



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

Date Filed 9/3/24 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: Zackary Goodwin Phone # 845-702-5743

Applicant's Address: 3203 Oakwood Drive, Savannah, GA 31404

3203 Oakwood Drive, Savannah, GA 31404 30005 10012
Property Address Parcel Number

Owner's Name & Address 3203 Oakwood Drive, Savannah, GA 31404

Zoning District R-1 Current Use of Property Single Family Residential

Proposed Use of Property Single Family Residential

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 _____ classification to a _____ 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.)

We're looking to subdivide our primary residence in order to build a one story, single family home for my mother when she retires. The new lot would meet all requirements as specified by the Town of Thunderbolt and would have 2,400 sf. of buildable area. In order to do this, we're requesting a rear setback variance for the already existing home. The front of our home, mailbox, and driveway all face Pierce Blvd. so our rear setback variance request is for the west property line.

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: 8/30/24 Zoning Administrator: Matthew Walker

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:

Addresses & Names on Separate Sheet

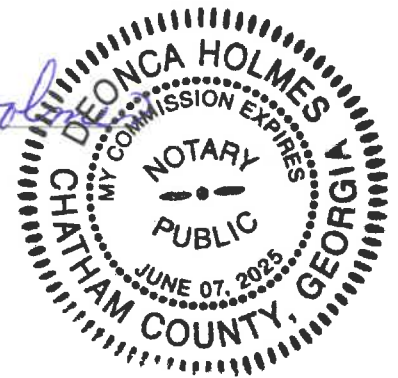
(Please list additional names on a separate sheet)

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 30th day of August 2024.

[Signature]
Owner or Authorized Agent's Signature

[Signature]
Notary Public



Fee received and paid: \$100⁰⁰ - 9/6/24

STATUS

Notice of hearing sent: 9/3/24 Date

Sign Posted: 9/12/24 Date 3203 Oakwood Dr. Address

Published Advertisement: 10/1/24 + 10/2/24 Date

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- IRS 5/8" IRON ROD SET
- ⊖ E ELECTRIC METER
- ⊕ GM HVAC EQUIPMENT
- ⊙ GAS METER
- ⊙ LIGHT POLE
- ⊙ MAIL BOX
- ⊙ POWER POLE
- ⊙ SIGN
- ⊙ WATER METER
- OHP OVER HEAD UTILITY LINE

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES

1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0170G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. ONLY 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.
4. 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.
5. 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.
6. 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.

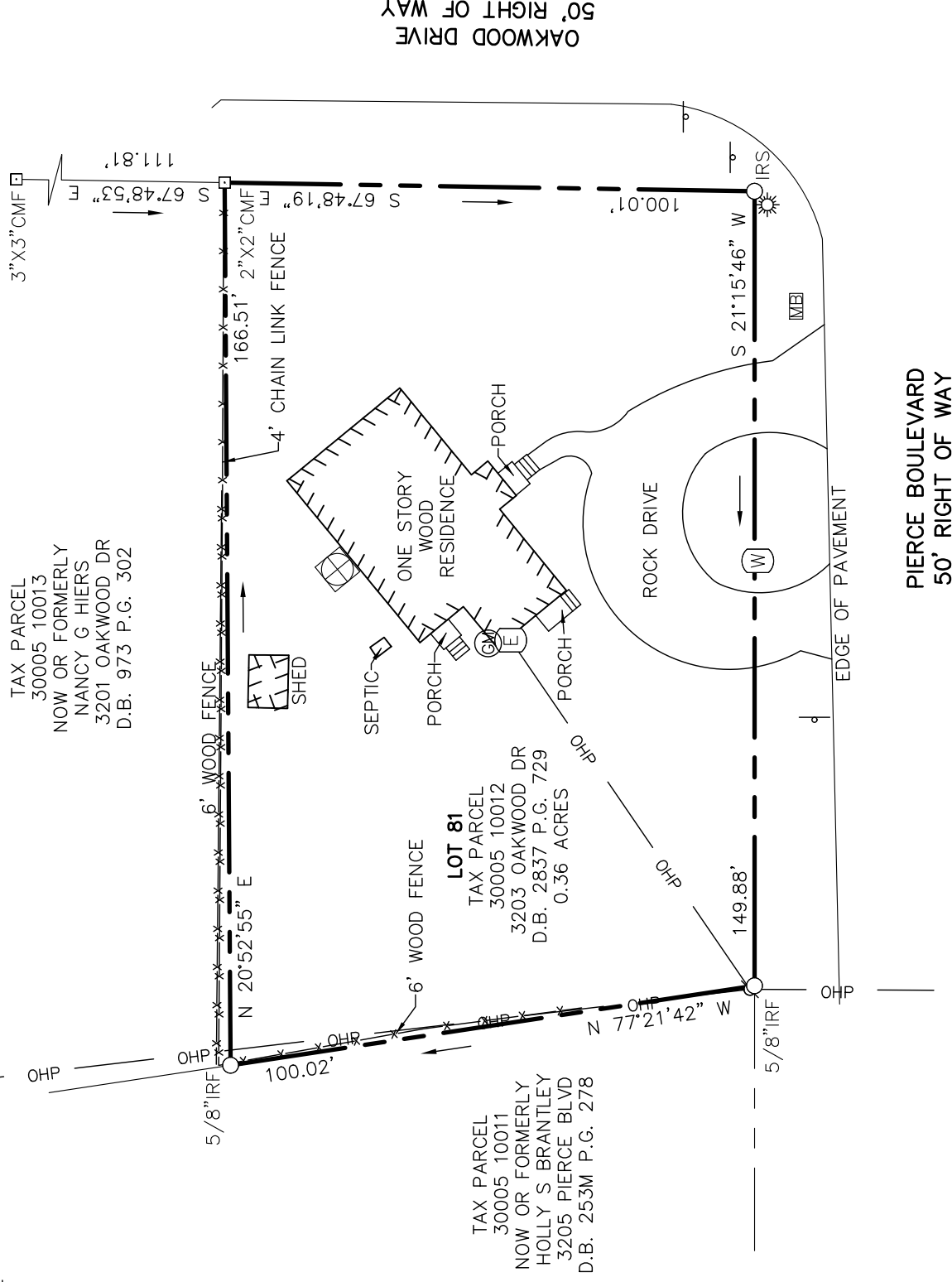
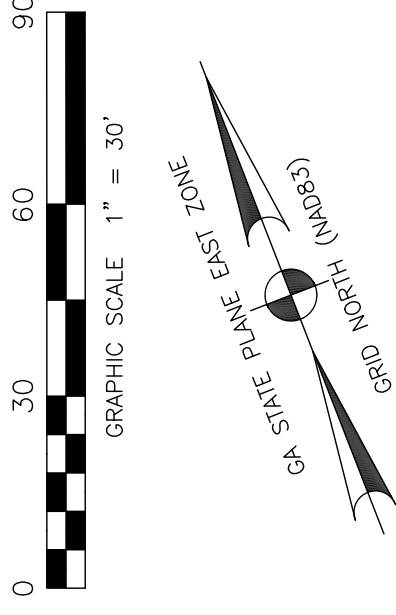
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF 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

