



Planning & Zoning Commission Meeting
Wednesday, December 3, 2025 - 5:30 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
 - a. November 12, 2025
4. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural
5. Application # 11-12-25V Variance; 48 Benedict Dr. - Front Setback
 - a. Application & Staff Report
6. Recommendation to Council on Application # 11-13-25 Zoning Map Amendment; 333 W. Coshocton St. - UR-1 to GCC-1
 - a. Application & Staff Report
7. Other Business
8. Adjourn



Planning & Zoning Commission
Wednesday, November 12, 2025 - 5:30 PM
MINUTES

1. Call to Order/Roll Call

Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for November 12, 2025 at 5:46 p.m.

Present - Steve Dyer, Ryan Green, Kyle Cook, Mark Zolendziewski, Brian Hiebel
Absent - None

Staff present - Sean Staneart - City Manager, Heather Green - Design Review Board, Teresa Monroe - Clerk of Council

Public present - None

2. Public Comment

No comments

3. Approval of Minutes

a. October 14, 2025

ACTION: Kyle Cook moved to approve; Steve Dyer seconded and all were in favor.

AYES: Steve Dyer, Ryan Green, Brian Hiebel, Kyle Cook, Mark Zolendziewski

NOES: None

ABSTAIN: None

Passed 5 - 0

4. Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural

a. Application

No applicant was present. Sean Staneart said before the board is an application for a wall mural, it is a conditional use and needs to come before this board in order to be allowable, after that, it will go to the Design Review Board (DRB) for a COA. He said it looks like the applicant is requesting to add a mural on the back of the building and one on the side. He said he believes the pictures presented tonight are for reference and do not represent an exact depiction of what would be put on, he referenced the narrative included that says the applicant is looking to get feedback on what would be desired. Mr. Staneart said the first piece is, does the board want a mural in any shape or form, and if so, what content would they want on it. He said his recommendations for consideration are; 1) when considering a mural, ask what will it look like in thirty years, businesses can come and go, they may not want it to be a theme relative to the specific business, but more generalized, 2) consider upkeep, redoing a mural takes some level of technical ability, and 3) this would have a precedent setting affect, so if they allow a mural here, they would want to make some distinction as to why this is an approved location for a mural as opposed to any other side of a building with a flat surface throughout the rest of Johnstown. Mr. Staneart also added

that his strong suggestion is that a vinyl wrap be used instead of paint, this could be removed without any damage or long-term effects to the building.

Board members expressed their desire to have murals in Johnstown. Some further discussion on upkeep and maintenance and paint versus vinyl as well as building ownership. Review of the definition of mural in 1177.02 and that they are a conditional sign permitted upon approval of the location and design by the Planning and Zoning Commission, reference 1177.09. Discussion on sending the design to DRB for approval because of the change in material to a building. Chairman Dyer said he thinks they would defer the approval of the design to the DRB. He said this board does want murals, they want to make sure there is something in there for owner approval and some sort of maintenance statement. Mr. Stanearth said staff would reach out to the applicant with the conditions.

ACTION: Kyle Cook moved to Table, pending building owner approval in writing and proposed sizes and location of murals; Steve Dyer seconded, and the vote was as follows:
AYES: Kyle Cook, Mark Zolendziewski, Brian Hiebel, Ryan Green, Steve Dyer
NOES: None
ABSTAIN: None

Passed 5 - 0

5. Other Business

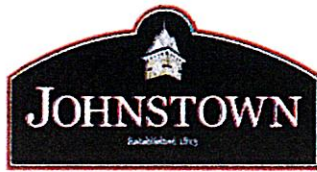
No further business.

6. Adjourn

ACTION: Steve Dyer moved to adjourn; Brian Hiebel seconded and all were in favor.
AYES: Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel, Ryan Green
NOES: None
ABSTAIN: None

Passed 5 - 0

The meeting ended at 6:07 pm.



VARIANCE PERMIT APPLICATION: CHAPTER #1133

Application Number: 11-12-25 V Date: 11 / 12 / 2025

FEES:

Number of Certified Letters to Contiguous Property Owners: 4 @ \$8.53 Total: \$

Newspaper Advertising Fee: \$ 182.27

Base Fee Single Family Residence: \$250

Base Fee All Other Uses: \$500

Total Fee Amount: \$ 250

Paid: Check # 2371 / Cash: 2.96

Applicant: Charles Wilson

Phone:

Mailing Address: 9797 Jug St.

City: Pataskala

State: Oh Zip: 43062

E-mail Address:

Zoning District: UR-1

Property Address: 48 Benedict Dr.

Johnstown, Ohio

Ordinance(s) the Variance applies to:

Description and nature of Variance request: building a porch across the front
of the house at 48 Benedict Dr. 7' variance is requested
for a 35' set back. New setback would be 28'

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. A set of two (2) scale plans and plat showing all dimensions of lot, building and improvements.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Variance is proposed or desired and the mailing addresses of all such persons.

Attach your response to the following practical difficulties test questions.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance;
2. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
3. Whether the Variance is substantial;
4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the Variance;
5. That a literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance;
6. Whether the Variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)
7. Whether the property owner purchased the property with knowledge of the zoning restriction;
8. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance, to other lands, structures or buildings in the same district.
9. That the special conditions and circumstances which create the need for a variance do not result from the actions of the applicants;
10. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance;
11. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the Variance.

