requested variance for the landscape buffer is not necessary along the western and eastern parcel boundaries, and only applies to the southern boundary. The applicant has not provided the required 6 foot tall screening, and if the applicant does not intend to provide this screening, then their variance request would only be needed for the southern portion of the parcel.
 - iii. Staff does find, that due to safety concerns of ingress and egress due to the limited width of the parcel, a variance to the buildings maximum setback could be necessary for the reasonable use of land.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. The applicant states that the proof of the practical difficulty is that the property cannot be utilized without the variances. That the unique shape of the property requires the variances to allow for proper traffic circulation. That the property is not wide enough so as to allow an escape lane for each of the two stacking lanes, and

the property is not wide enough to provide the full ten-foot landscape buffer on both the East and West side of the property where the lanes are. That the hardship is not self-created since it relates to the existing lot size. That the property is a pre-existing parcel with a much larger structure than the proposed here and it is substantially out of conformance with the existing code requirements. That these variances will permit beneficial use of the property while at the same time bring the property in line with the existing code, except for the limited variances requested. That the responses to the previous and below sections are incorporated herein.

- i. Staff is of the opinion that there is some practical difficulty due to the width of the site. That with regards to ingress and egress onto the site, the building setback variance is likely necessary to accommodate the size of the building, along with the required ingress and egress width.
 - ii. Staff is also of the opinion that there could be a practical difficulty due to the width of the site, to provide two escape lanes, two circulation lanes and a building all on an 80 foot wide parcel.
 - iii. Staff is also of the opinion that the requested landscape buffer is not necessary, due to it not being applicable to the west or eastern portion of the parcel.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. The applicant states that the variances are necessary for the reasonable use of the property, and they are the minimum variance that will accomplish this purpose, as provided in the site plan. That the unique shape of the property requires the variances to allow for proper traffic circulation. That additionally, as to the escape lane variances, the applicant has created one escape lane that can be utilized in the middle of the eastern stacking lane, but a second one cannot be created for the western stacking lane due to the width of the property. That the responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion that based on the applicant's request, other than the landscape variance requested; that the variance request is the minimum variance necessary to accomplish their purpose of Vehicular Care Services – Minor.
 - ii. Staff is of the opinion that the requested landscape variance is not necessary, and could be achieved by placing a 6-foot-tall fence, hedge, berm, etc. along the southern parcel property line.
- vi. The variance will not impair an adequate supply of light and air to

adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

1. The applicant states that the variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. That the variances will permit beneficial use of the property, while at the same time bringing the property in line with the existing code, except for the limited variances requested. That further, the variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering. That this will enhance and not diminish or impair property values in the area.
 2. That the variances will also allow traffic to move safely in and out of the property. That specifically, as to the escape lane variances, the applicant will have employees that will assist with traffic circulation and directing traffic, if the need arises. That additionally, if requested by the Planning and Zoning Board, the applicant can install signage warning those entering the stacking lanes that they may not be able to leave until they reach the front of the line. That the responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion these factors have been met by the applicant. Both the Fire Department and Public Service do not have concerns with regards to this variance.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
1. The applicant states that the variances will not confer any “special privilege” upon the property owner because the variances are necessitated by the dimensions of the property and the characteristics of the area.
 - i. Staff is of the opinion that granting the maximum building setback may not set precedent due to the limited width of the parcel and the concern for safety. That granting the variance due to safe access to and from the site, due to the small width of the lot would not confer the property owner special privileges.
 - ii. Staff is of the opinion that granting the abort/escape lane variance could set a precedent for other drive-thrus, if the reason for the abort/escape lane variance is not specifically related to the uniqueness of the parcel. The applicant has not clearly stated how it will not give them special privileges that would be denied by this code to other land, structures or buildings in the same district.

- iii. Additionally, staff is of the opinion that if the landscape buffer variance is granted, due to it not being necessary, it would set a precedent for all future developments that landscape buffers are not need. Staff believes this variance request should not be granted.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The applicant states that the variances are warranted even without consideration of the adjacent properties or structures.
 - i. Staff is of the opinion that the maximum building setback is requested due to safety concerns regarding ingress and egress to the site and is not based off of neighboring properties.
 - ii. Staff also believes that the applicant has not requested the abort/escape lane variance or the landscape buffer variance due to other neighboring properties.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant states that there are no other remedies available for any of the variances. The responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion that the requested variances for maximum building setback, is necessary and not a matter of convenience due to safety.
 - ii. Staff is of the option that there are no other remedies within the provisions of the code, that the applicant could use, to obtain the abort/escape lane without the variance. That the variance requested is not a matter of convenience.
 - iii. Staff believes that the variance for the landscape buffer is not necessary, due it not being applicable to the eastern or western parcel lines. That the southern property lines landscape buffer requirement could be met without any variance. That granting this variance would be a matter of convenience since no alternative solutions have been given.

3. Recommendation

- a. Staff is of the opinion that the requested variance to Section 1103.15.III.Insight District Development Standards.Setbacks is necessary for the development of the site, that it is not a matter of convenience. That due to safety concerns and the unique width of the site, the requested variance of the maximum building setback of 52.76 feet is necessary for the site to be utilized.
- b. Staff believes with regards to the variance requested for Section 1105.13.L.ii, to not require an abort/escape lane, that the applicant has not addressed all hardship factors. Staff is of the opinion that since the applicant is removing the existing building and building a new building and developing the lot, it could be possible to provide an abort/escape lane if other possible alternatives were pursued. Staff is

not sure that all possible layouts of the site have been evaluated. Staff is also concerned that if there is not a unique factor to the site, that this could set a precedent or all other drive-thru type buildings in the city. Based on the project review above, staff recommends denial of the variance requested.

- c. Staff also recommends denial of the variance requested for landscape buffer from Section 1105.07.I.ii.1 for a 10-foot landscape buffer along the western boundary and a 2-foot landscape buffer along the eastern boundary, due to it not being applicable.
 - i. Staff recommends approval of the variance to Section 1103.15.III.Insight District Development Standards.Setbacks.
 - ii. Staff recommends denial of variances to Section 1105.13.L.ii and Section 1105.07.I.ii.1



Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 9, 2025

To: Phoenix Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 7041 East Main Street Variance – Staff Report

Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Site Plan for the 7041 East Main Street Project. The Conditional Use Application for this project has been submitted and is currently under review. The property is located on the south side of East Main St, approximately 600 feet east of Briarcliff Road and 800 feet west of Haft Drive. The proposed project intends to construct a Take 5 Oil Change drive-thru. The proposed drive-thru is a part of the Conditional Use Permit Application request submitted to the City. The following summarizes our findings and recommendations with respect to this project.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E. Main Street from this parcel is a 44.5-foot wide access drive on the north side of the property. Based on the Site Plans provided, the proposed access drive would be the same width as the existing. There are three proposed lanes within the access drive, one is the entrance and the other two are dedicated exit lanes to the east and to the west. Based on previous discussions with the City, left turn lanes are not preferential. The future COTA BRT Project plans to install a median in the middle of E Main Street that would eliminate the ability to use left turn at this location. The intention will be to implement U-turns instead of these left turns out of various driveways in the corridor.
2. Lane widths for two-way traffic located to the south of the building (within the parking space area) are 24-ft wide, which is acceptable per the Development Handbook.
3. There is a proposed one-way drive-thru lane (13' width) which begins at the access lane from E. Main St and continues to the west side of the building for entry into the two stacking lanes for the oil change bays on the south side of the building. The proposed stacking lanes for the drive-thru consists of 4 cars in two side-by-side bay access lanes. There is one proposed escape lane on the eastern stacking lane, and it is a part of a submitted Variance request (see Detail/Specifications section below). A comment was made to show the turning movement from the proposed one-way drive-thru lane into the service bay stacking lanes, to determine if the turning radius is acceptable.
4. There are 5 parking spaces which include 1 ADA space which is adequate per the zoning code requirements. The dimensions for all spaces are 9' x 18' and are acceptable in dimensions.

UTILITIES

5. Per GIS, the existing 12-inch water main which runs east and west (constructed in 1966 and located on the south side of E. Main St) will service the project. A comment has been made to include both alignment and sizing of any existing and proposed water service lines on a utility plan with future submissions.

6. Per GIS, the existing 8-inch sanitary sewer (built 1961 and located towards the south side of the parcel) services the project. A comment has been made to include both alignment and sizing of any existing and proposed sanitary service lines on a utility plan with future submissions.

STORMWATER

7. The existing site has one storm catch basin in the access drive to the north of the building. Stormwater from this structure is conveyed to an existing 15-inch storm main located on the south side of E. Main St (constructed in 1966 per GIS and runs east and west). It is unclear if there is another storm structure on the south side of the building, but a comment has been made to include all storm structures (both existing and proposed) to any future plans submitted. Since the proposed site will disturb less than 1 acre of area and the impervious area is proposed to be reduced by 0.18 acres from the existing impervious area, water quality and peak flow rate control will not be required.

DETAILS / SPECIFICATIONS

8. The Conditional Use Application is for a Take 5 Oil Change facility to be constructed, which is considered Vehicular Care Services – Minor with a drive-thru, per the City's Zoning Code.

June 4, 2025

DIRECT DIAL 216.696.5863 | john.slagter@tuckerellis.com

VIA EMAIL AND HAND DELIVERY

pbuathier@reynoldsburg.gov
permit@reynoldsburg.gov

Building Department
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, OH 43068

Re: Variance Application for 7041 E Main Street Reynoldsburg, OH, No. 2025-0208

Dear Sir or Madam:

Please find the enclosed supplemental materials to the variance application submitted, pursuant to the City of Reynoldsburg ("City") Zoning Code ("Code") Section 1109.11, on April 16, 2025 and assigned number 2025-0208. Please note that the applicant and property owner is Driven Brands, Inc. c/o John P. Slagter, Esq. ("Applicant"). Applicant previously provided the \$450.00 application fee to the City, and Applicant has enclosed a check for \$750.00 for the engineer review of this application. Applicant seeks the following variances in order to utilize the Property for the conditional use of Vehicular Care Services – Minor:

1. Variance from the 20 foot maximum front yard setback requirement found in Code Section 1103.15(III)(A) for a maximum front yard setback of 52.76 feet (the "Front Yard Setback Variance")
2. Variances from the landscape bufferyard of 10 feet found in Code Section 1105.07(I)(ii)(1) to allow for a 0 foot landscape buffer along the West boundary line and 2 foot landscape buffer along the East Boundary line (the "Buffer Variances").
3. Variance from the requirement that each stacking lane have an escape/abort lane found in Code Section 1105.113(L)(ii), to allow for only one escape lane, and if determined necessary, a variance as to the location of the escape lane in the eastern stacking lane (the "Escape Lane Variances").

Please note that this application ("Variance Application") is being submitted in conjunction with a conditional use application ("Conditional Use Application").

Additionally, please find below responses to your comments provided to the Applicant on May 6, 2025. Your comments are copied below for ease of reference with Applicant's responses in red below:

1. There needs to be a separate statement regarding the variance request, the statement of hardship, basic information and 9 variance standards answered. Section 1109.11
 - a. The conditional use application and the variance application are two different applications. They can not be combined into one application.
 - b. Please find enclosed an application for the variances completed on the City's form, and a narrative statement addressing the information required by Code Section 1109.11. Per Applicant's conversation with the zoning inspector, only one application is provided for the variances, as opposed to a separate application for each variance requested.
2. Based on EX-B, it appears the proposed oil change facility is a new building.
 - a. Clarify this on the site plan, that you are not saving a portion of the existing building, but in fact removing the existing building and building a new building.
 - i. This also means all zoning code requirements have to be met. Section 1107.11.A
 - b. The enclosed site plan has revised to clarify that the existing building will be demolished and a new building will be constructed, see page 3.
3. The subject site has been vacant for longer than 3 months/90 days, therefore the land use and nonconformity of the site has been lost. Section 1107.11.B.iv & 1107.13.A.iv
 - a. Applicant is submitting this Variance Application to address the nonconformities.
4. Provide all parcel numbers on the application.
 - a. Please know the parcels will have to be combined prior to a Major Site Plan being approved.
 - b. Both parcel numbers have been added to the Variance Application, and Applicant will conform to the requirements of the Major Site Plan approval when that application is submitted.
5. Provide the type of pavement used for the subject site. Section 1105.01.G.vii.1
 - a. If an approved type of payment is not used, a variance would be needed.
 - b. Per page 3 of the Site Plan, concrete pavement will be utilized. No variance is required here.
6. On the Letter of Explanation for Proposed Development, it states the building is 1,328 square feet. The site plan says 1,368 square feet.
 - a. The numbers need to be consistent throughout all documents.

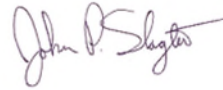
- b. The correct square footage for the proposed building is 1,368 sf as noted on the Site Plan.
- 7. The Letter of Explanation states a variance is needed for landscaping, however it does not identify the zoning code section for which a variance is being requested from.
 - a. Identify the zoning code section you are requesting a variance from.
 - b. The enclosed narrative statement identifies the variances sought and the specific Code Sections.
- 8. The Letter of Explanation states that the existing building is approximate 75 feet from the right-of-way.
 - a. If a new building is being built, the existing buildings setback does not matter.
 - b. The setback of the proposed building to the right-of-way/parcel line needs to be shown on the site plan, so that an accurate setback of the proposed building is identified on the site plan, and if a variance is needed, requested.
 - i. The variance request should reflect the actual setback, not an approximate.
 - c. If the existing building is being used, then the buildings setback of the existing building the right-of-way/parcel line needs to be shown on the site plan.
 - i. The variance request should reflect the actual setback, not an approximate.
 - d. The section that this variance is being requested from, also needs to be identified in the variance request.
 - e. The setback of the proposed building to the right-of-way/parcel line is shown on pages 2 and 3 of the Site Plan.
 - f. The enclosed narrative statement identifies the variances sought and the specific Code Sections.
- 9. The Letter of Explanation states a variance is being requested to reduce the building height to a minimum of 19 feet. The site plan states the minimum building height is 20 feet.
 - a. The variance requested needs to be consistent throughout all documents.
 - b. The section that this variance is being requested from, also needs to be identified in the variance request.
 - c. The proposed building has been revised to meet the minimum building height requirement at 22', and therefore, no variance is requested here.
- 10. The drive-thru portion of the site, where 2 lanes of 4 cars are shown stacked, does not have an abort/escape lane.
 - a. A variance from Section 1105.13.L.ii is needed.
 - i. Your variance request will need to be amended to include this variance.

1. All 9 variance standards will also have to be addressed for this variance request.
 - b. An abort/escape lane has been added to the middle of the eastern stacking lane as shown in the Site Plan. Applicant is requesting a variance to the extent that another abort/escape lane is required for the western stacking lane. Additionally, if it is determined that the location of the abort lane in the eastern stacking lane requires a variance, Applicant is requesting a variance for that as well.
11. Please know that the comments provided above are based on the information provided with regards to variances requested, and that all development/zoning standards of the Zoning Code at the time of a Major Site Plan application will have to be met.
 - a. Applicant will submit a Major Site Plan upon approval of the Conditional Use Application and Variance Application.
12. Provide an updated physical Variance application and all additional materials to staff, along with a complete updated electronic copy.
 - a. Please find enclosed eleven (11) hard copies of the Variance Application and all relevant supporting documents. An electronic copy is also being provided.
13. Please know that due to all of the comments listed above, the Variance Application is considered incomplete and you have 30 days from this date to provide a complete application or this application will be deemed null and void. Section 1109.07.C
 - a. Please know that if a complete submittal is not received by June 4, 2025, this application will be closed out.
 - b. Applicant has submitted the enclosed documents in a good faith effort to satisfy the open comments. If there is any additional information required outside of these comments, Applicant requests the ability to present this information at the hearing before the Planning and Zoning Board.
14. Please know that once a complete application is received with all required material, it will be scheduled to go before the Planning and Zoning Board.
 - a. Applicant will attend such hearing and make a presentation on behalf of the Application.

We appreciate your time and attention to this application and look forward to working with the City on this matter. Should you have any questions, please contact me directly. Thank you.

Sincerely,

TUCKER ELLIS LLP



John Slagter

JPS:dme

Enclosures

1. Variance Application
2. Narrative Statement
3. Traffic Count Data
4. Site Plan + Exterior Elevations
5. Legal Description of the Property
6. Property Photos

Item 1 – Application

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7041 E. Main Street, Reynoldsburg, OH	Parcel ID#(s): 060-004140-00 & 060-007386-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Driven Brands, Inc.	
Contact Email: Ashley Daly	Contact Phone Number: 407-580-0826

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Take 5 Oil Change	Contact Name: Ashley Daly
Contact Email: ashley.daly@drivenbrands.com	Contact Phone Number: 407-580-0826
Description of Use: Free-standing quick lube with two service bays. Services Offered: Oil Change, Windshield Wiper Replacement, Filter Replacement. Customer remains in vehicle during service. Hours of operation: M-F 7A - 7P, Sat. 8A-6P, Sun. 9A-5P. Employees per shift: 4-6. Volume of Delivery: 40-50 Cars per day; Peak Volume is on Saturday	

III. APPLICANT INFORMATION

Applicant Name: Driven Brands, Inc. c/o John P. Slagter, Esq.	Applicant Address: 950 Main Ave., Suite 1100, Cleveland, OH 44113
Applicant Phone Number: 2166965863	Applicant Email: john.slagter@tuckerellis.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☒ Engineering Report (\$750 [min.])
Variance from the 20 foot maximum front yard setback requirement found in Code Section 1103.15(III)(A) for a maximum front yard setback of 52.76 feet. Variances from the landscape bufferyard of 10 feet found in Code Section 1105.07(I)(ii)(1) to allow for a 0 foot landscape buffer along the West boundary line and a 2 foot landscape buffer along the East Boundary line. Variance from the requirement the escape/abort lane requirement found in Code Section 1105.113(L)(ii), to allow for only one escape lane, and if determined necessary, a variance as to the location of the escape lane. See attached supplement.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____ **agent for applicant/property owner** Date: **6/4/25**
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
	☐ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
			☐ Approved w/ Conditions
			☐ Tabled
			☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.13 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☐ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☐ Legal description, address, tax district and parcel number of the property;
- ☐ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☐ Statement of the hardship;
- ☐ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☐ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Item 2 - Narrative Statement

Variance Application Narrative Statement

No. 2025-0208

The subject property is located 7041 E. Main Street, Reynoldsburg, Ohio 43068 (Parcel IDs: 060-004140-00 & 060- 007386-00) (“Property”). The Property contains 0.135 +/- Acres & 0.583 +/- Acres and are two current tracts of land on the South side of East Main Street. The tax district of the Property is 060 - CITY OF REYNOLDSBURG. The legal description of the Property is attached hereto. The Property is located in the East Main Street Insight District (“EMD”) zoning district.

The applicant, Driven Brands, Inc. (“Applicant”) seeks the following variances in order to utilize the Property for the conditional use of Vehicular Care Services – Minor:

1. Variance from the 20 foot maximum front yard setback requirement found in Code Section 1103.15(III)(A) for a maximum front yard setback of 52.76 feet (the “Front Yard Setback Variance”)
2. Variances from the landscape bufferyard of 10 feet found in Code Section 1105.07(I)(ii)(1) to allow for a 0 foot landscape buffer along the West boundary line a and 2 foot landscape buffer along the East Boundary line (the “Buffer Variances”).
3. Variance from the requirement that each stacking lane have an escape/abort lane found in Code Section 1105.113(L)(ii), to allow for only one escape lane, and if determined necessary, a variance as to the location of the escape lane in the eastern stacking lane (the “Escape Lane Variances”).

Statement of Hardship (Section 1109.11(B))

For Front Yard Setback Variance, Buffer Variances, and Escape Lane Variances (collectively, the “Variances”), the hardship that results from the strict application of the Zoning Code is a result of the narrow width of the Property. The Property is only approximately 80 feet wide. The narrow width of the Property presents hardship in terms of traffic circulation and limits the potential uses of the site. As to the Front Yard Setback Variance, the additional setback is required to provide for adequate and safe traffic circulation, as show on the Site Plan and to provide safe ingress and egress from the Property and from the building where services are performed.

As to the Buffer Variances, the Property is not wide enough to accommodate the ten foot landscape buffer on the East and West sides of the Property where the driveways exist, adjacent properties do not have any buffers and there is topographic changes that limit the practical benefits of buffering.

As to the Escape Lane Variances, the Property is not wide enough to accommodate an escape lane from the western stacking lane. One escape lane has been added to the eastern stacking lane, and the width of the Property requires this lane to be in the middle of this stacking lane. Further, although the proposed use of Vehicular Care Services – Minor describes numerous types of operations, such as incidental body and fender work, minor painting and upholstering service,

the proposed operations on the Property are primarily oil and filter changes, which are some of the least intensive uses that would fall under the definition of Vehicular Care Services – Minor.

Because of these limited services, the expected car count per hour is very low, with a per hour peak of only 7 cars, and the average time for service being 10 minutes with the two service bays. (See attached data.) This means that at peak times, assuming all vehicles came within a 10 minute window, there would be only 5 cars in the stacking lanes. Such an occurrence is more theoretical than real, because with 7 cars in an hour, it is possible there would be no stacking because the two bays can service 12 vehicles an hour without any stacking. Under these circumstances a variance is warranted as it relates to the Escape Lanes.

Statement of Compliance with Variance Standards (Section 1109.11(D))

- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

The Variances are in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located because these variances will provide for use of the Property as a Vehicular Care Service - Minor station. This proposed use provides a much needed service in the community and is consistent with other commercial uses in the area, which includes other automotive uses in the area, such as a gasoline station just down the street. The variances are necessitated by the narrow configuration of the Property and many other permitted and conditionally permitted uses would need a number of these same variances and possibly even more. The Variances will not be injurious to the area or otherwise detrimental to the public welfare. None of the Variances involve any use that would be injurious to the area or otherwise detrimental to the public welfare. The responses to the previous and below sections are incorporated herein.

- ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

The Variances will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated. These are area variances, they are not use variances.

- iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

There are special circumstances that exist on the Property that are peculiar to the Property and which do not apply generally to land or structures in the area. Those special circumstances would be that the Property is very narrow and is only approximately 80 feet wide. These special circumstances are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures because the Property cannot be utilized without these variances. As explained, the Property is not wide enough so as to allow an escape lane for each of the two stacking lanes.

The Property is not wide enough to provide the full ten foot landscape buffer on both the East and West sides of the Property where the lanes are. Notably, the adjacent commercial properties do not have buffering on the side yards and have different elevations which lessen the benefit provided by buffering.

The Front Yard Setback is necessary to allow safe and proper circulation of vehicles on the Property. Notably, the adjacent commercial properties contain existing buildings that are setback at least 70 feet. This fact supports the Front Yard Setback Variance because a new building on the property at the required frontage setback of 20 feet would place all activities in front of the existing restaurants.