1. S.M.B. A.P.G. 142C
2. D.B. 2837 P.G. 729

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/372,082
FIELD CLOSURE = 1/38,240

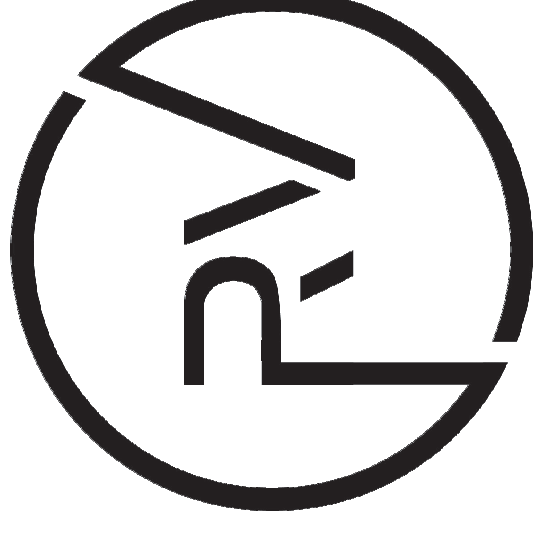


BREWER LAND SURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@BrewerSurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com

ZACKERY GOODWIN
PREPARED FOR

LOT 81, WOODLAWN SUBDIVISION
A BOUNDARY RETRACEMENT SURVEY OF
TOWN OF THUNDERBOLT, CHATHAM COUNTY, GEORGIA

PROJECT #:	240485
FIELD:	8/13/24
DRAWING:	8/29/24
LAST REVISED:	N/A
DRAWN BY:	JET



PROJECT

GOODWIN SUBDIVISION

3203 OAKWOOD DRIVE,
SAVANNAH, GA 31404

SHEET TITLE

PROPOSED SITE PLAN

PROVIDING A GRAPHIC REPRESENTATION OF AS-BUILT
CONDITIONS AND PROPOSED IMPROVEMENTS TO THE
PROPERTY. THIS PLAN IS NOT TO BE USED FOR PERMITS,
OR SUBMITTALS FOR CONSTRUCTION DOCUMENTATION.

SHEET NO.

