

**PLANNING AND ZONING  
LAND USE REVIEW  
Town of Thunderbolt**

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**APPLICATION TYPE:** Map Amendment - Zoning

**PLANNING AND ZONING COMMISSION DATE:** 3-18-2026

**TOWN COUNCIL:** 4-8-2026

**NOTICE TO PAPER:** 2-10-2026

**PUBLISH DATE(s):** 2-13-2026; 2-19-2026

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**Request:** Request to rezone via map amendment 1 split zoned parcel lot of record from Multi-Family Residential [R-3] / Single-family Residential [R-1] located in the area generally bounded by Mechanics Avenue, north of Dogwood Avenue.

**Owners/Applicants:** Alvin L. Davis / Coleman Company

**Location:** 2501 Mechanics Avenue

**Parcel ID#:** 30002 06038

**Approximate Lot Size(s):** *Existing Lot:* 46,470 sq. ft., (1.1 ac.)

**Zoning Designation:** Multi-Family Residential [R-3] / Single-family Residential [R-1]

**Zoning Proposed:** Single-family Residential [R-1]

**SUMMARY:**

*Summary of Review finds the proposed rezoning shall eliminate a split zoning lot line with property owner indicating the Single-family Residential [R-1] zoning district.*

**FINDINGS:**

1. This request aims to rezone via map amendment 1 lot of record situated on the northeast corner of Dogwood Ave facing Mechanics Ave.
2. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that the following findings are applicable to map amendments.
3. Upon review, this lot is zoned Multi-Family Residential [R-3] / Single-family Residential [R-1]; with nearby existing residences.
4. Upon review of Single-Family Residential [R-1], permitted uses include the development of one-family dwellings with compatible nonresidential uses.
5. Upon review, staff finds that the applicable existing use of Residential is permitted in the [R-1] Single-Family Residential District.

6. Upon review of the Thunderbolt Zoning Ordinance [The CODE] Appendix X, Article VII. Interpretation of Zoning District Boundaries:

Where a district boundary divides a lot, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot; provided, however, that such extension shall not include any part of such lot which lies more than 50 feet beyond the district boundary; and provided further, that this provision shall not apply to a through lot. In the case of a through lot, the restrictions of the district applying to adjoining lots which front on the same street as the lot frontage in question shall apply.

7. According to the application provided, only rezoning is requested per the applicant with the split zoned lot of record to comply with the development standards of the [R-1] Single-Family Residential District.
8. *Amendment to the zoning map.* An amendment to the zoning map is considered to be an amendment to the zoning ordinance. Such action requires a public hearing by the planning and zoning commission and approval by the mayor and council at a scheduled meeting.

## **REVIEW OF APPLICABLE ZONING STANDARDS:**

### **Thunderbolt Code of Ordinances – Zoning Appendix A, Art. XVIII. Amendments**

(h) *Standards and Criteria for Making Zoning Amendments.* However, prior to making a zoning amendment, the mayor and council shall evaluate the merits of a proposed zoning amendment according to the following criteria:

The planning and zoning commission may evaluate any proposed zoning amendments according to the following criteria and, if used, should be included in their recommendation to the mayor and council.

- (1) Is this request a logical extension of a zoning boundary, which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development in the area?
- (3) Could traffic created by the proposed use or other use permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations on the area as it is or on future plans for it?
- (5) Is there an eminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (7) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (8) Will the action adversely impact adjacent or nearby properties in terms of:
  - (i) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

(ii) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

(9) Will the action create development opportunities of such increased intensity that storm water run-off from the site cannot be controlled within previous limits, which results in adverse impacts upon existing downstream drainage problems or potential problems?

(10) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

### **PLANNING AND ZONING DEPARTMENT RECOMMENDATION**

Town Staff recommend **Approval** for the map amendment request.

*Recommended Motion:*            “After review of the criteria, move for approval of the request”.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

#### **EXHIBITS:**

*Map Vicinity*

*Application Request*

