



**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: DWAYNE / GWEYN SIMPSON Phone # 478-396-0719

Applicant's Address: 2809 Whatley Ave

2811 Whatley Ave
Property Address _____ Parcel Number _____

Owner's Name & Address DWAYNE & GWEYN SIMPSON 2809 Whatley Ave

Zoning District _____ Current Use of Property Empty Lot

Proposed Use of Property Duplex Facing Shell Rd

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. 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 R1 classification to a R2 classification
6. Other _____
Describe those things 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.)

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: _____ Zoning Administrator: _____

Name and Address of Contractor(s) _____


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:

(Please list additional names on a separate sheet)

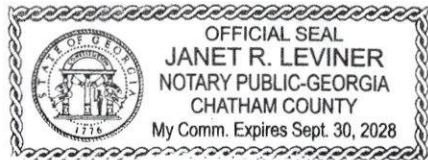
I hereby certify that the above stated facts are True to the best of my knowledge and belief And that I am the owner or authorized agent for the owner of the subject property.


Owner or Authorized Agent's Signature

Sworn to and subscribed before me on this 6 day of May 2024.


Notary Public

Fee received and paid: _____



STATUS

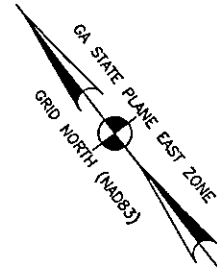
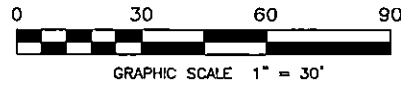
Notice of hearing sent: _____
Date

Sign Posted: _____
Date Address

Published Advertisement: _____
Date

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- C CABLE PEDESTAL
- GUY WIRE
- ⊛ GUY POLE
- MB MAIL BOX
- ⊙ POWER POLE
- SIGN
- WATER METER
- OHP OVER HEAD UTILITY LINE
- UGG UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE

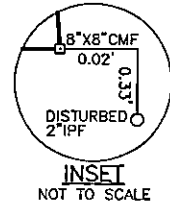
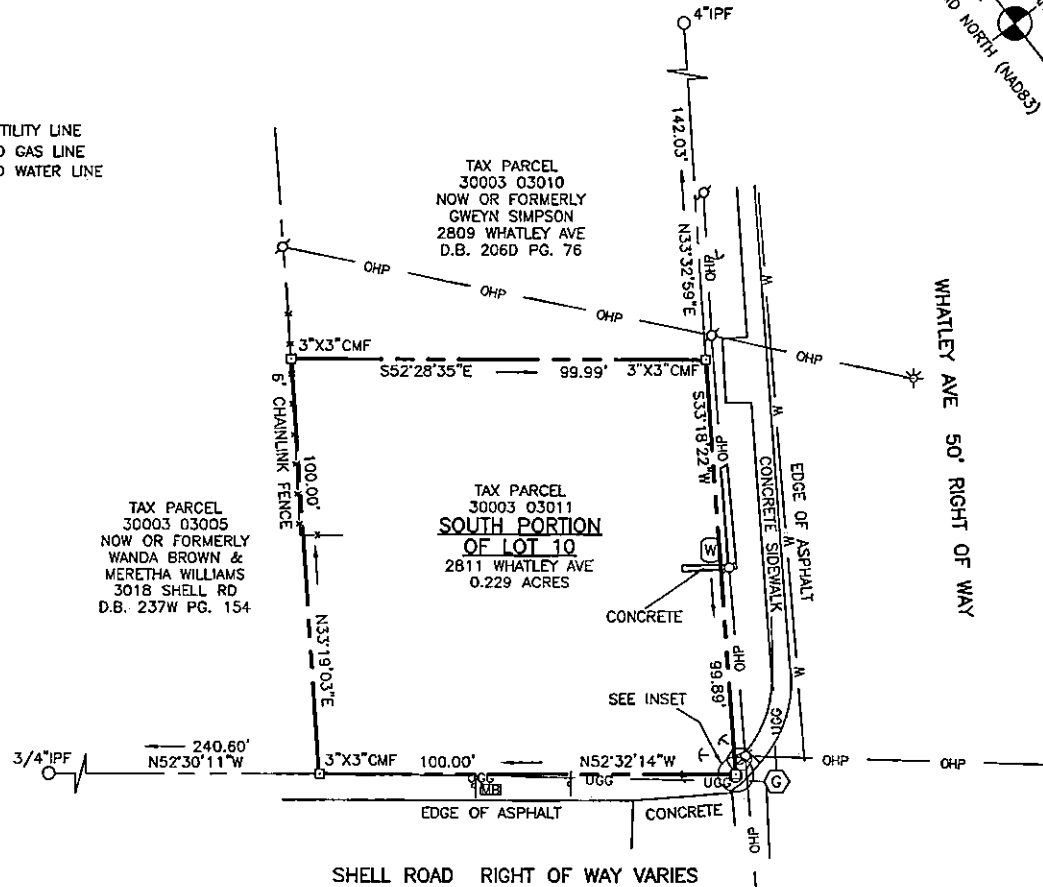


THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0166G, REVISED 8/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY, THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY WERE FIELD MARKED BY OTHERS.
- IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT 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 FOR ANY USE OR PURPOSE OF THE LAND. 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.



- REFERENCES**
- S.M.B. D PG. 50
 - D.B. 168J PG. 334
 - D.B. 206D PG. 76
 - D.B. 206D PG. 78
 - D.B. 207J PG. 92

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/75,458
FIELD CLOSURE = 1/30,770

BREWER
LAND SURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com

A BOUNDARY RETRACEMENT SURVEY OF
**SOUTHERN PORTION OF LOT 10, SUBDIVISION OF THE
FORMER MERCHANTS & MECHANICS LAND CO. PROPERTY**
TOWN OF THUNDERBOLT, CHATHAM COUNTY, GEORGIA

PREPARED FOR
DWAYNE SIMPSON

PROJECT #:	250766
FIELD:	2/17/26
DRAWING:	3/03/26
LAST REVISED:	N/A
DRAWN BY:	CAL

YOUNG AVENUE 40' R/W

IRON RPD (SET)

S 55° 00' E

100'

C.M. (FOUND) BURIED

REF. MAP MERIDIAN

IN ORDER TO MAKE MY INTENTIONS CLEAR, I HAVE TYPED THE NAMES ON EACH PARCEL OF THE PERSONS TO WHOM I AM GIVING THE PARCELS.

LOT 11

LOT 10

LOT 18

135.68'

25' BLDG. LINE

135.68'

N 34° - 18' E

15' BLDG. LINE

141.99'

S 34° - 25' W

WHITLEY AVENUE 50' R/W

C.M. (FOUND)

10' EASEMENT

C.M. (FOUND)

100'

DWAYNE M. SIMPSON & GWEYN R. SIMPSON

METAL BLDG. CAR PORT.

TWO STORY STUCCO RESIDENCE & BUSINESS

PLANTER

N 34° - 25' E

CALVIN BERKSTINER & PAUL BERKSTINER

241.99'

C.M. (FOUND)

100'

N 51° - 23' W

C.M. (FOUND)