Finally, the Property is an existing parcel containing an existing building previously used as a car wash and owned by the Applicant. The existing building on the Property is setback between 72.42 and 75.16 feet and the existing building is much larger (5,105 S.F.) and will be demolished to permit this new building which is much smaller (1,368 S.F.). The cost to demolish the existing building and the limitations on the use of the Property because of its narrowness restrict the possible uses of the site to very limited alternatives, such as the proposed conditional use. As a result of the foregoing characteristics of the Property and the adjacent conditions, there will be no beneficial use of the Property without the Variances. Further, the Variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering from the adjoining residential uses. The responses to the previous and below sections are incorporated herein.

iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self- created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

The proof of the practical difficulty is that the Property cannot be utilized without the Variances. The unique shape of the Property requires the Variances to allow for proper traffic circulation. The Property is not wide enough so as to allow an escape lane for each of the two stacking lanes, and the Property is not wide enough to

provide the full ten foot landscape buffer on both the East and West sides of the Property where the lanes are. The hardship is not self-created since it relates to the existing lot size. The Property is a pre-existing parcel with a much larger structure than proposed here and it is substantially out of conformance with the existing code requirements. These Variances will permit beneficial use of the Property while at the same time bring the Property in line with the existing Code, except for the limited variances requested. The responses to the previous and below sections are incorporated herein.

- iv. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

The Variances are necessary for the reasonable use of the Property, and they are the minimum variance that will accomplish this purpose, as provided in the site plan. The unique shape of the Property requires the Variances to allow for proper traffic circulation. Additionally, as to the Escape Lane Variances, Applicant has created one escape lane that can be utilized in the middle of the eastern stacking lane, but a second one cannot be created for the western stacking lane due to the width of the Property. The responses to the previous and below sections are incorporated herein.

- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The Variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. The Variances will permit beneficial use of the Property, while at the same time bringing the Property in line with the existing Code, except for the limited variances requested. Further, the Variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering. This will enhance and not diminish or impair property values in the area.

The Variances will also allow traffic to move safely in and out of the Property. Specifically, as to the Escape Lane Variances, Applicant will have employees that will assist with traffic circulation and directing traffic, if the need arises. Additionally, if requested by the Planning and Zoning Board, Applicant can install signage warning those entering the stacking lanes that they may not be able to leave until they reach the front of the line. The responses to the previous and below sections are incorporated herein.

- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

The Variances will not confer any “special privilege” upon the property owner because the Variances are necessitated by the dimensions of the Property and the characteristics of the area.

viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

The Variances are warranted even without consideration of the adjacent properties or structures.

ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

There are no other remedies available for any of the Variances. The responses to the previous and below sections are incorporated herein.

Item 3 - Traffic Count Data

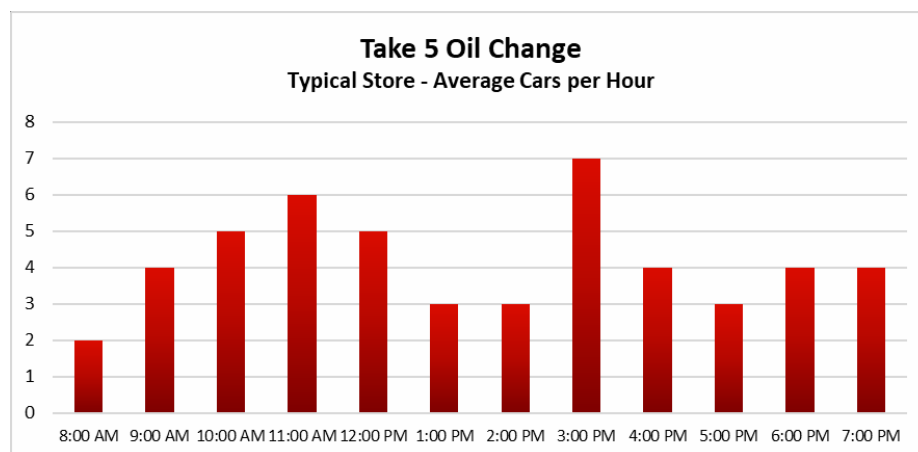


RE: Proposed Site Development for Take 5 Oil Change

Take 5 Oil Change has a unique business model that is focused exclusively on oil changes and the customer experience. Customers stay in their car during the entire service and average service times are approximately 10 minutes. Take 5 is able to serve its customers with this speed because we only perform oil changes and no other maintenance activities other than ancillary services such as windshield wiper and filter replacements. There are more than 700 Take 5 Oil Change locations across the country.

The average Take 5 Oil Change location services 50 cars a day, which is less than most any kind of retail establishment. Typical hours of operation are 7am – 8pm Monday thru Friday; 7am – 7pm Saturdays; and 9am – 5pm Sundays.

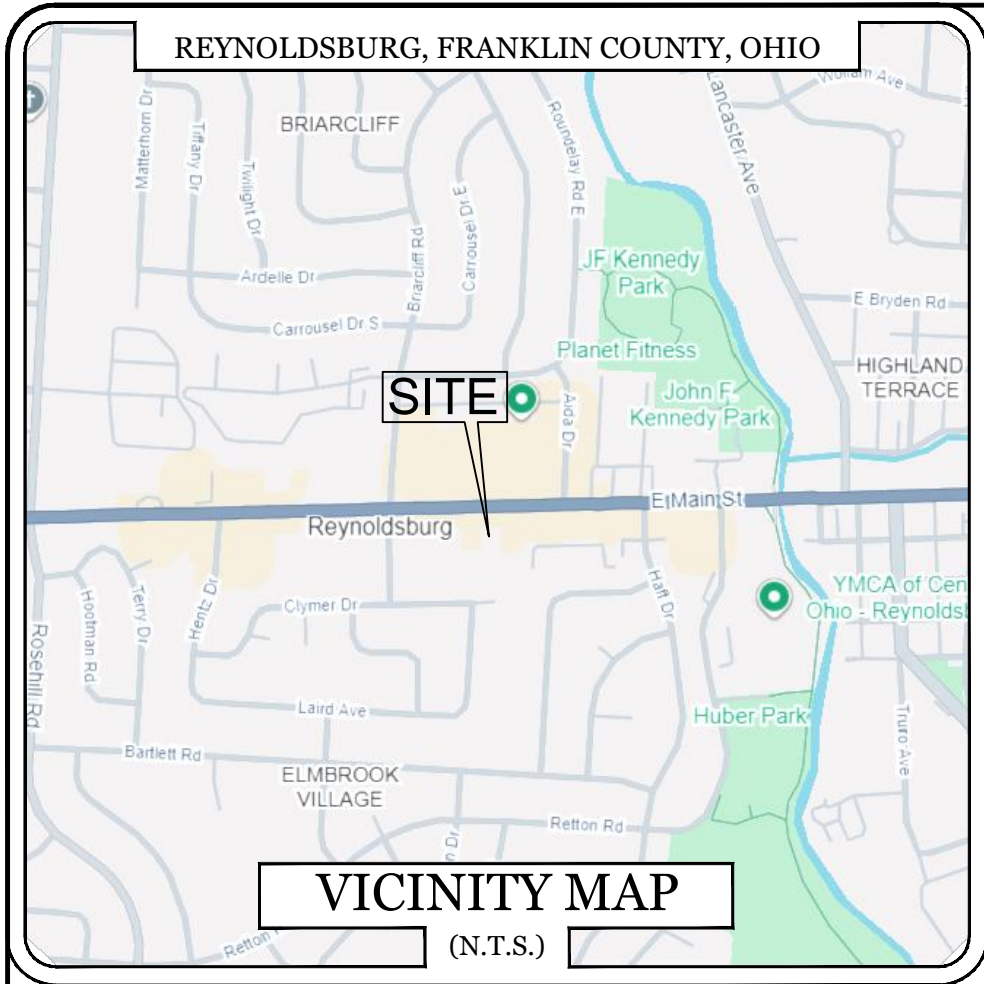
A typical Take 5 Oil Change location generates traffic in non-peak traffic hours. Based on common customer patterns, these facilities do not impact rush hour traffic. Below is a graph of a typical daily customer distribution.



Please let me know if you need any additional information at this time.

Henry Robert
Director of Franchise Construction
Driven Brands, Inc.

Item 4 – Updated Site Plan (6/20/25) + Exterior Elevations



BENCHMARK DATA:

RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 860.58

TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58

TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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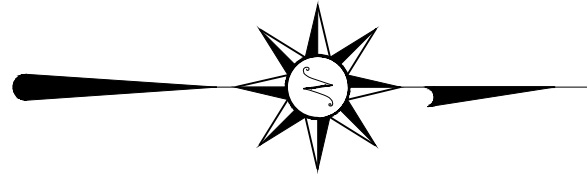
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PARCEL OWNER, ADDRESS

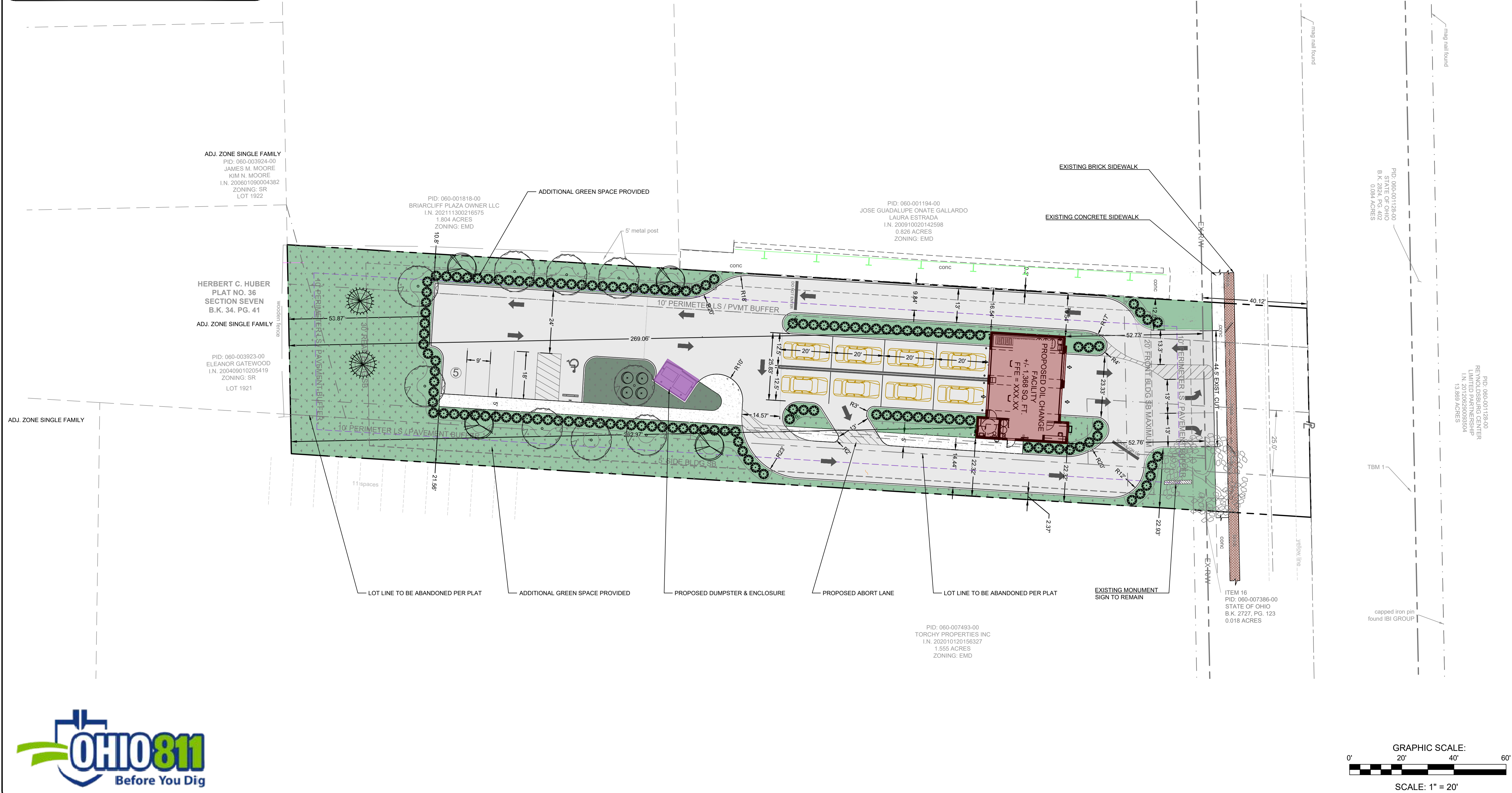
DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202



- LEGEND**
- EXISTING WOOD FENCE
 - PROPOSED BUILDING
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED GREEN SPACE
 - PROPOSED DUMPSTER AREA
 - EXISTING MONUMENT SIGN
 - EXISTING BRICK WALK
 - PROPOSED CONCRETE SIDEWALK

- NOTES**
- EXISTING BUILDING WILL BE REMOVED ENTIRELY.
 - THE PROPOSED OIL CHANGE BUILDING IS A NEW STRUCTURE.

EXISTING SITE DATA		PROPOSED SITE DATA	
STATISTIC	PROVIDED	STATISTIC	PROVIDED
TOTAL SITE AREA	+/- 0.72 AC	TOTAL SITE AREA	+/- 0.72 AC
EXISTING ZONING	EMD COND. USE	PROPOSED ZONING	EMD COND. USE
EXISTING USE	CAR WASH	PROPOSED USE	OIL CHANGE
EXISTING IMPERVIOUS AREA	+/- 0.49 AC (+/- 21,210 SF)	PROPOSED IMPERVIOUS AREA	+/- 0.31 AC (+/- 13,430 SF)
EXISTING BUILDING SIZE (TO BE REMOVED)	+/- 5,105 SF	PROPOSED BUILDING SIZE (ALL NEW CONSTR.)	+/- 1,368 SF
EXISTING PARKING	6 SPACES NO ADA	PROPOSED PARKING	5 SPACES 1 ADA
EXISTING STACKING	UNKNOWN	PROPOSED STACKING	8 STACKING SPACES
TOTAL EXISTING GREEN SPACE	+/- 0.04 AC (+/- 1,689.66 SF)	TOTAL PROPOSED GREEN SPACE	+/- 0.28 AC (+/- 11,861 SF)



REVISIONS

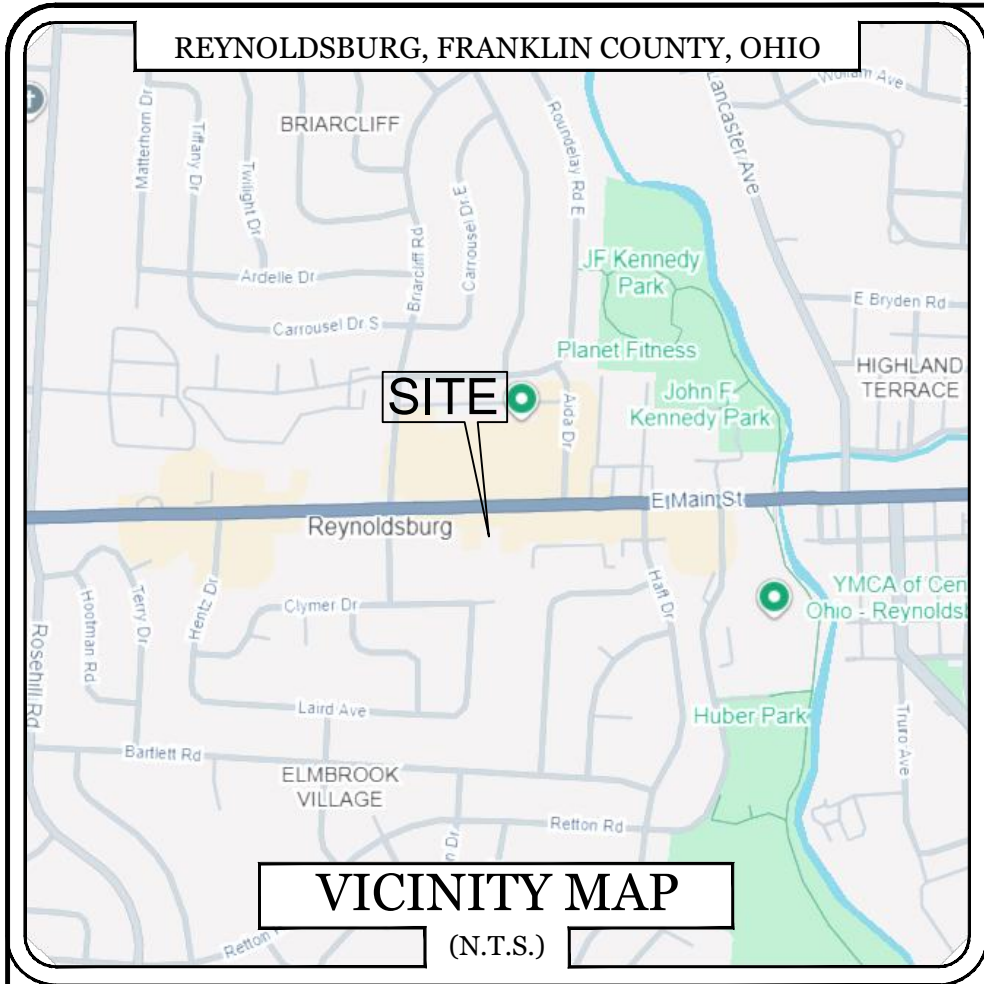
TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1398
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 6/20/2025
SCALE: 1" = 20'
DRAWN BY: B. ROBISON
CHECKED BY: B. ZACKERY
APPROVED BY: B. ZACKERY

STATE OF OHIO
BRANDY ZACKERY
PE. 07195
REGISTERED PROFESSIONAL ENGINEER

EX-B
PROPOSED
SITE LAYOUT
COLOR EXHIBIT



BENCHMARK DATA:

RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 860.58

TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58

TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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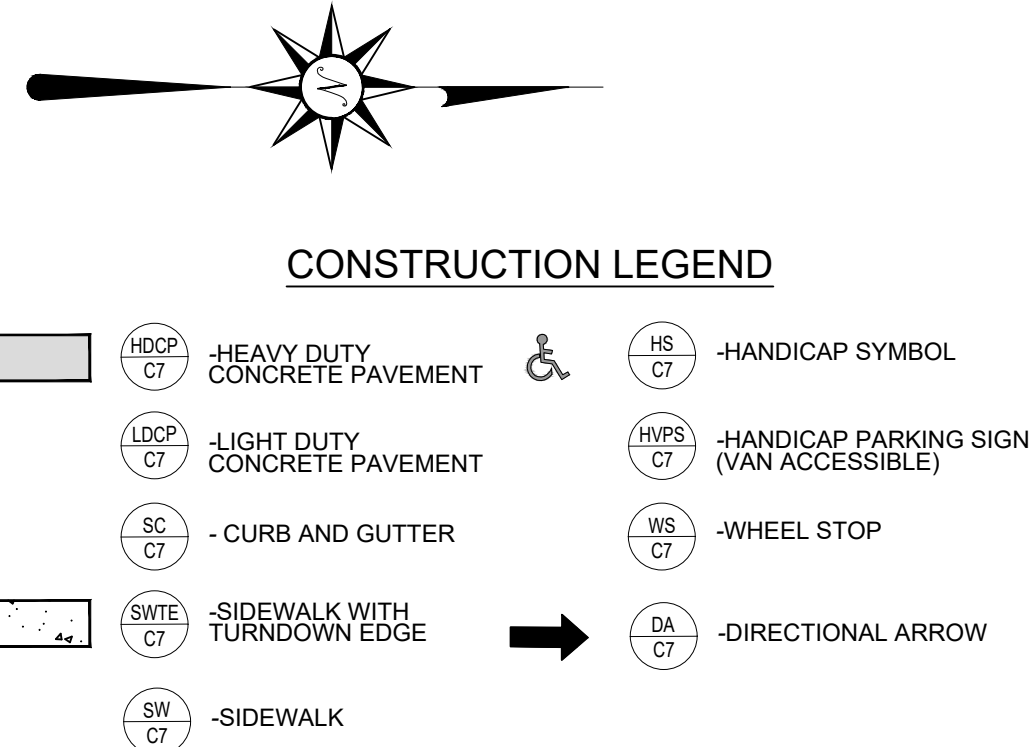
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PARCEL OWNER, ADDRESS

DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	EMD	EMD
PROPOSED USE	CONDITIONAL USE PERMIT REQ.	OIL CHANGE FACILITY
TOTAL SITE AREA	NO REQUIREMENT	31,276 +/- SQ. FT.
LOT COVERAGE	0.36/0.58 +/- AC. (50% MIN / 80% MAX) 15,638 / 25,021 SF (INCL. IMP. SFC)	0.72 +/- AC. (56%) 17,493 SF (56%)
BUILDING SETBACKS	FRONT 5' MIN./20' MAX. (NORTH) REAR 30' MIN. (SOUTH) SIDE 5' / 20' AGG. (EAST) SIDE 5' / 20' AGG. (WEST)	FRONT 52.73' (NORTH) REAR 269.06' (SOUTH) SIDE 22.32' / 38.86 (EAST) SIDE 16.54' / 38.86 (WEST)
TOTAL PARKING	VEHICLE REPAIR MINOR *REOMT PER CODE 1 SP/500 SF DEVELOPMENT INFO = 3 SPACES	5 SPACES PROVIDED 4 STANDARD SPACES 1 ADA SPACES
LANDSCAPE PLAN	REQUIRED	VARIANCE REQUESTED
DRAINAGE PLAN	NOT REQUIRED	N/A
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	CITY OF REYNOLDSBURG	1 ACCESS POINT

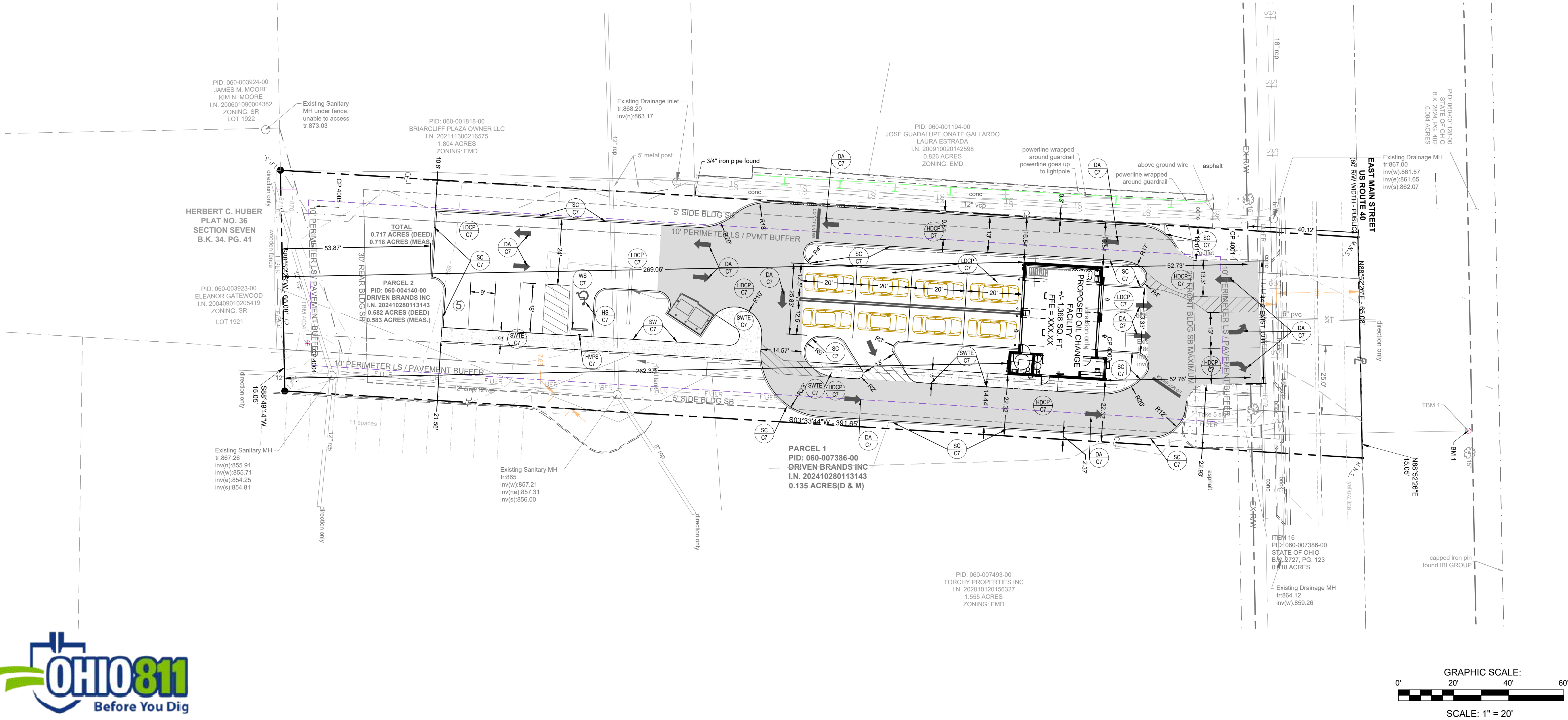
BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	1,368 S.F. +/-
BUILDING AREA	N/A	1,368 S.F. +/-
BUILDING HEIGHT	22' MIN / 60' MAX	22' (1 STORY)
FLOOR AREA RATIO	N/A	1,368 SF/31,276 SF = 0.044

GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT 529 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.



