

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

APPLICATION TYPE: Subdivision

PLANNING AND ZONING COMMISSION DATE: 10-16-2024; 11-13-2024; 02-19-2025

BOARD OF ZONING APPEALS DATE: 3-12-2025

NOTICE TO PAPER: 9-24-2024; 1-15-2025; 3-20-2024

PUBLISH DATE(s): 10-1-2024; 10-2-2024; 1-19-2025; 3-27-2025

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.) [Option 1](#)
Proposed Lot B: 6,256 sq. ft., (0.14 ac.) [Option 1](#)

Proposed Lot A: 9,505 sq. ft., (0.21 ac.) [Option 2](#)
Proposed Lot B: 6,230 sq. ft., (0.14 ac.) [Option 2](#)

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. *In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this ordinance, reverse or affirm, wholly or partly, a decision of an administrative official or the recommendation of the planning and zoning commission or may modify the order, requirements, decisions, or determinations of such administrative official, or the recommendation of the planning and zoning commission, and to that end shall have all the powers of such administrative official and the planning and zoning commission. In exercising the above powers, the Board of Zoning Appeals may issue or direct the issuance of a permit – Appendix X, Article XVI. (6)(d).*
4. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed [Lot A of Option 1](#) is Deficient in regard to the One-Family Residential [R-1] rear yard setback in the Development Standards Table.
5. Upon review, Staff finds that this request meets the lot width minimum for both proposed lots One-Family Residential [R-1].

6. 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.
7. To calculate maximum dwelling unit density of 7 units per acre:
 - a. $43,560 / 7 = 6,222$ square feet.
8. 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.
9. 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.
10. Splitting the existing lot into two (2) separate lots will not meet the setback requirements for One-family dwellings, detached residence.
11. 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.
 2. *Extension and alteration.* A nonconforming use shall not be extended or structurally altered. The extension of a lawful nonconforming use throughout all portions of a building or structure existing at the effective date of this ordinance shall not be considered as the extension of a nonconforming use.
12. 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.
13. The location of 3203 Oaklawn Drive is contained within the Woodlawn Subdivision as originally platted in 1949.
14. 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.
15. 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.
16. Planning Commission review and Council approval is required because this request involves a modification to land in the subdivision of lots.
17. 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.

18. 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.

19. 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.

20. 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 in reference to this subdivision request.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted to **DENY** the request by a vote of **4-1**.

BOARD OF ZONING APPEALS MOTION:

- 1) **MOTION TO APPROVE OPTION A**
- 2) **MOTION TO APPROVE OPTION B**
- 3) **MOTION TO DENY SUBDIVISION**

EXHIBITS:

Map Vicinity

Article XII. Development Standards Table

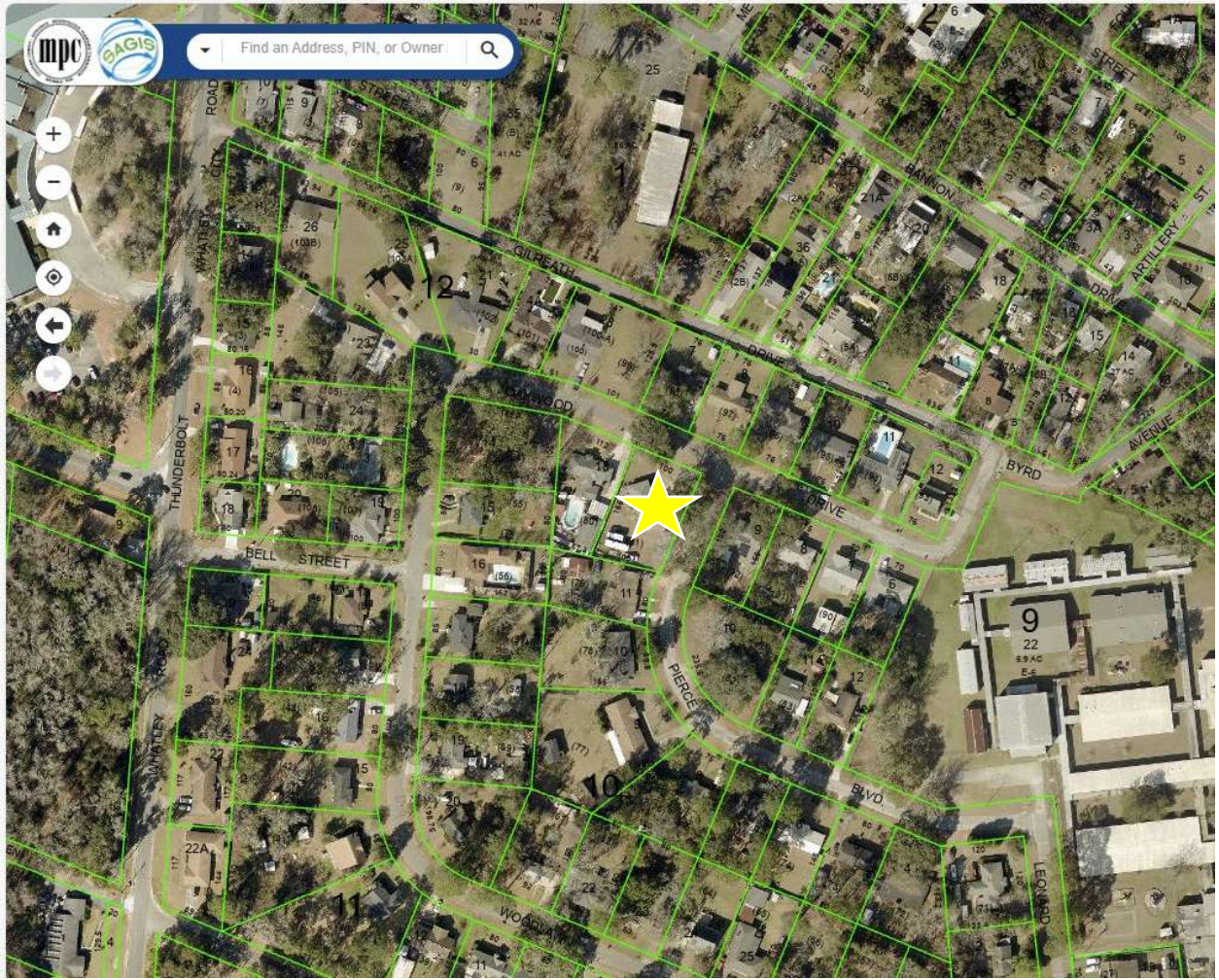
Original Subdivision of Woodlawn, 1949 Sheet 3.

Application Plat A (original submission)

Application Plat B (revised submission)