A0.3

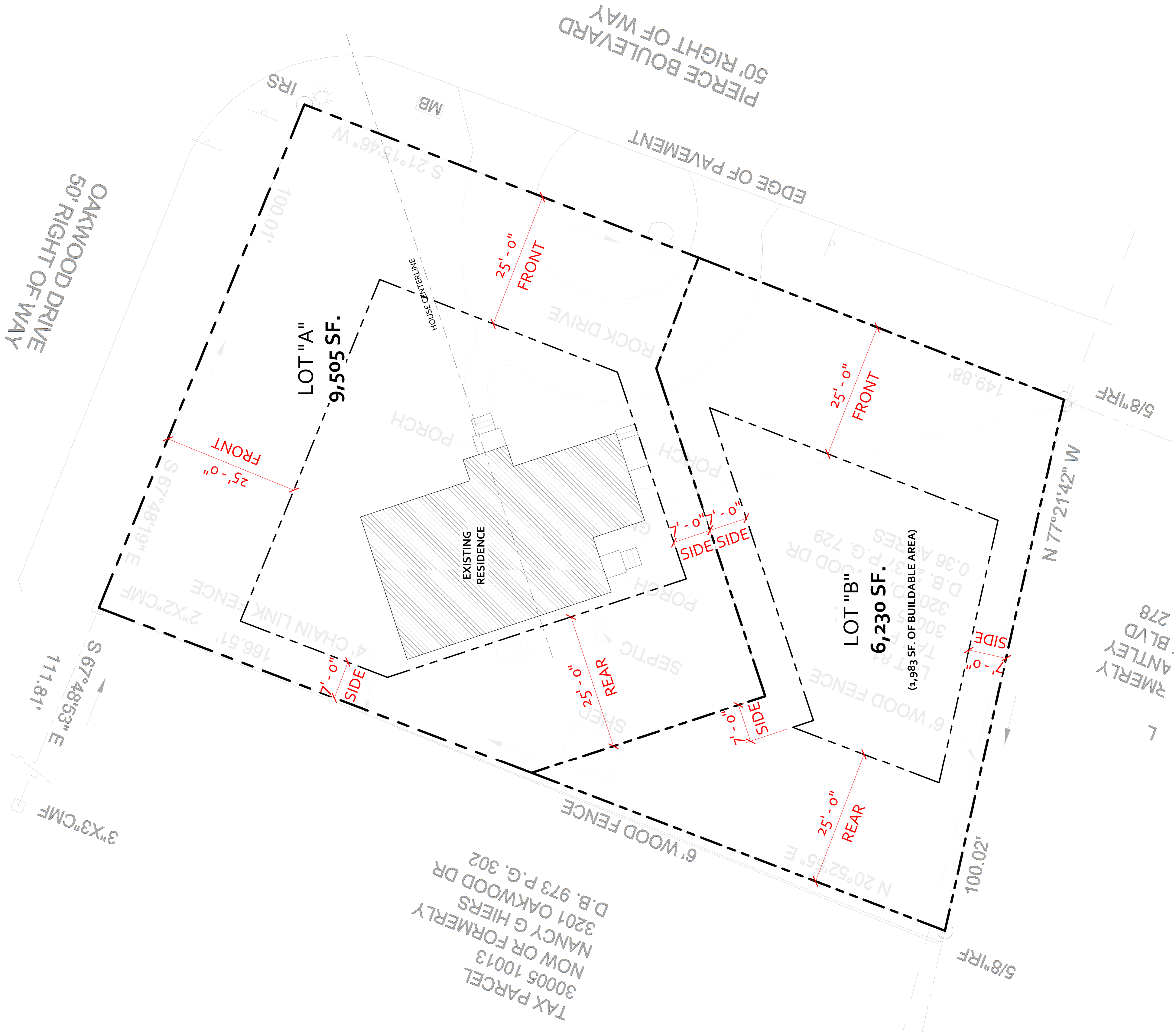
PROJECT NUMBER: 0124

DATE: 11.02.2024

REVIEWED BY: Author

SCALE: 3/32" = 1'-0"

PROPOSED SITE PLAN
3/32" = 1'-0"