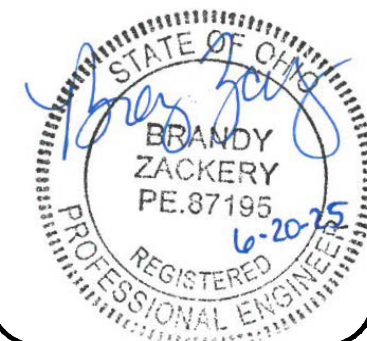
REVISIONS

TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH



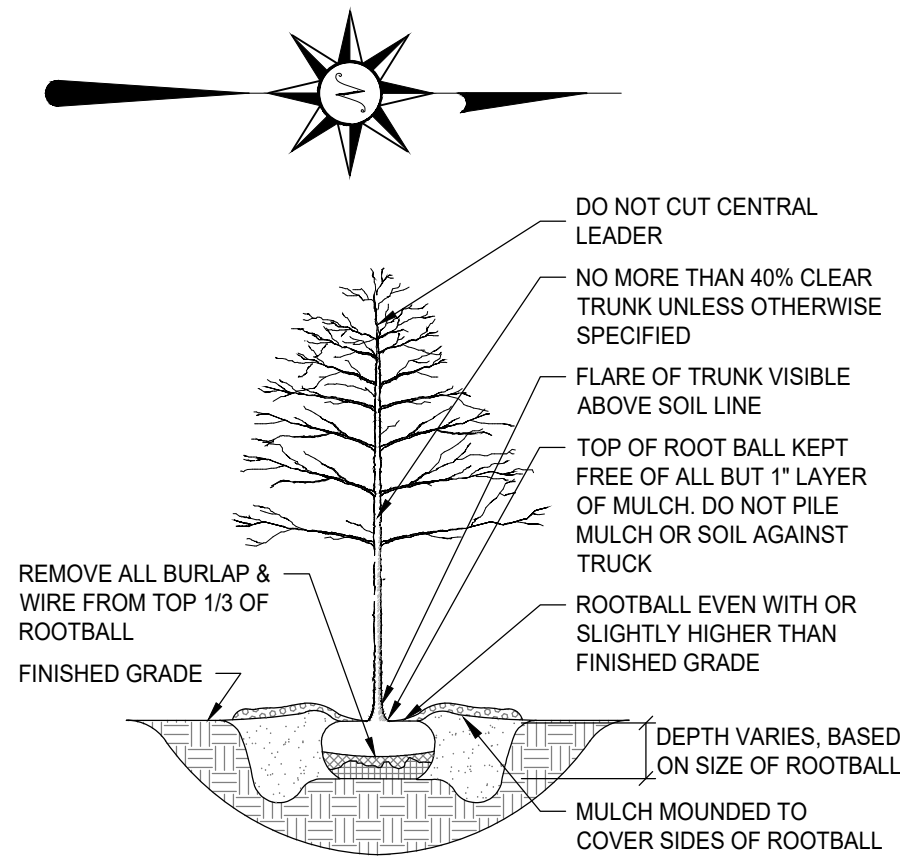
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 5/29/2025
SCALE: 1" = 20'
DRAWN BY: B. ROBISON
CHECKED BY: B. ZACKERY
APPROVED BY: B. ZACKERY

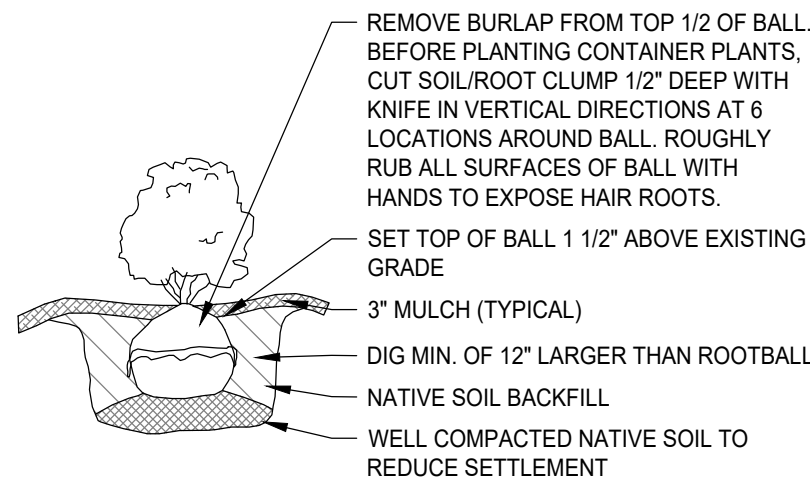


C2
SITE
LAYOUT

THIS SHEET IS FOR LANDSCAPE USE ONLY



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



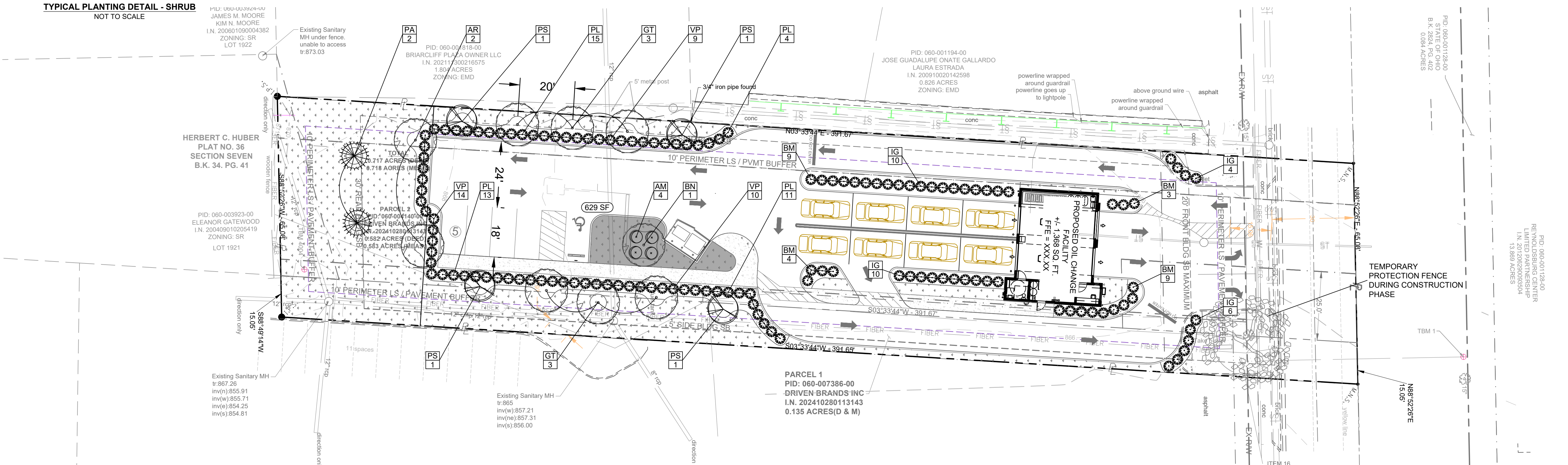
TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



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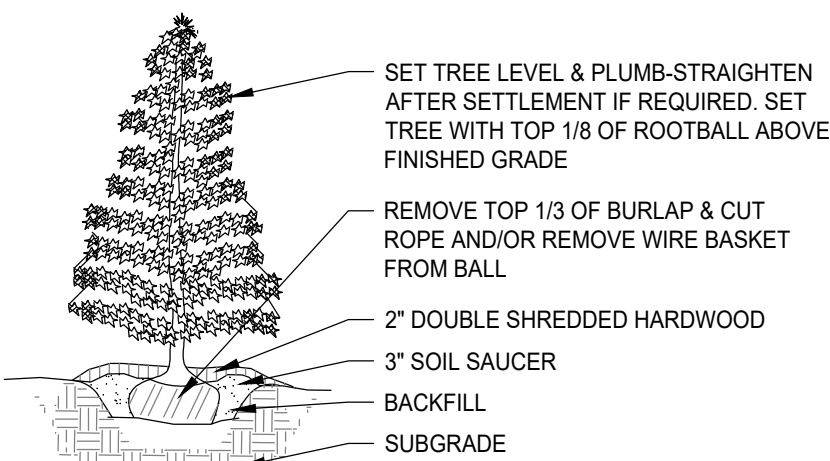
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OHIO811



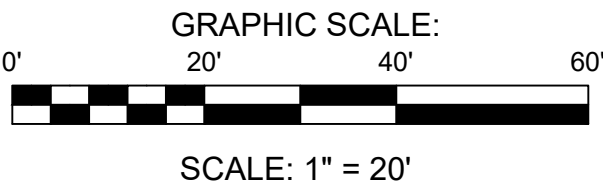
TYPICAL PLANTING DETAIL - EVERGREEN TREES
NOT TO SCALE

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	2	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	2" CAL.	CONT./B&B	WELL BRANCHED
BN	1	BETULA NIGRA 'DURRA HEAT'	RIVER BIRCH	2" CAL.	CONT./B&B	SINGLE STEM
GT	6	GLEDITSIA TRIACANTHOS VAR NERMIS SHADE MASTER	THORNLESS HONEYLOCUST	2" CAL.	CONT./B&B	WELL BRANCHED
PA	2	PICEA ABIES	NORWAY SPRUCE	6' HT	CONT./B&B	
PS	4	PRUNUS SUBHIRELLIS VAR. AUTUNNALIS	'AUTUNNALIS' CHERRY	2" CAL.	CONT./B&B	WELL BRANCHED
SHRUBS						
AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18' HT.	CONT./B&B	
BM	25	BUXUS MICRO PHYLLO 'GREEN GEM'	GREEN GEM BOXWOOD	18' HT.	CONT./B&B	
IG	30	ILEX GLABRA 'SHAMROCK'	INKBERRY	18' HT.	CONT./B&B	
PL	42	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	CHERRY LAUREL	24' HT.	CONT./B&B	
VP	33	VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	24' HT.	CONT./B&B	

AREA OF SOD: 862 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE.
SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL COVERAGE AREA: 16,316.52 SF
REQUIRED TREE CALIPER: 9"
PROVIDED TREE CALIPER: 12" EXISTING

TOTAL VEHICULAR USE AREA: 5 SPACES 13,923 SF
REQUIRED INTERIOR LANDSCAPING: 200 SF (1 TREE 4 SHRUBS)
PROVIDED INTERIOR LANDSCAPING: 629.09 SF (1 TREE 4 SHRUBS)



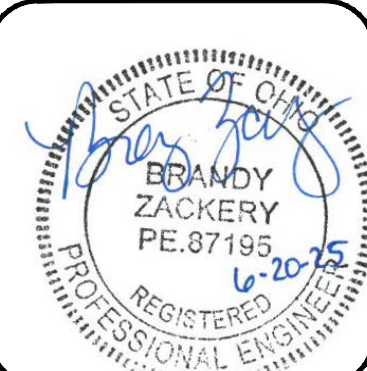
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TAKE 5 OIL CHANGE
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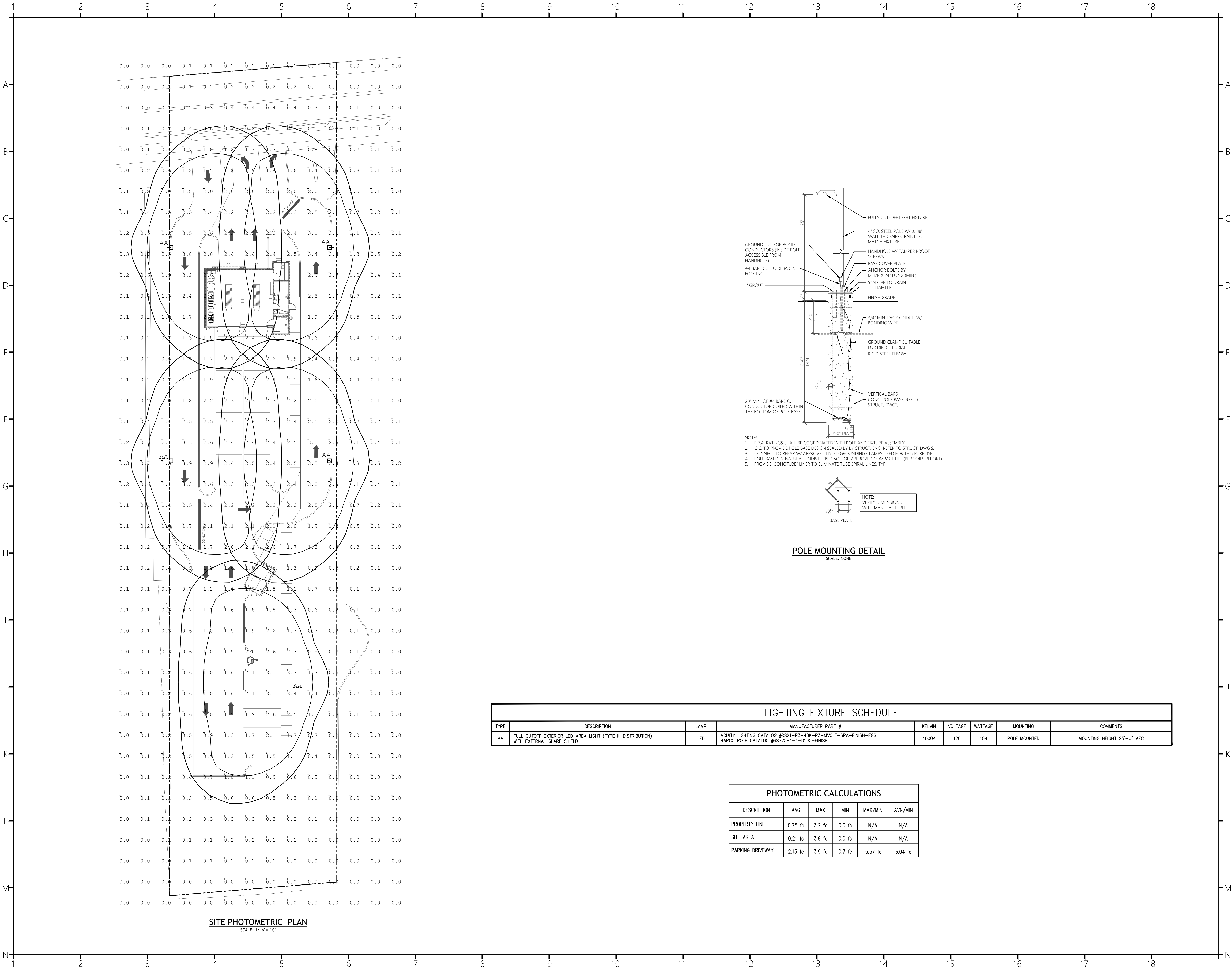


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PHONE (270) 780-9445

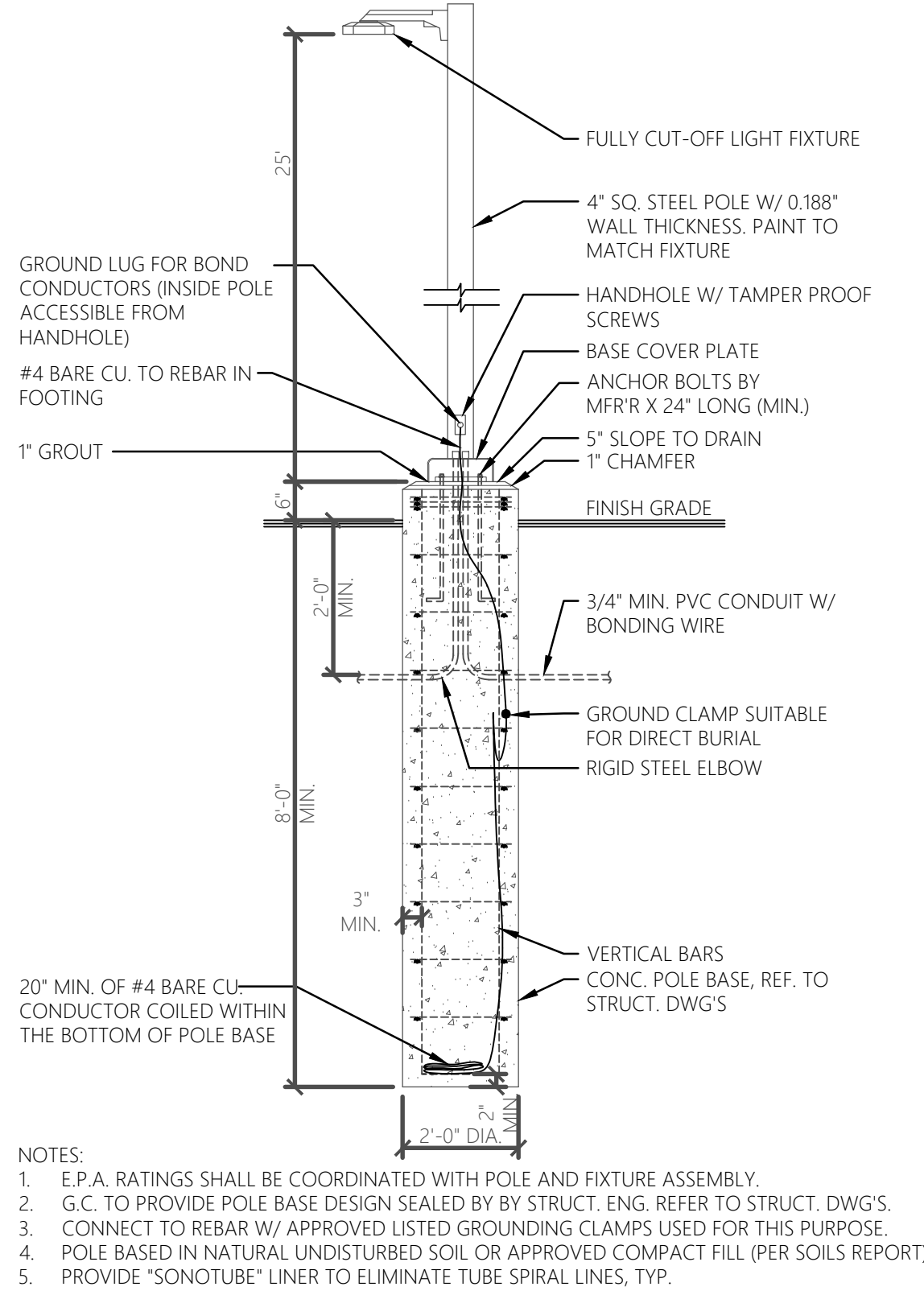
JOB NUMBER: 25-3098-L
DATE: 6-20-2025
SCALE: 1" = 20'
DRAWN: B.SHIRLEY
CHECKED: B.SHIRLEY
APPROVED: B.ZACKERY



L1
LANDSCAPE
PLAN



SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"



POLE MOUNTING DETAIL
SCALE: NONE

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #	KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS	
AA	FULL OUTOFF EXTERIOR LED AREA LIGHT (TYPE III DISTRIBUTION) WITH EXTERNAL GLARE SHIELD	LED	ACUTY LIGHTING CATALOG #RSX1-P3-40K-R3-MVOLT-SPA-FINISH-EGS HAPOG POLE CATALOG #SS32264-4-D190-FINISH	4000K	120	109	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG	

PHOTOMETRIC CALCULATIONS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.75 fc	3.2 fc	0.0 fc	N/A	N/A
SITE AREA	0.21 fc	3.9 fc	0.0 fc	N/A	N/A
PARKING DRIVEWAY	2.13 fc	3.9 fc	0.7 fc	5.57 fc	3.04 fc

ARCHITECT OF RECORD:
RALPH M. COLEMAN
OHIO REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864-451-5288

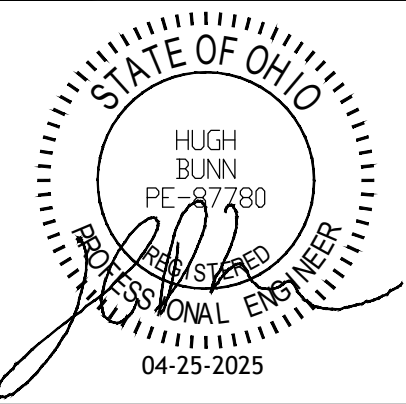
OWNERS' REPRESENTATIVE:

COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
125 Rhett St.
Suite 101
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Mark A. Hudson
1350 C Cleveland Street
Greenville, SC 29607
864.235.3580
PLUMBING
Michael S. Dennis, PE
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
MECHANICAL
Michael S. Dennis, PE
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
ELECTRICAL
Hugh P. Bunn
912 S. Pine Street
Spartanburg, SC 29302
864.583.6274