- "No single factor controls a determination of the practical difficulties test."

*** The undersigned is applying for a Variance Permit for the following use; said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations, refer to Ordinance #1133.

Applicant's Signature: Charles A Wilson Date: 11 / 12 / 2025

OFFICE USE ONLY:

Date Received in Office: 11 / 12 / 25 By: [Signature]

Planning and Zoning Commissioners Hearing Date: 12 / 3 / 25

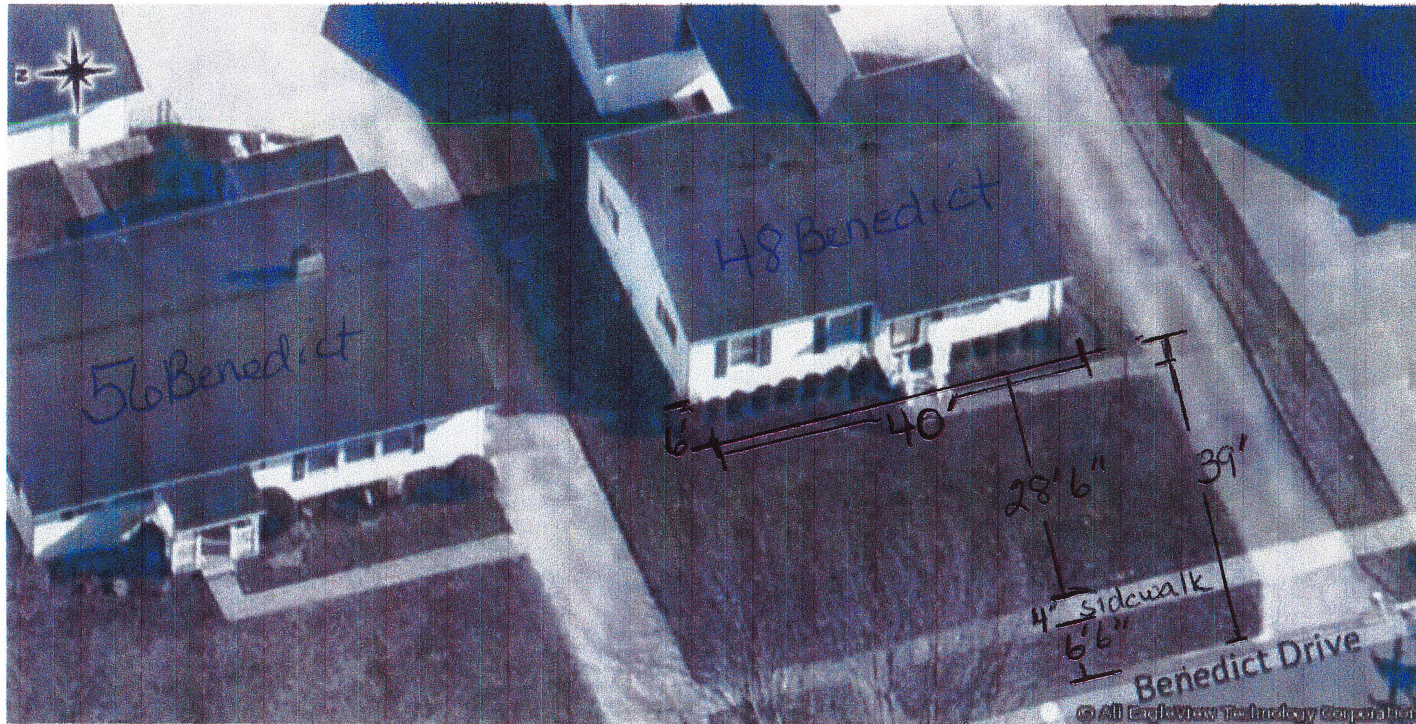
Permit was Approved Issued on Date: _____/_____/_____

Permit was Denied on Date: _____/_____/_____

Commission Chairperson Signature: x _____

Additional Comments or Requirements:





Porch 40' x 6'
From curb to proposed porch 39'
From curb to sidewalk 6'6"
Sidewalk width 4'
Back of sidewalk to porch 28'6"

In response to the list of questions asked on the Variance permit form, please note that my husband or myself are very educated on variance or zoning matters. When we purchased the property at 48 Benedict Dr. in 2024, we were aware of a few things that needed our attention. First were replacement windows especially across the front of the house. Many years of afternoon sun and weather played havoc with rotting of the windows. The small front porch needed repaired/replaced. This is when we came up with the idea to put a porch across the front of the house, to protect the new replacement windows we put in and replace the small porch.

We knew that we would have to obtain a building permit, but we were unaware of the building restrictions as far as the measurement from the sidewalk to the proposed porch. (measurement from curb to proposed porch is 39')

We feel that getting a variance and getting the building permit approved will not affect anyone or anything in a negative manner. It will only add a positive vibe and better curb appeal to the area. We have talked to neighbors who are very supportive and offered us any help they can give to get permits approved.

