



**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: Nicky Van Phone # 912-313-4316

Applicant's Address: 67 Rio Road, Savannah GA 31406

3207 Woodlawn Drive, Thunderbolt, GA 31404

Property Address \_\_\_\_\_ Parcel Number \_\_\_\_\_

Owner's Name & Address N&L Rentals, LLC.

Zoning District R-1 Current Use of Property Lot pin 30005-11018, Split into 2 lots.

Proposed Use of Property 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 We are requesting to have our lot split into 2 lots.  
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 are requesting to have our lot split into 2 lots. Address 3207 Woodlawn Drive,  
Pin # 30005-11018, access to new lot will be off Bell Street.

**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 SEE ATTACHED**  
\_\_\_\_\_  
\_\_\_\_\_

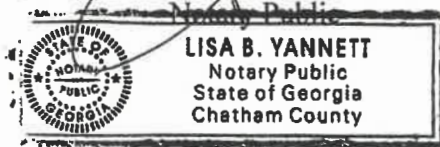
(Please list additional names on a separate sheet)

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.

*Richard W. Van*  
\_\_\_\_\_  
Owner or Authorized Agent's Signature

Sworn to and subscribed before me on this 1<sup>st</sup> day of July 2025.

*[Signature]*  
\_\_\_\_\_  
Notary Public



*commission expires may 5. 2029*

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

**STATUS**

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

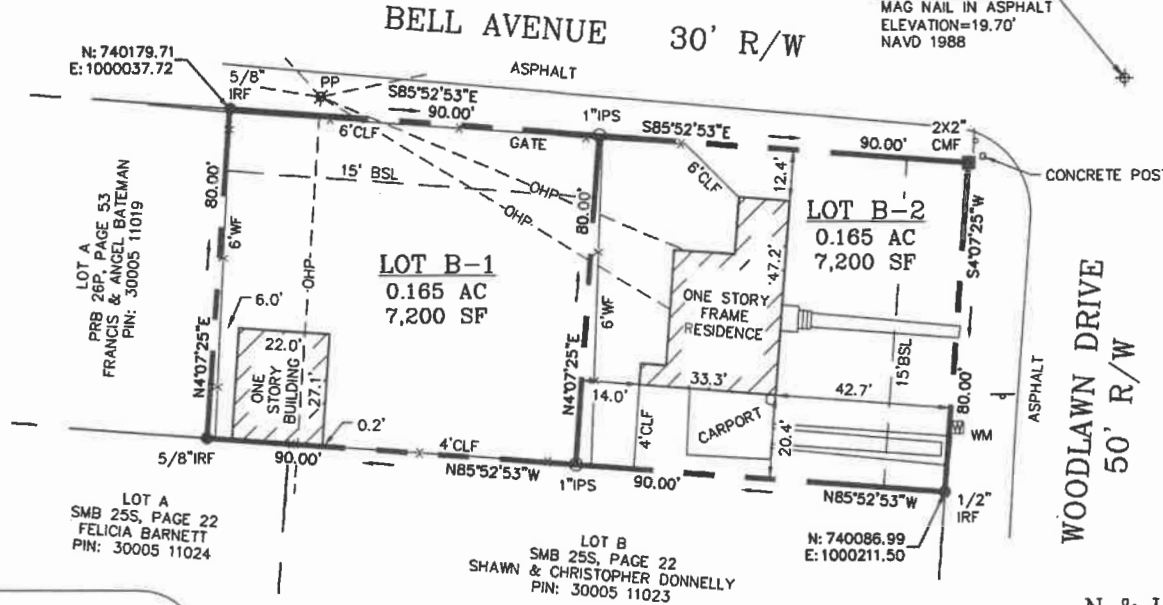
Sign Posted: \_\_\_\_\_ Date \_\_\_\_\_ Address

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

**NOTES:**

1. THIS PLAT CREATES TWO LOTS.
2. ACCORDING TO F.I.R.M. MAP NO. 13051C0170G, EFFECTIVE DATE 8/16/2018, THIS PARCEL SHOWN HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA.
3. THE TOTAL AREA IS 0.330 ACRES.
4. THIS PROPERTY IS CURRENTLY ZONED R-1.
5. LOTS ARE SERVED BY TOWN OF THUNDERBOLT WATER AND SEWAGE SYSTEMS.
6. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATION**

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.



*Vincent Helmlly* 3/23/23  
VINCENT HELMLY NO. 1882 DATE

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

*Vincent Helmlly* 03/23/23  
OWNER: N & L RENTALS, LLC DATE

**ERROR OF CLOSURE:**  
FIELD: 1/26,916  
ANGULAR ERROR OF 2" PER ANGLE POINT AND ADJUSTED BY COMPASS METHOD  
PLAT CLOSURE 1: INFINITY  
EQUIPMENT: TOPCON GTS236W  
TOTAL STATION; SINGLE PRISM

- LEGEND**
- CMF—CONCRETE MONUMENT FOUND
  - IRF—IRON ROD FOUND
  - IPS—1" IRON PIPE SET
  - WM—WATER METER
  - CLF—CHAIN LINK FENCE
  - WF—WOODEN FENCE
  - PP—POWER POLE
  - OHP—OVERHEAD POWER
  - BSL—BUILDING SETBACK LINE

**REFERENCES:**  
1. PRB 26P, PAGE 53



**N & L RENTALS MINOR SUBDIVISION**

BEING A MINOR SUBDIVISION OF LOT B OF A RECOMBINATION OF LOT 45, WOODLAWN SUBDIVISION AND A PORTION OF THE WOODLAWN TRACT

5TH G.M. DISTRICT, THUNDERBOLT, CHATHAM COUNTY, GEORGIA

PARENT ADDRESS: 3207 WOODLAWN DRIVE  
PARENT PIN: 30005 11018  
Surveyed For: N & L RENTALS, LLC

*Vincent Helmlly*  
129-A BURTON ROAD  
SAVANNAH, GEORGIA 31405  
(912) 429-9395  
FIELD SURVEY DATE: 3/16/2023  
DATE: 3/23/2023 JOB No. 23-52

