



**TOWN OF THUNDERBOLT
PLANNING & ZONING MEETING
WEDNESDAY, MAY 20, 2026
6:30 PM**

Call Meeting to Order

The meeting was called by Chairman Greene at 6:30PM, May 20, 2026. Those in attendance were Commissioners: Krista Kilburn, Leslie Lumney, Nick Patrick, Sean Compton and James Fogerty. Staff in attendance were Charlie Barrow, Town Attorney, Bob Fischer, Town Inspector and Jan LeViner, Clerk/Zoning Administrator.

Approval of Agenda

Commissioner Greene asked for a motion to approve the agenda. **Commissioner Patrick** made a motion to approve. **Commissioner Fogerty** seconded. Vote was unanimous to approve, 5-0.

Approval of Minutes. March 18, 2026. Commissioner Compton made a motion to approve the minutes. **Commissioner Patrick** seconded. Vote was unanimous to approve, 5-0.

New Business

Coleman & Company: Create a minor subdivision, four (4) lots. 2501 Mechanics Avenue. PIN: 300006038. William Cunningham approached the Commission to outline his request to create a minor subdivision at 2501 Mechanics Avenue. Mr. Cunningham stated the request is to create a subdivision intended for personal use, not intended to build all four right away. Commissioner Kilburn asked if the existing trees are going to be removed. Mr. Cunningham responded they will follow the Tree Plan Ordinance. Mr. Fischer stated there is a question about whether the lower appendage on the plat is accurately drawn. It would not make any difference with regard to the request before the Planning and Zoning Commission but the engineer is going to clarify whether that configuration needs to be changed making reference to lot C. There was a brief discussion regarding the DNR jurisdictional line. Mr. Cunningham stated his firm re-established that coastline with the DNR to make sure they are in compliance with the DNR line and that is what that 25 ft setback is off of. Mr. Cunningham then confirmed there is a 20 ft private access easement that runs up the middle, parallel to a lot between lots B, C, and D which would serve as an access to the properties. A discussion ensued regarding the triangular parcel of property. It was agreed that the petitioner would research and locate the deed for that piece of property or if it cannot be located, the plat would stay as presented. **Laurie deVegter** approached the Commissioners. Ms.

deVegter asked to confirm if the request before the Commission is creating a minor subdivision. Mr. Barrow confirmed. **Commissioner Fogerty** made a motion to approve, for the petitioner to either produce a deed so the plan is accurate or if they cannot, redraw the plat. Those voting in favor were Commissioners Kilburn, Lumney, Compton and Fogerty. Those against was Commissioner Patrick. Motion to approve, 4-1.

Request to Rezone from R-1 to R-2, 2811 Whatley Avenue. PIN: 30003 0311, Petitioner Dwayne and Gweyn Simpson. Mr. Simpson attended via telephone. Ms. Simpson approached the Commission to explain their request. **Commissioner Compton** stated the petitioner had submitted additional documents as it relates to this parcel and he appreciates the work they have done with the parcel. Mr. Simpson thanked the Commissioners for supporting this project. **Steve Moller** approached the Commission. Mr. Moller asked the Commission to deny this request as he considers it spot zoning. Commissioner Greene asked Ashley Goodrich to approach. Ms. Goodrich stated the lot is 100 x 100 and meets the minimum density requirements of six units per acre. It also meets both the right of way setback and the front yard setback and the corner front yard setback. The measurements of the driveway to the curb corner can be met, the measurements between the driveways can be met also. She then rephrased the statement as it is deficient in any manner that it could not be meet the standards in R-2, so to your statement about spot zoning and how he wishes to utilize it, as long as it conforms to the Town's ordinance, it is not considered spot zoning in her opinion. Mr. Simpson reminded everyone that the use of the property in the past was a gas station. Commissioner Kilburn stated there are short term rentals in that area as well. Commissioner Lumney expressed her concerns with the possible influx of traffic as there is already traffic flow concerns. **Commissioner Compton** made a motion to approve the request to rezone from R-1 to R-2 with the explicit understanding that any future items that come before the Commission are not always going to be in the affirmative. Commissioner Kilburn seconded the motion. Voting in favor were Commissioners Kilburn, Patrick, Compton and Fogerty. Those voting to deny was Commissioner Lumney. Motion to approve, 4-1.

New Mixed Use Building, 2618 Mechanics. Petitioner Laurie deVegter. Ms. deVegter approached the Commission. She stated what is before them is a proposed project for the corner of Mechanics Avenue and Victory Drive. Her engineer, Jay Maupin, is also in attendance to answer any questions. She has tried very hard to make the design comply with the Victory Drive District guidelines so they should see the low country esthetics, the covered porches, the metal roof, which she intends to include, an abundance of windows, natural light. They have over 14 parking spaces, including one that is ADA compliant. Ms. deVegter continued, there was a variance approved in July of 2022 and it has taken some time to get full control of the property. Commissioner Compton asked Mr. Maupin how they envisioned parking. Mr. Maupin stated there will be two (2) one-bedroom apartment, residential for any size unit, including a 300 square foot studio apartment which required two and a half parking spaces. The bottom will have two (2) retail spaces about 650 square feet each. There was a discussion regarding ADA sidewalks to come from the corner of Mechanics and Victory Drive at the light where there is already an ADA ramp and a walkable sidewalk on Mechanics. We are going to put in new driveways and have an ADA ramp and the second driveway, there is a sidewalk, an older

sidewalk on the adjoining parcel lot that is at ground level already. Reference was made to a little “leftover” parcel, triangle in size. It was asked of Mr. Barrow if the petitioner needed to do a combination of the two lots. Mr. Barrow confirmed. **Commissioner Compton** made a motion to approve the Victory Drive mixed-use and site plans with conditions specifically combining the two parcels and add sidewalks on Mechanics Avenue. **Commission Patrick** seconded. Vote was unanimous to approve, 5-0.

Commissioner Lumney made a motion to adjourn as there was no further business. **Commissioner Kilburn** seconded. Vote was unanimous to adjourn. Meeting adjourned at 8:05PM.

Haley Greene, Chairman

Jan LeViner,
Zoning Administrator