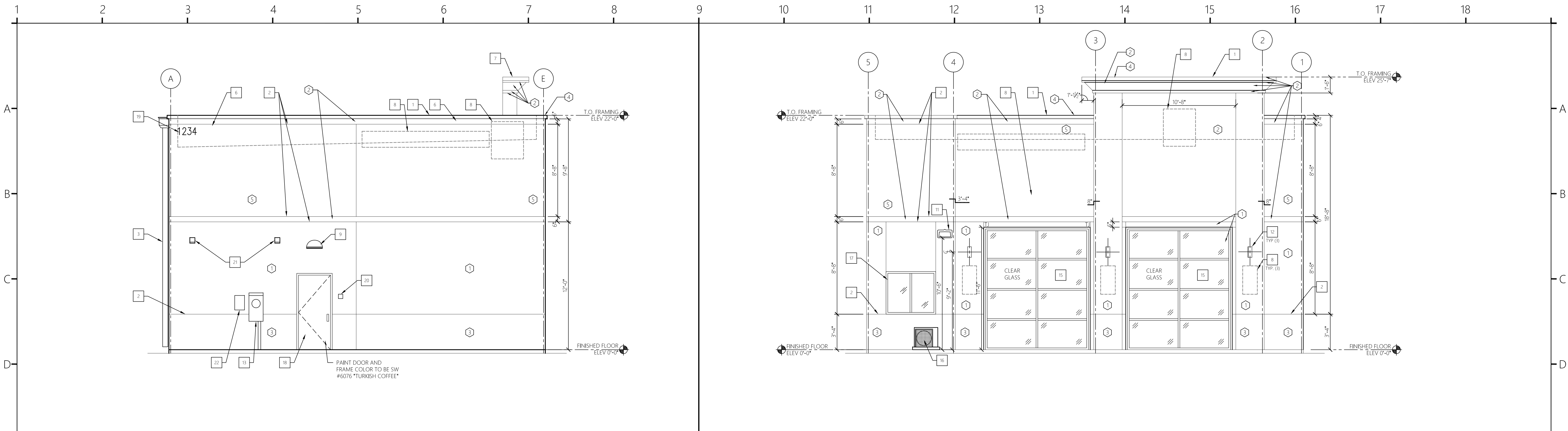
Project Title:
T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068

Client Logo:

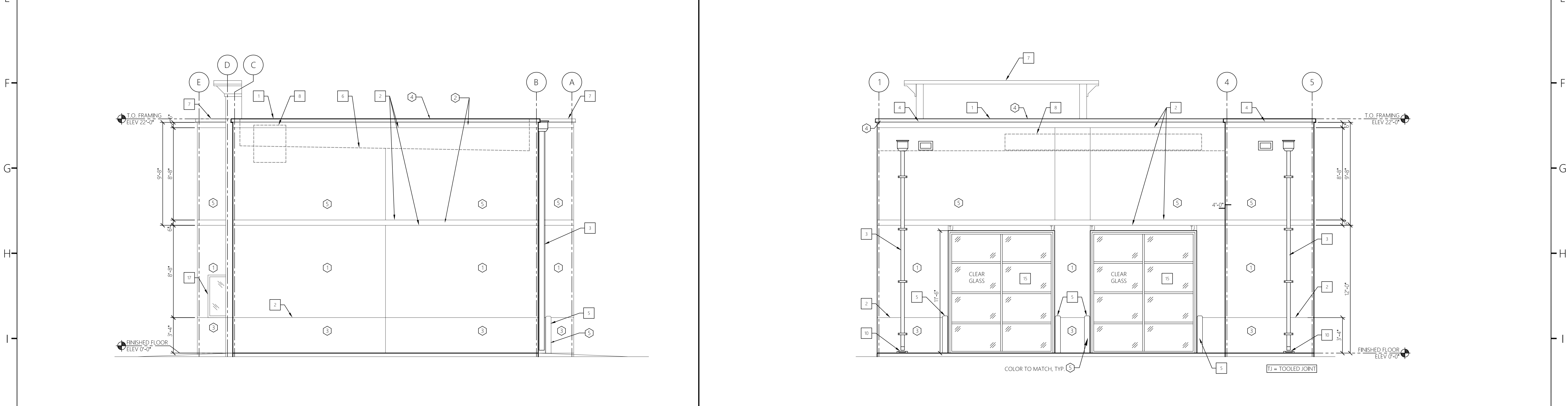

Seals:


Revisions:
04.23.2025 Issue for Review

Project Number:
24040
Phase:
CD
Date:
04.23.2025
Drawn By:
RS
Checked By:
HPB
Sheet Number:
LP-1
Sheet Title:
SITE PHOTOMETRIC PLAN



1 EXTERIOR ELEVATION 1/4" = 1'-0" 2 EXTERIOR ELEVATION 1/4" = 1'-0"



3 EXTERIOR ELEVATION 1/4" = 1'-0" 4 EXTERIOR ELEVATION 1/4" = 1'-0"

KEYNOTE DESCRIPTION

1. PREFINISHED GALV. MTL. COPING.

2. "V" JOINT IN STUCCO, REFER TO DET. 2/A7.00

3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00

4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE, REFER TO DET. 12/A7.00

5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50

6. ROOF LINE BEYOND.

7. BUILDING BEYOND.

8. SIGNAGE, BY OTHERS.

9. WALL PACK LIGHTING, REFER TO ELEC. DWG'S.

10. 1/2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.

11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.

12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.

13. ELEC. PANEL & METER, PAINT DARK BRONZE, REFER TO ELEC. DWG'S.

14. NOT USED

15. METAL ROLL-UP DOOR, REFER TO DOOR SCHEDULE A6.00.

16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP, REFER TO MECH. DWG'S.

17. CRL US ALUMINUM SERIES 8200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.

18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.

19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO OHIO FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.

20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY REYNOLDSBURG FIRE PREVENTION STAFF. ALL PER REYNOLDSBURG FIRE DEPT. REQUIREMENTS.

21. EXHAUST VENT, REFER TO MECH DWG'S.

22. MEANS OF DISCONNECT PER NEC, REFER TO ELEC.

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED

KEYNOTES EXTERIOR FINISH SCHEDULE

ARCHITECT OF RECORD:
RALPH M. COLEMAN
OHIO REGISTERED ARCHITECT
125 RHETT ST., SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

COR3
DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
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ELECTRICAL
Hugh P. Bunn
912 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:

T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068



Revisions:

NO.	DESCRIPTION
04.23.2025	Issue for Review

Project Number:
24040
Phase:
CD
Date:
02.06.2025
Drawn By:
-
Checked By:
-
Sheet Number:
A3.00
Sheet Title:
EXTERIOR ELEVATIONS

Item 5 - Legal Description of the Property

EXHIBIT A**Property Description****PARCEL I:**

Situated in the State of Ohio, County of Franklin, Township of Truro, in the City of Reynoldsburg, also being a part of the northwest quarter of the northwest quarter of the northwest quarter of Section 18, in Township 16, Range 20, of the Refugee Lands, being also a part of the same land conveyed to Main Street Joint Venture as recorded in Official Record 8371 B07, and being more particularly bounded and described as follows:

**ALL OF
(060)
007386**

Beginning at a point at the intersection of the west line of said Section 18 with the center of U.S. Route 40; said point also being at the northeast corner of a tract of land conveyed to Klean-A-Car Suburban Corp. as recorded in Official Record 4608 B02;

Thence, North 84 deg. 45' 00" East, with the center of said U.S. Route 40, a distance of 15.05 feet to a point in the center of said State Route 40;

Thence, South 00 deg. 32' 25" East, leaving said road and running entirely within said Main Street Joint Venture lands and passing a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO., LTD.) at a distance of 40.14 feet, a total distance of 391.32 feet to a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO, LTD.);

Thence, South 84 deg. 45' 00" West, running entirely within said Main Street Joint Venture lands a distance of 15.05 feet to a 3/4 inch iron pipe found on the west line of said Section 18 and at the northeast corner of Herbert Huber Section Seven as recorded in Plat Book 34, Page 41, and the southeast corner of said Klean-A-Car Suburban Corp.;

Thence, North 00 deg. 32' 25" West, with the west line of said Section 18 and the east line of said Klean-A-Car Suburban Corp. Lands and a total distance of 391.32 feet to the place of beginning and containing 0.135 acres more or less.

PARCEL II:

Situated in the County of Franklin, in the State of Ohio, and in the city of Reynoldsburg, and bounded and described as follows:

Being located in Section 13 of Township 12 North, Range 21 West and bounded and described as follows:

Beginning at the point of intersection of the centerline of East Main Street with the easterly line of Section 13 Township 12 North, Range 21 West, said point being North 84 deg. 45' East,

**ALL OF
(060)
004140**

608.51 feet from a spike at the intersection of said centerline with the easterly line of Briarcliff Drive produced northerly;

Thence along said Section line being the westerly line of the Janet B. Leeman 4.7977 acre tract, South 0 deg. 32' 25" East, 391.32 feet to the northeasterly corner of Lot No. 1921 of "Herbert G. Huber Plat No. 36 Section Seven" as the same is shown of record in Plat Book 34, Page 41, Recorder's Office, Franklin County, Ohio;

Thence along the Northerly line of said Lot No. 1921, South 85 deg. 45' West, 65.0 feet to a point;

Thence North 0 deg. 32' 25" West (parallel to said Section line), 391.32 feet to a point in the centerline of East Main Street;

Thence along said centerline North 84 deg. 45' East 65.0 feet to the place of beginning, containing 0.582 acre more or less.

7041 East Main Street
Reynoldsburg, Ohio 43068

PPN 060-007386-00 (Parcel 1)

060-004140-00 (Parcel 2)

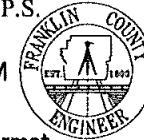
DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

fasante

10/23/2024 9:45:52 AM

*Submitted via Digital Format

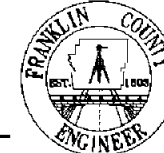


DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

BY: MB

DATE: Oct 28, 2024

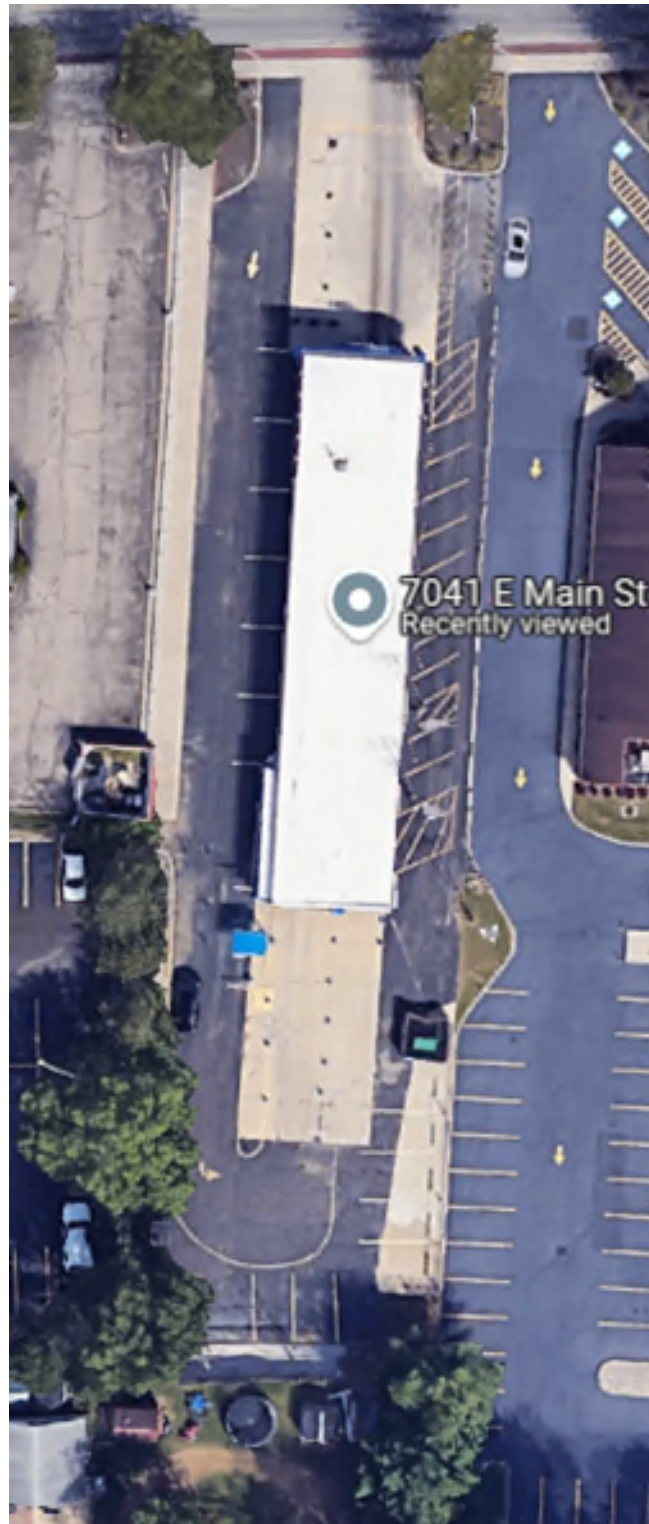


Item 6 - Property Photos

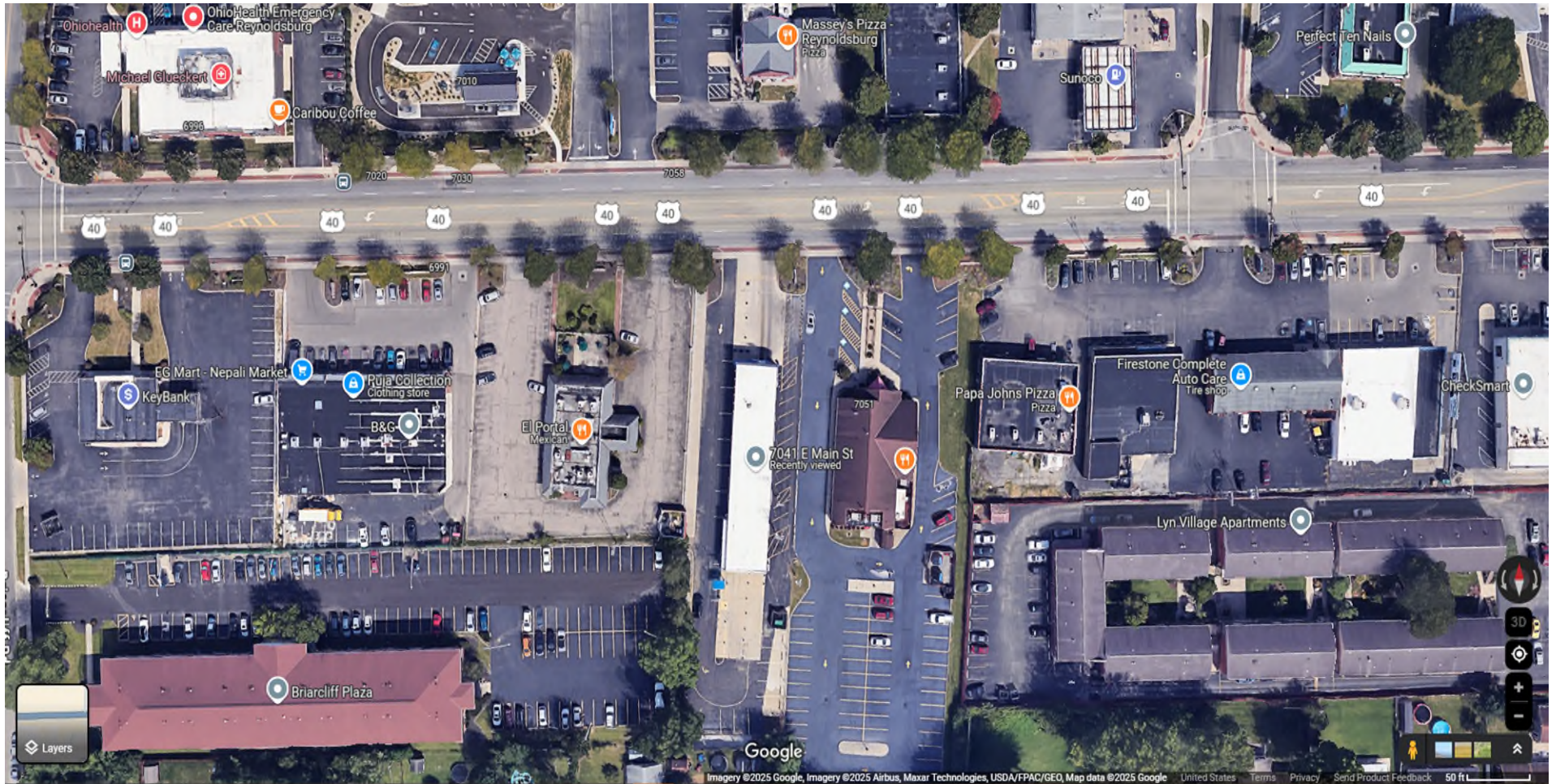
Property from Street View



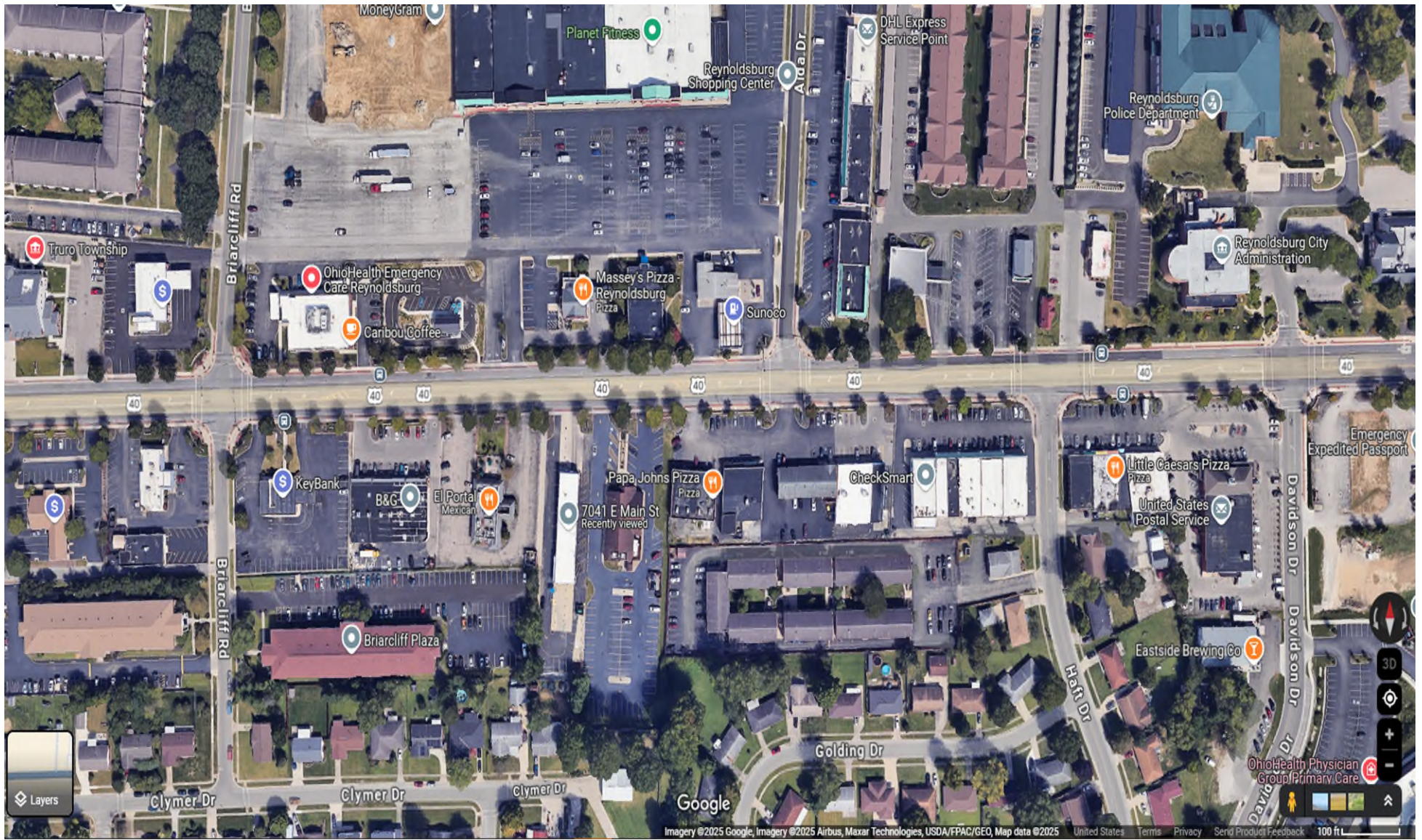
Property from Above



Surrounding Area



Surrounding Area



From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7041 E. Main Street Conditional Use and Variance
Date: Wednesday, July 2, 2025 8:34:29 AM
Attachments: [Outlook-h3m00unv.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Cepek,

Good morning.

We have no commits on this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 4:44 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7041 E. Main Street Conditional Use and Variance

Lt. Schmidt,

I am sending you 7041 E. Main Street Conditional Use and Variance and related items that are scheduled for the July 17TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

From: [William Dorman](#)
To: [Emma Cepek](#)
Cc: [Phoenixx Buathier](#); [Kalle Gwilliams](#)
Subject: RE: 7041 E. Main Street Conditional Use and Variance
Date: Wednesday, July 9, 2025 8:28:49 AM

Emma,

My apologies, per my previous email I did not change the address in my opening sentence, however it should be noted the comments are accurate for the application (7041) as noted in the title of the email.

Thank you,

William Dorman
Public Service/Building Director

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800
www.reynoldsburg.gov

From: William Dorman
Sent: Wednesday, July 9, 2025 8:24 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Cc: Phoenixx Buathier <pbuathier@reynoldsburg.gov>; Kalle Gwilliams <KGwilliams@reynoldsburg.gov>
Subject: RE: 7041 E. Main Street Conditional Use and Variance

Emma,

In regards to the CA application for 5978 the City's Public Service Department comments are as follows:

- Regarding the location of the proposed trash dumpster. On Page EX-B it references the location of a new trash dumpster, however there are no details provided regarding material, height, etc. Please provide this detail.
- The City of Reynoldsburg has an irrigation system that runs along East Main Street. This should be noted as "Do Not disturb" on Page EX-B.

Thank you,

William Dorman
Public Service/Building Director

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800
www.reynoldsburg.gov

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 4:45 PM
To: William Dorman <wdorman@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7041 E. Main Street Conditional Use and Variance

William,

I am sending you 7041 E. Main Street Conditional Use and Variance and related items that are scheduled for the July 17TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

July 2, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Driven Brands, Inc. c/o John Slagter, Esq. for Ashley Daly of Take 5 Oil Change; 7041 E. Main Street: Conditional Use Application – Vehicular Care Services – Minor with drive-thru

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 7041 E. Main Street and consists of an existing structure that is approximately 5,105 square feet according to the applicant's site plan. The parcel is 0.72 acres. The building was previously used as a Car Wash. The subject site is zoned EMD, East Main Street District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of EMD, East Main Street District to the west, north, and east, and SR, Suburban Residential to the south. The surrounding land uses consist of Food Service – Fast Casual to the north, Food Service – Full-Service Restaurant to the east, Food Service – Full-Service Restaurant and Dwelling – Multi-Unit Building to the west, and Dwelling – Detached Single Family to the south.
- c. **Applicant's Request:** The applicant is requesting to use the subject site for a Vehicular Care Service – Minor with a drive thru, which is a conditional use in the EMD, East Main Street zoning district. The applicant intends to operate the business from 7am – 7pm Monday through Friday, 8am – 6pm on Saturday, and 9am – 5pm on Sunday. The applicant states that there will be 4-6 employees working at the store at any time. The peak volume of delivery is on Saturday.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the intent of this area is to "...connect gateways into Reynoldsburg with the downtown, as well as serve commercial needs scaled to accommodate the immediate neighborhoods. The districts should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining."