THUNDERBOLT SHELL ROAD

REFERENCE : S.M.T.B. D-50

STATE OF GEORGIA CHATHAM COUNTY

PLAT OF LOT 10 OF THE ISAAC YOUNG SUBDIVISION AND TWO UNNUMBERED LOTS, THUNDERBOLT, GEORGIA

DWAYNE M. SIMPSON & THE DOUGLAS ALLEN SIMPSON

LANDMARK *24* HOMES

BLUE HERON

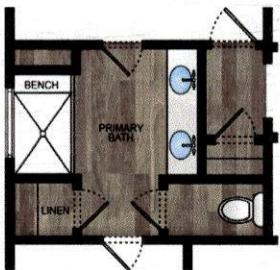
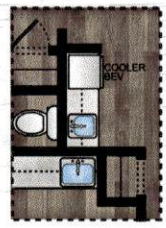
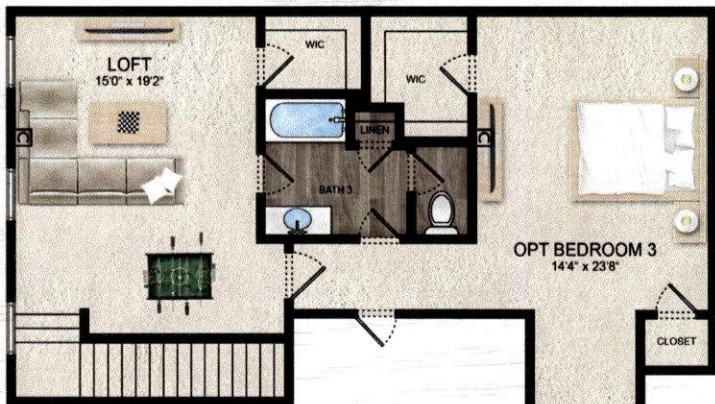
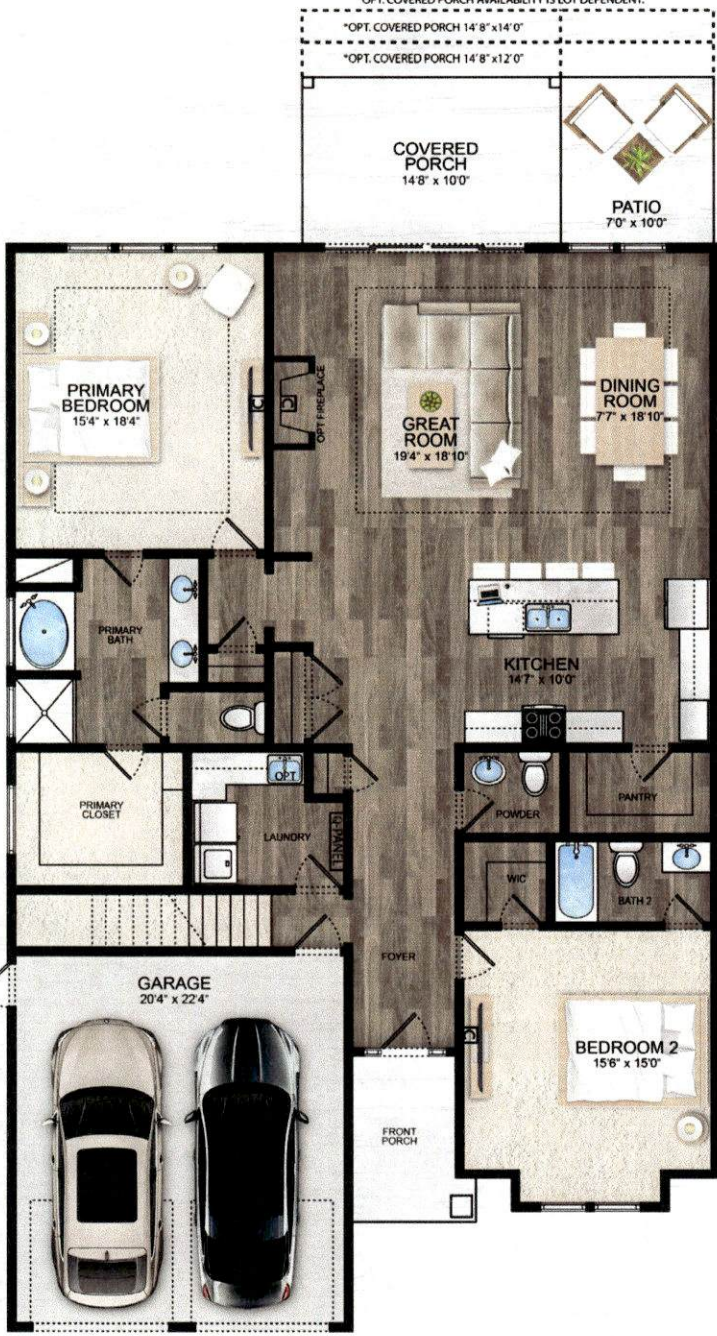