Thank you for your consideration
Chuck & Jeri Wilson

PLANNING REPORT

APPLICATION 11-12-25 | VARIANCE REQUEST

INTRODUCTION

To: Planning and Zoning Commission & City Council

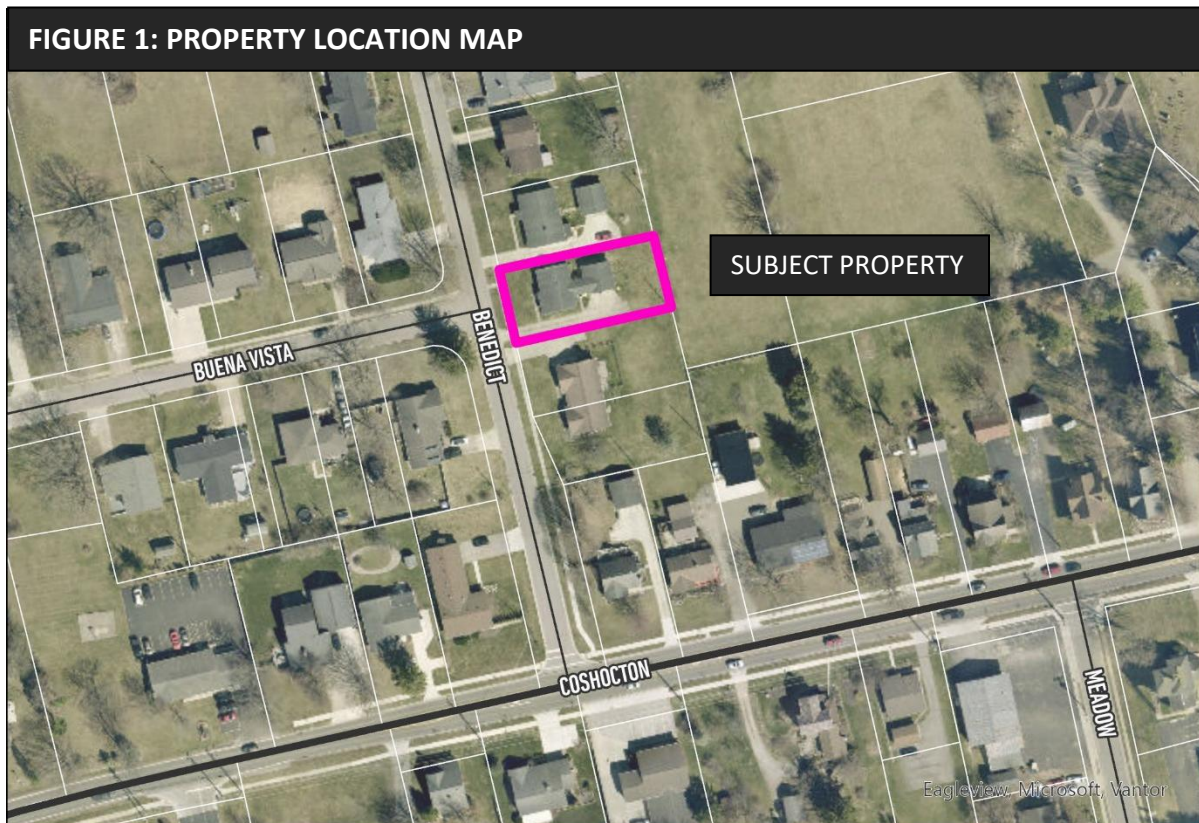
Reviewer: Johnstown Planning

Applicant: Charles Wilson

Request: Chapter 1147.04 – Additional District Development Standards

Recommendation: Consider the front yard setback variance established in Chapter 1147.04 of the UR-1 zoning district at 48 Benedict Drive. See planning recommendation on page 4 for further detail.

PROPERTY LOCATION MAP



VARIANCE REQUESTED

CODE SECTION	CODE REQUIREMENT
1147.04(a)(3) – Front setback requirements	Each lot shall have a front setback of not less than thirty-five feet.

