

**Request for  
Variances:  
2603 Dogwood  
Avenue**

October 15, 2025

Laurie deVegter

Laurie deVegter  
Consulting



# Developer Track Record in Thunderbolt

- Renovation 3216 Bannon Drive
- Build 2724 Mechanics Ave
- Renovation 3212 Center St
- Rebuild 3212 A Center St
- Renovate 2601 Dogwood Ave
- Develop 2919 River



# Developer Experience in Thunderbolt

- Renovation 3216 Bannon Drive
- New Build 2724 Mechanics Ave
- Renovation 3212 Center St
- Rebuild 3212 A Center St
- Renovate 2601 Dogwood Ave
- Develop 2919 River



Site: 2603  
Dogwood Ave.  
Thunderbolt GA  
31404

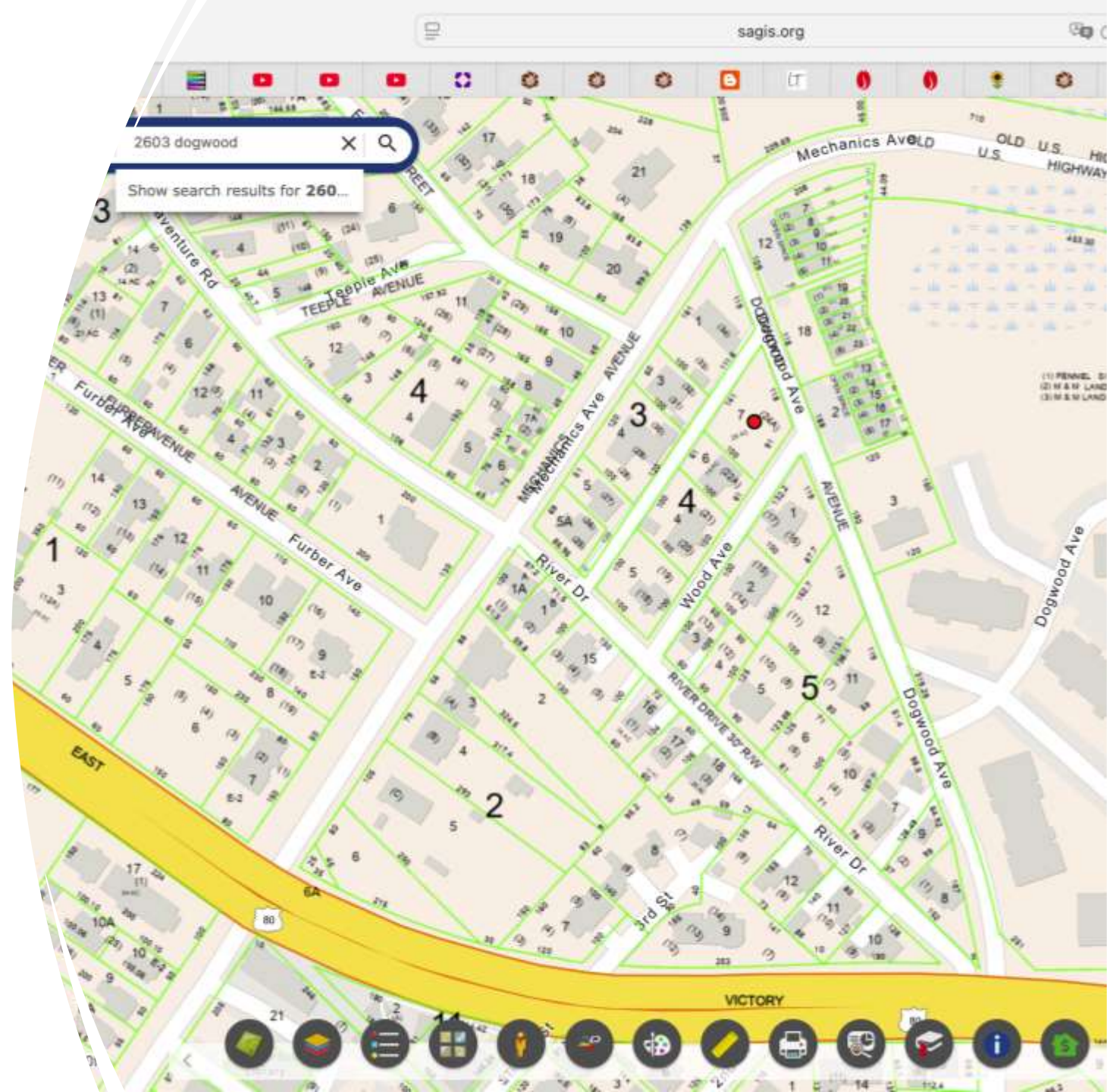
- 2603 Dogwood Avenue is on the northern side of Victory Drive
- PIN: 30004 04007
- Lot is .27 Acre per Sagis.org, or 11,594.04 Square Feet (survey)
- Lot is Zoned R1