2702 Whatley Avenue, Suite B-1, Savannah, GA 31404 • 912-353-1275 Landmark24Homes.com

*OPT. COVERED PORCH AVAILABILITY IS LOT DEPENDENT.

*OPT. COVERED PORCH 14'8" x 14'0"

*OPT. COVERED PORCH 14'8" x 12'0"



2 Bedrooms plus loft or 3 Bedrooms plus loft
3.5 Baths, 2421 Heated Sq. Ft

11-9-2022

BLUE HERON

LANDMARK 24 HOMES

ACADEMY MORTGAGE CORPORATION COLONY BANK BankSouth MORTGAGE firstcoast MORTGAGE

Plans and Elevations are artists renderings and may contain options which are not standard on all models. All elevations are not available in all communities. We reserve the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate. The standard features in a home may vary from one community to another. All masonry shown is brick. These plans are property of Landmark 24 Homes of Georgia, LLC. They are protected by copyright laws of the United States. Any reproduction of these plans without permissions is a violation of US copyright laws. Marketed by Landmark 24 Realty, Inc.

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

APPLICATION TYPE: Map Amendment – Zoning;

PLANNING AND ZONING COMMISSION DATE: 7-16-2025; 9-17-2025; 5-20-2026

TOWN COUNCIL DATE: TBD; 6-10-2026

NOTICE TO PAPER: 6-25-2025, 7-8-2025; 9-3-2025; 9-4-2025; 5-1-2026

PUBLISH DATE(s): 7-02-2025; 7-03-2025, 7-15-2025, 9-2-2025, 5-10-2026

Request: Request to rezone via map amendment 1 parcel lot of record from One-Family Residential [R-1] to Two-Family Residential [R-2] in the vicinity of Whatley Avenue and Shell Road.

Owners/Applicants: Dwayne Simpson/Gweyn Simpson

Location: 2811 Whatley Avenue

Parcel ID#: 30003 03011

Approximate Lot Size(s): 100 x 100 sq. ft., 10,000 sq. ft. (0.23 ac)

Zoning Designation: One-family Residential [R-1]

Zoning Proposed: ~~Multi-Family Residential [R-3]~~ Two-Family Residential [R-2]

SUMMARY:

Zoning:

Site Plan: Summary of Review finds that applicants' proposal does meet the maximum gross density allowable; and it is within the size and scale of the Development Standards Table.

Applicant must demonstrate the front forward facing side of the street corner of site plan.

Minimum parking requirements are 2 spaces per unit; Applicant must specify where on the site plan necessary parking spaces are located. Driveways must be separated a minimum 20 feet.

Any condition imposed on the side yard of the corner lot will update the applicant's Maximum Buildable Area.

FINDINGS:

1. This request aims to rezone via map amendment 1 lot of record situated on the corner of Whatley Avenue and Shell Road at the northwest corner, generally nearby Sol. C. Johnson High School from Shell Road.
2. Applicant is requesting the change of zoning to the Two-Family Residential Zoning District [R-2] proposed residential (2 Units) use after preliminary staff meeting for proposed residential development.

3. Planning and Zoning Commission initially reviewed the request in July 2025, and September 2025 with requested updated site plan information.
4. *Dwelling, two-family* means a building with or without party wall, designed for two families.
5. Upon review of Two-Family Residential [R-2], permitted uses include the development of one-family or two-family dwellings with compatible nonresidential uses.
6. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that the following findings are applicable to site plans, conditional uses, and map amendments.
7. Upon review, the lot is zoned One-Family Residential [R-1]; nearby existing residences.
8. Whatley Avenue is designated as a secondary arterial roadway, Shell Road is designated as a minor collector roadway.
9. Sol. C. Johnson High School is immediately adjacent to the property location.
10. Density standards for Two-Family Residential are 6 units per acre and are required to conform to Town of Thunderbolt Development Standards.
11. 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 [The Code] and forward to Town Council with the recommendations.

