



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-47-2022

### **SITE BACKGROUND**

Applicant	Angel Eyes Studios 5, Inc.
Phone	770-508-7391
Email	dawnettelounds@yahoo.com
Representative Contact	Dawnette Lounds-Culp
Phone	770-508-7391
Email	dawnettelounds@yahoo.com
Titleholder	Watts Associates, Ltd.
Property Location	Located on the northwest side of Factory Shoals Road, on the southwest side of Factory Shoals Drive
Address	6410 Factory Shoals Road
Access to Property	Factory Shoals Road

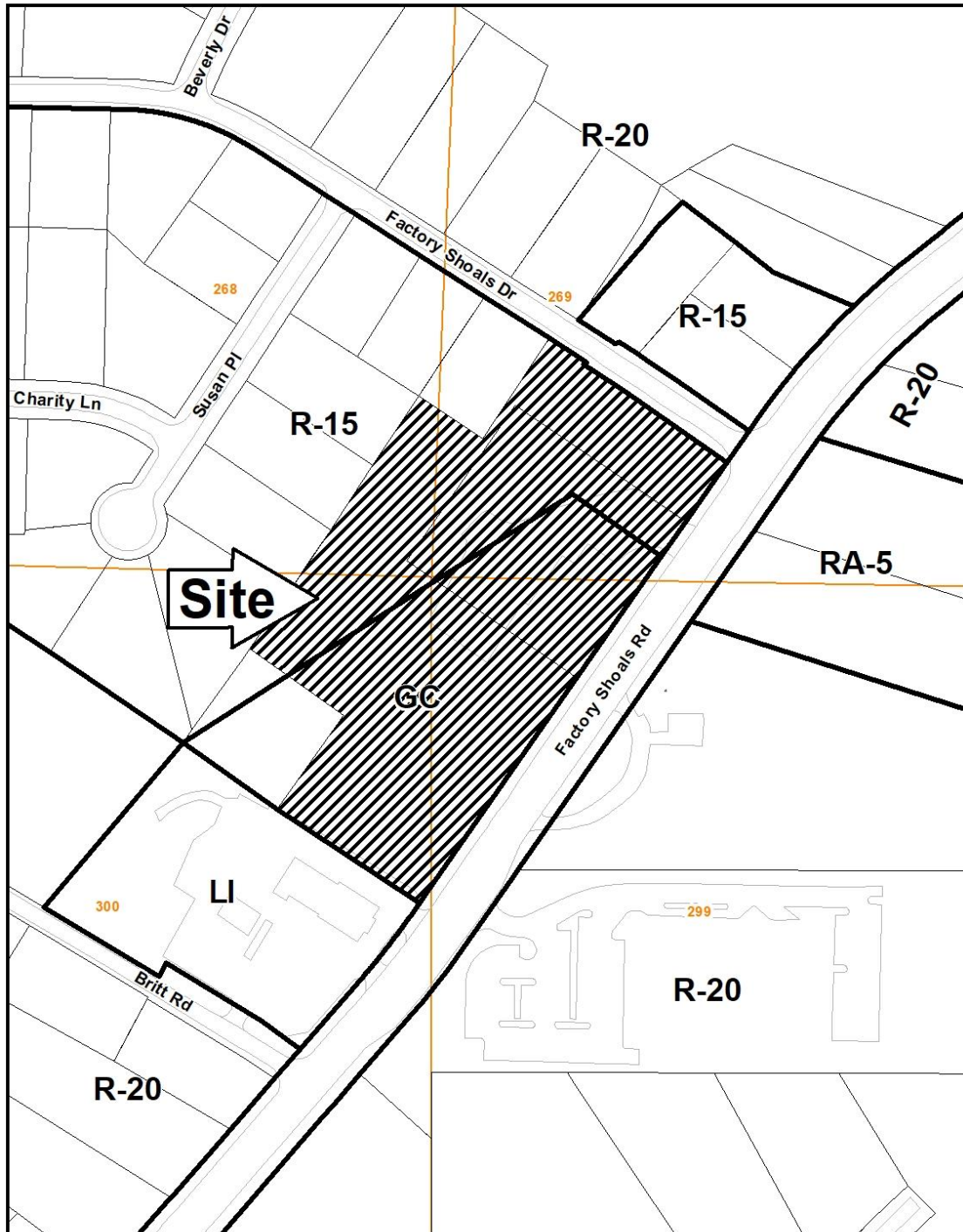
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	GC. R-15
Current Use of Property	Vacant Commercial
Proposed Zoning	PVC
Proposed Use	Production stages, retail, restaurants, multi-family residential
Future Land Use	MDR
Site Acreage	4.917
District	18
Land Lot	268, 269, 299, 300
Parcel #	18026900330, 18026900320
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

## Z-47 2022 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200  
Feet

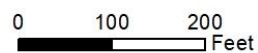
— Zoning Boundary  
■ City Boundary






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-  Zoning Boundary
-  City Boundary

**RECEIVED**  
JUN 02 2022  
**Summary of Intent for Rezoning**  
COUNTY OF TRINITY - FLORIDA  
ZONING DIVISION

Application No. 247

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Production offices and stages, restaurants and residential
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: 8:00AM - 6:00PM (Company hours)  
5:00AM - 12:00AM (Production hours)
- d) List all requested variances: Noise Variance
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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**Part 3. Other Pertinent Information (List or attach additional information if needed)**

Instructional programs for K - 12 students

Weekend Operations

Tutoring Programs

Production trailers / trucks parked on Property (such as basecamp)

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**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

N/A

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