TAX PARCEL
30005 10013
NOW OR FORMERLY
NANCY G HIERS
3201 OAKWOOD DR
D.B. 973 P.G. 302

L
ANTLEY
BLVD
278



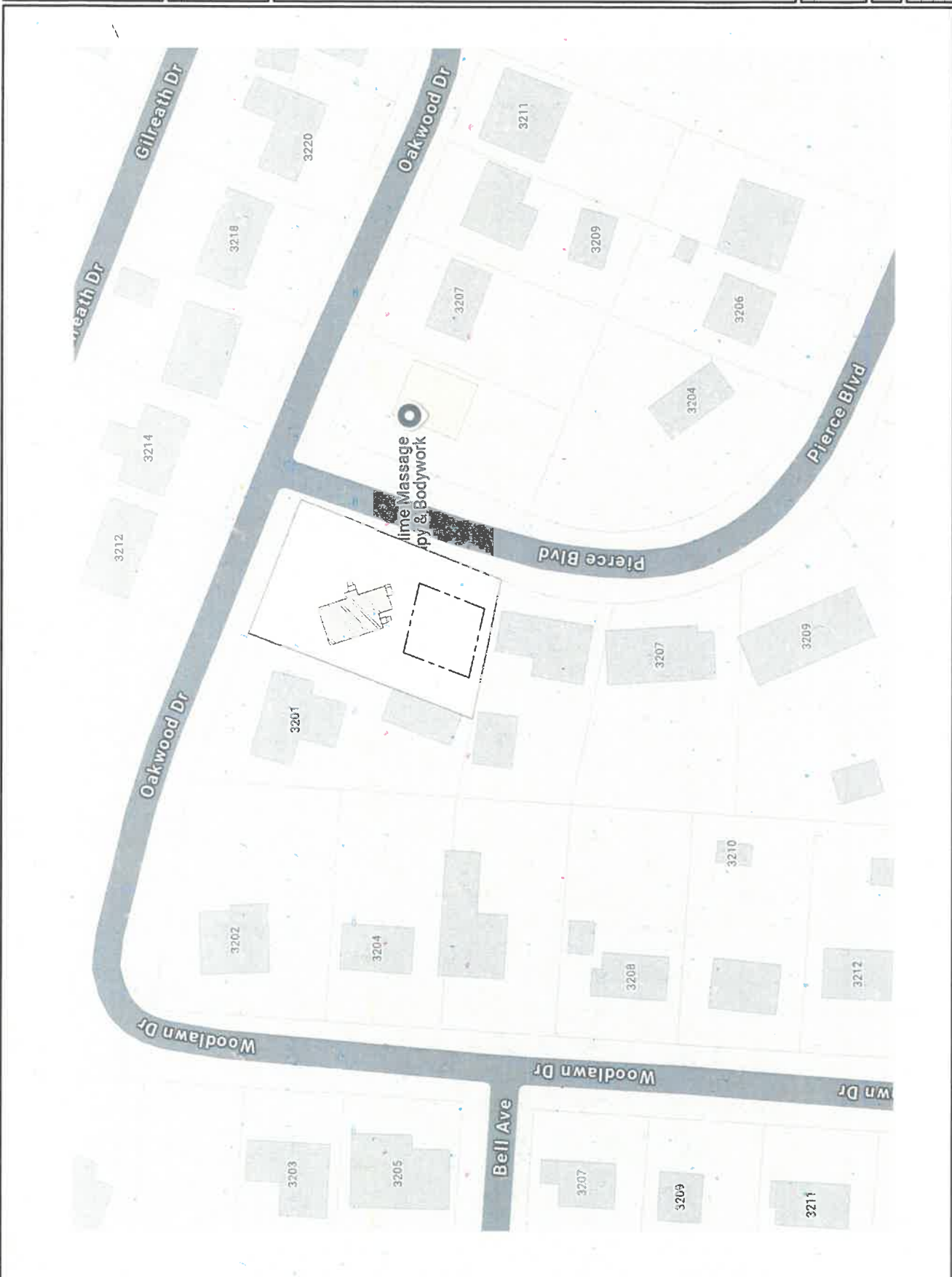
PROJECT
GOODWIN SUBDIVISION
 3203 OAKWOOD DRIVE,
 SAVANNAH, GA 31404

SHEET TITLE
CONTEXT SITE PLAN

THIS DRAWING IS THE PROPERTY OF P&V ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SHEET NO.
A0.4

DATE: 01/24/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 30'-0"



CONTEXT SITE PLAN
 1" = 30'-0"



PROJECT

GOODWIN SUBDIVISION

3203 OAKWOOD DRIVE,
SAVANNAH, GA 31404

SHEET TITLE

PERSPECTIVE VIEW

THIS DRAWING IS THE PROPERTY OF RVA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RVA.

SHEET NO.