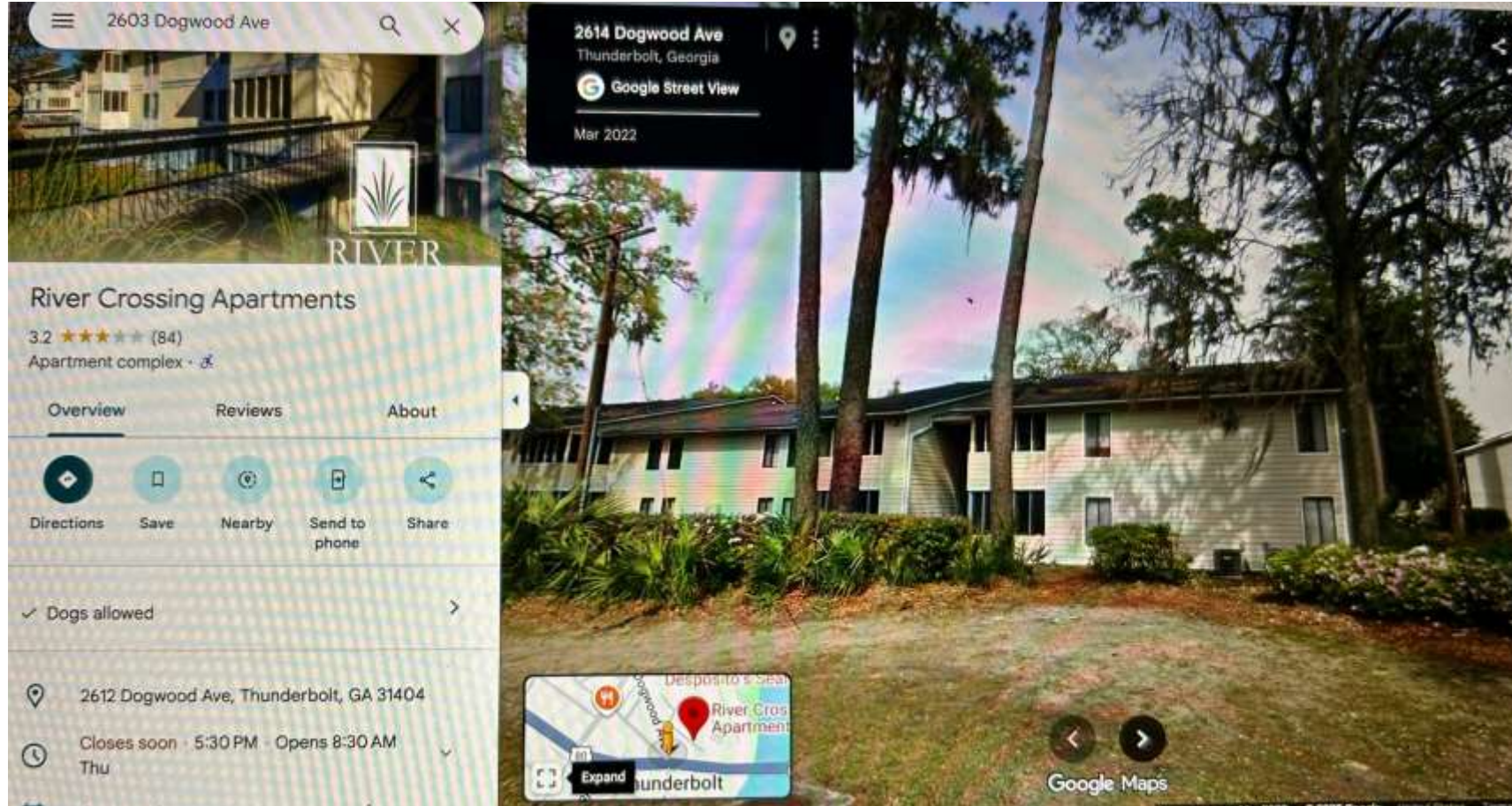
# Site: 2603 Dogwood Avenue

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- Lot is across River Drive from Waterway Townhomes (Zoning R3, 15 Townhomes on 2.37 acres, or 6.3 homes/acre)
- Lot is .2 mile from the River Crossing Apartments' 9 Buildings on 15.58 acres
- Lot is next to a house on .14 acre (2505 Wood Ave) and across lane from a house on .14 acre (2514 Mechanics)
- Inconsistencies Exist with Zoning and Use on Dogwood Ave.



# Dogwood Ave: River Crossing Apartments



# Dogwood Ave: Existing Homes



# Dogwood Ave: Waterways Townhomes



LINE	BEARING	HORIZ DIST
L1	S22°06'24"E	60.00'
L2	S22°06'24"E	58.22'
L3	S34°50'09"W	91.25'