SITE PLAN REVIEW:

On determination of the applicant's proposal, the following will be required to be met if a Two-Family [R-2] Zoning application is approved by Town Council.

SETBACKS: 25 FEET FRONT; 7 INTERIOR SIDE; 25 FEET BACK;

15 FEET ROW SIDE MIN – 25 FEET ROW CORNER MAX

BUILDING AREA WIDTH: MAXIMUM 78 FEET WIDE TWO UNITS

PARKING: TWO (2) PARKING SPACES PER UNIT

DRIVEWAYS: TWO (2) SEPARATE DRIVEWAYS 20 FEET APART

12. *Corner lots.* Corner lots for residential use shall be provided with sufficient width and depth to permit the establishment of front yard building setback lines as specified in Town of Thunderbolt Zoning Ordinance.
13. Upon review, staff find that the minimum lot area and minimum lot width for the proposed use of Two-family residential (2) units is met for the sizeable parcel of the corner lot.
14. Upon review, staff find that the original subdivision request for separation into three lots 33 feet wide did not meet the development standards of the Zoning Ordinance [the Code].
15. In Art. XII. Development Standards *No structure shall be located closer than 15 feet from any public right-of-way line. "Structure" for setback purposes shall not include fences.
16. Upon review of the parking requirements [The Code], two-family residential use requires 2 parking spaces per unit.

17. *Lots with multiple frontage.* Except in the case of corner lots, any building constructed on a lot having a frontage of two or more streets shall be so located as to comply with the regulations governing the front yard setbacks on the street on which the structure, or use has frontage.
18. *Corner lots, side yard setback from center of street.* When a side yard of a building lies between the building and an abutting street, such side yard shall extend the entire width or length of the lot. The width of such side yard, measured from the centerline of the abutting street, shall be equal to one-half of the right-of-way distance established by the subdivision regulations for the Town of Thunderbolt for the class of a street to which such street belongs, plus the minimum side yard width established for the district in which the property is located. In no case shall the setback be less than the latter.
19. *Location of curb cuts.* At the Intersection of streets, except lanes and alleys, a curb cut shall be set back not less than 25 feet from the intersection of two curb lines or such lines extended, or shall be set back not less than 15 feet from the intersection of two property lines or such lines extended, whichever is the less restrictive. Between the curb returns for any two driveways serving the same property, there shall be at least 20 feet of curb; except that this distance may be reduced to as little as five feet where it is demonstrated that restricted frontage makes this necessary in order to provide not more than two adequate driveways for the property.

DENSITY CALCULATIONS:

20. As part of the consideration of a site plan the Planning and Zoning Commission shall review the density proposed. Such recommendations shall be considered by the Mayor and Council at the time of the public hearing on any re-zoning proposed. The Council may elect to approve the density requirement, modify it, or reject it. [The Code].
21. To calculate maximum dwelling unit density of 6 units per acre:
 - a. $43,560 / 6 = 7,260$ square feet. (1) Unit of the Acre Gross.
 - b. $10,000$ square feet divided by 2 units = $5,000$ square feet. (Proposed Unit Density).
 - c. $43,560 / 10,000 = 4,356$ units per acre. (Proposed Density 2-Family dwelling).
22. The parcel in question for zoning review has a combined lot area of $10,000$ sq. ft.
23. Density is defined as dwelling units per acre of gross land area. 1 acre equals $43,560$ square feet. The Minimum Lot Area per dwelling unit for 2 units is $3,600$ sq. ft. [The Code].
24. The applicant's proposal requests two (2) residential attached units at $2,400$ square feet, with four (4) bedrooms, three stories in height.
25. Upon review of the Development Standards for Dwellings, the proposed density for the number of units exceeds the Six (6) units per acre density maximum.