2. Project Review

- a. **Definition:** Vehicular Care Services – Minor: The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:

- 
- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - 1. The applicant states they meet this standard because the adjacent property are commercial businesses. That the surrounding area is community centric in nature. That although the rear property line adjoins a single-family residence parcel, there is a significant landscape buffer. That the proposed use is a low intensity use and consistent with other uses permitted in the district or existing area.
 - 2. Staff finds that the proposed use is in harmony with the existing character of East Main Street District, and that the land use of Vehicular Care Service – Minor with a drive thru land use will not change the essential character of the zoning district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 - 1. The applicant states they meet this standard because adjacent properties are primarily commercial, and there is a significant buffer between the property and the single-family residential property to the south. That compared to the pre-existing use, the proposed use is much less intensive from car wash serving many more cars per hours compared to Vehicular Care Service – Minor with a drive thru, including the size of the building which is proposed to be reduced from 5,105 square feet to 1,328 square feet. That the proposed use will not generate noise from operations and noise levels will be consistent with or less than other uses existing in the area. That the proposed use will not generate glare, odor, fumes, vibrations, or storm water. That the proposed use will not generate excessive traffic and the Site Plan is designed to deal with the traffic during peak hours.
 - 2. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - 1. The applicant states they will meet this standard since the proposed use is low intensity where the number of customers per hour is low, the hours of operation are limited, the service activity is conducted in the building and the long narrow configuration of the lot places the main activity towards the front portion of the lot thereby leaving a significant buffer and distance to multi-family and residential use near the rear of the lot.
 - 2. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby.
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - 1. The applicant states that the proposed structure will be connected

- to public water and sewer systems. That there is no evidence that the proposed use will not be adequately served by any of the aforementioned public facilities and services.
2. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application. The Public Service Department would like the applicant to identify an irrigation system that runs along E. Main Street as “Do Not Disturb”, which can be done, along with their other comment, during the Major Site Plan process.
- v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
1. The applicant states that the ingress and egress lanes, as well as the stacking lanes, are designed so as to prevent traffic from stacking in the public right-of-way. That the proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.
 2. EMH&T has reviewed the application, and the applicant has provided the required six spaces for the site. Two vehicle spaces within the building, along with 8 stacking spaces, and abort lanes. Traffic flow throughout the site is managed appropriately and meets the Supplementary Use Conditions for drive thru as outlined in Section 1105.13.L. Engineering however does recommend that the left turn lane out of the site, be removed from the site plan. This can be addressed during the Major Site Plan application and review process.
- vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
1. The applicant states the proposed use is in accordance with such objectives and intents because it will provide for the adaptive reuse of property that is currently sitting vacant and would otherwise not be utilized due to its unique shape. That the responses above provide support for these criteria.
 2. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, and meets the intentions of the EMD, East Main Street District as described in the 2018 Comprehensive Plan.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
1. **Supplementary Use Conditions for Drive Thru:** The following Supplementary Use Conditions for drive thru are outlined in Section 1105.13.L:
 - i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.

- a. The applicant states the proposed use will not utilize external loudspeakers.
 - b. Staff finds this condition to be met.
- ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may require a traffic study which documents the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Code.
 - a. The applicant states to reference the attached Traffic Count Data that shows the intended stacking spaces that are needed to accommodate the peak number of vehicles projected to use the facility at any one time. That additional information can be provided by Applicant's engineer, if requested. That one abort/escape lane has been added to the Site Plan near the middle of the eastern stacking lane. That a variance is being sought as to the other abort/escape lane for the western stacking lane. That if the Planning and Zoning Board determines that the location of the abort/escape lane near the middle of the eastern stacking lane requires a variance, they are requesting that variance as well.
 - b. The applicant has identified the drive-thru lanes, and stacking which meets code, however the required escape/abort lane do not meet the zoning code. To not provide escape/abort lanes for all stacking spaces on the site, the applicant will need to obtain a variance prior to the Conditional Use being approved.
- iii. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.
 - a. Staff is recommending, based on Engineering's review, that the left turn lane be removed from the site ingress/egress.
- iv. The applicant shall so design the site plan or otherwise

provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.

a. Staff finds that the applicant has addressed all of the above standards.

2. **Off-street Parking Requirements:** Required off-street parking spaces for a Vehicular Care Services – Minor is detailed in Table 1105.01A and the requirement is 1 parking space for each 500 square feet of floor area.

i. Based on the application, the applicant is proposing 5 parking spaces. The required number of off-street parking spaces for the applicant would be 3 based on the proposed building being 1,328 square feet according to the applicant's site plan.

a. Staff finds that the number of parking spaces is sufficient for the new use.

3. **Landscaping and Buffering:** Section 1105.07.I.ii.1 requires "any residential zone adjoining the EMD, BMD, or ORD-C; required buffer zoned is ten feet (10') adjacent to all common boundaries except street frontage and shall include one tree for each forty feet (40') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound, or combination thereof".

i. Based on the application, the requested 10 foot buffer to the west and the 2 foot buffer to the east are not required, due to the parcels to the west and east of the site being zoned EMD, which is not SR or RM, the residential zoning districts of the zoning code. The applicant however does not show how they will meet the 6-foot-high planting, edge, fence, wall, earth mound, or combination thereof for the parcel to the south, which is zoned SR, and this buffer requirement would need to be met.

a. Staff finds that a variance to Section 1105.07.I.ii.1 would be needed for the 6-foot-tall screening to the southern portion of the site, unless this portion of the code was met.

4. **East Main Street Insight District, Insight District Development Standards,** states the maximum building setback for the site is 20 feet from the right-of-way.

i. Based on the application, a variance to Section 1103.15.III.Insight Zone Development Standards.Setbacks would be needed for the maximum permitted setback of 20 feet, since the buildings proposed setback from the right-of-way is 52.76 feet.

a. Staff finds that a variance to Section 1103.15.III.Insight Zone Development

Standards. Setbacks would be needed for the building to be located a maximum of 52.76 feet, instead of the required 20 foot maximum building setback.

- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - 1. Staff finds that the proposed use meets the definition and intent of a Vehicular Care Services – Minor with drive-thru as it is listed as a conditional use for the EMD, East Main Street District.

3. Recommendation

- a. Staff recommends approval of the conditional use of a Vehicular Care Services – Minor with drive-thru with the following conditions:
 - i. That all required variances for the subject site be approved by the Planning and Zoning Board, prior to the Conditional Use application being approved.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 9, 2025

To: Phoenix Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 7041 East Main Street Variance – Staff Report

Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Site Plan for the 7041 East Main Street Project. The Conditional Use Application for this project has been submitted and is currently under review. The property is located on the south side of East Main St, approximately 600 feet east of Briarcliff Road and 800 feet west of Haft Drive. The proposed project intends to construct a Take 5 Oil Change drive-thru. The proposed drive-thru is a part of the Conditional Use Permit Application request submitted to the City. The following summarizes our findings and recommendations with respect to this project.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E. Main Street from this parcel is a 44.5-foot wide access drive on the north side of the property. Based on the Site Plans provided, the proposed access drive would be the same width as the existing. There are three proposed lanes within the access drive, one is the entrance and the other two are dedicated exit lanes to the east and to the west. Based on previous discussions with the City, left turn lanes are not preferential. The future COTA BRT Project plans to install a median in the middle of E Main Street that would eliminate the ability to use left turn at this location. The intention will be to implement U-turns instead of these left turns out of various driveways in the corridor.
2. Lane widths for two-way traffic located to the south of the building (within the parking space area) are 24-ft wide, which is acceptable per the Development Handbook.
3. There is a proposed one-way drive-thru lane (13' width) which begins at the access lane from E. Main St and continues to the west side of the building for entry into the two stacking lanes for the oil change bays on the south side of the building. The proposed stacking lanes for the drive-thru consists of 4 cars in two side-by-side bay access lanes. There is one proposed escape lane on the eastern stacking lane, and it is a part of a submitted Variance request (see Detail/Specifications section below). A comment was made to show the turning movement from the proposed one-way drive-thru lane into the service bay stacking lanes, to determine if the turning radius is acceptable.
4. There are 5 parking spaces which include 1 ADA space which is adequate per the zoning code requirements. The dimensions for all spaces are 9' x 18' and are acceptable in dimensions.

UTILITIES

5. Per GIS, the existing 12-inch water main which runs east and west (constructed in 1966 and located on the south side of E. Main St) will service the project. A comment has been made to include both alignment and sizing of any existing and proposed water service lines on a utility plan with future submissions.

6. Per GIS, the existing 8-inch sanitary sewer (built 1961 and located towards the south side of the parcel) services the project. A comment has been made to include both alignment and sizing of any existing and proposed sanitary service lines on a utility plan with future submissions.

STORMWATER

7. The existing site has one storm catch basin in the access drive to the north of the building. Stormwater from this structure is conveyed to an existing 15-inch storm main located on the south side of E. Main St (constructed in 1966 per GIS and runs east and west). It is unclear if there is another storm structure on the south side of the building, but a comment has been made to include all storm structures (both existing and proposed) to any future plans submitted. Since the proposed site will disturb less than 1 acre of area and the impervious area is proposed to be reduced by 0.18 acres from the existing impervious area, water quality and peak flow rate control will not be required.

DETAILS / SPECIFICATIONS

8. The Conditional Use Application is for a Take 5 Oil Change facility to be constructed, which is considered Vehicular Care Services – Minor with a drive-thru, per the City's Zoning Code.

June 4, 2025

DIRECT DIAL 216.696.5863 | john.slagter@tuckerellis.com

VIA EMAIL AND HAND DELIVERY

pbuathier@reynoldsburg.gov
permit@reynoldsburg.gov

Building Department
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, OH 43068

Re: Conditional Use Application for 7041 E. Main Street, Reynoldsburg, OH, No. 2025-0207

Dear Sir or Madam:

Please find the enclosed supplemental materials to the conditional use application submitted, pursuant to the City of Reynoldsburg ("City") Zoning Code ("Code") Section 1109.13, submitted on April 16, 2025 and assigned number 2025-0207. Please note that the applicant and property owner is Driven Brands, Inc. c/o John P. Slagter, Esq. ("Applicant"). Applicant seeks to utilize the property located at 7041 E. Main Street, Reynoldsburg, Ohio 43068 (Parcel IDs: 060-004140-00 & 060-007386-00) ("Property") for the conditional use of Vehicular Care Services – Minor with a drive-thru. Applicant previously paid fees of \$450.00 for this application and \$750.00 for the minimum engineering review fee. Please note that this application ("Conditional Use Application") is being submitted in conjunction with a variance application ("Variance Application").

Additionally, please find below responses to your comments provided to the Applicant on May 6, 2025. Your comments are copied below for ease of reference with Applicant's responses in red below:

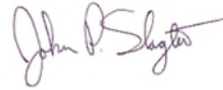
1. There needs to be a separate statement regarding the conditional use being requested, the general required information, along with how the 8 conditional use factors are met, answered in one document. Section 1109.13
 - a. The conditional use application and the variance application are two different applications. They cannot be combined into one application.
 - b. **Please find enclosed an application for the conditional use permit on the City's form, and a narrative statement addressing the information required by Code Section 1109.13.**

2. Address the additional factors of the Conditional Land use for Drive-Thru Services in Section 1105.13.L.i of the zoning code.
 - a. The enclosed narrative statement addresses the information required by Code Section 1105.13.L.
3. Provide engineering data to show the intended stacking spaces that are needed to accommodate the peak number of vehicles projected to use the facility at any one time. Section 1105.13.L.ii
 - a. Please find enclosed data related to the estimated traffic count. If additional information is required, Applicant requests the ability to present engineer testimony at the Planning and Zoning Board hearing.
4. Please know that the comments provided above are based on the information provided with regards to the conditional use requested, and that all development/zoning standards of the Zoning Code at the time of a Major Site Plan application will have to be met.
 - a. Applicant will submit a Major Site Plan upon approval of the Conditional Use Application and Variance Application.
5. Provide an updated physical Conditional Use application and all additional materials to staff, along with a complete updated electronic copy.
 - a. Please find enclosed eleven (11) hard copies of the Conditional Use Application and all relevant supporting documents. An electronic copy is also being provided.
6. Please know that due to all of the comments listed above, the Conditional Use Application is considered incomplete and you have 30 days from this date to provide a complete application or this application will be deemed null and void. Section 1109.07.C
 - a. Please know that if a complete submittal is not received by June 4, 2025, this application will be closed out.
 - b. Applicant has submitted the enclosed documents in a good faith effort to satisfy the open comments. If there is any additional information required outside of these comments, Applicant requests the ability to present this information at the hearing before the Planning and Zoning Board.
7. Please know that once a complete application is received with all required material, it will be scheduled to go before the Planning and Zoning Board.
 - a. Applicant will attend such hearing and make a presentation on behalf of the Application.

We appreciate your time and attention to this application and look forward to working with the City on this matter. Should you have any questions, please contact me directly. Thank you.

Sincerely,

TUCKER ELLIS LLP



John Slagter

JPS:dme

Enclosures

1. Conditional Use Application
2. Narrative Statement
3. Traffic Count Data
4. Site Plan + Exterior Elevations
5. Legal Description of the Property
6. Property Photos

Item 1 – Application

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7041 E. Main Street, Reynoldsburg, OH	Parcel ID#(s): 060-004140-00 & 060-007386-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Driven Brands, Inc.	
Contact Email: Ashley Daly	Contact Phone Number: 407-580-0826

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Take 5 Oil Change	Contact Name: Ashley Daly
Contact Email: ashley.daly@drivenbrands.com	Contact Phone Number: 407-580-0826
Description of Use: Free-standing quick lube with two service bays. Services Offered: Oil Change, Windshield Wiper Replacement, Filter Replacement. Customer remains in vehicle during service. Hours of operation: M-F 7A - 7P, Sat. 8A-6P, Sun. 9A-5P. Employees per shift: 4-6. Volume of Delivery: 40-50 Cars per day; Peak Volume is on Saturday	

III. APPLICANT INFORMATION

Applicant Name: Driven Brands, Inc. c/o John P. Slagter, Esq.	Applicant Address: 950 Main Ave., Suite 1100, Cleveland, OH 44113
Applicant Phone Number: 2166965863	Applicant Email: john.slagter@tuckerellis.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☒ Engineering Report (\$750 [min.])

Conditional Use permit to allow construction of a facility to be utilized for Vehicular Care Services – Minor with drive-thru.

See the attached supporting documents.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  **agent for applicant/property owner** Date: 6/4/25
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
	☐ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
			☐ Approved w/ Conditions
			☐ Tabled
			☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- ☐ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☐ A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☐ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Item 2 - Narrative Statement

Conditional Use Application Narrative Statement

No. 2025-0207

Subject Property:

The subject property is located 7041 E Main Street, Reynoldsburg, Ohio (Parcel IDs: 060-004140-00 & 060-007386-00) (“Property”). The Property contains 0.135 +/- Acres & 0.583 +/- Acres and are two current tracts of land on the South side of East Main Street. The tax district of the Property is 060 - CITY OF REYNOLDSBURG. The legal description of the Property is attached hereto. The Property is approximately 610-feet East from the intersection of East Main Street and Briarcliff Road. Additionally, the Property are approximately 850-feet West from the intersection of East Main Street and Haft Drive.

Applicant:

Driven Brands, Inc.

Information Required by Code Section 1109.13:

i. Description of the zoning district and existing uses of adjacent lots;

The Property is located in the East Main Street Insight District (“EMD”) zoning district. A 5,105 S.F. +/- Car Wash facility currently exists on the Property. The car wash is not currently in operation.

In relation to the Property, the adjoining parcel to the East, addressed as 7051 E Main Street, with Parcel ID 060-007493-00 and an adjoining parcel to the West, addressed 6999 E Main Street, with Parcel ID 060-001194-00, are both restaurants. (See the enclosed Property photos.) The other adjoining parcel to the West, addressed 1366 Briarcliff Road, with Parcel ID 060-001818-00, is an apartment building, multi-family use (40+ families). The adjoining parcel to the South, addressed 7008 Clymer Drive, with Parcel ID 060-003923-00, is a single-family dwelling on a platted lot. The parcel across the right-of-way to the North, addressed 6960-7088 E Main Street, with Parcel ID 060-001128-00, is a Community Shopping Center use with uses of the following: Furniture Store, Health Club/Gym, Clothing Store, Restaurant, Medical Clinic, and Fueling Station with Minor Vehicle Repair. Several parcels to the East of the Property at 7085 E Main St., with Parcel IDs 060-001016-00 and 060-001189-00, is a Firestone Complete Auto Care business.

ii. A statement of the conditional use for which the application is submitted,

The conditional use sought for the Property is for use as Vehicular Care Services – Minor with drive-thru.

iii. Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature

and volume of delivery activity, and other information which will assist the PZB with understanding the nature of the proposed use and its potential impacts;

The proposed use includes minor vehicular care services, such as Oil Change Service, Windshield Wiper Replacement, and Filter Replacement. These services will be completed via a drive-thru that allows the customer to stay in the car while the services are being performed. The customers drive into the building for service and then exit. Hours of Operation are as follows: Monday through Friday 7:00 AM – 7:00 PM, Saturday 8:00 AM – 6:00 PM, and Sunday 9:00 AM – 5:00 PM. There are between four and six employees on any given shift. The volume of service is 40 to 50 cars per day. Peak volume of delivery is on Saturday. See the attached Traffic Count Data.

- iv. A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic access, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

Please see the attached revised site plan May 2025 (“Site Plan”).

- v. A narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.

The applicable standards are listed in Code Section 1109.13(D), and are as follows:

- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;

The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts because the adjacent properties are commercial businesses. The surrounding area is community centric in nature. Although the rear of the Property adjoins a single-family residential parcel, there is a significant landscape buffer between the activities on the Property and that residential property. Further, the proposed use is a low intensity use and consistent with other uses permitted as of right or conditionally permitted in the district or existing in the area.

- ii. The proposed use shall not adversely affect the use of adjacent property;

The proposed use will not adversely affect the use of adjacent property because the adjacent properties are primarily commercial, and there is a significant buffer between the Property and the single-

family residential property to the south. Additionally, compared to the pre-existing use, the proposed use is much less intensive including the size of the building (reduced from 5,105 S.F. to 1,328 S.F.), and the intensity of use from car wash serving many more cars per hour to vehicular care services – minor with drive-thru. The proposed use will not generate noise from operations and will be consistent with or less than other uses existing or authorized in this to beyond what is accustomed to in this district. The proposed use will not generate glare, odor, fumes, vibrations, or storm water. The proposed use will not generate excessive traffic and the Site Plan is designed to deal with the traffic during peak hours.

- iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood since the proposed use is low intensity where the number of customers per hour is low, the hours of operation are limited, the service activity is conducted in the building and the long narrow configuration of the lot places the main activity towards the front portion of the lot thereby leaving a significant buffer and distance to multi-family and residential use near the rear of the lot.

- iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

The proposed structure will be connected to public water and sewer systems. There is no evidence that the proposed use will not be adequately served by any of the aforementioned public facilities and services.

- v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;

The ingress and egress lanes, as well as the stacking lanes, are designed so as to prevent traffic from stacking in the public right-of-way. The proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.

- vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The proposed use is in accordance with such objectives and intents because it will provide for the adaptive reuse of property that is currently sitting vacant and would otherwise not be utilized due to its unique shape. Further, see the responses above which also provide support for these criteria.

- vii. The proposed use complies with the applicable specific provisions and standards of this Code;

The proposed use complies with the applicable specific provisions and standards of this Code, with the exception of the requested variances which are necessary to permit a beneficial use of the Property and result from the narrowness of this pre-existing plated lot.

- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as conditional use in the zone or district in which the subject property is situated.

The proposed use is listed as conditional use per Code Section 1103.15(II). The proposed use meets the definition of Vehicular Care Services – Minor, which is: “The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.”

The services that are proposed on the Property do not involve the removal of the engine head or pan, engine transmission or differential. The proposed use involves oil, filter, and windshield wiper changes. The proposed use will only be applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.

- vi. Such other information as the PZB deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to: 1. Traffic impact analysis; 2. Storm water impact analysis; and/or 3. Utility impact analysis.

This information will be provided upon request. However, since the Property contains an existing building that was in use and much larger and more impactful, the proposed use will lessen any impact on the area and in fact, improve the neighborhood. The enclosed Traffic Count data provides an analysis of typical store average cars per hour, and demonstrates the low impact from the proposed use.

Information Required by Code Section 1105.13.L:

- i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.

The proposed use will not utilize external loudspeakers.

- ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may require a traffic study which documents the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Code.

Please see the attached Traffic Count Data to show the intended stacking spaces that are needed to accommodate the peak number of vehicles projected to use the facility at any one time. Additional information can be provided by Applicant's engineer, if requested.

Additionally, one abort/escape lane has been added to the Site Plan near the middle of the eastern stacking lane. A variance is being sought as to the other abort/escape lane for the western stacking lane. Additionally, if the Planning and Zoning Board determines that the location of the abort/escape lane near the middle of the eastern stacking lane requires a variance, we are requesting that variance as well.

Item 3 - Traffic Count Data

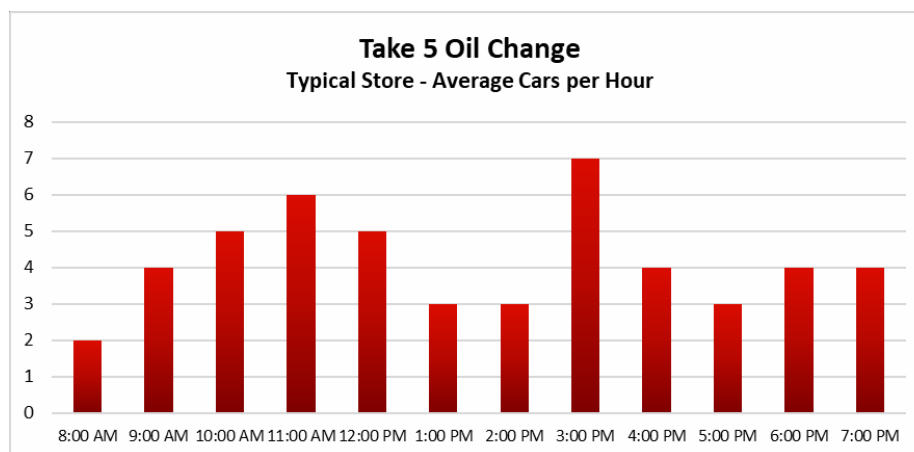


RE: Proposed Site Development for Take 5 Oil Change

Take 5 Oil Change has a unique business model that is focused exclusively on oil changes and the customer experience. Customers stay in their car during the entire service and average service times are approximately 10 minutes. Take 5 is able to serve its customers with this speed because we only perform oil changes and no other maintenance activities other than ancillary services such as windshield wiper and filter replacements. There are more than 700 Take 5 Oil Change locations across the country.