L4	N46°40'03"W	60.00'
L5	N46°40'03"W	40.20'
L6	N34°50'33"E	140.93'
L7	N40°06'53"E	114.63'
L8	S34°13'12"W	60.78'
L9	S34°36'23"W	100.10'
L10	N34°32'57"E	200.06'
L11	N34°07'02"E	60.59'
L12	N46°33'12"W	100.12'

**FLOOD INFORMATION:**  
 FEMA FLOOD MAP (13051C0166G)  
 EFFECTIVE DATE: (08/16/2025)  
 THIS AREA IS NOT LOCATED IN  
 A FLOOD HAZARD AREA

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRX6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978\*
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

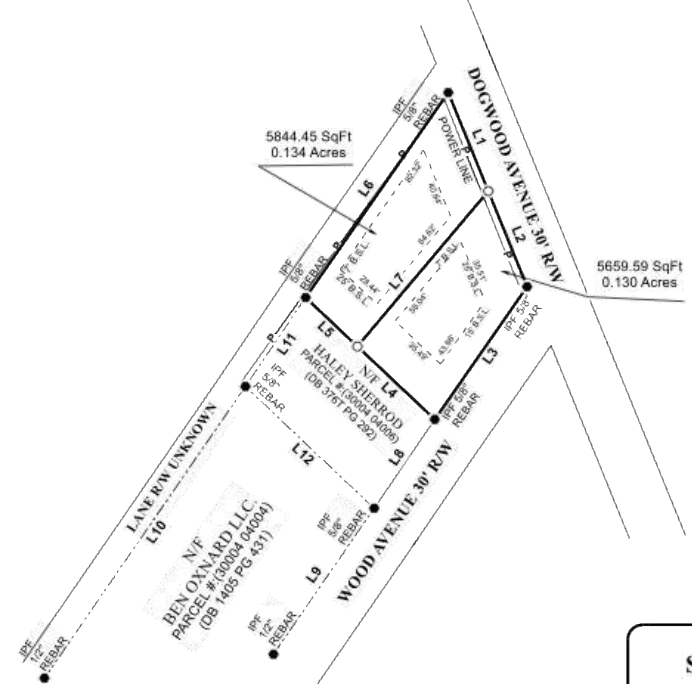
**SURVEYOR CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316      DATE \_\_\_\_\_  
 60'      0      60'      120'  
 GRAPHIC SCALE 1" = 60'



