



Town of Thunderbolt Planning & Zoning Application Residential or Commercial

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* Date Filed MM/DD/YYYY <u>04.28.26</u>	* Application #	* Type <input type="checkbox"/> Residential <input type="checkbox"/> Commercial You must choose at least one option
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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

Single family detached parcel off of Mechanics Avenue

* Applicant's Name William Cunningham	* Phone 912.200.3041
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*** Applicant's Address**
1480 Chatham Parkway Suite 100, Savannah, GA 31405

* Property Address 2501 Mechanics Avenue	* Parcel Number 30002 06038
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*** Owner's Name & Address**
DAVIS JOYCE S & ALVIN L - 310 E MONTGOMERY CROSSROADS #15, SAVANNAH, GA 31406

* Zoning District R-1	* Current Use of Property Single family detached
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*** Proposed Use of Property**
Single family detached

*** 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

You must choose at least one option

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

Three lot Subdivision

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.

See attached

Refer to Article XV, Zoning Ordinance

*** Date Received**

*** Zoning Administrator**

MM/DD/YYYY

Format: MM/DD/YYYY

*** Name and Address of Contractor(s)**

Three lot Subdivision

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

Andy Davis - 310 E Montgomery Cross Road, Suite 15, Savannah, GA 31406

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.

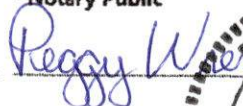
*** Sworn to and subscribed before me:**

04-28-2020

Format: MM/DD/YYYY

*** Owner or Authorized Agent's Signature**

*** Notary Public**



*** Fee received and paid**



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

Submission is disabled until all form errors have been corrected.

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

APPLICATION TYPE: Preliminary Subdivision; Minor

PLANNING AND ZONING COMMISSION DATE: 5-20-2026

TOWN COUNCIL: 6-10-2026

NOTICE TO PAPER: 7-29-2025; 4-28-2026

PUBLISH DATE(s): 8-4-2025; 8-5-2025; 5-1-2026

Request: Request to subdivide one (1) midblock parcel lot into (4) four separate residential lots, located in the area generally bounded by Mechanics Avenue, north of Dogwood Avenue.

Owners/Applicants: Alvin L. Davis / Coleman Company

Location: 2501 Mechanics Avenue

Parcel ID#: 30002 06038

Approximate Lot Size(s): *Existing Lot:* 46,470 sq. ft., (1.1 ac.)
Proposed Lot A: 9,170 sq. ft., (0.21 ac.)
Proposed Lot B: 12,098 sq. ft., (0.27 ac.)
Proposed Lot C: 12,485 sq. ft., (0.28 ac.)
Proposed Lot D: 12,717 sq. ft., (0.29 ac.)

Zoning Designation: Single-Family Residential [R-1]

SUMMARY:

Summary of Review finds the proposed minor subdivision meets all design requirements; provided, however, that the applicant states the decision of the existing structure on the lot. Lot B measures 77 feet of marsh-side width.

Utility and Private Access Easement designated on plat: 20 feet wide; Lots A, B, C, D.

Any Town of Thunderbolt Approval shall be valid for one year, before the final plat is recorded all improvements within subdivision design shall be constructed.

FINDINGS:

1. This subdivision request aims to split one (1) residential lot into four (4) separate residential lots of record. A private access easement is proposed for 3 of the 4 proposed lots.
2. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed Lot A,B,C,D is sufficient in regard to the One-Family Residential [R-1] yard setbacks in the Development Standards Table.

3. Upon review, Staff finds that this request meets the lot width and lot area minimum for the proposed lots in One-Family Residential [R-1].
4. Upon review, Staff finds that the proposed lot area for Lot A,B,C,D meet the minimum requirement of 6,000 square feet and Density of 7 Units per Acre.
5. To calculate maximum dwelling unit density of 7 units per acre:
 - a. $43,560 / 7 = 6,222$ square feet.
6. 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.
7. 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.
8. There is adequate Town of Thunderbolt water and sewer access on Mechanics Avenue.
9. A soil and erosion control plan may be required as the total site is over 1 acre in size.
10. Planning Commission review and Council approval is required because this request involves a modification to land in the subdivision of lots.
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 Code Sec. 15-801 and forward to Town Council with the recommendations.
12. Final approval shall not be given a subdivision until all appropriate design standards have either been installed or an appropriate bond, escrow account, certified check, or irrevocable letter of credit has been posted to secure the installation of such improvements.
13. *Private access easement.* Private access easements shall be provided when necessary. Such easement shall serve no more than three lots and must have a minimum width of 20 feet. The driving surface of a permanent access easement serving three or fewer lots may be unpaved but shall be constructed to minimum specifications as approved by town engineer. The following notation shall be placed on the subdivision plat: "The private access easement is hereby dedicated perpetually for use by the owners and residents of all lots within this subdivision and will not be maintained by the Town of Thunderbolt."
14. *Public access easements.* Public access easement shall be provided where necessary. Such access easements shall not be less than 25 feet in width and shall have a non-encroachment setback for structures. The town reserves the right to require additional access easement because of depth and size of utilities, when necessary, if publicly owned utilities are installed in the access easement and/or accessed through the easement.
15. *Stormwater Management Standards.* Each development shall incorporate stormwater management facilities sufficient to maintain pre-development peak discharge rates across adjacent property lines. No development shall be undertaken that can be shown to increase

the flood potential within the development, on adjacent or surrounding lands or on tidal or freshwater wetlands. If such potential is in question, the town's engineer shall make the final determination.

16. 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.

17. 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 of 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.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

Recommended Motion: *“After review of the criteria, I move to approve/disapprove”.*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

EXHIBITS:

Map Vicinity

Application Request

Exhibit 2 – Subdivision Plat to Review