REVIEW OF SURROUNDING AREA:

26. Upon review of the existing area, there are a number of nearby residences including:
 - a. 1 High School Educational Campus – Institutional
 - b. 16 Residential Structures – Residential

27. Of the 16 residential structures, a majority are considered single-family. According to the Thunderbolt Official Zoning Map, all of the surrounding property is zoned [R-1].
28. Upon review and research, the previous property at the corner of Whatley Ave and Shell Road had an existing land use of commercial according to the 1990 Land Use Map and was previously combined from two (2) 50 x 100 sq. ft. lots facing Whatley Avenue.
 - a. The parcel in question was previously blighted and is now vacant.
29. Upon review, due to proposal's request for multi-family residential and staff's preliminary meeting outcome, (phone call) the proposed conditional land use request must be finalized by Recommendation of the Planning & Zoning Commission and finalized by the Board of Zoning Appeals prior to Council approval of any re-zoning or subdivision requests.
30. Planning and Zoning Commission previously reviewed the application in September 2025 and tabled the request for the applicant to further modify the design submittal.

ARTICLE VIII. - PROVISIONS REGARDING USES

Permitted uses in the various zoning districts are identified in this ordinance. Uses permitted upon review require site plan approval by the board of zoning appeals. Such designation requires a finding by the board of zoning appeals of the following conditions of fact prior to issuing a conditional approval:

1. The development of such use at the location proposed, and in the manner proposed, will not adversely affect abutting residential property.
2. The site development plan of such use provides for adequate vehicular and pedestrian access and circulation, and that the resulting concentration of vehicular traffic will not present traffic problems or impede normal movement on adjacent streets.
3. The need for such a use is justified on the basis of facts presented by the applicant which clearly indicates that such use would be appropriate, add to the orderly development of the community, and would further the purpose and intent of this ordinance.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

Town Staff recommend the consideration of redeveloping the corner property lot in order to protect against blight & deterioration; conserve the value of building and land; and encourage the most appropriate use of land, buildings, and other structures.

In review of Applicable Zoning Standards, in this land use report (see blue below) each standard was reviewed for findings, including for conditional use permits based upon certain criteria.

Recommended Motion: "After review of the criteria vote to approve/disapprove the rezoning to Two-Family Residential [R-2]."

REVIEW OF APPLICABLE ZONING STANDARDS:

Thunderbolt Code of Ordinances – Zoning Appendix A, Art. XVIII. Amendments

(h) *Standards and Criteria for Making Zoning Amendments.* However, prior to making a zoning amendment, the mayor and council shall evaluate the merits of a proposed zoning amendment according to the following criteria:

The planning and zoning commission may evaluate any proposed zoning amendments according to the following criteria and, if used, should be included in their recommendation to the mayor and council.

(1) Is this request a logical extension of a zoning boundary, which would improve the pattern of uses in the general area?

While many properties in the area are single-family residential, it should be stated that the corner lot property is in a centralized location. According to the Town of Thunderbolt Comprehensive Plan, it is the robust mix of vibrant assortment of styles and sizes that give Thunderbolt its small-town village feel that Thunderbolt residents find so attractive (p.41).

(2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development in the area?

The proposed development is in scale to the development standards of the proposed district use in a manner that will enhance the quality of life of residents while maintaining the curated low-density housing as exists currently. The difference between [R-1] to [R-2] density is less than 15% but the density between [R-1] and [R-3] are the same at 7 units per acre maximum for three bedroom or more residential units. The Code Development Standards Table is considered the Minimum Necessary for Development.

It shall be noted that the proposal is an increase in the intensity of residential housing and would be the only likely multi-family dwelling unit within the close distance of Sol. C. Johnson High School at this time.