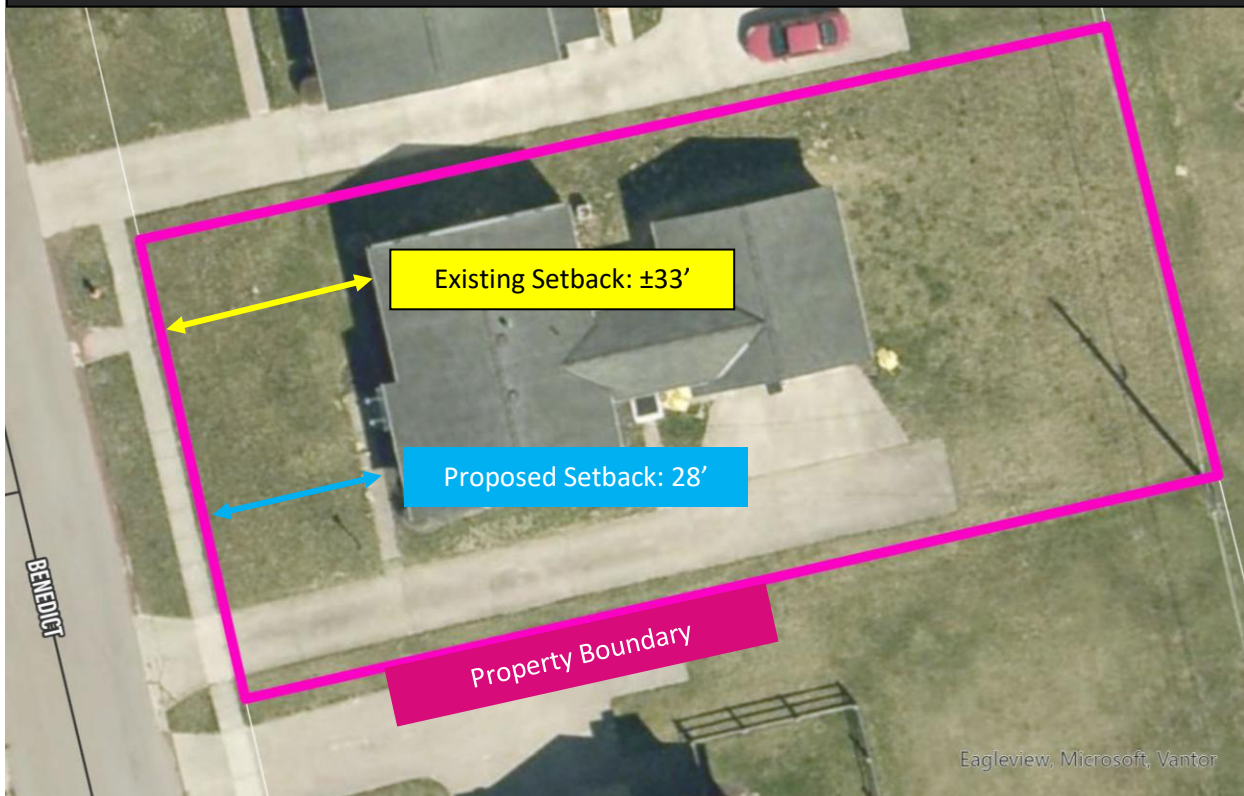
PROPERTY INFORMATION

Property Location:	48 Benedict Drive	Property Owner:	Charles and Theresa Wilson
Land Use Designation:	Suburban Residential	Overlay District:	No
Existing Zoning:	Urban Residential Low Density (UR-1)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting a variance to the required front yard setback in the UR-1 zoning district established in Chapter 1147.04 – Additional District Development Standards. The applicant is requesting a front yard setback variance to construct a covered porch along the front of the home.

FIGURE 2: 2016 SITE AERIAL



VARIANCE REQUEST ANALYSIS

The applicant is requesting a variance to the required front yard setbacks for the UR-1 zoning district established in Chapter 1147.04. The minimum required setback is 35 feet within the UR-1 zoning district. The applicant is requesting a variance of 7 feet, resulting in a 28 foot front yard setback if this request is approved. The variance review criteria established in Chapter 1133.03(g) were applied to the review of this request.

Chapter 1133.03(g) Review Criteria

- 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
Reviewer Response: The subject property is currently developed with a retail establishment and associated parking, delivery, and vehicular circulation areas. Compliance with the regulations established in Chapter 1147.04(a)(3) will not impact the ability of the property owner to utilize this property in a productive manner.
- 2) Whether the variance is substantial;
Reviewer Response: The UR-1 zoning district requires a minimum 35 foot front yard setback. While no survey of the property was provided, using GIS to measure the existing setback, the existing home is likely encroaching into the required front yard setback in the existing configuration. Addition of a covered porch will further encroach into the required setback, resulting in the request for this variance. Based on review of other structures along Benedict Drive near the subject property, other structures appear to encroach up to 10 feet into the setbacks (leaving an approximately 25' front yard setback).
- 3) Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
Reviewer Response: As noted in the criterion above, other homes along this segment of Benedict Drive appear to encroach the same as, or more than, what is proposed on the property at 48 Benedict Drive as part of this request. While the addition of a porch will change the look of this individual, the reviewer does not find that this encroachment will alter the character of the neighborhood or create an adverse impact on nearby properties.
- 4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
Reviewer Response: Addition of a porch, the reason for this variance application, will not increase the demand for or ability to serve this property with governmental services. There will not be an increase in space being occupied within the home or add additional bedrooms or bathrooms.
- 5) Whether the property owner purchased the property with knowledge of the zoning restriction;
Reviewer Response: The most recent property transfer was conducted in March of 2024, based on records of the Licking County Auditor. The applicable code sections were last updated by Ordinance 45-2021 (Approved 11/3/21).

- 6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

Reviewer Response: The goal of the applicant is to protect the front of the home (west facing frontage) from sun exposure and weather events. Given the existing structure encroaches into the required setback, adding additional protection necessitates further encroachment into the front yard setback.

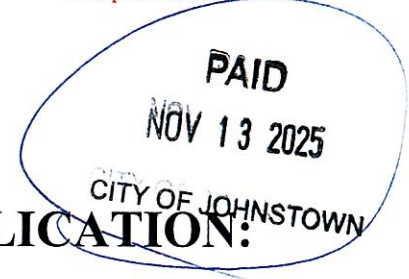
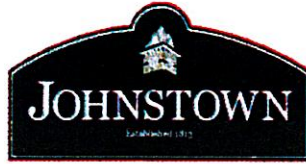
- 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Reviewer Response: Granting of this variance will still allow the intent of the zoning district to be achieved. Adding a front porch to a single-family home is in line with the spirit of the zoning district, which is to support the development of single-family homes.