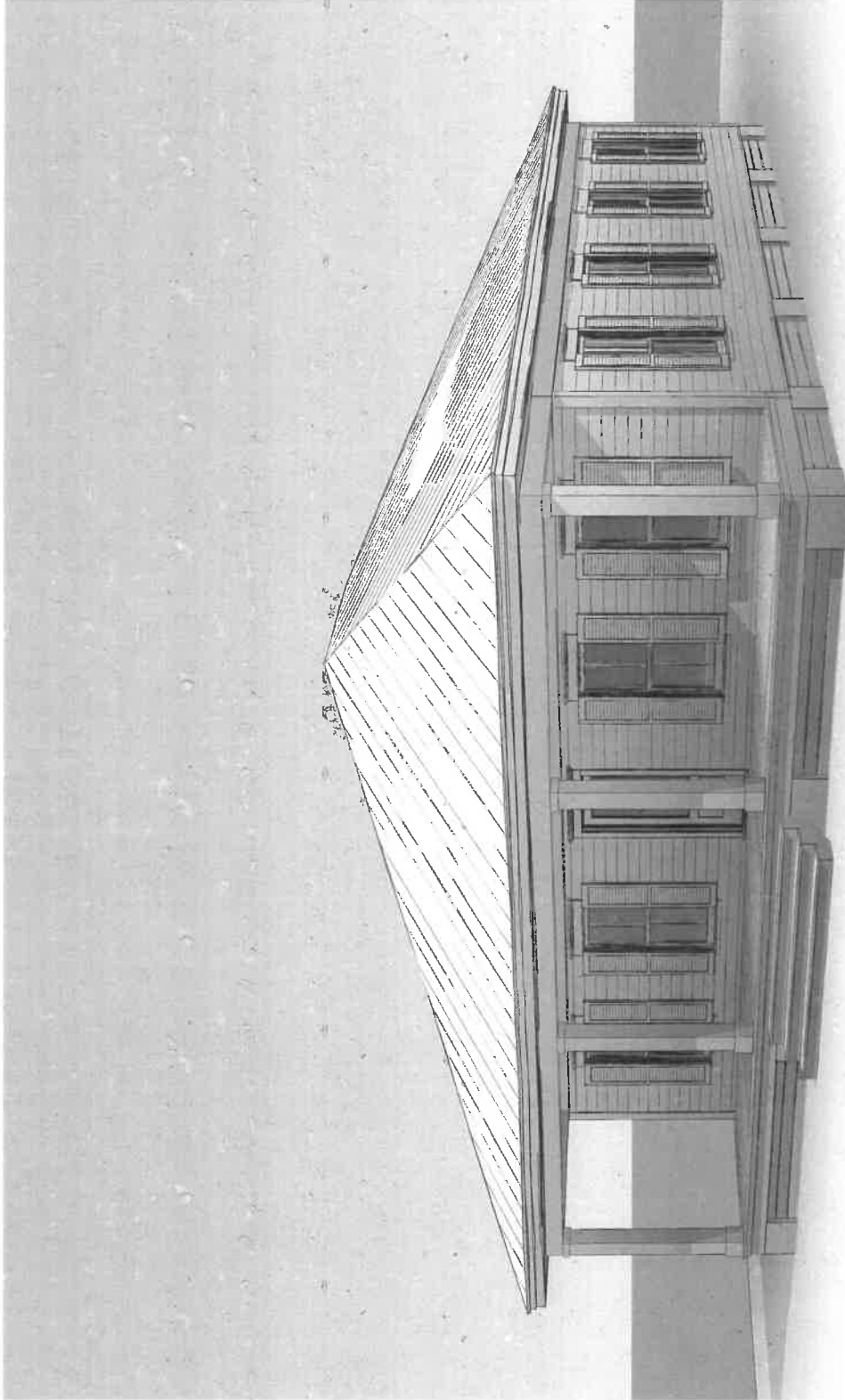
A0.5

DATE: 01/24

BY: S. S. S. S.

FOR: Architect

SCALE:



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

APPLICATION TYPE: Subdivision

PLANNING AND ZONING COMMISSION DATE: 10-16-2024; 11-13-2024

NOTICE TO PAPER: 9-24-2024;

PUBLISH DATE(s): 10-1-2024; 10-2-2024

Request: Request to subdivide one (1) corner parcel lot into (2) two separate residential lots, located in the area generally bounded by Oakwood Drive and Pierce Blvd.

Owners/Applicants: Zack Goodwin

Location: 3203 Oakwood Drive

Parcel ID#: 30005 10012

Approximate Lot Size(s): *Existing Lot:* 15,681 sq. ft., (0.36 ac.)
Proposed Lot A: 9,425 sq. ft., (0.21 ac.)
Proposed Lot B: 6,256 sq. ft., (0.14 ac.)

Zoning Designation: Residential District One [R-1]

FINDINGS:

1. This subdivision request aims to split one (1) residential lot into two (2) separate residential lots of record.
2. Planning and Zoning Commission has previously considered this property in April 2021.
3. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed Lot A is Deficient in regard to the One-Family Residential [R-1] rear yard setback in the Development Standards Table.
4. Upon review, Staff finds that this request meets the lot width minimum for both proposed lots One-Family Residential [R-1].
5. Upon review, Staff finds that the proposed lot area for Lot A and Lot B meet the minimum requirement of 6,000 square feet and Density of 7 Units per Acre.
6. To calculate maximum dwelling unit density of 7 units per acre:
 - a. $43,560 / 7 = 6,222$ square feet.
7. 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.
8. 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.
9. Splitting the existing lot into two (2) separate lots will not meet the setback requirements for One-family dwellings, detached residence.
10. Thunderbolt Zoning Code: Appendix A. Article XIV. – Nonconforming Uses
 1. *Continuance.* A lawful nonconforming use existing at the effective date of this ordinance may be continued, except as hereafter provided, although such use does not conform with the provisions of this ordinance.
11. The Thunderbolt Zoning Code – Chapter 14 was established in 1986, with major revisions approved by the Town Council in 2004 and in 2014 as passed and amended by the Town of Thunderbolt. Not to except additional minor revisions or other amendment changes.
12. The location of 3203 Oaklawn Drive is contained within the Woodlawn Subdivision as originally platted in 1949.
13. The structure upon the existing lot of record by all intents and purposes is older than 1986, or is as old as the initial subdivision development of Woodlawn.
14. The existing structure for proposed Lot A is deficient by a distance of 12.6 feet, (1/2 half) of the required rear yard setback.
15. Planning Commission review and Council approval is required because this request involves a modification to land in the subdivision of lots.
16. 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.
17. 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.

18. 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.