Application Request

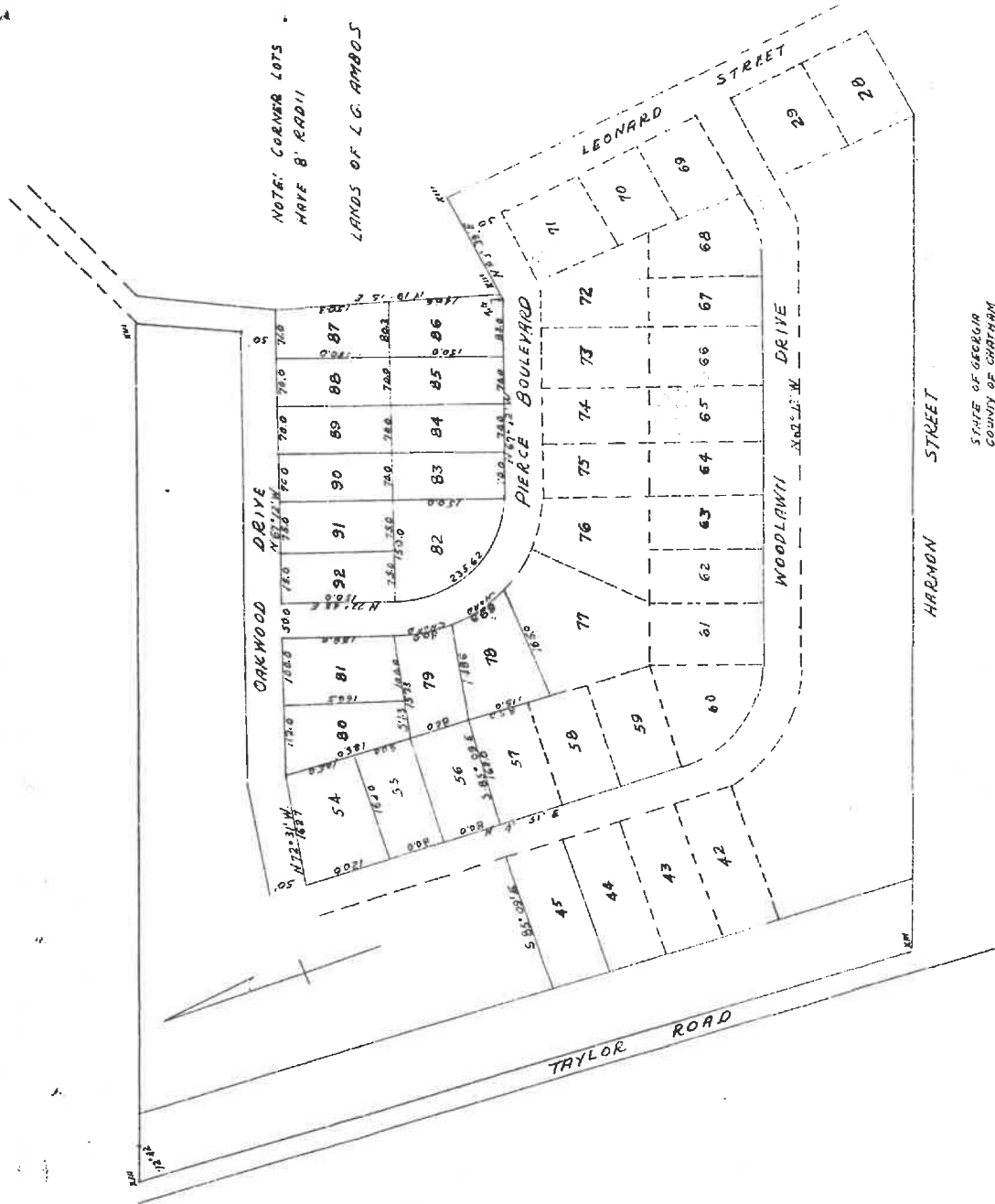
Additional Council Materials Application



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



NOTE: CORNER LOTS
HAVE 8' RADII
LANDS OF L.G. AMBROS

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. C. 221

SCALE 1" = 100'

APPROVED FEB. 1953

[Handwritten signatures and names]
 J. B. Rogers
 J. C. [unclear]
 H. D. [unclear]

OPTION A



PROJECT
GOODWIN SUBDIVISION
 3203 OAKWOOD DRIVE,
 SAVANNAH, GA 31404



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

RMERLY
 ANTLEY
 BLVD
 278

SHEET TITLE
ARCHITECTURAL SITE PLAN

FOOD IS PROVIDING A SHARP REPRESENTATION OF AN IDEAL CONCEPTION OF THE PROJECT. RESPONSIBILITY TO VERIFY ACCURACY OF THE FULLY DEVELOPED ARCHITECTURE CONTRACT OR BIDDING AND CONSTRUCTION DOCUMENTS.