- 8) No single factor shall be considered a determinative factor, and the factors shall be weighed and balanced in determining whether a variance is warranted. The applicant shall bear the burden of proof that the criteria for a variance have been met and that application of the zoning requirement to the applicant's property would be inequitable.

Reviewer Response: The above 1-7 includes a response to the criteria with respect to requesting a variance for Chapter 1183.08(a). The applicant also provided a set of responses provided within the application packet.

Summary: The reviewer recommends approval of this variance request for Chapter 1147.04 to reduce the required 35 foot setback to a 28 foot front yard setback within the UR-1 zoning district. The reduced setback are similar to other structures along this block of Benedict Drive, and will allow additional character to be added to the home, which is a larger desire of the City.



MAP AMENDMENT PERMIT APPLICATION: CHAPTER #1137

Application Number: 11-13-25 Date: 11 / 13 / 25

FEES:

Number of Certified Letters to Contiguous Property Owners: Reg mail @ \$8.53 Total: \$ 2.22

Newspaper Advertising Expense: \$ 112.48 & Applicable acres: _____ @ \$10 per acre: \$ _____

Application Fee: \$600

+ Sign \$25 - Ad Total \$139.70

Total Fee Amount: \$ 600.00 Paid: Check # 1341 / Cash: _____

(PLEASE PRINT)

Applicant's Name: Robert Denzine Phone: () _____

Mailing Address: 8832 Loudon St City: Johnstown State: OH Zip: 43031

E-mail Address: _____ Zoning District: UR-1 Proposed District: GCC-1

Property Address: 333 W. Coshocton St. Johnstown, Ohio 43031

Business name: 333 W. Coshocton Street, LLC.

Description of the property to which Amendment would apply if enacted: _____

Multi-suite commercial and professional offices, conforming to GCC-1 district.

Proposed Zoning District: GCC-1

Present use of property: Commercial building, operating as a multi-suite office

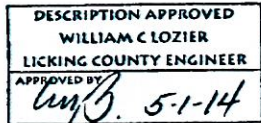
IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. Attach a Legal Description.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Non-Conforming use is proposed or desired and the mailing addresses of all such persons.
3. Attach a vicinity map that shows the property lines, streets, existing and proposed.

4. Attach a statement of the relation of the proposed amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request for the amendment, and proposed, existing and proposed.
5. Attach a list of any deed restrictions, easements, covenants and or encumbrance to be used to control use, development and maintenance of land and proposed uses shall be fully denoted by text and map.

Applicant's Signature:  Date: 11 / 11 / 2025

Date Received in Office: 11 / 13 / 25 By: Sashbrook



TRANSFERRED

Date May 1, 2014
Michael J. Smith
Licking County Auditor

201405010007838
Pg. 2 \$28.00 T20140009875
05/01/2014 3:56PM REPERALD GL
Bryan A. Long
Licking County Recorder

SEC. 319.202 COMPLIED WITH
MICHAEL J. SMITH, AUDITOR
BY 74 1045.00

RECEIVER'S DEED

Peter M. Lahni, Jr., Receiver for William Lee Drown, Trustee of the William Todd Drown Living Trust u/a dated December 24, 2003, pursuant to authority granted by the Court of Common Pleas, Knox County, Ohio, Case No. 12FR08-0434 and by every other power for One Dollar (\$1.00), and other good and valuable consideration, grants, with fiduciary covenants to Robert Allen Denzine, an individual, whose tax-mailing address is 8832 Loudon Street, Johnstown, OH 43031 ("Grantee"), the real property commonly known as 333 Coshocton Street, Johnstown, Ohio 43031 and as further described on Exhibit "A" attached hereto and made a part hereof.

Prior Instrument Reference: 200907270016532 Deed Vol. , Pg. of the Official Records of Knox County, Ohio.

Executed this 28th day of April, 2014.

Peter M. Lahni, Jr. RECEIVER
Peter M. Lahni, Jr., Receiver

STATE OF OHIO)
) SS:
COUNTY OF Hamilton)

EMERALD GLEN
TITLE AGENCY

X 950032

The foregoing instrument was acknowledged before me this 28th day of April, 2014 by Peter M. Lahni, Jr., the receiver of the assets and real property of William Todd Drown.

Susan M. Argo
Notary Public
My commission expires: N/A

Prepared in its unexecuted form and
without benefit of title exam by:
Susan M. Argo, Esq.
Graydon Head & Ritchey LLP
1900 Fifth Third Center
511 Walnut Street
Cincinnati, Ohio 45202

4866490.1



SUSAN M. ARGO
Attorney at Law
Notary Public, State of Ohio
Commission Has No Expiration
Date: Section 147.03 O.R.C.