19. 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.
20. Upon review, Town Staff located the original intact Woodlawn Subdivision plat [Exhibit 4] in reference to this subdivision request.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

Town Staff recommend **DENIAL** of this subdivision request.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

EXHIBITS:

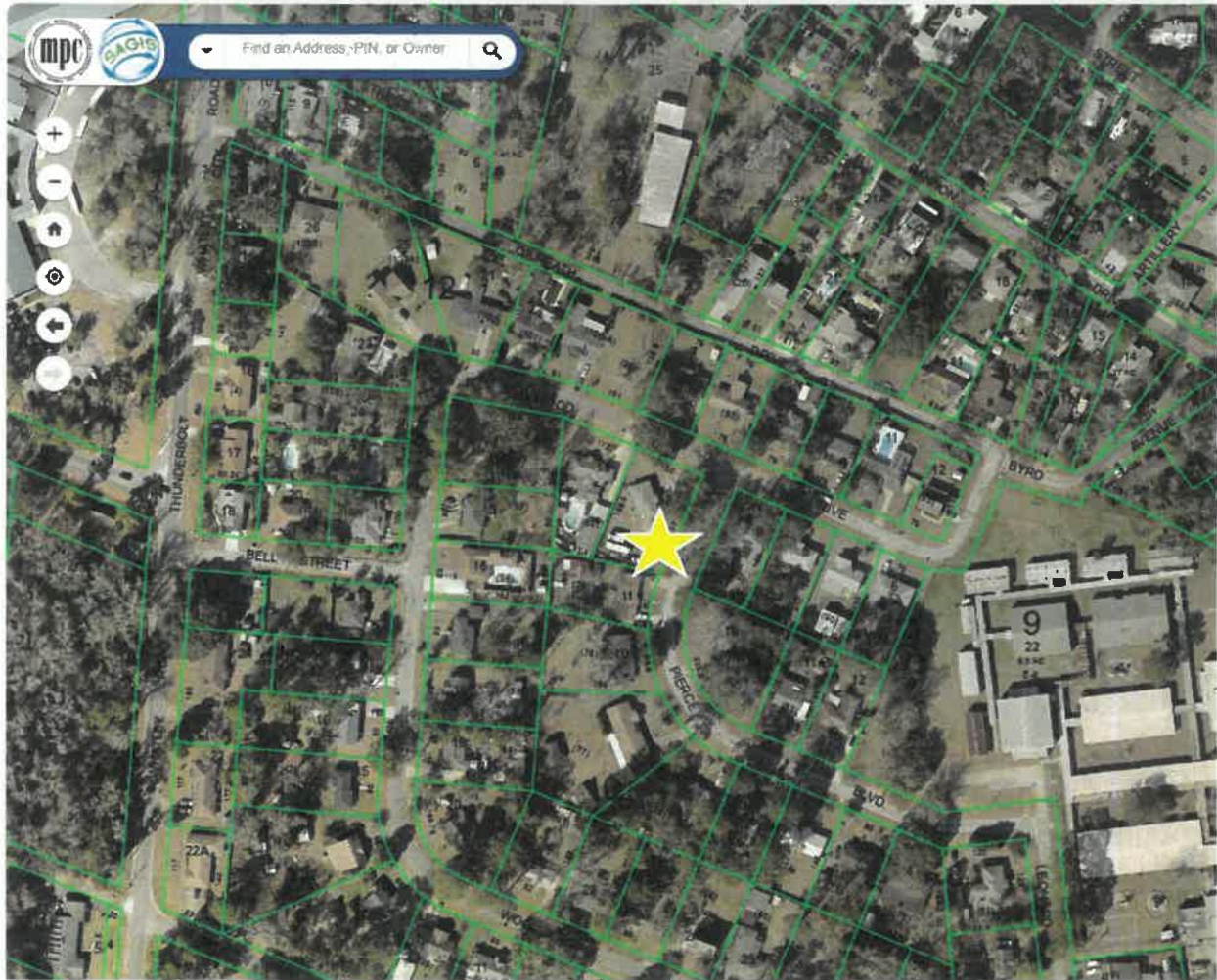
Map Vicinity

Application Request

Exhibit 2 – Subdivision Plat to Review

Exhibit 3 – Article XII. Development Standards Table

Exhibit 4 – Original Subdivision of Woodlawn, 1949 Sheet 3.



ARTICLE XII. - DEVELOPMENT STANDARDS FOR DWELLING

1. When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule.

Condition	Lot Area and Lot Width		Minimum Front Yard Setback from Property Line			Minimum Side Yard*	Minimum Rear Yard	Maximum Building Height** ***	Max. Dwelling units permitted per acre of gross land area (dwelling unit density)
	Min. Lot Area Per Dwelling Unit (Sq. Ft.)	Min. Lot Width (Feet)	Major Arterial Street	Secondary Arterial Street	Minor Street				
Dwellings served by public water supply and public sewerage.									
A. One-family dwellings									
1. Detached—Residence	6,000	60	25	25	25	7	25	36	7
B. Two-family dwelling									
1. Attached; semi-detached	3,600	70	25	25	25	0	25	36	6 (2 fam)
2. Detached	3,600	70	25	25	25	7	25	36	6 (2 fam)
C. Multi-family dwellings (NOTE)									
1. Efficiency	1,800	100	25	25	25	10	25	36	12
2. One-bedroom unit	1,800	100	25	25	25	10	25	36	10
3. Two-bedroom unit	1,800	100	25	25	25	10	25	36	9
4. Three (or more) bedroom unit	1,800	100	25	25	25	10	25	36	7

*No structure shall be located closer than 15 feet from any public right-of-way line. "Structure" for setback purposes shall not include fences.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

Thunderbolt street classifications within the Thunderbolt town limits:

- Victory Drive is hereby designated as a major arterial roadway.
- River Drive, Bonaventure Road, Whatley Avenue, Rowland Avenue, Falligant Avenue, Sunset Boulevard, Bannon Drive and Maceo Drive are designated as secondary arterial roadways.
- All other streets are designated as minor streets.

