



**TOWN OF THUNDERBOLT  
PLANNING & ZONING APPLICATION  
RESIDENTIAL OR COMMERCIAL**

Date Filed \_\_\_\_\_ Application # \_\_\_\_\_ Residential: \_\_\_\_\_ Commercial: \_\_\_\_\_

**Application Fees: \$100.00 – Residential      \$200.00 – 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 this application.**

**DESCRIPTION OF PROPERTY**

Applicant's Name: Akeem Brown (Onus Realty LLC) Phone # 6783600726

Applicant's Address: 134 Venture Blvd, Savannah, Ga 31419

3217 Bannon Drive, Savannah, Ga 31404 Parcel Number 3000501042

Owner's Name & Address 134 Venture Blvd, Savannah, Ga 31419

Zoning District R-1 Current Use of Property Single family residential

Proposed Use of Property minor residential subdivision to create 2 R-1 single family lots.

**REASONS FOR APPLICATION**

1. ( ) A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
2. (X) An application to establish a use which must be approved by the Planning Board (See "Use Schedule – List of Uses #).
3. ( ) A request for a variance ( ) a yard requirement; ( ) a lot width requirement; ( ) a lot area requirement. 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
4. ( ) A request for extension of non-conforming use.
5. ( ) Rezoning request from \_\_\_\_\_ classification to a \_\_\_\_\_ classification
6. ( ) Other \_\_\_\_\_

Describe the unnecessary hardship or practical difficulty which you feel justify the action requested. List, when necessary, the specific Sections of the Zoning Ordinance which have a bearing on your request. (Use back of this sheet if necessary.)

The subject property's existing configuration create a practical difficulty <sup>utilizing</sup> in reasonably ~~utilizing~~ the rear portion of the parcel under a single-lot layout. The proposed minor subdivision allows the existing single family residential to remain and be sold with the front lot and keep the back lot.

**OTHER INFORMATION REQUIRED**

Refer to Article XV, Zoning Ordinance

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.

Date Received: 1/26/26 Zoning Administrator: \_\_\_\_\_

Name and Address of Contractor(s) N/A

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:

<u>Susan de Rosa</u>	<u>3215 Bannon Drive</u>
<u>Maurice &amp; Virginia Dixon</u>	<u>3212 Gilreath Drive</u>
<u>William Hartmann Jr.</u>	<u>3219 Bannon Drive</u>
_____	_____
_____	_____

(Please list additional names on a separate sheet)

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.

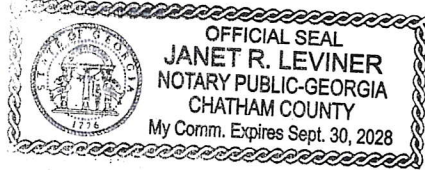
Sworn to and subscribed before me on this 26 day of January 2026.

[Signature]  
Owner or Authorized Agent's Signature

[Signature]  
Notary Public

Fee received and paid: \_\_\_\_\_

**STATUS**



Notice of hearing sent: \_\_\_\_\_ Date \_\_\_\_\_

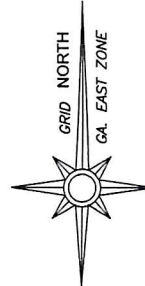
Sign Posted: \_\_\_\_\_ Date \_\_\_\_\_ Address \_\_\_\_\_

Published Advertisement: \_\_\_\_\_ Date \_\_\_\_\_

0 50 100 150



GRAPHIC SCALE: 1" = 50'