Exhibit A
Legal Description

Situated in the State of Ohio, County of Licking and in the Village of Johnstown, being a part of Lot three (3), Range fifteen (15), Township three (3), Quarter Township four (4), Monroe Township, United States Military Lands and being that land of record in Instrument No. 200412280045363 in the Licking County Recorder's Office being more particularly described as follows: Beginning for reference at the intersection of the centerline of Coshocton Street (66 feet wide) with the West line of Meadow Lane (50 foot wide); thence South 77 degrees 43 minutes 01 seconds West along the centerline of Coshocton Street a distance of 350.21 feet to a point and being the true place of beginning;
Thence from the true place of beginning South 13 degrees 31 minutes 21 seconds East along a Westerly boundary of Lawrence G. & Joyce E. Evans a distance of 180.00 feet (passing over an iron pin at 33.00 feet) to an iron pin found;
Thence South 77 degrees 43 minutes 01 West along a boundary of said Evans a distance of 94.50 feet to an iron pin found; Thence North 13 degrees 31 minutes 21 seconds West along a boundary of Donald C. & Betty J. Hoover (D.V. 472 P. 533) a distance of 180.00 feet to a point in the centerline of Coshocton Street; Thence North 77 degrees 43 minutes 01 seconds East along the centerline of Coshocton Street a distance of 94.50 feet to the place of beginning-containing 0.390 acres, more or less, subject to all legal right-of-way of previous records. Be the same more or less but subject to all legal highways.

The above description was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553 in June, 2007. Bearing basis assumed. All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 6553".

PPN 053-177606-00-000



333 W. Coshocton St adjacent addresses:

Kevin and Alison Hickman

318 W. Coshocton St., Johnstown, OH 43031

Lawrence and Joyce Evans

297 W. Coshocton St., Johnstown, OH 43031

Jack and Emma Rhyan

335 W. Coshocton St., Johnstown, OH 43031

Licking County property description:
333 W. Coshocton St. Johnstown, OH 43031

Type: Commercial building, currently described as a multi-suite office/retail complex.

Size: Approximate building area 4,280 sq ft.

Lot: Approximately 0.30 acres ($\approx$ 13,068 sq ft) for the parcel.

Year built: 1961.

Configuration: 5 separate units/suites (in some older data 6 units noted) within the building.

No encumbrances.

Statement of Relation to the General Welfare, Area Plans, and Changing Conditions

Property: 333 W. Coshocton Street, Johnstown, Ohio 43031

Existing Zoning: UR-1 – Urban Residential

Proposed Zoning: GCC-1 – General Commercial Corridor

Proposed Use: Multi-suite commercial and professional offices

Relation to the General Welfare of the Community

The proposed rezoning from UR-1 to GCC-1 will enhance the general welfare of the Johnstown community by permitting a fully compliant use for an existing commercial building that already serves local businesses and residents.

This change will:

- Encourage continued private reinvestment in a key corridor property;
- Increase opportunities for small business growth and local employment;
- Strengthen the community's tax base; and
- Provide accessible neighborhood services without increasing residential density or demand for public services.

Because the site has long functioned as a low-intensity commercial use, formalizing its zoning status under GCC-1 will create regulatory consistency, improve marketability, and sustain economic activity compatible with surrounding mixed uses.

Relation to Appropriate Plans for the Area

The proposed amendment aligns with the Johnstown Comprehensive Plan and the U.S. Route 62 Transitional Corridor Objectives, both of which encourage commercial and mixed-use development along major transportation corridors while preserving the character of adjacent neighborhoods.

Specifically, the request supports plan goals to:

- Focus general commercial development within established corridors and nodes;
- Reuse and modernize existing structures to reduce sprawl and infrastructure costs; and
- Promote attractive, walkable business areas that serve the local population.

By maintaining the current building footprint and site design while providing improved tenant services, the proposed GCC-1 zoning complements these objectives and strengthens the functional and aesthetic quality of the corridor.

Relation to Changed or Changing Conditions

Several factors demonstrate the need for updated zoning:

1. Corridor Growth: Traffic volumes and regional activity along West Coshocton Street (State Route 62) have increased significantly as Johnstown experiences growth from both local residential expansion and regional economic development related to the Intel project and supporting industries.
2. Land-Use Transition: The area surrounding the property has transitioned from primarily residential to a mixed commercial-residential pattern, making continued residential zoning less appropriate.
3. Property Improvements: The building has undergone extensive renovation since 2022, creating modern, code-compliant commercial suites that are inconsistent with UR-1 residential zoning but ideally suited for GCC-1 uses.
4. Community Demand: There is growing demand for small professional and service-based businesses that require accessible, flexible office and retail spaces near downtown Johnstown.

Rezoning to GCC-1 acknowledges these evolving conditions, aligns regulatory designations with actual and intended use, and ensures the property continues to contribute positively to Johnstown's economic vitality.

Conclusion

The proposed amendment from UR-1 (Urban Residential) to GCC-1 (General Commercial Corridor) is consistent with the community's long-range plans, reflects present and future land-use trends, and directly advances the public welfare by encouraging sustainable commercial reinvestment within an established corridor.

Approval will eliminate a non-conforming use situation, stabilize the property, and support continued economic development that benefits the residents and businesses of Johnstown.