(NOTE) See article III. Definition (#17)

2. *Development standards for dwellings.* When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule.

Condition	Lot Area and Lot Width		Minimum Front Yard Setback from Property Line			Minimum Side Yard*	Minimum Rear Yard	Maximum Building Height** ***	Max. Dwelling units permitted per acre of gross land area (dwelling unit density)
	Min. Lot Area Per Dwelling Unit (Sq. Ft.)	Min. Lot Width (Feet)	Major Arterial Street	Secondary Arterial Street	Minor Street				
2. Dwellings served by public water and by own individual waste disposal system	As approved by county health department, but not less than:								
a. One-family dwelling	10,000	75	85	75	60	7	25	36	4
b. Two-family dwellings	14,000	80	85	75	60	7	25	36	3 (6 fam)
c. Three-family dwellings	20,000	90	85	75	60	10	25	36	2 (6fam)
d. Multi-family dwellings (NOTE)	42,500	120	85	75	60	15	25	36	3 units
3. Dwellings served by own individual water supply and waste disposal system	As approved by county health department, but not less than:								
a. One-family	20,000	100	85	75	60	10	25	36	2

dwelling									
b. Two-family dwellings	35,000	110	85	75	60	10	25	36	1 (2 fam)
c. Three-family dwellings	42,500	120	85	75	60	15	25	36	1 (3 fam)
d. Multi-family dwellings (NOTE)	42,500	160	85	75	60	20	25	36	1 (3 fam)

*No structure shall be located closer than 15 feet from any public right-of-way line. "Structure" for setback purposes shall not include fences.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

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- All other streets are designated as minor streets.

(NOTE) See article III. Definition (#17)

3(a). *Development standards.* Unless otherwise provided in this ordinance, a non-dwelling accessory building use when permitted in an (R-1, R-2, R-3) district shall comply with development standards established by this schedule.

Setback from Property Lines in Feet/Height Restrictions in Feet

District less than 10' x 12' building	Minimum Front Yard			Minimum Side Yard*	Minimum Rear Yard*	Maximum Height** ***
	Major Arterial*	Secondary Arterial*	Minor Street*			
R-1	See * below	See * below	See * below	3	3	16
R-2	See * below	See * below	See * below	3	3	16
R-3	See * below	See * below	See * below	3	3	16
District greater than 10' x 12' building						
R-1	See * below	See * below	See * below	5	5	24
R-2	See * below	See * below	See * below	5	5	24

R-3	See * below	See * below	See * below	5	5	24
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*Provided that no structure shall be located closer than 15 feet from any public right-of-way or the front of the dwelling whichever is greater, however metal or other carport structure with outside dimension no larger than 18 feet x 20 feet shall be allowed closer than the front yard setbacks set forth but shall not be closer than 10 feet from the public right-of-way. "Structure" for setback purposes shall not include fences.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

NOTE: Dimensions of buildings to be measured externally.

Thunderbolt street classifications within the Thunderbolt town limits:

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- All other streets are designated as minor streets.

****Article III. Definition (#17) Dwelling, Multi-family. A building either designed, constructed, altered or used for more than two adjoining dwelling units, with each dwelling unit having a party wall or party floor where it joins at least one other dwelling unit in the building. This includes, but is not limited to, apartments, condominiums, townhouses, or any type of multi-family structure.

*****See Article III. Definition (#17)

3(b). In an R-M-H District all mobile homes must be 20 feet from the perimeter property line of the mobile home park and if such property line is a public right-of-way all mobile homes shall be set back from such public right-of-way line a minimum of 25 feet.

All mobile homes within the mobile home park shall be set back from internal lot lines by ten feet and have at least a minimum of 20 feet between the mobile home and any accessory building use.

Accessory building uses with dimensions of 10' x 12' (external distances) or less must have a setback from the lot line of the mobile home lot of three feet. Accessory use buildings of greater dimensions must have a setback from the lot line of the mobile home lot of five feet.

4. *Development standards.* Unless otherwise provided in this ordinance, any structure including an accessory building use when permitted in the districts shown below shall comply with development standards established by this schedule.

Setback from Property Lines in Feet Height Restrictions in Feet

	Minimum Front Yard			Minimum Side Yard**	Minimum Rear Yard**	Maximum Height*** ****
	Major Arterial	Secondary Arterial	Minor Street			
District less than 10' x 12' building						
B, I-P	50	40	40	7 or 10*	30	36
C-M	85	75	60	15	35	36
H/M (Hotel & Motel)	85	85	75	15	30	36
I, L-I	50	40	40	7 or 10*	30	36
W-I	50	40	40	7 or 10*	15	36
District greater than 10' x 12'						

building						
B, I-P	50	40	40	7 or 10*	30	36
C-M	(PER STATE DNR REGULATIONS)					
H/M (Hotel & Motel)	85	85	75	15	30	36
I, L-I	50	40	40	7 or 10*	30	36
W-I	50	40	40	7 or 10*	15	36

*Where abutting is in an R-District 10' is required.