RESERVED FOR CLERK OF COURT

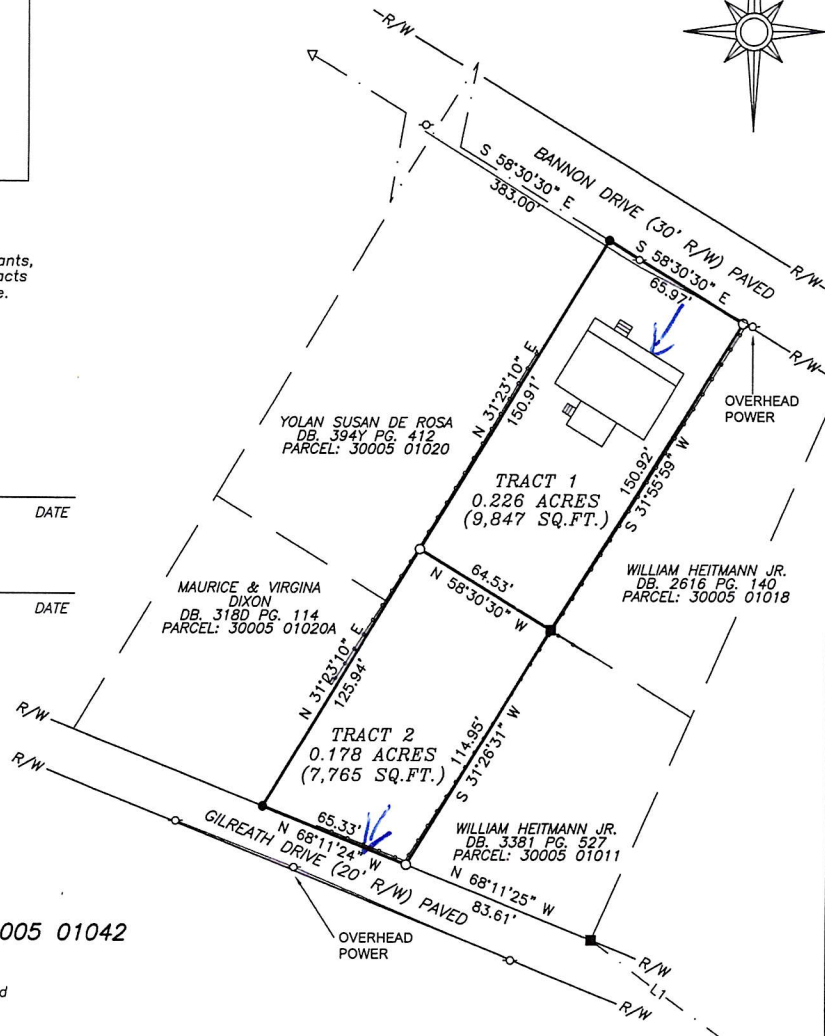
**SURVEYOR'S NOTES:**

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Instrument: i83 Base & Rover  
Maximum horizontal tolerance for survey control 0.05', which is within 95% confidence interval.

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_



**SUBDIVISION OF PARCEL: 30005 01042**  
**AREA ZONING: R-1**

Referring to FIRM Map 13051C0166G, dated 08/16/2018, this property does not lie within a Flood Hazard Area.

**SURVEYOR'S CERTIFICATE**

As required by subsection (d) of O.C.G.A. SECTION 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies 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.

*[Signature]*  
LAND SURVEYOR

PK NAIL SET AT APPARENT INTERSECTION OF GILREATH & OAKWOOD DR.  
N: 740360.08  
E: 1001048.31

LINE	BEARING	DISTANCE
L1	N 53°53'03" W	69.31'
L2	N 31°55'59" E	17.21'

SURVEY FOR:

**AKEEM BROWN**  
**0.406 ACRES**



SURVEY DATE: 11/07/2025 | LAND LOT: - | LAND DIST: - | G.M.D.: 5TH | COUNTY: CHATHAM | CITY: THUNDERBOLT | STATE OF GEORGIA

**MEEKS LAND SURVEYING**

JORDAN F. MEEKS  
Georgia Registered Surveyor #3559  
231 STARLING ROAD  
ALMA, GEORGIA 31510  
912-381-1483  
jordanfmeeks@gmail.com

INSTRUMENT: i83 BASE & ROVER  
FIELD WORK BY: JM  
ERROR OF CLOSURE: 1 IN 203,809  
ADJUSTMENT: GPS  
PLAT BY: JM  
FIELD BOOK: -  
JOB REF: 25-109

- IRON PIN SET 5/8" REBAR
- IRON PIN FOUND 1/2" REBAR
- CONC. MARKER SET
- CONC. MARKER FOUND
- ▼ NO CORNER SET/FOUND