The average Take 5 Oil Change location services 50 cars a day, which is less than most any kind of retail establishment. Typical hours of operation are 7am – 8pm Monday thru Friday; 7am – 7pm Saturdays; and 9am – 5pm Sundays.

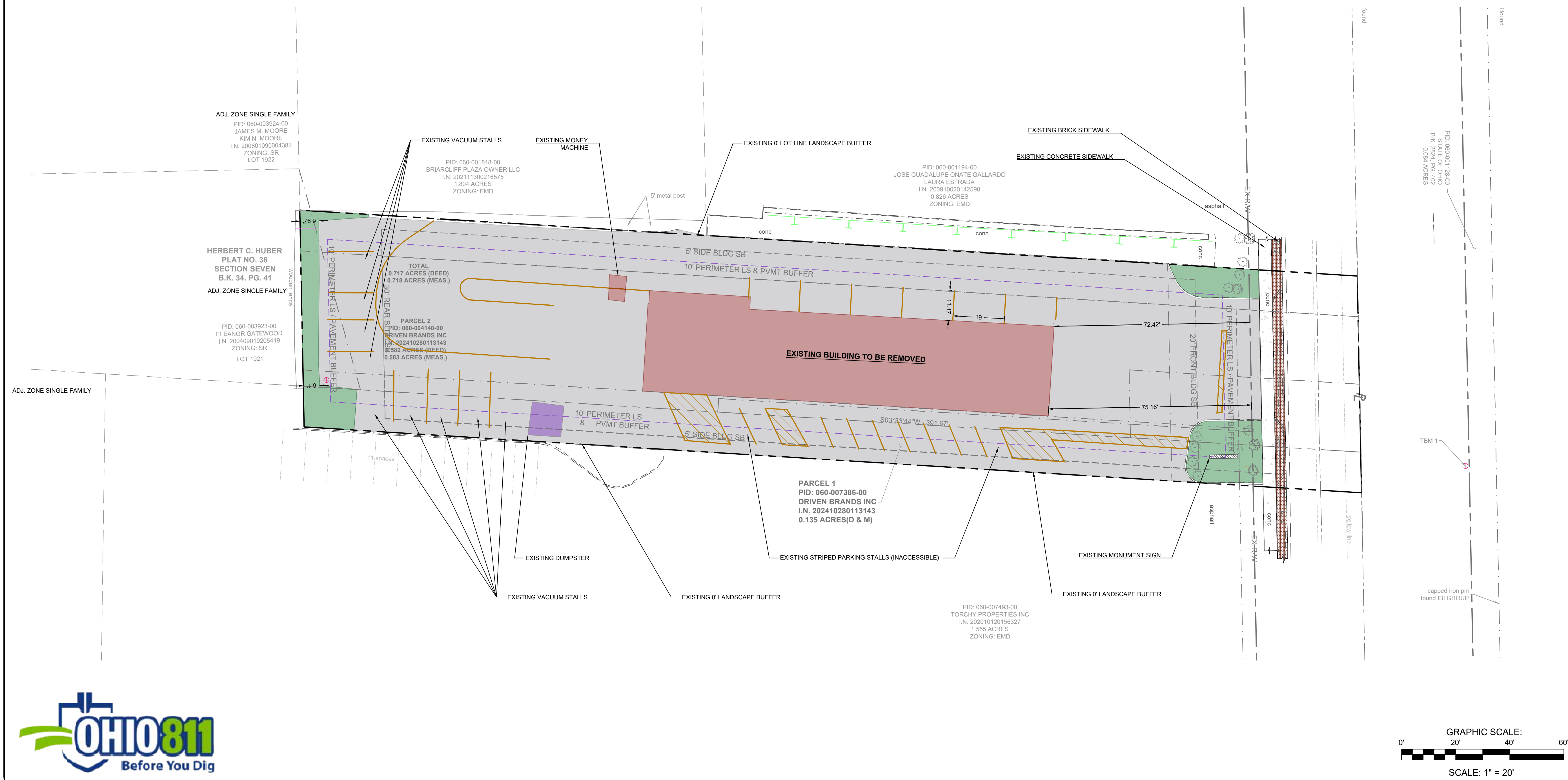
A typical Take 5 Oil Change location generates traffic in non-peak traffic hours. Based on common customer patterns, these facilities do not impact rush hour traffic. Below is a graph of a typical daily customer distribution.



Please let me know if you need any additional information at this time.

Henry Robert
Director of Franchise Construction
Driven Brands, Inc.

Item 4 – Updated Site Plan (6/20/25) + Exterior Elevations



EXISTING SITE DATA	
STATISTIC	PROVIDED
TOTAL SITE AREA	+/- 0.72 AC
EXISTING ZONING	EMD COND. USE
EXISTING USE	CAR WASH
EXISTING IMPERVIOUS AREA	+/- 0.49 AC (+/- 21,210 SF)
EXISTING BUILDING SIZE	+/- 5,105 SF
EXISTING PARKING	6 SPACES NO ADA
EXISTING STACKING	UNKNOWN
TOTAL EXISTING GREEN SPACE	+/- 0.04 AC (+/- 1,689.88 SF)

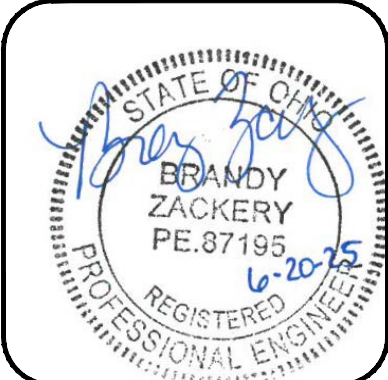
REVISIONS

TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH

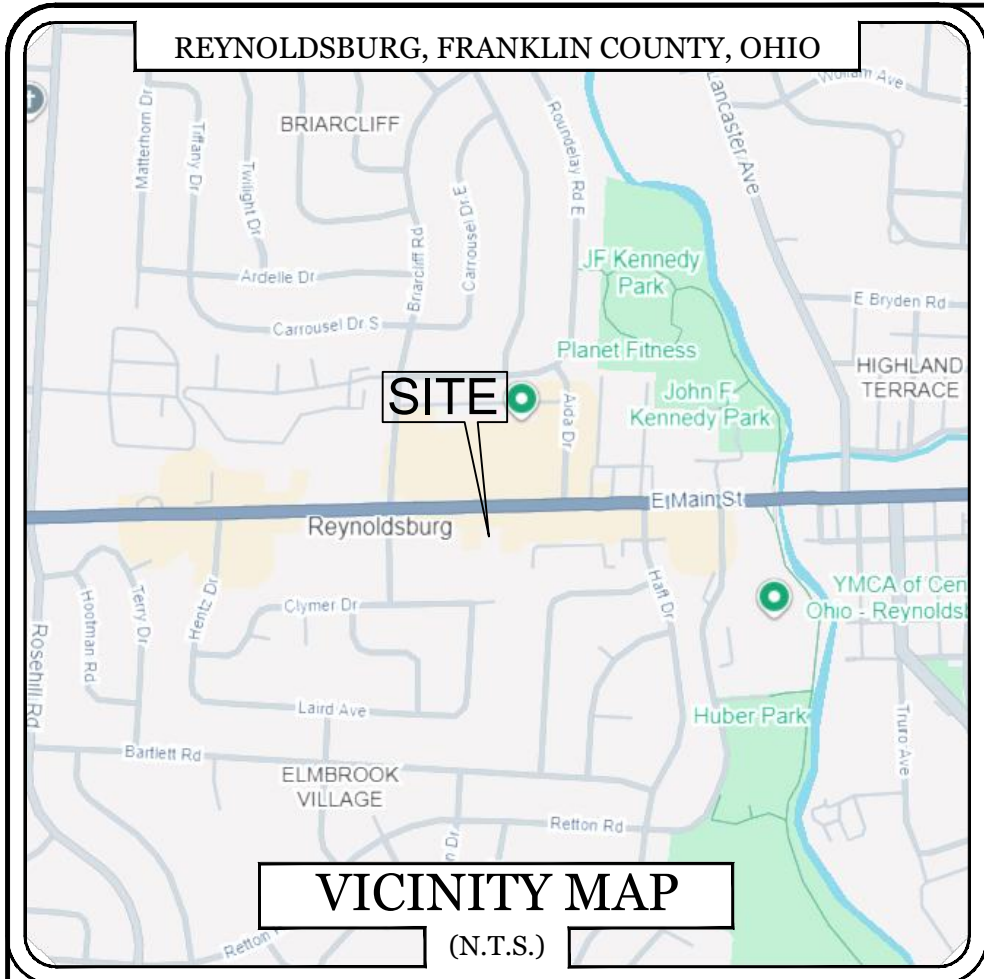


ACFS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 5/29/2025
SCALE: 1" = 20'
DRAWN BY: B. ROBISON
CHECKED BY: B. ZACKERY
APPROVED BY: B. ZACKERY



EX-A
EX-SITE
CONDITIONS
COLOR EXHIBIT



BENCHMARK DATA:

RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 860.58

TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58

TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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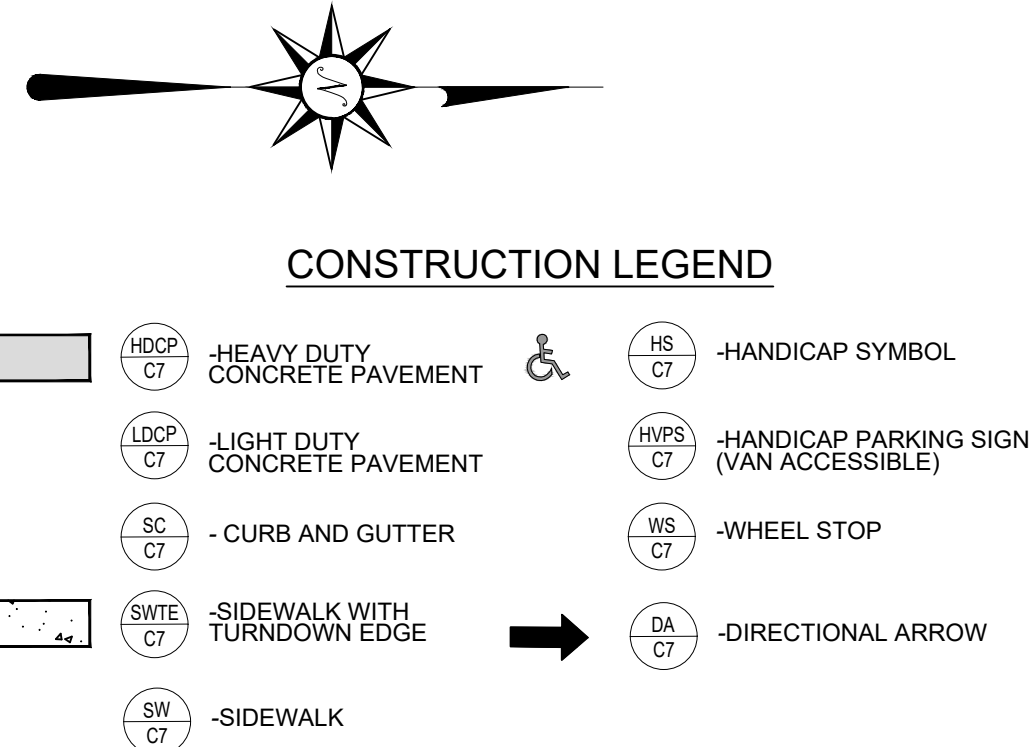
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PARCEL OWNER, ADDRESS

DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202



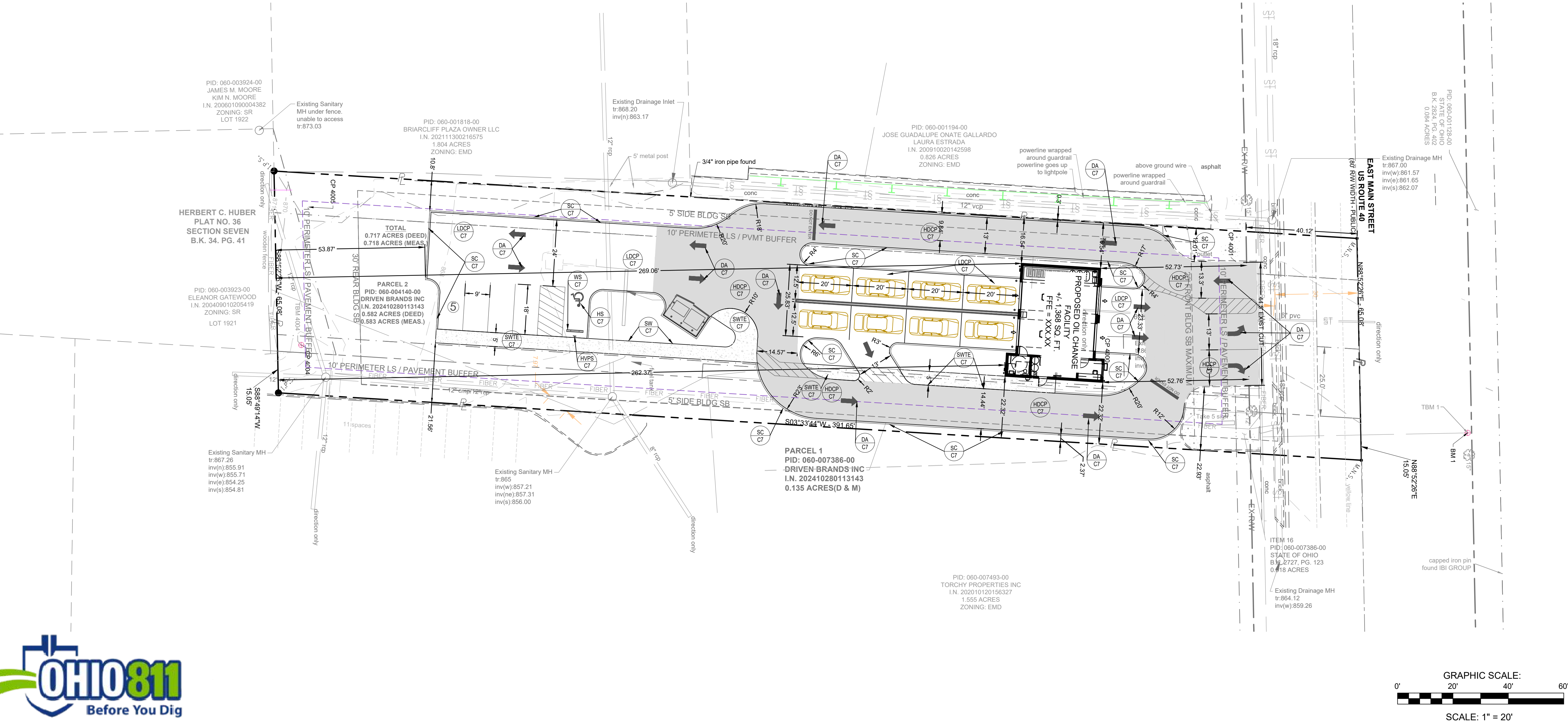
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	EMD	EMD
PROPOSED USE	CONDITIONAL USE PERMIT REQ.	OIL CHANGE FACILITY
TOTAL SITE AREA	NO REQUIREMENT	31,276 +/- SQ. FT.
LOT COVERAGE	0.36/0.58 +/- AC. (50% MIN / 80% MAX) 15,638 / 25,021 SF (INCL. IMP. SFC)	0.40 +/- AC. (56%) 17,493 SF. (56%)
BUILDING SETBACKS	FRONT 5' MIN./20' MAX. (NORTH) REAR 30' MIN. (SOUTH) SIDE 5' / 20' AGG. (EAST) SIDE 5' / 20' AGG. (WEST)	FRONT 52.73' (NORTH) REAR 269.06' (SOUTH) SIDE 22.32' / 38.86 (EAST) SIDE 16.54' / 38.86 (WEST)
TOTAL PARKING	VEHICLE REPAIR MINOR "REOMT PER CODE 1 SP/500 SF DEVELOPMENT INFO = 3 SPACES	5 SPACES PROVIDED 4 STANDARD SPACES 1 ADA SPACES
LANDSCAPE PLAN	REQUIRED	VARIANCE REQUESTED
DRAINAGE PLAN	NOT REQUIRED	N/A
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	CITY OF REYNOLDSBURG	1 ACCESS POINT

BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	1,368 S.F. +/-
BUILDING AREA	N/A	1,368 S.F. +/-
BUILDING HEIGHT	22' MIN / 60' MAX	22' (1 STORY)
FLOOR AREA RATIO	N/A	1,368 SF/31,276 SF = 0.044

- GENERAL NOTES**
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
 - NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
 - ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
 - IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
 - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
 - ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
 - ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT 529 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

***NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.**



REVISIONS

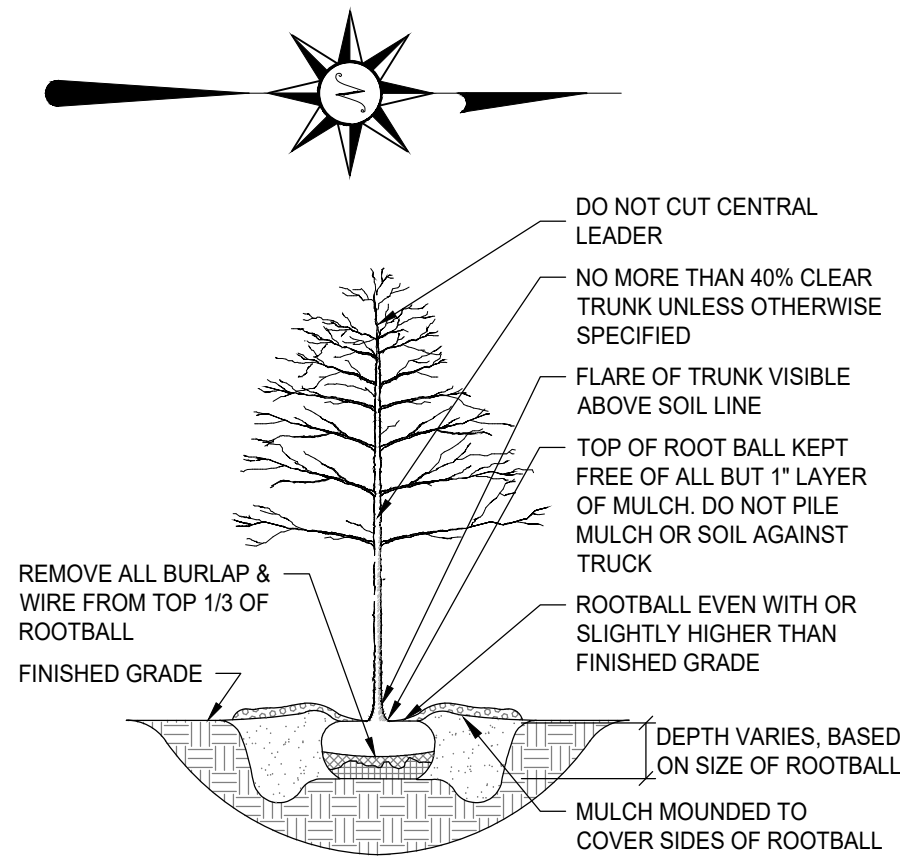
TAKE 5 OIL CHANGE
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ACES
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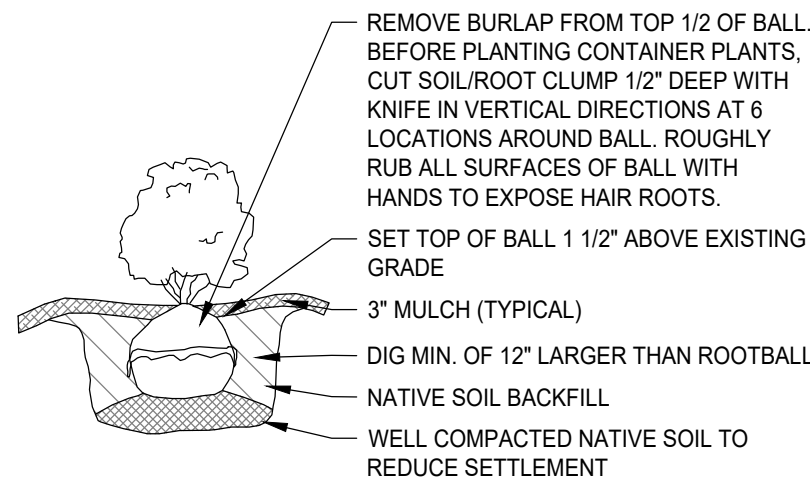
JOB NUMBER: 25-3098-L
DATE: 5/29/2025
SCALE: 1" = 20'
DRAWN BY: B. ROBISON
CHECKED BY: B. ZACKERY
APPROVED BY: B. ZACKERY

C2
SITE LAYOUT

THIS SHEET IS FOR LANDSCAPE USE ONLY



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



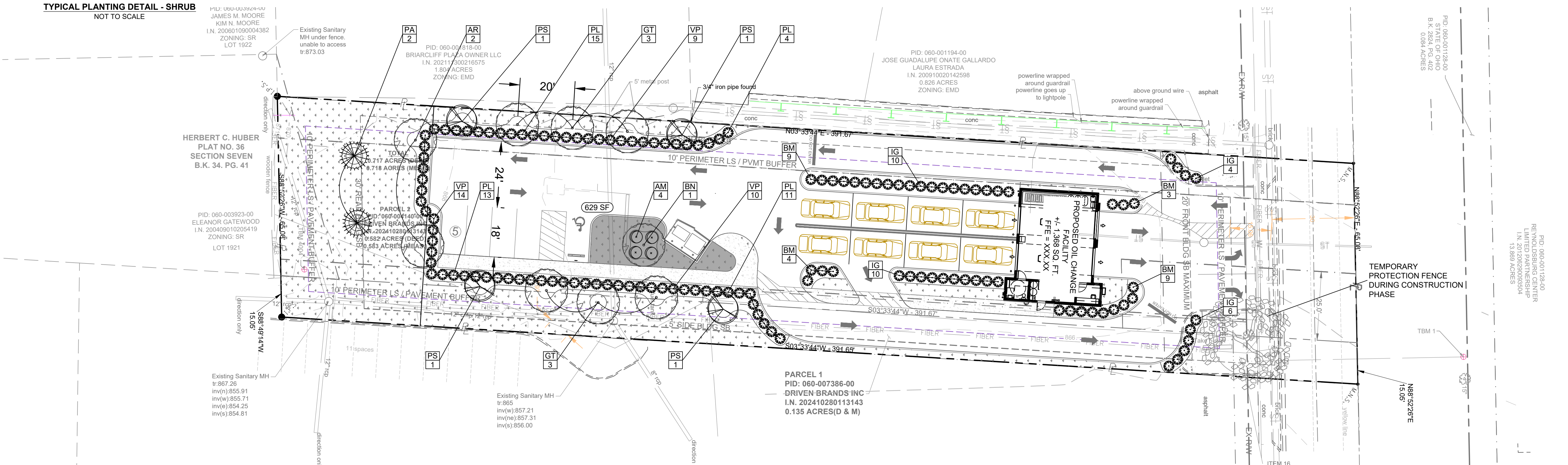
TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



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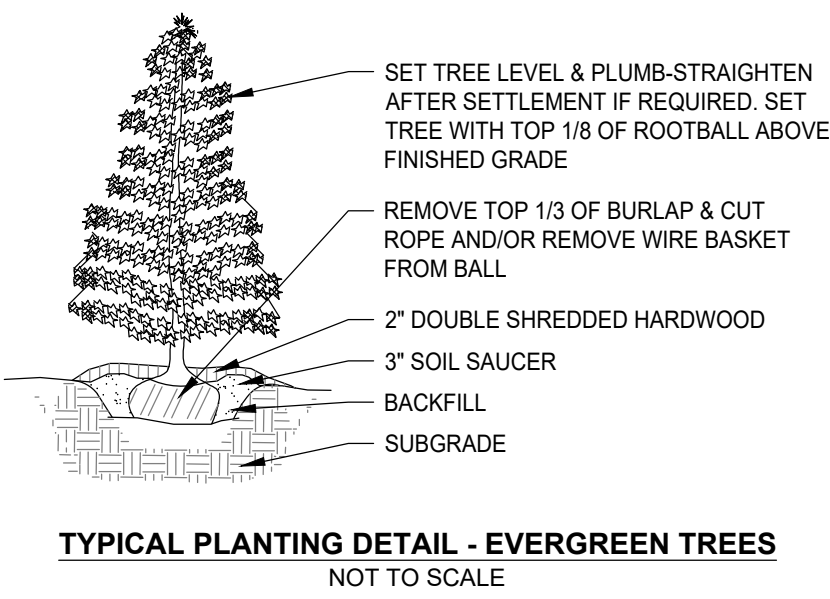
ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PERMISSION OF THE ELECTRONIC DATA.