**Provided that no structure shall be located closer than 15 feet from any public right-of-way.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

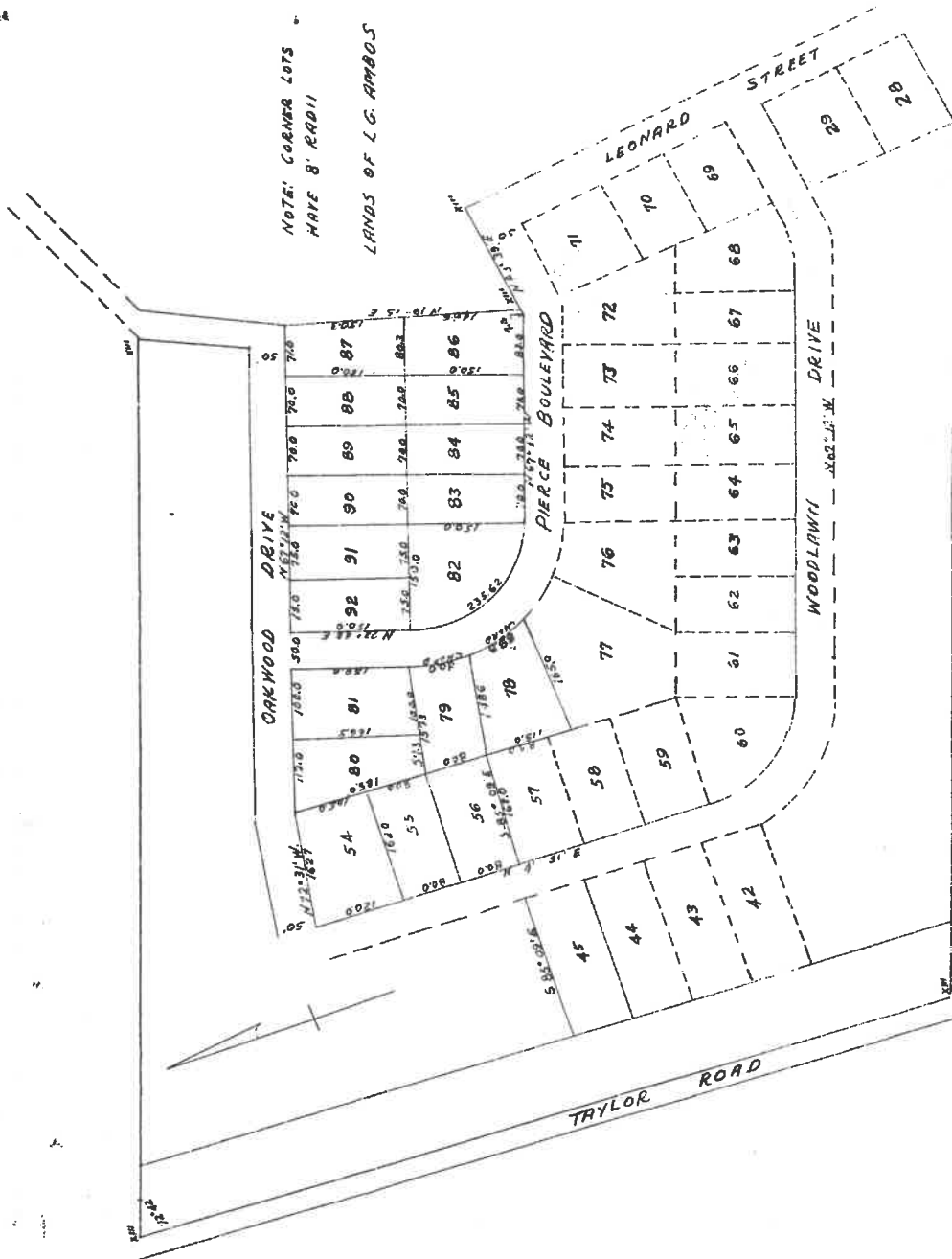
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- All other streets are designated as minor streets.

****Article III. Definition (#17) Dwelling, Multi-family. A building either designed, constructed, altered or used for more than two adjoining dwelling units, with each dwelling unit having a party wall or party floor where it joins at least one other dwelling unit in the building. This includes, but is not limited to, apartments, condominiums, townhouses, or any type of multi-family structure.

*****See Article III. Definition (#17)



NOTE: CORNER LOTS HAVE 8' RADII

LANDS OF L.G. AMBOS

STATE OF GEORGIA
COUNTY OF CHATHAM

PLAN OF SHEET NO. 3 OF WOODLAWN SUBDIVISION
TOWNSHIP OF THUNDERBOLT BEING A PORTION OF
PLACENTIA TRACTS 2 & 3.

SURVEYED FOR LOUISE A WOOD

FEB. 7 1953.

G. A. Powers
SURVEYORS L. O. 221

SCALE 1" = 100'

APPROVED FEB. 11 1953

G. A. Powers
G. A. Powers
 Surveyor
G. A. Powers
 Surveyor
G. A. Powers
 Surveyor