

25-0025

Join the Planning & Zoning Board



Submitted by:

Submitted On: 2025-09-25 01:01:08

Submission IP: 24.196.169.70 (172.31.72.23)
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Status: Open

Priority: Normal

Assigned To: Jan LeViner

Due Date: Open



Town of Thunderbolt Planning & Zoning Application Residential or Commercial

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Date Filed	Application #	Type
09/25/2025	not assigned yet	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Format: MM/DD/YYYY

Application Fees

\$100- Residential \$200- Commercial

Fee must be paid at the time of submitting the application and is non-refundable, even if Applicant decides to redraw their application before or after the application process.

The original plus nine copies of this application shall be submitted. The building permit application and nine copies of the plot plan and development plans of the site, if required for the building permit application, shall accompany the application.

Description of Property

Applicant's Name	Phone
Laurie deVegter	9122200957

Applicant's Address

2411 Texas Ave Savannah GA 31404

Property Address	Parcel Number
Section 4, Item a. 2411 Texas Ave Thunderbolt GA 31404	30004 04007

Section 4, Item a.

*** Owner's Name & Address**

Street 174 S Mall Terrace Savannah GA 31406

Zoning District

R

Current Use of Property

Vacant Parcel

Proposed Use of Property

Residential- Subdivide into two Parcels, each with a Single Family House

Reasons For Application

- A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- An application to establish a use which must be approved by the Planning Board (See "Use Schedule- List of Uses #)
- A request for a variance on a yard requirement.
 - A request for a variance on a lot width requirement.
 - A request for a variance on a lot area requirement .
- A request for extension of non-conforming use.
- A rezoning request from one classification to different one
- Other

Note: Variances are heard and approved on a case by case basis; when resulting in practical difficulty or unnecessary hardship. Code of Ordinances 16.6c

Other Information Required

20' variance for length of lot

Attach, hereto, a scaled or dimensioned map, plat, or sketch of tract, of property in question and all other adjoining lots or properties under the same ownership. Said map, plat, or sketch shall indicate the approximate location of all the properties in question with respect to the nearby public roads in common use.

Refer to Article XV Zoning Ordinance

Date Received

04/25/2025

Format: MM/DD/YYYY

Zoning Administrator

8/16/2025

Name and Address of Contractor(s)

N/A until subdivided

The following is a list of the names and addresses of all adjacent property owners within approximately a two-hundred (200) foot radius of the property

Haley Sherrill 2505 Wood Ave BOXNARD3 RE LLC 2503 Wood Ave SNYDER MAUREEN SNYDER JOHN* 2605 River Drive JACOVINO KYLE N GONZALEZ SOFIA 2605 Dogwood Ave NICHOLAS ANTHONY 2611 Dogwood Ave TRABUE JAMES JOSEPH & LYNN F 2610 Dogwood Ave WATERWAY THREE ASSOCIATION INC 2604 Dogwood Ave (R1) #51 WATERWAY THREE ASSOCIATION INC 2602 Dogwood Ave (#1-#5) PATRIOT FAMILY HOMES, GEORGIA II, LLC 2601 Dogwood Ave CHALPEAU MARC ADAM CHALPEAU LISA 2505 Dogwood Ave WALCOFF LESLIE J WALCOFF ANDREW H 2505 Dogwood Ave KING COLIN M 8 JULIE L 3120 Fernside

I hereby certify that the above stated facts are true to the best of my knowledge and belief and that I am the owner or authorized agent for the owner of the subject property

Sworn to and subscribed before me:

04/25/2025

Owner or Authorized Agent's Signature

Latine Director

Notary Public

see attached

Fee received and paid

Invoice written to Jan

STATUS

Notice of hearing sent

Date

MM/DD/YYYY

Format: MM/DD/YYYY

Sign Posted

Address

Published Advertisement

MM/DD/YYYY

Format: MM/DD/YYYY

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

APPLICATION TYPE: Subdivision; Variance Request

PLANNING AND ZONING COMMISSION DATE: 10-15-2025

BOARD OF ZONING APPEALS DATE: 11-12-2025

NOTICE TO PAPER: 9-26-2025

PUBLISH DATE(s): 9-30-2025; 10-1-2025

Request: Request to subdivide one (1) corner parcel lot into (2) two separate residential lots, located in the area generally bounded by Wood Avenue and Dogwood Avenue.

Owners/Applicants: Laurie DeVegter

Location: 2603 Dogwood Ave

Parcel ID#: 30004 04007

Approximate Lot Size(s): *Existing Lot:* 11,505 sq. ft., (0.26 ac.)
Proposed Lot 1: 5,844 sq. ft., (0.134 ac.)
Proposed Lot 2: 5,659 sq. ft., (0.130 ac.)

Zoning Designation: Residential District One [R-1]

SUMMARY:

Summary of Review finds that the zoning ordinance requires 60 foot Lot Width Minimum and 6,000 Lot Area Minimum.

FINDINGS:

1. This subdivision request aims to split one (1) residential vacant lot into two (2) separate residential lots of record.
2. *In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this ordinance, reverse or affirm, wholly or partly, a decision of an administrative official or the recommendation of the planning and zoning commission or may modify the order, requirements, decisions, or determinations of such administrative official, or the recommendation of the planning and zoning commission, and to that end shall have all the powers of such administrative official and the planning and zoning commission. In exercising the above powers, the Board of Zoning Appeals may issue or direct the issuance of a permit – Appendix X, Article XVI. (6)(d).*
3. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed **Lot 1 and Lot 2** are Deficient in regard to the One-Family Residential [R-1] Minimum Lot Area in the Development Standards.

4. Upon review, Staff finds that of this request, only 1 of the 2 proposed lots meets the lot width minimum for both proposed lots One-Family Residential [R-1].
5. Lot 2 is deficient by 2 feet of the 60 feet minimum required.
6. Upon review, Staff finds that the proposed lot area for Lot A and Lot B do not meet the minimum requirement of 6,000 square feet and Density of 7 Units per Acre.
7. Both lots as proposed average in size 5,844.45 and 5,659.59 square feet respectively.
8. To calculate maximum dwelling unit density of 7 units per acre:
 - a. $43,560 / 7 = 6,222$ square feet.
9. Thunderbolt Subdivision Code: Sec. 15-703.02. - Lot width and lot area requirements.
 - a. Lots hereafter established within subdivisions shall conform to the lot area and lot width requirements set forth in the Zoning Ordinance, Article XII, Development Standards for Dwellings.
10. Thunderbolt Zoning Code: Appendix A. Article XII. – Development Standards for Dwelling.
 1. When permitted in a district, dwellings shall comply with the development standards set forth in the attached table schedule [Exhibit 3].
 - a. One-family dwellings require a minimum front yard setback of 25 feet.
 - b. One-family dwellings require a minimum side yard setback of 7 feet.
 - c. One-family dwellings require a minimum rear yard setback of 25 feet.
11. Splitting the existing lot into two (2) separate lots will meet the setback requirements for One-family dwellings, detached residence.
12. Planning Commission review and Council approval is required because this request involves a modification to land in the subdivision of lots.
13. It is the duty of the Planning and Zoning Commission to inspect site plans and to suggest changes which should be made in the proposed design of the plan as per Code Sec. 15-801 and forward to Town Council with the recommendations.
14. Thunderbolt Zoning Code: Appendix A. Article XIX. – Interpretation, Purpose, and Conflict

In interpreting and applying the provisions of this ordinance, the provisions shall be considered as the minimum requirements for the promotion of the public safety, health, morals and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon the use of property or premises or upon the height of buildings, or requires greater space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this ordinance shall govern.

15. Thunderbolt Subdivision Code: Sec. 15-903. – Variance

When a peculiar shape or the topography of a tract of land, or other unusual condition, makes it impractical for a developer to comply with the literal interpretations of the design requirements of this chapter, the planning and zoning commission may recommend that such requirements be waived; provided, however,

that in so doing, the intents and purposes of this chapter are not violated, and the recommended variance is approved by the Town Council of the Town of Thunderbolt.

16. For the purpose of the Thunderbolt Chapter 15 – Subdivision Regulations: Sec. 15-501 Enumeration details the following purposes of the code, among others:
 - (a) To help conserve and protect the natural, economic, and scenic resources of the Town of Thunderbolt.
 - (b) To help prevent and reduce the traffic, congestion and traffic hazards which result from narrow or poorly aligned streets, and which result from excessive entrance and exit points along major traffic arteries.
 - (c) To help eliminate the costly maintenance problems which develop when streets and lots are laid out without proper consideration being given to the drainage characteristics of the tract of land at the time the land is being subdivided into streets and lots.
 - (d) To help prevent the spread of urban blight and slums.
 - (e) To help insure that residential lots will be of such design, area, and width as will prevent health and sanitation problems from developing in those subdivisions with lots to be served by individual water supply and waste disposal systems.
 - (f) To help insure that all building lots will be accessible to firefighting equipment, and other emergency and service vehicles.
 - (g) To help protect the investments of the buyers of subdivision lots.
 - (h) To help promote and protect the health, safety, prosperity, and welfare of the citizens of the Town of Thunderbolt, and for other purposes.

18. For reference to variances are under consideration by the Planning and Zoning Commission, prior to the next procedural step of approval. A zoning decision is defined by OCGA 36-66-3.

19. For reference to approval to subdivisions of land and the requirements of the Town of Thunderbolt, OCGA 15-6-67 shall apply. Thunderbolt Code Sec. 15-301. Authority; ordaining clause specifies that the Council of the Town of Thunderbolt has enacted into law Chapter 15 – Subdivision Regulations; of which to include following articles and sections.

REVIEW OF APPLICABLE VARIANCE STANDARDS:

Thunderbolt Code of Ordinances – Zoning Appendix A, Art. XVI. Board of Zoning Appeals

(c) To authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will, in an individual case, result in practical difficulty or unnecessary hardship. Such variance may be granted in individual cases upon finding by the board of zoning appeals that:

(1) There are extraordinary and exceptional conditions pertaining to the piece of property in question because of its size, shape, or topography; and