ZONING CERTIFICATE COMMENT LETTER

APPLICATION 11-13-25 | REZONING REQUEST

INTRODUCTION

To: Planning and Zoning Commission & City Council

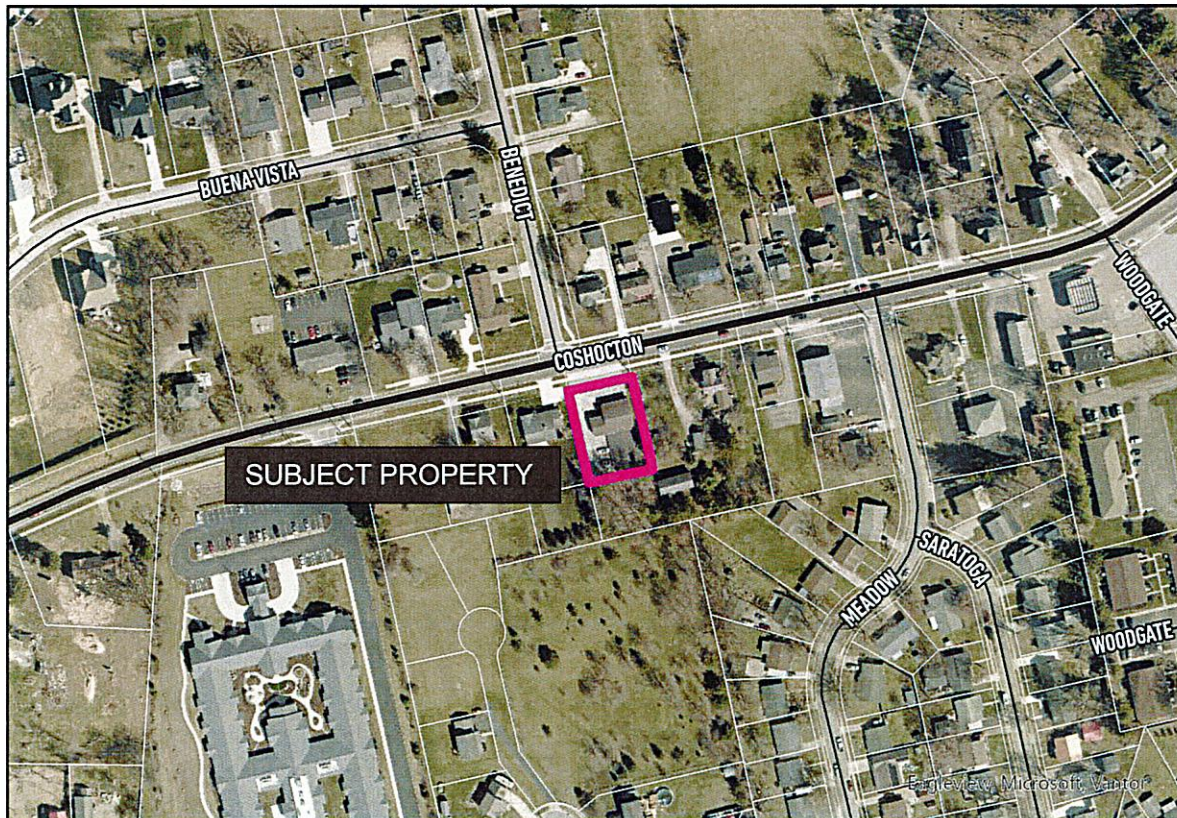
Reviewer: Johnstown Planning

Applicant: Robert Denzine

Request: Amend the City of Johnstown Zoning Map to replace the existing Urban Residential Low Density (UR-1) zoning with General Community Commercial (GCC-1) zoning on property located at 333 W Coshocton St.

Recommendation: Consider the request to rezone the subject property from Urban Residential Low Density (UR-1) to General Community Commercial (GCC-1) zoning.