**PRELIMINARY SURVEY OF LOT #24 OF SHADOW LAWN SUBDIVISION  
 PARCEL #:(30004 04007) LOCATED IN THE CITY OF THUNDERBOLT  
 OF CHATHAM COUNTY, GEORGIA**



- REFERENCES:**
1. DB 731 PG 542
  2. PB 30 PG 15

**SURVEY FOR:  
 STUART FIFE**

COUNTY: CHATHAM    STATE: GEORGIA  
 SUBD: SHADOW LAWN  
 DATE: 09/2/2025    SCALE: 1" = 60'  
 FILE NUMBER: 25354A    DRAWN BY: SG  
 TOTAL AREA: = 0.264 ACRES    LOT: 24-A  
 FIELD SURVEY DATE: 08/28/2025

PREPARED BY:  
**GLISSON LAND SURVEYING**  
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
 RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052  
 WMGLISSON@BELLSOUTH.NET

# Proposed Cottage for Lot 1

- Arching Oaks Cottage faces Dogwood Ave
- 3 BR, 2.5 Baths
- 1350 sf
- 23% lot coverage
- 2 Off Street Parking Spaces behind House
- Developer committed to this house plan or similar that will not exceed 30% lot coverage



# Proposed Cottage for Lot 2

- Plum Street Cottage faces Dogwood Ave
- 3 BR, 2.5 Baths
- 1275 sf
- 23% lot coverage
- 2 Off Street Parking Spaces behind House
- Developer committed to this house plan or similar that will not exceed 30% lot coverage



# 2603 Dogwood: Variances Requested

## 01

Proposed Lot 2 is 58.22' long along River Drive. This is 1.78' shy of meeting the 60' lot width requirement.

-59.22 is 3% shy of the minimum lot width requirement

Lot 1 meets the 60' lot width requirement

## 02

-Proposed Lot 1 is 5,844.45 sf.

-155.55 sf shy, or 2.6%

-For reference, this is approximately the size of an average Primary Bath in 2025.

## 03

-Proposed Lot 2 is 5,659.59 sf.