NOTHING SHALL BE CONSIDERED AN OFFER OF INSURANCE OR A CONTRACT OF INSURANCE. THE RECIPIENT'S INSURANCE COVERAGE IS THE RECIPIENT'S RESPONSIBILITY. THE RECIPIENT'S INSURANCE COVERAGE IS THE RECIPIENT'S RESPONSIBILITY. THE RECIPIENT'S INSURANCE COVERAGE IS THE RECIPIENT'S RESPONSIBILITY.

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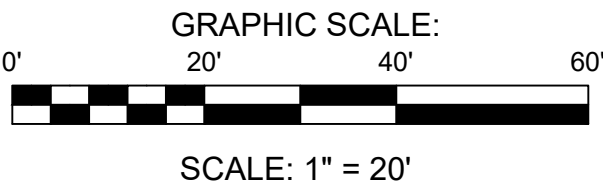
TYPICAL PLANTING DETAIL - EVERGREEN TREES
NOT TO SCALE

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	2	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	2" CAL.	CONT./B&B	WELL BRANCHED
BN	1	BETULA NIGRA 'DURRA HEAT'	RIVER BIRCH	2" CAL.	CONT./B&B	SINGLE STEM
GT	6	GLEDITSIA TRIACANTHOS VAR NERMIS SHADE MASTER	THORNLESS HONEYLOCUST	2" CAL.	CONT./B&B	WELL BRANCHED
PA	2	PICEA ABIES	NORWAY SPRUCE	6' HT	CONT./B&B	
PS	4	PRUNUS SUBHIRTELS VAR. AUTUNNALIS	'AUTUNNALIS' CHERRY	2" CAL.	CONT./B&B	WELL BRANCHED
SHRUBS						
AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18' HT.	CONT./B&B	
BM	25	BUXUS MICRO PHYLLO 'GREEN GEM'	GREEN GEM BOXWOOD	18' HT.	CONT./B&B	
IG	30	ILEX GLABRA 'SHAMROCK'	INKBERRY	18' HT.	CONT./B&B	
PL	42	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	CHERRY LAUREL	24' HT.	CONT./B&B	
VP	33	VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	24' HT.	CONT./B&B	

AREA OF SOD: 862 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE.
SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL COVERAGE AREA: 16,316.52 SF
REQUIRED TREE CALIPER: 9"
PROVIDED TREE CALIPER: 12" EXISTING

TOTAL VEHICULAR USE AREA: 5 SPACES 13,923 SF
REQUIRED INTERIOR LANDSCAPING: 200 SF (1 TREE 4 SHRUBS)
PROVIDED INTERIOR LANDSCAPING: 629.09 SF (1 TREE 4 SHRUBS)



REVISIONS

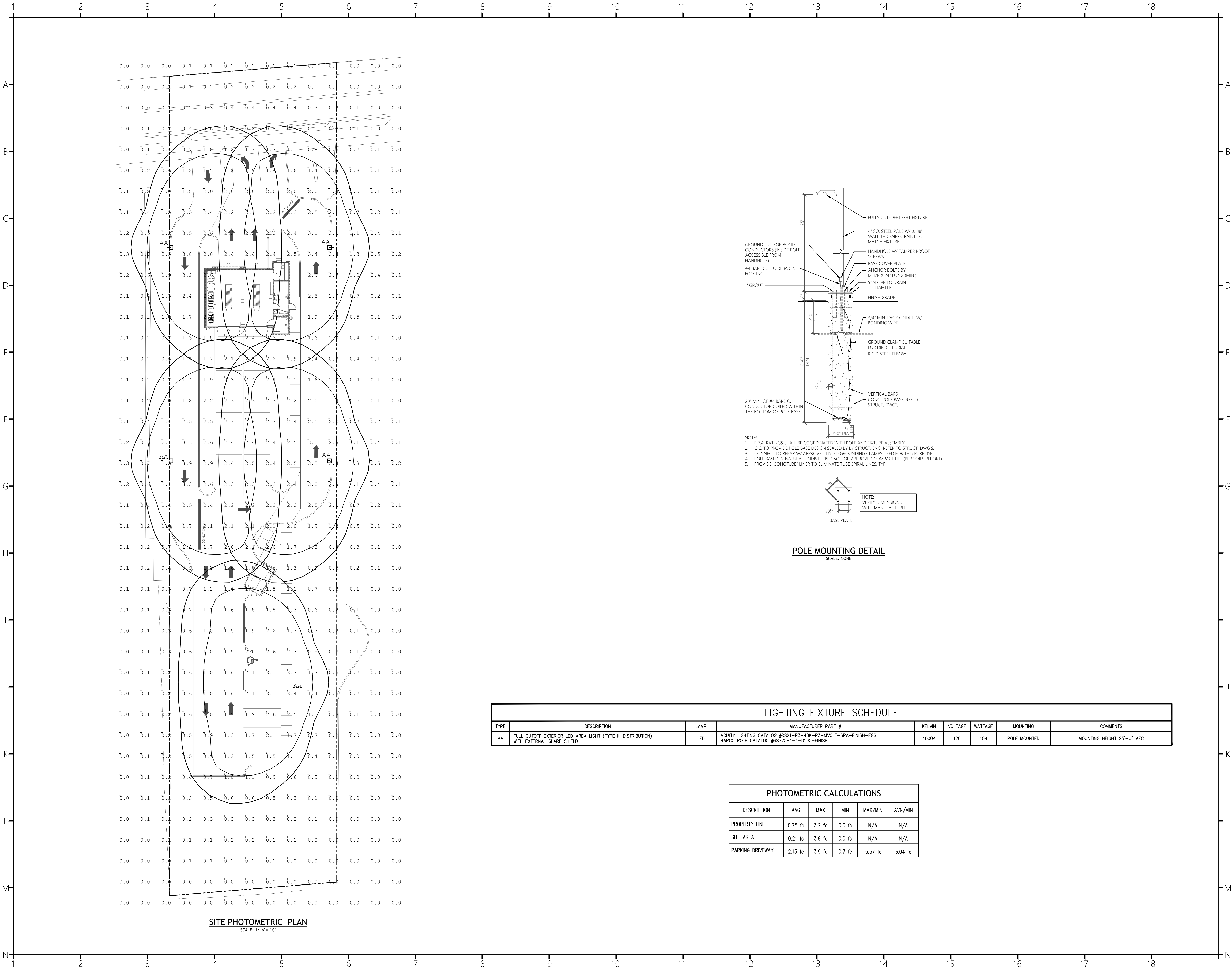
TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH

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ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
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PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 6-20-2025
SCALE: 1" = 20'
DRAWN: B. SHIRLEY
CHECKED: B. SHIRLEY
APPROVED: B. ZACKERY

STATE OF OHIO
BRANDY ZACKERY
PE. 07195
REGISTERED PROFESSIONAL ENGINEER

L1
LANDSCAPE
PLAN



SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

LIGHTING FIXTURE SCHEDULE

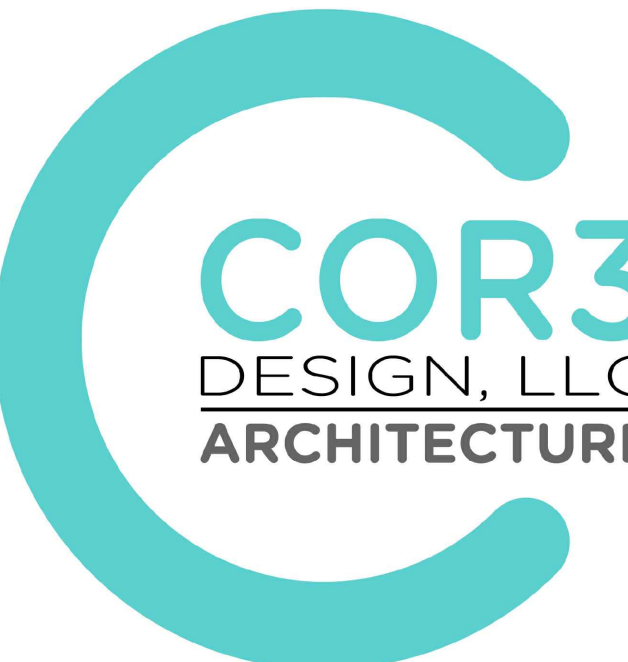
TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #	KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS
AA	FULL OUTOFF EXTERIOR LED AREA LIGHT (TYPE III DISTRIBUTION) WITH EXTERNAL GLARE SHIELD	LED	ACUTY LIGHTING CATALOG #RSX1-P3-40K-R3-MVOLT-SPA-FINISH-EGS HAPOG POLE CATALOG #SS32264-4-D190-FINISH	4000K	120	109	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG

PHOTOMETRIC CALCULATIONS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.75 fc	3.2 fc	0.0 fc	N/A	N/A
SITE AREA	0.21 fc	3.9 fc	0.0 fc	N/A	N/A
PARKING DRIVEWAY	2.13 fc	3.9 fc	0.7 fc	5.57 fc	3.04 fc

ARCHITECT OF RECORD:
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OHIO REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864-451-5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development

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Greenville, SC 29601

Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:

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864.235.3580

PLUMBING

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Greenville, SC 29601
864.271.6535

MECHANICAL

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870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535

ELECTRICAL

Hugh P. Bunn
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864.583.6274

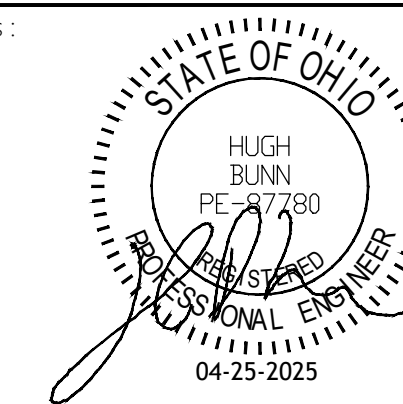
Project Title:

T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068

Client Logo:



Seals:



Revisions:

04.23.2025 Issue for Review

Project Number:

24040

Phase:

CD

Date:

04.23.2025

Drawn By:

RS

Checked By:

HPB

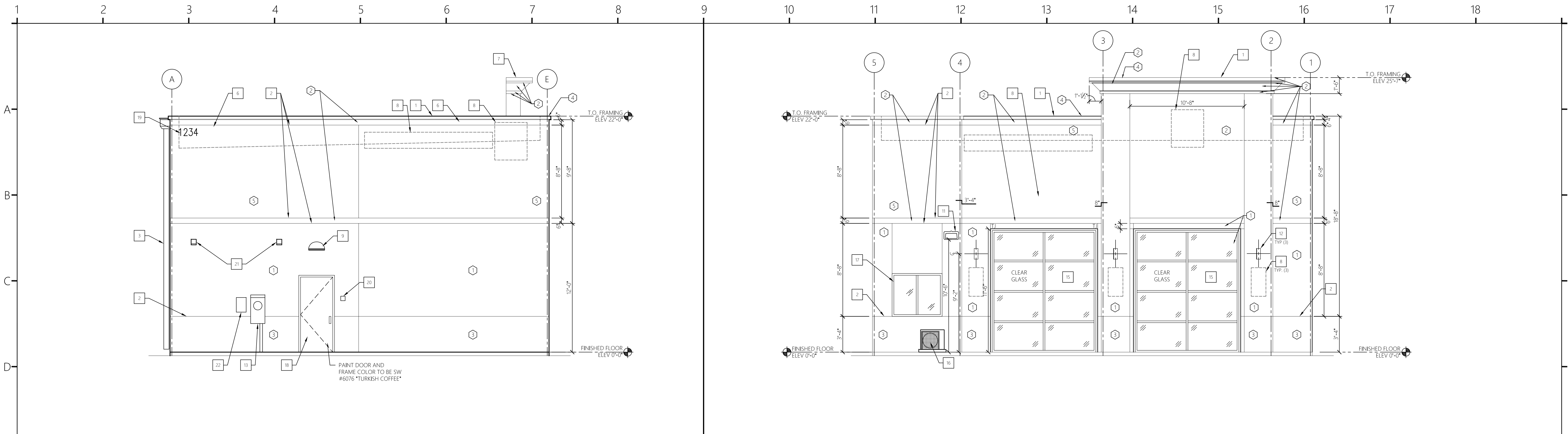
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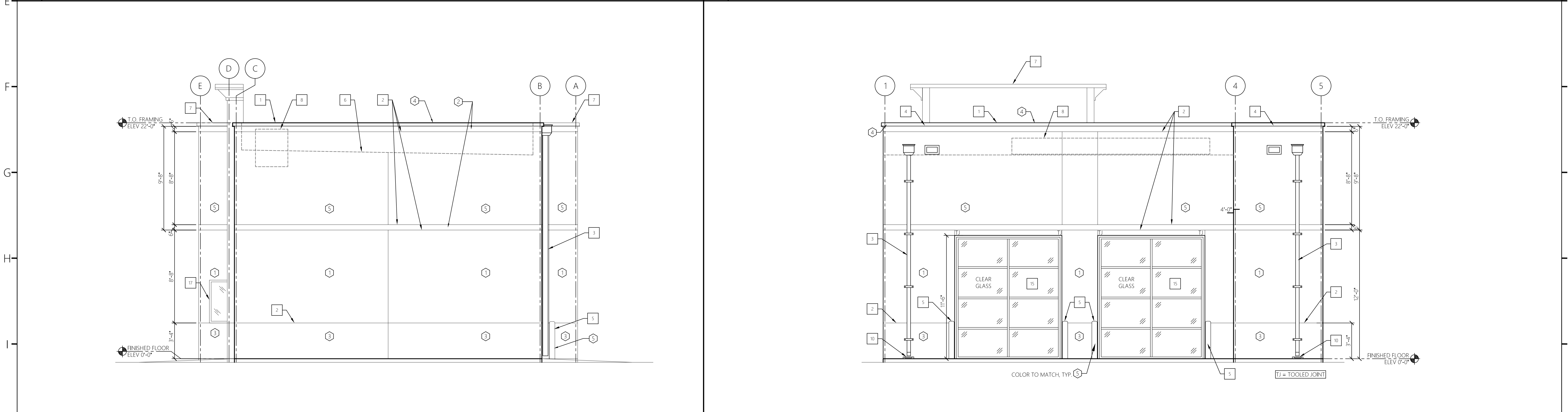
Sheet Title:

SITE PHOTOMETRIC PLAN

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1 EXTERIOR ELEVATION 1/4" = 1'-0" 2 EXTERIOR ELEVATION 1/4" = 1'-0"



3 EXTERIOR ELEVATION 1/4" = 1'-0" 4 EXTERIOR ELEVATION 1/4" = 1'-0"

#

KEYNOTE DESCRIPTION

1. PREFINISHED GALV. MTL. COPING.

2. "V" JOINT IN STUCCO, REFER TO DET. 2/A7.00

3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00

4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE. REFER TO DET. 12/A7.00

5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50

6. ROOF LINE BEYOND.

7. BUILDING BEYOND.

8. SIGNAGE, BY OTHERS.

9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.

10. 1/2 SPLASHBLOCK OR CONNECT TO STORM DRAIN. REFER TO CIVIL DWG'S.

11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.

12. SCONCE LIGHTING. REFER TO ELEC. DWG'S.

13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.

14. NOT USED

15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.

16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.

17. CRI, US ALUMINUM SERIES 8200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.

18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.

19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. REFER TO OHIO FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE. OR EQUAL.

20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY REYNOLDSBURG FIRE PREVENTION STAFF. ALL PER REYNOLDSBURG FIRE DEPT. REQUIREMENTS.

21. EXHAUST VENT, REFER TO MECH DWG'S.

22. MEANS OF DISCONNECT PER NEC, REFER TO ELEC.

EXTERIOR FINISH SCHEDULE

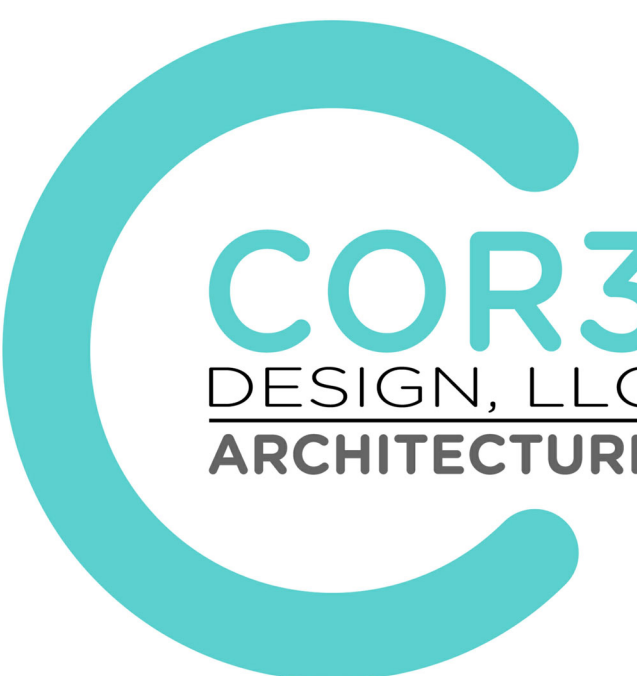
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NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED

KEYNOTES EXTERIOR FINISH SCHEDULE

ARCHITECT OF RECORD:
RALPH M. COLEMAN
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125 RHETT ST., SUITE 101
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Seals :

Revisions :
04.23.2025 Issue for Review

Project Number :
24040
Phase :
CD
Date :
02.06.2025
Drawn By :

Checked By :
-
Sheet Number:
A3.00
Sheet Title :
EXTERIOR ELEVATIONS

Item 5 - Legal Description of the Property

EXHIBIT A**Property Description****PARCEL I:**

Situated in the State of Ohio, County of Franklin, Township of Truro, in the City of Reynoldsburg, also being a part of the northwest quarter of the northwest quarter of the northwest quarter of Section 18, in Township 16, Range 20, of the Refugee Lands, being also a part of the same land conveyed to Main Street Joint Venture as recorded in Official Record 8371 B07, and being more particularly bounded and described as follows:

**ALL OF
(060)
007386**

Beginning at a point at the intersection of the west line of said Section 18 with the center of U.S. Route 40; said point also being at the northeast corner of a tract of land conveyed to Klean-A-Car Suburban Corp. as recorded in Official Record 4608 B02;

Thence, North 84 deg. 45' 00" East, with the center of said U.S. Route 40, a distance of 15.05 feet to a point in the center of said State Route 40;

Thence, South 00 deg. 32' 25" East, leaving said road and running entirely within said Main Street Joint Venture lands and passing a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO., LTD.) at a distance of 40.14 feet, a total distance of 391.32 feet to a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO, LTD.);

Thence, South 84 deg. 45' 00" West, running entirely within said Main Street Joint Venture lands a distance of 15.05 feet to a 3/4 inch iron pipe found on the west line of said Section 18 and at the northeast corner of Herbert Huber Section Seven as recorded in Plat Book 34, Page 41, and the southeast corner of said Klean-A-Car Suburban Corp.;

Thence, North 00 deg. 32' 25" West, with the west line of said Section 18 and the east line of said Klean-A-Car Suburban Corp. Lands and a total distance of 391.32 feet to the place of beginning and containing 0.135 acres more or less.

PARCEL II:

Situated in the County of Franklin, in the State of Ohio, and in the city of Reynoldsburg, and bounded and described as follows:

Being located in Section 13 of Township 12 North, Range 21 West and bounded and described as follows:

**ALL OF
(060)
004140**

Beginning at the point of intersection of the centerline of East Main Street with the easterly line of Section 13 Township 12 North, Range 21 West, said point being North 84 deg. 45' East, 608.51 feet from a spike at the intersection of said centerline with the easterly line of Briarcliff Drive produced northerly;

Thence along said Section line being the westerly line of the Janet B. Leeman 4.7977 acre tract, South 0 deg. 32' 25" East, 391.32 feet to the northeasterly corner of Lot No. 1921 of "Herbert G. Huber Plat No. 36 Section Seven" as the same is shown of record in Plat Book 34, Page 41, Recorder's Office, Franklin County, Ohio;

Thence along the Northerly line of said Lot No. 1921, South 85 deg. 45' West, 65.0 feet to a point;

Thence North 0 deg. 32' 25" West (parallel to said Section line), 391.32 feet to a point in the centerline of East Main Street;

Thence along said centerline North 84 deg. 45' East 65.0 feet to the place of beginning, containing 0.582 acre more or less.