PROPERTY LOCATION MAP

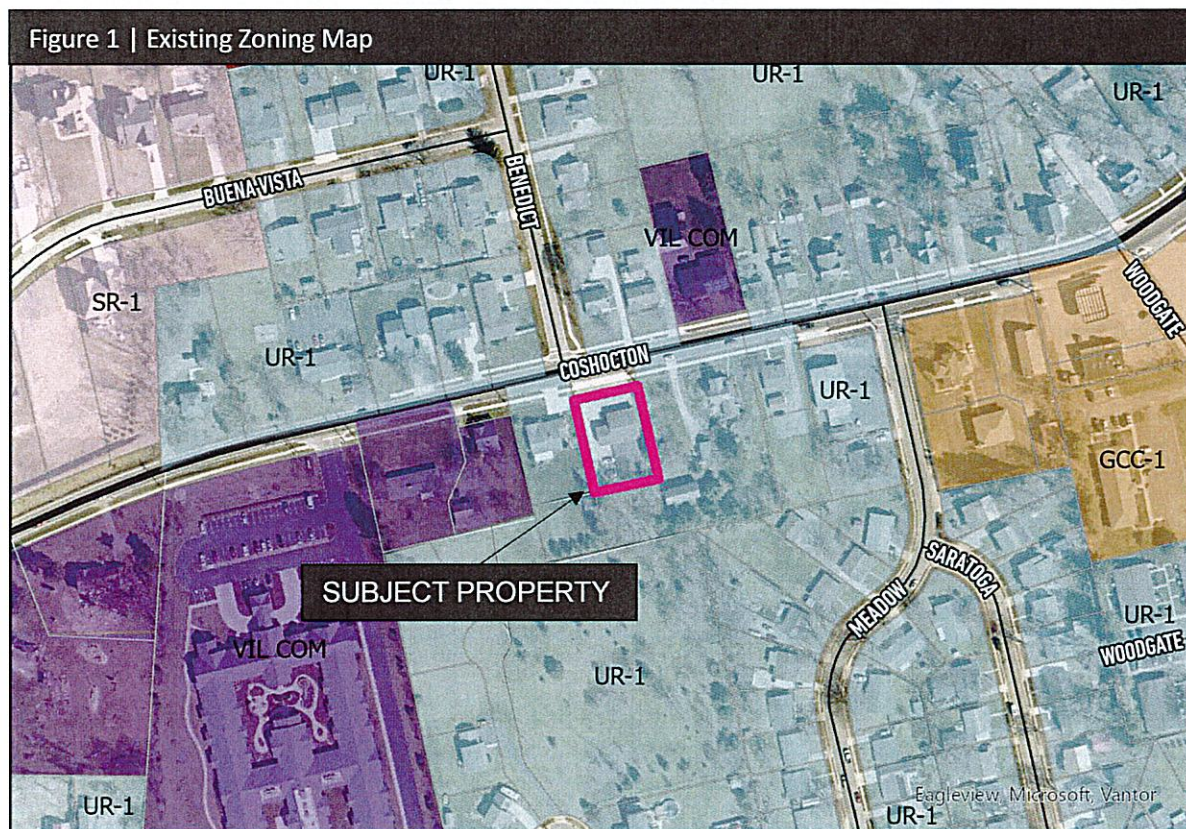


PROPERTY INFORMATION

Property Location:	333 W Coshocton St	Property Owner:	Robert Denzine
Comp Plan Land Use Designation:	Transitional Corridor	Overlay District:	Yes - Corridor District
Existing Zoning Designation:	Urban Residential Low Density (UR-1)	Design Review District:	No – UR-1

BACKGROUND INFORMATION

This request is to rezone the parcel at 333 W Coshocton St. The existing zoning on the property is Urban Residential Low Density (UR-1). The site is currently used as multi-suite commercial and professional office building and is a non-conforming use. The total property area is approximately 0.30 acres per the Licking County Auditors “OnTrac” online mapping system. The requested GCC-1 zoning will allow the more flexible use of the property and is similar to recent requests to rezone parcels along Coshocton Street from residential to commercial zoning designations. Figure 1, below, illustrates the existing zoning in the area.



COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as "Transitional Corridor". The description of the Transitional Corridor land use included in the comprehensive plan states:

For residents and visitors alike, Transitional Corridors serve as a gateway, or first introduction to the character of the city. Historic homes, libraries, medical offices, and other services are located throughout these types of corridors. Lot sizes are gradually reduced, and buildings shift closer to the roadway as the city's arterial roads converge at the downtown core.

Reviewer Comment: The proposed zoning district is a commercial zoning district. The proposed zoning district is consistent with the comprehensive plan.

CRITERIA FOR REVIEW – CHAPTER 1137.06

Chapter 1137.06 establishes review criteria for the Planning and Zoning Commission to consider when evaluating requests to rezone a property. A review of these criteria is below. Reviewer responses are *highlighted and italicized*.

- (a) Relationship of the amendment to public health, safety, and general welfare.
The proposed amendment would allow for a variety of community-serving commercial uses to occupy the site as compared to the residential uses allowed by the current zoning. Similar uses are permissible on the parcels to the east and west, with no concerns to public health, safety, and general welfare being shared with the reviewer.
- (b) Compatibility of the proposed amendment to adjacent land use, adjacent zoning and to appropriate plans for the area.
Parcels to the east are zoned UR-1 and GCC-1, parcels to the north and south are zoned UR-1 with limited Village Commercial. There is limited application of Village Commercial to the west and north as well. The requested zoning aligns with the adopted Comprehensive Plan.
- (c) Effects of the proposed amendment on access and traffic flow.
No new development is proposed with this rezoning. There is an existing building and associated parking on the site. No changes to access points are proposed as part of this request.
- (d) The relationship of topography to the use intended or to its implications.
The topography of the site is generally flat and has not impacted the property use to this point. No concerns regarding topography have been identified as part of this request.
- (e) Relationship of the proposed use to the adequacy of available services and to general expansion plans.
This site has been developed for some time and no changes to the existing building are proposed as part of this rezoning. No concerns related to available services have been identified as part of this request.

REQUESTED ZONING SUMMARY

The requested zoning is General Community Commercial - 1 (GCC-1). The GCC-1 district allows for a variety of commercial services that are intended to address community service needs. The existing use of the property as an auto repair will remain non-conforming. The requested application to apply the GCC-1 zoning district to the parcel is similar to the zoning further east on Coshocton Street.

CONCLUSION

The requested zoning is consistent with the comprehensive plan and is similar to the existing zoning in the area. Approval of this rezoning request to replace the existing UR-1 zoning designation with the GCC-1 zoning designation will not negatively impact the health, safety, or welfare of the City. Please note, any future development/redevelopment on this property will be required to comply with the Codified Ordinance of Johnstown at the time of development.