-340.41 sf shy, or 5.7%

-This is slightly smaller than an average 2 car garage in 2025

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L1	S22°06'24"E	60.00'
L2	S22°06'24"E	58.22'
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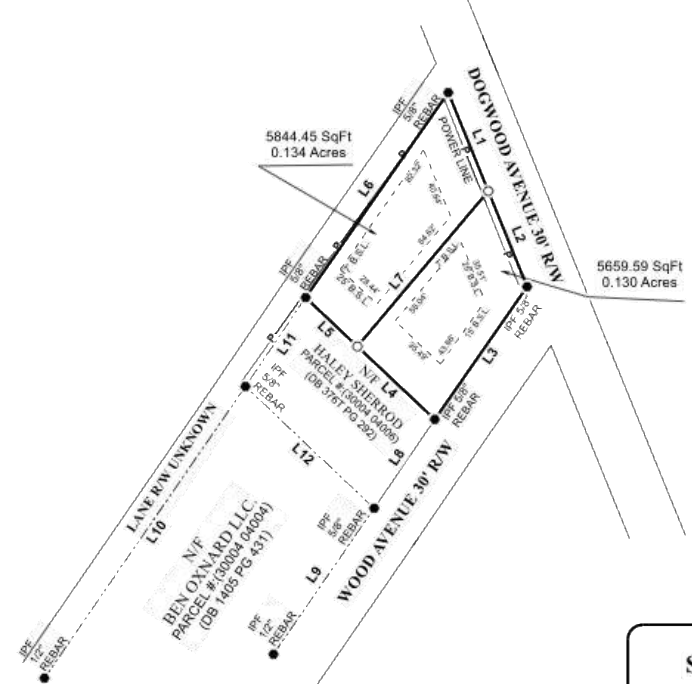
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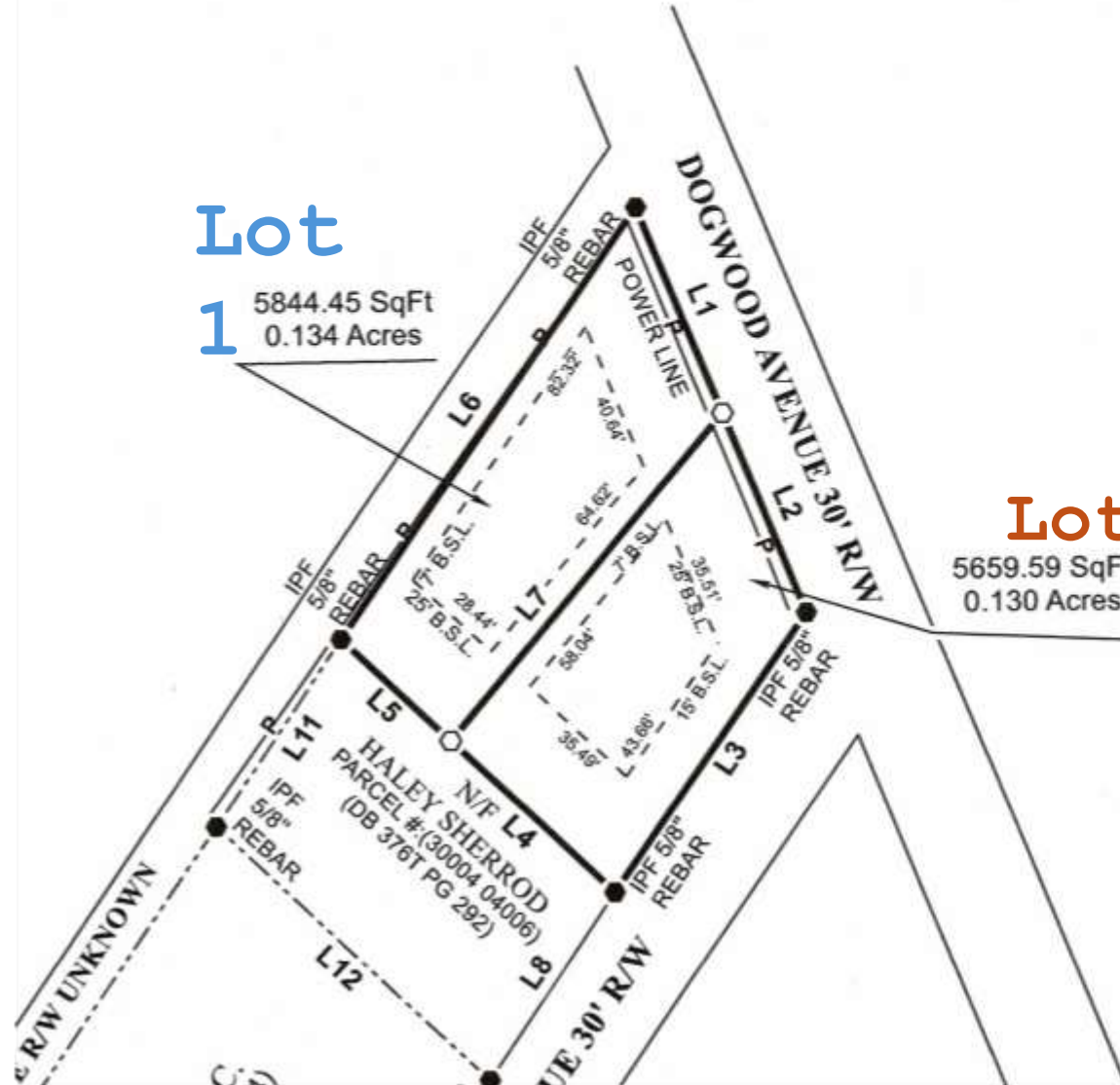
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 OF CHATHAM COUNTY, GEORGIA**