Multi-family housing construction is generally not the same as Two-family residential construction. Two-family construction may consist of Attached or Detached dwelling unit(s).

(3) Could traffic created by the proposed use or other use permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

No, the zoning proposal is compatible with the level of streets in the area. Each road leading away from the property is part of the regional corridor transportation network. The roadway network is existing, and future site plan development will be required to meet all sight triangle view directions for sight & safety.

(4) Will this request place irreversible limitations on the area as it is or on future plans for it?

No, currently the property is blighted. The Town of Thunderbolt's Comprehensive Plan states weaknesses to include vacant and blighted property should be improved as a mission and goal in livability (p.24). Any land use apart from one-family or two-family residential requires Board of Zoning Appeals approval as a conditional land use [The Code]. The existing zoning One-family residential [R-1] allows for single family dwelling units to be built on an existing lot without further review of the Planning & Zoning Commission.

(5) Is there an eminent need for the rezoning and is the property likely to be used for the use requested?

Yes. The owner-applicant has requested the proposed zoning to build residential with multiple units.

(6) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

The proposed use is not substantially in conflict as all adjoining locations are in fact residential. The proposal of higher intensity residential land use does not occur in the general area of the neighborhood. There are higher intensities located elsewhere in the Town of Thunderbolt. The average lot size of Young Subdivision is comparable to the proposal lot of record. The Thunderbolt Zoning Code does not answer the difference in intensities of zoning between midblock or corners, only that each residential zoning district meets the maximum density of [R-1 7 units ac], [R-2 6 units ac], and [R-3 7,9,10,12 units ac].

(7) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

Yes. Upon research, there are existing town homes located on corner lots in the Town of Thunderbolt, however; all three of those locations are located North of Victory Drive. Any other town homes are located in the vicinity of the River Drive Mixed Use District [RDD].

There are a variety of attached two-family homes located around Thunderbolt included in the neighborhood such as 2nd and 3rd streets, or Robertson Avenue regardless of specific zoning district [R-1].

Developing vacant or blighted lots would not indicate adverse land use according to the Town of Thunderbolt's Comprehensive Plan. The Comprehensive Plan makes several mentions to blight in order to remove, or upgrade, dilapidated old buildings (p.23,24,92). It is possible to assume similar requests for residential could occur by intensity due to need or to promote an adequate range of safe, affordable, inclusive, and efficient housing in the neighborhood (p.36).

The Town of Thunderbolt's Comprehensive Plan states that maintaining a housing density consistent with Thunderbolt's small-town character was the second highest ranked priority in community surveys (p.36).

(8) Will the action adversely impact adjacent or nearby properties in terms of:

- (i) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

No, the proposed use will not result in adverse impacts. Any development on site should be similar as residential use to the nearby properties. The density standard of 6 units per acre is met with the proposal.

- (ii) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

No. Adding residential to this area will allow remediation of blighted property. The Comprehensive Plan seeks to prioritize housing options for lifelong residents (p.36). Meeting all of the development standards is an opportunity for desirable infill or redevelopment projects (p.23).

(9) Will the action create development opportunities of such increased intensity that storm water run-off from the site cannot be controlled within previous limits, which results in adverse impacts upon existing downstream drainage problems or potential problems?

No. Any development on site would be required to adhere to the stormwater protection ordinance and all others of the construction code, tree protection, wetland protection, etc.

(10) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

No. The location of Whatley Ave. and Shell Road is very close to already existing utilities including water and sewer service as provided by the Town of Thunderbolt. The existing utilities include the standard 2-inch water line, and 8-inch gravity sewer. This property is centrally located on an arterial street which provides a connection to the remaining neighborhood.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

In July 2025 the Commission voted to **Table the Request** to allow the applicant to submit a site plan for recommendation review. In September 2025, the Commission voted to **Table the Request** to allow the applicant to further refine the development request for the property.

EXHIBITS:

- Application Request*
- Vicinity Area Map*
- Zoning Code Development Standards Table*

Vicinity Area Map:

