

ORDINANCE 2026-_____

AN ORDINANCE TO REZONE CERTAIN PROPERTY OF 0.23 ACRES (30003 03011) LOCATED ON WHATLEY AVE & SHELL ROAD WITHIN THE TOWN OF THUNDERBOLT, GEORGIA FROM RESIDENTIAL [R-1] TO TWO FAMILY RESIDENTIAL [R-2]; To Repeal All Other Ordinances in Conflict Herewith; And

WHEREAS, the duly elected governing authority for the Town of Thunderbolt, Georgia, is the Mayor and Council thereof; and

WHEREAS, the property located at the eastern-side boundary of the Town of Thunderbolt adjoining nearby streets of Whatley Avenue and Shell Road is zoned One Family Residential [R-1]; and

WHEREAS, the owner of the property has requested to change the zoning of the property to Two Family Residential [R-2]; and

WHEREAS, the Thunderbolt Comprehensive Plan encourages efficient land use when supporting vacant undeveloped areas and designates the Town's collective growth and development decisions with housing options that promote an adequate range of housing in the community that meets the needs of different sized families with very different income levels; and

WHEREAS, parcel lots are identified as desirable that are in scale to the proposed district development standards in a manner that will enhance the quality of life for residents according to the Town of Thunderbolt's Comprehensive Plan; and

WHEREAS, the Thunderbolt Planning and Zoning Commission considered the request on May 20, 2026, voting 4-1, 1 absent, to recommend that Town Council approve the applicant's zoning request to Two Family Residential [R-2]; and

WHEREAS, the Thunderbolt Town Council has considered the recommendation of the Planning and Zoning Commission of May 20, 2026, and

WHEREAS, the proposed land use is compatible with the historical development size in the nearby area, Thunderbolt Town Council is cognizant of maintaining a housing quality consistent with Thunderbolt's small-town character according to the Comprehensive Plan; and maintaining the curated low-density housing as it exists currently; and

WHEREAS, Town Council now wishes to amend the zoning map to change the zoning of the property parcel lots from the One Family Residential [R-1] to the zoning district Two Family Residential [R-2].

NOW, THEREFORE, it is hereby ordained by the governing authority of the Town of Thunderbolt in open meeting as follows:

To adopt an ordinance amending the zoning map for 0.23 acres (30003 03011) at the corner of Whatley Ave and Shell Road from Residential [R-1] to Two Family Residential [R-2].

This Ordinance shall become effective on _____ day of _____, 2026.

ADOPTED THIS _____ DAY OF _____ 2026

MAYOR

TOWN CLERK