Lot

1 5844.45 SqFt  
0.134 Acres

Lot 2

5659.59 SqFt  
0.130 Acres

- A Closer Look:
- Line 1 (L1) : 60'
- Line 2 (L2) : 58.22'
- Lot 1: 5,844.45 sf
- Lot 2: 5,859.59 sf

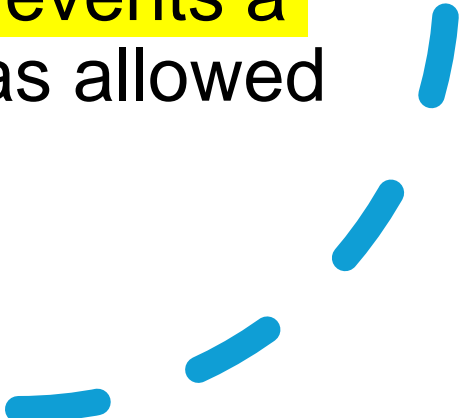


# Hardship Condition for Site:

## AI Overview:


“In the Town of Thunderbolt, Georgia, a zoning variance hardship is based on **unique and exceptional conditions of the property itself**, not on the personal circumstances or financial situation of the owner.

To be considered a hardship, I believe there is **practical difficulty** that **prevents a reasonable use** of the property as allowed by the current zoning.





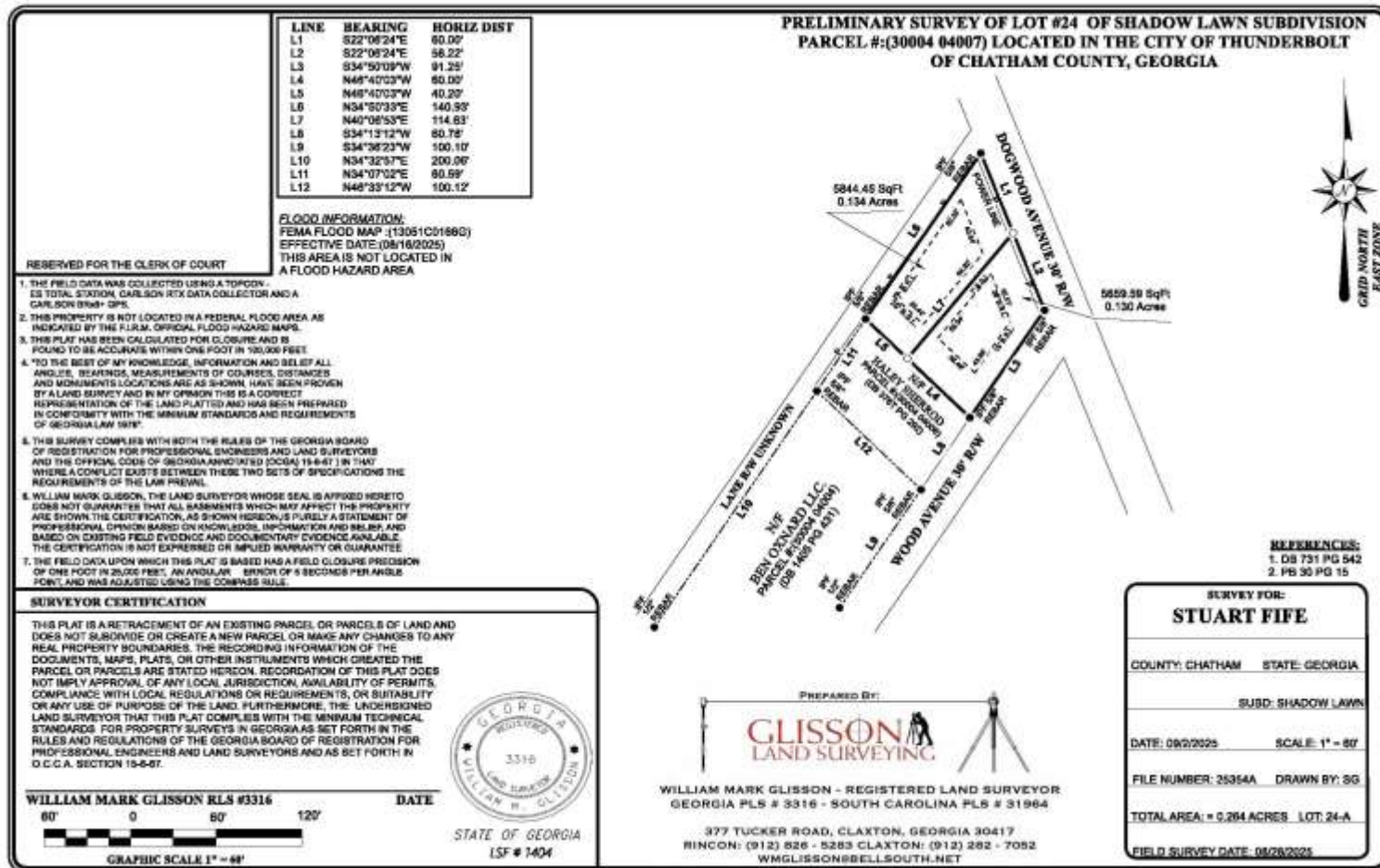
Hardship  
Discussion  
for  
Site:



