

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

APPLICATION TYPE: Map Amendment - Zoning

PLANNING AND ZONING COMMISSION DATE: 8-19-2026

TOWN COUNCIL DATE: 9-9-2026

NOTICE TO PAPER: 7-18-2026

PUBLISH DATE(s): 7-23-2026; 7-24-2026

Request: Request to rezone via map amendment 1 parcel lot of record from Single-Family Residential [R-1] to Two-Family Residential [R-2] in the vicinity of Placentia Canal and Grant Street.

Owners/Applicants: David Demchik / Zero Grant St LLC

Location: Grant Street west of Whatley Ave

Parcel ID#: 30292 02018

Approximate Lot Size(s): 100 x 170 sq. ft.; 0.37 ac

Zoning Designation: Single-Family Residential [R-1]

Zoning Proposed: Two-Family Residential [R-2]

FINDINGS:

1. This request aims to rezone via map amendment 1 lot of record on Grant Street near the Placentia Canal, generally nearby Savannah State University from Whatley Avenue.
2. Applicant is requesting the change of zoning to the Two-Family Residential District [R-2] proposed residential (2 Units) use.
3. 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.
4. Upon review, this lot is zoned Single-Family Residential [R-1]; with nearby existing residences.
5. Whatley Avenue is designated as a secondary arterial roadway.
6. Upon review of Two-Family Residential [R-2], permitted uses include the development of two-family dwellings with compatible nonresidential uses.
7. Dwelling, two-family means a building with or without a party wall, designed for two families.
8. Upon review, staff finds that the applicable use of Residential is permitted in the [R-2] Two-Family Residential District.
9. Upon review, staff find that the minimum lot area and minimum lot width for the proposed use of Two-family residential (2) units is met for the sizeable parcel of lot.

10. Attached; Semi-Attached; Detached Two-Family Dwellings have a maximum 6 (Two-Family) unit(s) per gross acre of land area. To calculate maximum dwelling unit density of units per acre:
 - a. $43,560 / 6 = 7,260$ square feet.
 - b. $43,560 \times 0.37$ acres = 16,117.2 square feet.
11. Density is defined as dwelling units per acre of gross land area. 1 acre equals 43,560 square feet.
12. The minimum lot area for Two-family dwellings per dwelling unit is 3,600 square feet.
13. Upon review of the existing area, there are a number of nearby residences including:
 - a. 1 College Buildings – Institutional
 - b. 9 Residential Structures – Residential
14. Of the 9 nearby residential structures, a majority are considered single-family. However, there exists dwelling units defined as two-family structures within 250 ft in distance.
15. Upon review and research, all property within the Grant Street area is zoned Single-Family Residential [R-1].
 - a. The parcel in question is currently vacant land.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION:

In review of Applicable Zoning Standards, each criteria standard is listed below for consideration.

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 COMMISSION RECOMMENDATION:

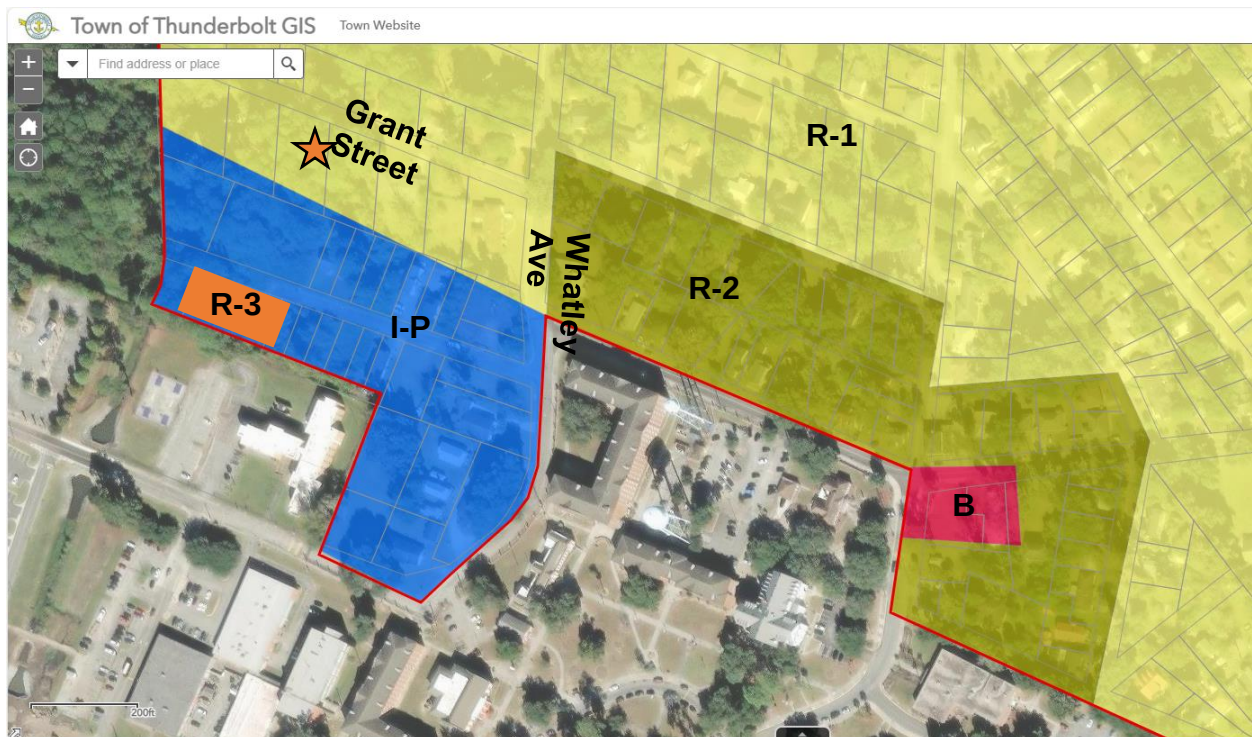
EXHIBITS:

Application Request

Vicinity Area Map

Town of Thunderbolt District Zoning

Vicinity Area Map:



ARTICLE V. - ESTABLISHMENT OF ZONING DISTRICTS

R-2: Two-Family Residential.

An area designated for the development of up to two-family dwellings, with compatible nonresidential uses. See Article XI: Development Standards for Dwellings.

Uses permitted:

1. One-family dwelling.
2. Two-family dwelling.
3. Accessory uses and buildings.
4. Pipeline, power transmission line, and telephone, except cellular tower, and such related public utility structure or station necessary for the installation or maintenance of utility services.
5. Publicly owned or operated buildings or uses, including a school, library, museum or art gallery, fire or police stations, community building in a public park, public park, playground, picnic area, swimming pool, golf course, and other public recreation uses.
6. Private residential boat docks.
7. Family personal care home.

Uses permitted upon review and approval by board of zoning appeals:

1. Personal care home for conditions other than allowed in a family personal care home.
2. Signs (see article XIII).

Condition	Lot Area and Lot Width		Minimum Front Yard Setback from Property Line			Minimum Side Yard*	Minimum Rear Yard	Maximum Building Height** ***	Max. Dwelling units permitted per acre of gross land area (dwelling unit density)
	Min. Lot Area Per Dwelling Unit (Sq. Ft.)	Min. Lot Width (Feet)	Major Arterial Street	Secondary Arterial Street	Minor Street				
Dwellings served by public water supply and public sewerage.									
A. One-family dwellings									
1. Detached —Residence	6,000	60	25	25	25	7	25	36	7
B. Two-family dwelling									
1. Attached; semi-detached	3,600	70	25	25	25	0	25	36	6 (2 fam)
2. Detached	3,600	70	25	25	25	7	25	36	6 (2 fam)