



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-11-2024

SITE BACKGROUND

Applicant	Salt Springs LLC
Phone	770-941-7411
Email	accounts@historicalsaltssprings.com
Representative Contact	Robert Fleming
Phone	770-778-2445
Email	rfleming.fleetwood@gmail.com
Titleholder	Salt Springs, LLC
Property Location	Located on the west side of Old Floyd Road and on the north side of Center Street
Address	5420 Old Floyd Road
Access to Property	Old Floyd Road, Center Street

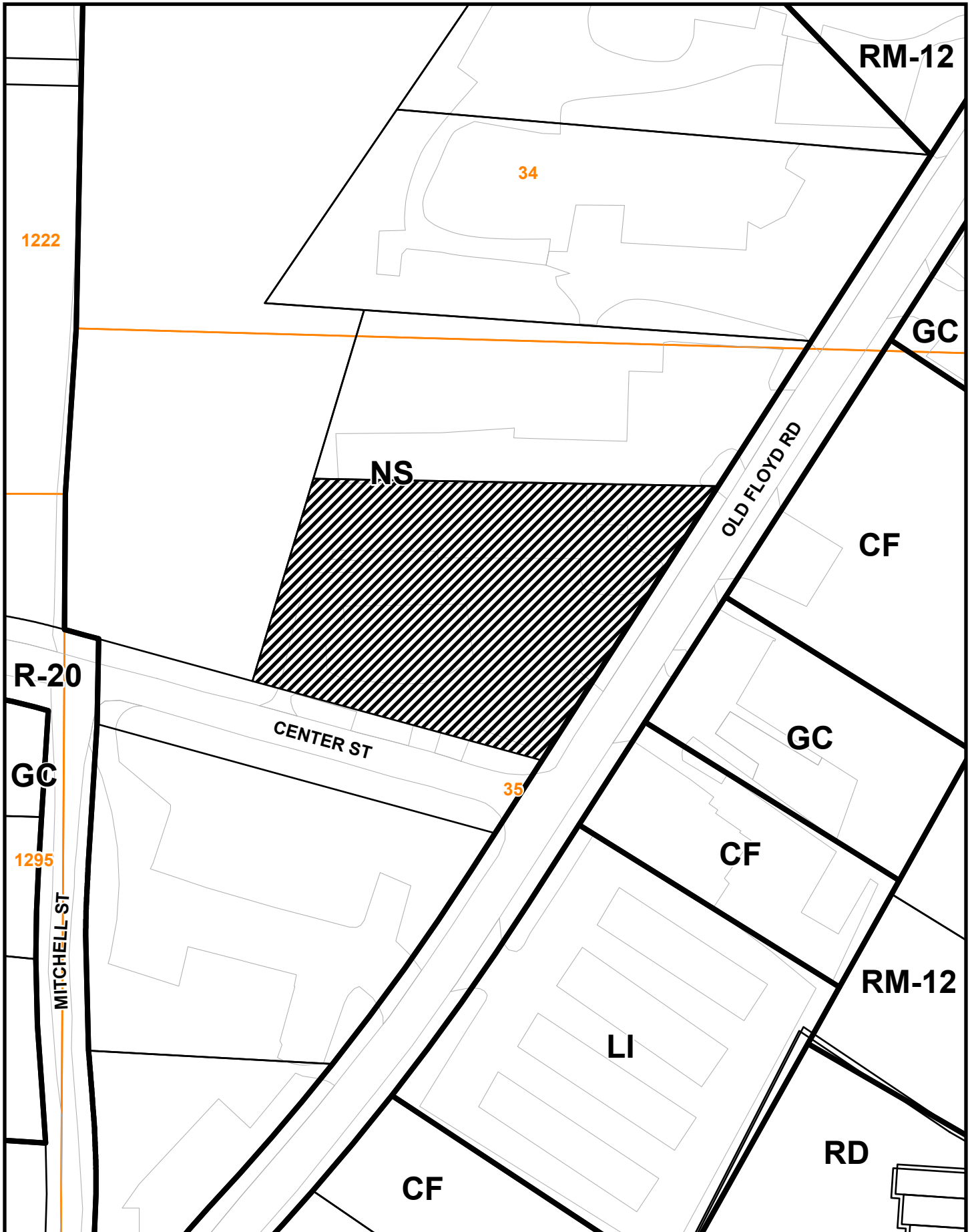
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	NS
Current Use of Property	Warehouse
Proposed Zoning	LI
Proposed Use	Office, warehouse
Future Land Use	MTC, cac
Site Acreage	0.741
District	17
Land Lot	35
Parcel #	17003500120
Taxes Paid	Yes

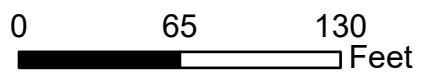
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-11 2024 Map



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-  Zoning Boundary
-  City Boundary

Z-11 2024 Aerial Map



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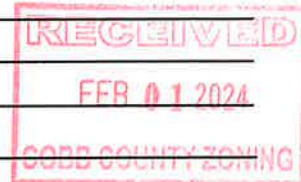


-  Zoning Boundary
-  City Boundary

Summary of Intent for Rezoning

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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): Office, warehouse space, vehicle and equipment storage
- b) Proposed building architecture: Brick
- c) Proposed hours/days of operation: 7am to 5pm Monday through Friday
- d) List all requested variances: _____

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

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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). no

ANALYSIS OF IMPACT



(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The rezoning zoning proposal will permit a use that is suitable. We join multiple other trade businesses already occupied in this area.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The zoning proposal will have no adverse impact on nearby property. We are a Monday through Friday 7am to 5 pm operation, with no traffic issues nor noise issues.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Currently this property is zoned as retail, which does not fit the needs of our business as we are a trade company.

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal will have no impact on existing streets, transportation facilities, utilities or schools. We operate Monday through Friday from 7 am to 5 pm.

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;

The zoning proposal is in conformity with the policy and intent of the land use plan

(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no existing or changing conditions affecting the use and development of the property.