7041 East Main Street
Reynoldsburg, Ohio 43068

PPN 060-007386-00 (Parcel 1)

060-004140-00 (Parcel 2)

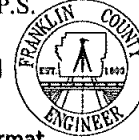
DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

fasante

10/23/2024 9:45:52 AM

*Submitted via Digital Format

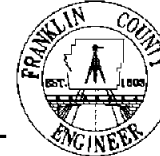


DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

BY: MB

DATE: Oct 28, 2024

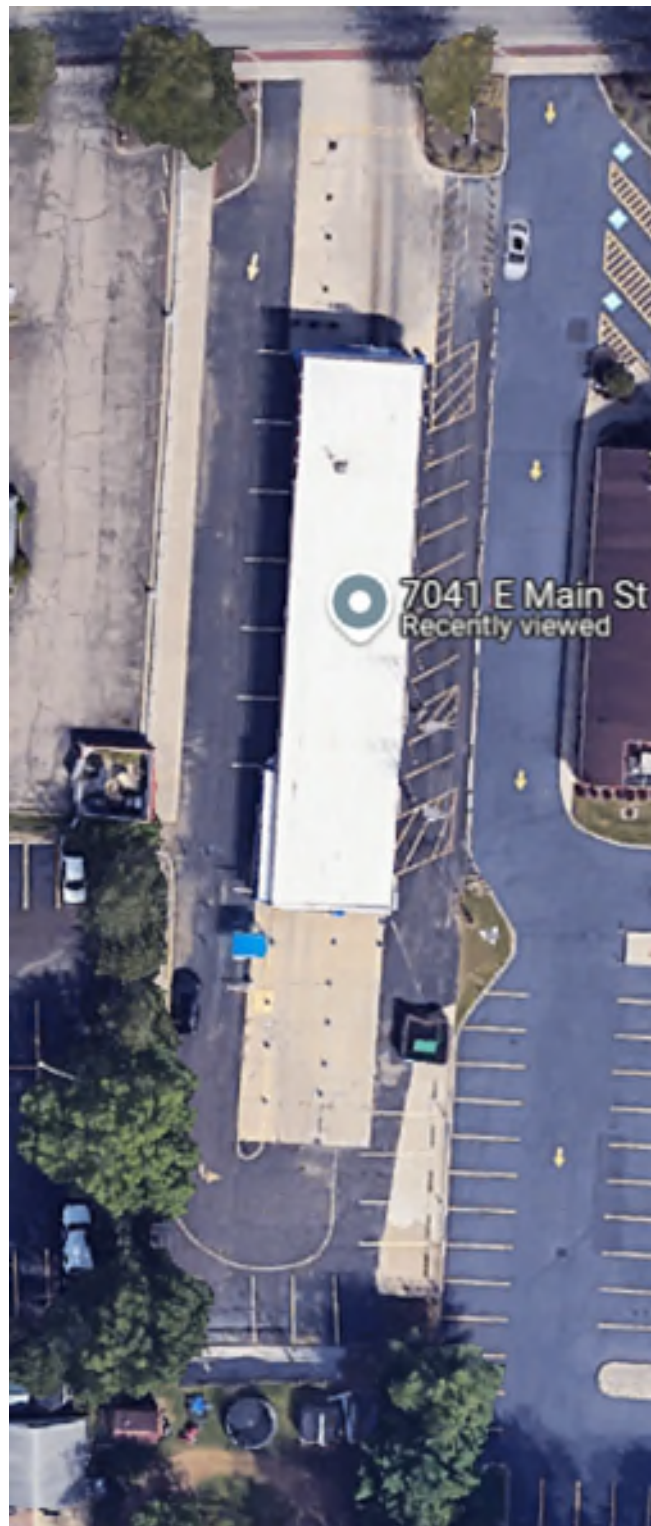


Item 6 - Property Photos

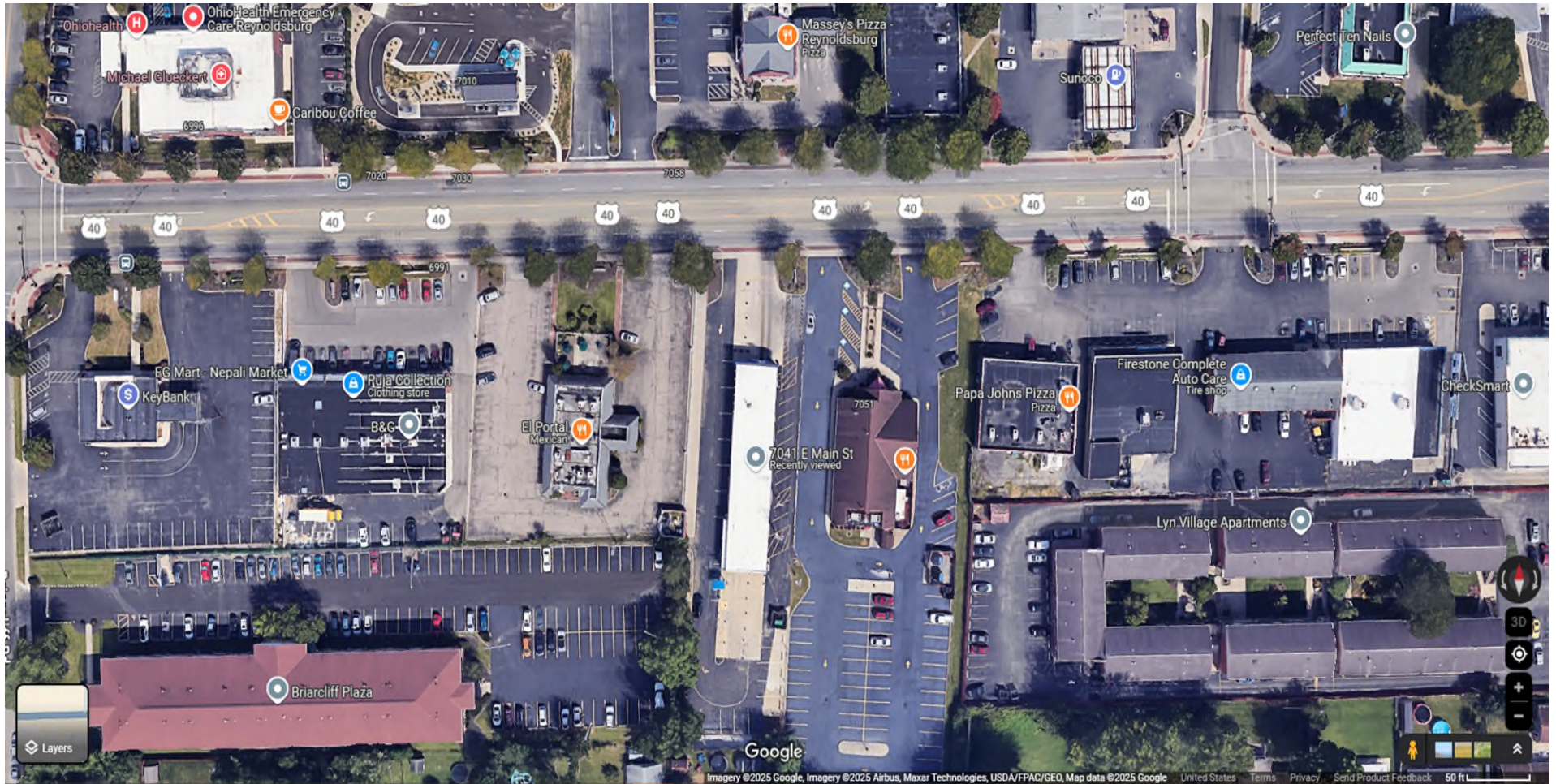
Property from Street View



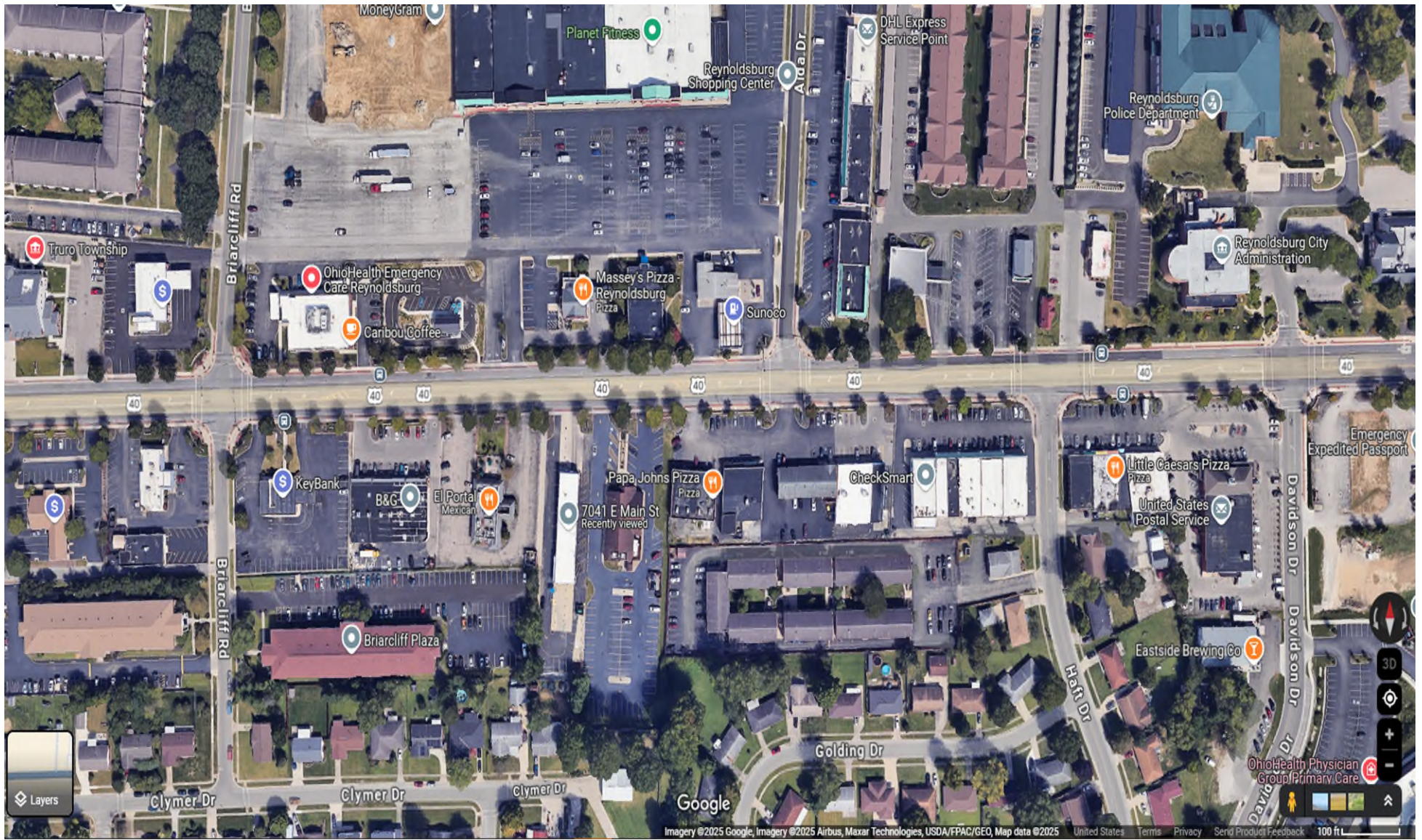
Property from Above



Surrounding Area



Surrounding Area



From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7041 E. Main Street Conditional Use and Variance
Date: Wednesday, July 2, 2025 8:34:29 AM
Attachments: [Outlook-h3m00unv.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Cepek,

Good morning.

We have no commits on this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 4:44 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7041 E. Main Street Conditional Use and Variance

Lt. Schmidt,

I am sending you 7041 E. Main Street Conditional Use and Variance and related items that are scheduled for the July 17TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

From: [William Dorman](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#); [Kalle Gwilliams](#)
Subject: RE: 7041 E. Main Street Conditional Use and Variance
Date: Wednesday, July 9, 2025 8:24:00 AM

Emma,

In regards to the CA application for 5978 the City's Public Service Department comments are as follows:

- Regarding the location of the proposed trash dumpster. On Page EX-B it references the location of a new trash dumpster, however there are no details provided regarding material, height, etc. Please provide this detail.
- The City of Reynoldsburg has an irrigation system that runs along East Main Street. This should be noted as "Do Not disturb" on Page EX-B.

Thank you,

William Dorman
Public Service/Building Director

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800
www.reynoldsburg.gov

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 4:45 PM
To: William Dorman <wdorman@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7041 E. Main Street Conditional Use and Variance

William,

I am sending you 7041 E. Main Street Conditional Use and Variance and related items that are scheduled for the July 17TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

July 8, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Jeanne Cabral for Akash Acharya and Sagar Dhital; 8200 Palmer Road: Conditional Use Application – Dwelling - Group

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 8200 Palmer Road, parcel ID number 1302869800000. The 0.89-acre site's current land use is Dwelling – Single-Family Detached. The existing home is approximately 1,872 square feet with 3 full baths and 3 bedrooms per the Licking County Auditor's website. The parcel is zoned SR, Suburban Residential. The applicant is requesting the site's land use be changed to Dwelling – Group, which is identified as a Conditional Use in the Zoning Code for the SR, Suburban Residential zoning district.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential the north, east, west, and south of the subject site. The surrounding land uses consist of Dwellings – Single – Family to the north, east, west, and south of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Conditional Use for a Dwelling – Group Home in the SR, Suburban Residential District, since it is a Conditional Land Use. The applicant states that there are no proposed changes to the exterior with the exception of an ADA ramp. The applicant states the interior will be partially remodeled to have ADA bathrooms. The applicant states that the proposed group home will house 6 to 8 elderly residents. The applicant states residence is proposed to provide 24-hour residential services. The applicant states that there will be 3 to 6 staff members but not in the residence at the same time. The applicant states that there would be three shifts per day with one employee at night and one to two employees from the morning to mid-evening. The applicant states that the delivery activity will be minimal and most grocery deliveries would be once or twice a week and would access the house from the rear door. The applicant states that minor deliveries such as durable medical equipment would be once a week at most. The applicant states that there will be mini-van pickup of occupants to take them to medical appointments, and there could be some visitation from relatives, but not frequently.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. **Definition:** Dwelling – Group: A residential facility providing accommodations and personal care services from one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34(B)(1)(b).
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states that the impact to the site will be negligible due to the similarity of the previous use that was a medium sized family home. That no special conditions would arise and the property would essentially be used as it has been used in the past.
 - i. The land use of a Dwelling – Group home is a conditionally permitted land use in the SR, Suburban Residential Zoning District.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states that there would be no adverse effects on adjoining lots and traffic circulation, no fumes, odors, noise, glare, vibration or storm water issues.
 - i. Staff finds that based on the applicants statement, the proposed land use does not appear to adversely affect the use of the adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. The applicant states that there would be no adverse effects on adjoining lots and traffic circulation, no fumes, odors, noise, glare, vibration or storm water issues.
 - i. Staff finds that the site will not adversely affect the health, safety morals or welfare of persons residing or working in the neighborhood.
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 1. The applicant states that the proposed use shall be served adequately by public facilities and services.
 - i. Staff finds that the subject site is adequately serviced by public facilities and services. Public Service has no concerns with the application at this time
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 1. The applicant states that the proposed conditional use will not have any significant impact on the existing conditions of the site or the neighborhood as the nature of this use is quiet and non-disruptive

in nature. That any visitor or employee parking would be in the rear of the property.

- i. Based on the applicants answer, staff does not have any concerns with regards to significant traffic impacts for the proposed land use. That the required parking spaces of 3 parking spaces are provided on the site.
- vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 1. The applicant states the proposed conditional use will be not be harmful to neighboring properties or contrary to public interest or the intent and purpose of the City of Reynoldsburg Zoning Code, nor will the proposed conditional use impair the supply of light, endanger public safety, or unreasonably diminish or impair public health, safety, comfort or welfare of City of Reynoldsburg residents.
 2. Staff finds that a Dwelling -Group Home is a conditionally permitted land use in the SR, Suburban Residential District. However, the number of residents the applicant is proposing, is 6 to 8 residents, which is more than the permitted maximum of 5 residents. Staff finds that the proposed use does not meet the definition of Dwelling – Group Home found in the Zoning Code.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. Required off-street parking spaces for Dwelling - Group is detailed in Table 1105.01A and the requirement is 1 parking space per 8 beds plus 1 per employee based on the largest staff shift.
 - i. The applicant states that there will be 1-2 employees working at all times and that the maximum number of residents in the home would be 8. Based on the application, the required number of off-street parking spaces for the applicant would be 3 total. The applicant states that there are 3 parking spaces on the site, room for parking along the driveway, and the driveway can support 2-way traffic.
 - ii. Staff finds that the parking requirement of 3 parking spaces is provided on site. Staff also finds that a Dwelling -Group Home is a conditionally permitted land use in the SR, Suburban Residential District. However, the number of residents the applicant is proposing, is 6 to 8 residents, which is more than the permitted maximum of 5 residents. Staff finds that the proposed use does not meet the definition of Dwelling – Group Home found in the Zoning Code.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

1. The proposed use does not meet the definition of a Dwelling Group, which is “A residential facility providing accommodations and personal care services from one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code Section 5119.34(B)(1)(b). The applicant is proposing 6 to 8 residents, which is more than 5. The applicant has also not specified clearly that it will meet Ohio Revised Code Section 5119.34.(B)(1)(b).

3. Recommendation

- a. Staff recommends denial of the proposed conditional use for a Dwelling – Group Home based on the following reasons:
 - i. The requested conditional use, based on the information provided by the applicant does not meet the definition of Dwelling -Group home. Due to the applicant not clearly stating how Ohio Revised Code Section 5119.34.(B)(1)(b) is met. That the requested number of residents of 6 to 8 residents, is more than the permitted number of residents of 1 to 5 unrelated persons, found in the definition of Dwelling -Group Home. Based on these reasons, staff recommends denial of the application
- b. If the Planning and Zoning Board does recommend approval of the Conditional Use Application for a Dwelling –Group, the following conditions are recommended by staff to be placed on the approval:
 - i. That the required license be obtained and provided to the City prior to the commencement of operation.
 - ii. The site will be staffed 24 hours daily.
 - iii. That no commercial activities be conducted on site.
 - iv. That no more than 1 to 5 unrelated person be permitted to reside on premises, not including staff.
 - v. The applicant show how Ohio Revised Code Section 5119.34.(B)(1)(b) is met.

Reynoldsburg

Building/Zoning Department
7232 East Main Street
Reynoldsburg, Ohio 43068

RECEIVED
JUN 20 2025

REYNOLDSBURG BUILDING DEPARTMENT

All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: permit@reynoldsburg.gov
*Please know that an application will not be processed until payment has been received.

App./Case#: 2025-338
Date Submitted: 6/20/25
Fee Amount: 450-

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CX 4057

Property Address: 8200 PALMER RD SW	Parcel ID#(s): 013-028698-00.000
---	--

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): AKASH ACHARYA	
Contact Email: akashacharya00@gmail.com	Contact Phone Number: 817-987-80674

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name: Sagar Dhital (co-owner)
Contact Email: sagardhital@icloud.com	Contact Phone Number: 614-364-9788
Description of Use: Group home for elderly	

III. APPLICANT INFORMATION

Applicant Name: Jeanne M Cabral, Architect	Applicant Address: 2939 Bexley Park Road Columbus, OH 43209
Applicant Phone Number: 614-239-9484	Applicant Email: jeannecabral@aol.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)
☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

Conversion of single family home to small group home with 6 to 8 elderly residents. No changes to the exterior except for ADA ramp. No other site changes. Some interior changes to bathrooms.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Jeanne Cabral

Digitally signed by Jeanne Cabral
DN: cn=Jeanne Cabral, o=Jeanne Cabral Architects,
ou=Architect, email=jeannecabral@aol.com, c=US
Date: 2025.06.19 12:24:12 -04'00'

Applicant Signature: _____ Date: 6-19-2025

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required
Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Jeanne Cabral, Architect
2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484 Office
614-537-2654 Cell
jeannecabral@aol.com

6-19-25

STATEMENT OF HARDSHIP:
PARCEL 013-028698-00.000
8200 PALMER RD SW
REYNOLDSBURG, OH 43068

PROPERTY OWNER:
AKASH ACHARYA
2102 WAGON TRAIL DR.
REYNOLDSBURG, OH 43068

APPLICANT:
JEANNE CABRAL, ARCHITECT
2939 BEXLEY PARK RD.
COLUMBUS, OH 43209
jeannecabral@aol.com

The subject property is in the SR Suburban Residential district. The parcel has one single family house, a garage and an outbuilding. Surrounding properties are also single family homes in a SR Suburban Residential zone.

The conditional use requested (per 1103.17) is a group home for the elderly.

There are no proposed changes to the exterior with the exception of an ADA ramp. The interior will be partially remodeled to have ADA bathrooms.

Hours would be every day 24-7 as the occupants are live-in. Three to six employees would be on premises but not at the same time. There would be three shifts per day with one employee at night and one to 2 employees from the morning to mid-evening. Delivery activity would be minimal. Most grocery delivery would be once or twice a week and they would access the house from the rear door. Minor deliveries such as durable medical equipment would be once a week at most.

There will be mini-van pickup of occupants to take them to medical appointments. They could be some visitation from relatives, although not very frequent.

Impact to the site will be negligible due to the similarity of the previous use that was a medium sized family house. No special conditions would arise and the property would essentially be used as it has been used in the past. There would be no adverse effects

on adjoining lots and traffic circulation, no fumes, odors, noise, glare, vibration or storm water issues.

Any visitor or employee parking would be in the rear of the property.

The proposed use shall be served adequately by public facilities and services.

The proposed conditional use will not have any significant impact on the existing conditions of the site or the neighborhood as the nature of this use is quiet and non-disruptive in nature.

The proposed variances will not be harmful to neighboring properties or contrary to public interest or the intent and purpose of the City of Reynoldsburg Zoning Code, nor will the proposed variance impair the supply of light, endanger the public safety, or unreasonably diminish or impair public health, safety, comfort or welfare of City of Reynoldsburg residents.



8200 PALMER RD SW
REYNOLDSBURG, OH 43068
013-028698-00.000



8200 PALMER RD SW
REYNOLDSBURG, OH 43068
013-028698-00.000



013-028698-00.000

04/03/2024

8200 PALMER RD SW
REYNOLDSBURG, OH 43068
013-028698-00.000

From: [William Dorman](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#); [Kalle Gwilliams](#)
Subject: RE: 8200 Palmer Road Conditional Use
Date: Wednesday, July 9, 2025 8:30:37 AM

Emma,

In regards to the Conditional Use application for 8200 Palmer Road the City's Public Service Department has no comments.

Thank you,

William Dorman
Public Service/Building Director

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800
www.reynoldsburg.gov

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, June 30, 2025 4:49 PM
To: William Dorman <wdorman@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 8200 Palmer Road Conditional Use

William,

I am sending you 8200 Palmer Road Conditional Use and related items that are scheduled for the July 17TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by July 9th so that we can incorporate them in the staff report that goes out first thing on July 10th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,
Emma Cepek
PLANNER I

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7232 East Main Street | Reynoldsburg, OH 43068
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ZONING CODE:

1. Innovation Development Standards & Parking
2. Setbacks regarding townhomes and accessory structures for townhome developments
3. Electric Vehicles
4. Storage Containers
5. Parking standards in general such as club house
6. Fencing – Innovation
7. Supplementary use for pools & temporary uses (mayor direction) for street sales on main street

*A PowerPoint will be a part of the Planning and Zoning Board meeting, where visuals will be used to discuss the topics listed above. Text changes may be provided, however this is more for general consideration before providing a set of changes during the formal review process.