I believe **the shape of the land** presents a hardship as does the **unusual size** which is JUST under the 12,000 sf minimum to subdivide by right.

**There are several sub 6,000 sf lots nearby including 2609 River Drive, 2519 Mechanics Ave, and 2517 Mechanics Ave**

2603  
Dogwood  
Ave:  
Corner  
Lot, Non  
Square



# Lot Shape is Problematic

- 2603 Dogwood is an irregularly shaped lot - Applicant did not create this issue
- Lot irregularity is created by the angle that Dogwood runs from Victory. This creates a "stair-step" effect in the plats
- Zoning is usually written with the assumption that lots are rectilinear, not composed at odd angles
- Applicant is trying to make the cottages "fit" in by facing Dogwood Ave.
- 2603 Dogwood could act as a "transitional density" between the townhouses across the street and the single family homes behind the property. This is a best practice in city planning

# Other substandard lots are nearby

Address	Lot Size	Amount SF Difference	Lot Coverage	
2610 River (390' away)	5,000 sf (.11)	1,000 sf (17%)	18%	
2 Bonaventure (.1mi)	3,375 (.0775)	2,625 sf (44%)	35%	
2517 Mechanics (.1mi)	2178 sf (.05 acre)	3,822 (64%)	52%	
2603 Dogwood, Lot 1 :	5,844 sf	156 sf (3%)	23%	
Lot 2:	(.134)	341 sf (5.7%)	23%	
	5,659 sf (.13)			

# *Proposal Does not Impair Intent & Purpose of Zoning Ordinance*



"Based on Thunderbolt's zoning review documents and standard variance criteria in Georgia, here is what is considered a hardship:



**Relief will not harm the public good:** The variance, if granted, must not cause significant harm to the public or impair the intent and purpose of the zoning ordinance."



The proposed use is Residential and complies with R1 guidelines. Off street parking is provided off of the access easement (Lot 1) and Wood Ave (Lot 2). At 23% lot coverage, the land is not overcrowded and there is reasonable circulation. Developing this land will help prevent blight and deterioration.



The proposed subdivision does not harm the intent or purpose of the zoning ordinance and is an example of reasonable infill development. The proposal makes smart use of the Town's existing infrastructure. The proposal encourages efficient development practices that the Zoning Ordinance supports.



VERSION: JUN 20, 2025 (CURRENT)



Chapter 10 - NOISE ORDINANCES

Chapter 11 - ANIMAL CONTROL REGULATIONS

Chapter 12 - MOBILE HOME REGULATIONS

Chapter 13 - TRAFFIC REGULATIONS

Chapter 14 - ZONING REGULATIONS

Chapter 15 - SUBDIVISION REGULATIONS

Chapter 16 - SEWAGE COLLECTION AND DISPOSAL

APPENDIX A - ZONING

ARTICLE I. - ENACTMENT, SHORT TITLE, JURISDICTION

ARTICLE II. - PURPOSE

ARTICLE III. - DEFINITIONS

ARTICLE IV. - GENERAL PROVISIONS

ARTICLE V. - ESTABLISHMENT OF ZONING DISTRICTS

## ARTICLE II. - PURPOSE



The purpose of these regulations shall be to encourage such distribution of population and such classification of land use and such distribution of land development and utilization, and such standards for land development, as will lessen and prevent congestion in the streets, help secure safety from fire, panic and other dangers; promote the health and general welfare of the citizens of the Town of Thunderbolt; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; prevent urban sprawl; facilitate the adequate provision of transportation, water, sewerage, schools, parks, police, and fire protection, and other public requirements; promote desirable living conditions and the sustained stability of neighborhoods; protect property against blight and deterioration; secure economy in governmental expenditures; conserve the value of building and land; encourage the most appropriate use of land, buildings, and other structures; and for other purposes.

## ARTICLE III. - DEFINITIONS



For the purpose of this ordinance, certain words or terms used herein shall be defined as follows:

Words used in the singular number include the plural, and the words used in the plural include the singular.

Words used in the present tense include the future tense.

< PREV HIT

NEXT HIT >

## Search Results

### Results for zoning guidelines

RESET [ADVANCED SEARCH](#)

1 | [Sec. 5-305. - Variance procedures.](#)

Code of Ordinances

[Chapter 5 - CONSTR...](#)

[ARTICLE III. - ENVIRO...](#)

2 | [ARTICLE XIII. - SIGN ORDINANCE](#)

Code of Ordinances

[APPENDIX A - ZONING](#)

3 | [ARTICLE V. - ESTABLISHMENT OF](#)

[ZONING DISTRICTS](#) | Code of Ordinances

[APPENDIX A - ZONING](#)

# Proposal Does Not Harm Public Good



"Based on Thunderbolt's zoning review documents and standard variance criteria in Georgia, here is what is considered a hardship:



**Relief will not harm the public good:** The variance, if granted, **must not cause significant harm to the public** or impair the intent and purpose of the zoning ordinance."



**NOT allowing the variance causes harm to the public.** Increasing Thunderbolt's tax base is vital for increasing revenue for the town and its citizens. Developing this land contributes to this tax base AND also helps to decrease depreciation and blight.



Assessed Value is currently is \$115,000 for 2603 Dogwood Avenue.

Est Tax base with two homes (1275 and 1350 sf): \$488,166, over 4.24 times current assessed value

# Homes w Similar/Smaller Lots- Appraised Values

2024 - Appraised	Land	Building	Total:
2517 Mechanics (.05 acre)	\$20,000	\$179,500	\$199,500
2514 Mechanics (.14 acre) (very close neighbor)	\$60,000	\$215,900	\$275,900
2610 River Drive (.11 acre)	\$50,000	\$204,900	\$254,900
2518 Mechanics (.14 acre)	\$60,000	\$184,800	\$244,800
2520 Mechanics (.14 acre)	\$65,000	\$184,800	\$249,800
2 Bonaventure (.08 acre)	\$35,000	\$204,600	\$239,600
.115acre (for these 6)			AVE: \$244,600
Lot 1: .134 acre			Current Assessment:

Thank you!

Questions...

Laurie deVegter

[Laurie@lauriedevegter.com](mailto:Laurie@lauriedevegter.com)

<http://LauriedeVegter.com>