PROJECT NUMBER:	0126	SHEET NO.
DATE:	8.30.2014	
REVIEWED BY:	AJUDOR	
SCALE:	3/32" = 1'-0"	

A0.3



**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 Seperate Sheet

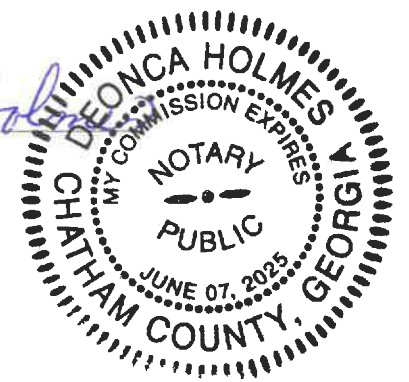
(Please list additional names on a separate sheet)

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

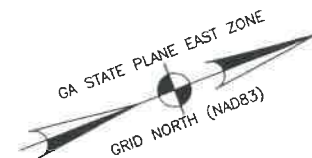
Notice of hearing sent: 9/3/24 Date

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
- ⊕ G GAS METER
- ⊕ L LIGHT POLE
- ⊕ M MAIL BOX
- ⊕ P POWER POLE
- ⊕ S SIGN
- ⊕ W WATER METER
- Ohp OVER HEAD UTILITY LINE

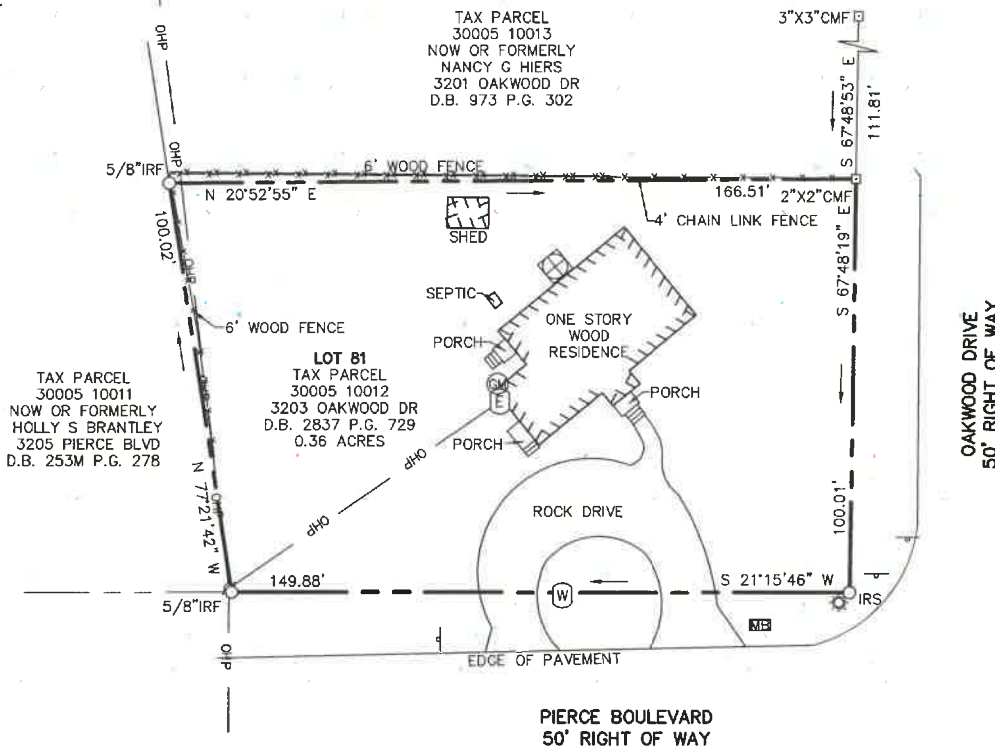


THIS AREA RESERVED FOR CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0170G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- 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.
- 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. A P.G. 142C
- 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



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

PREPARED FOR
ZACKERY GOODWIN

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

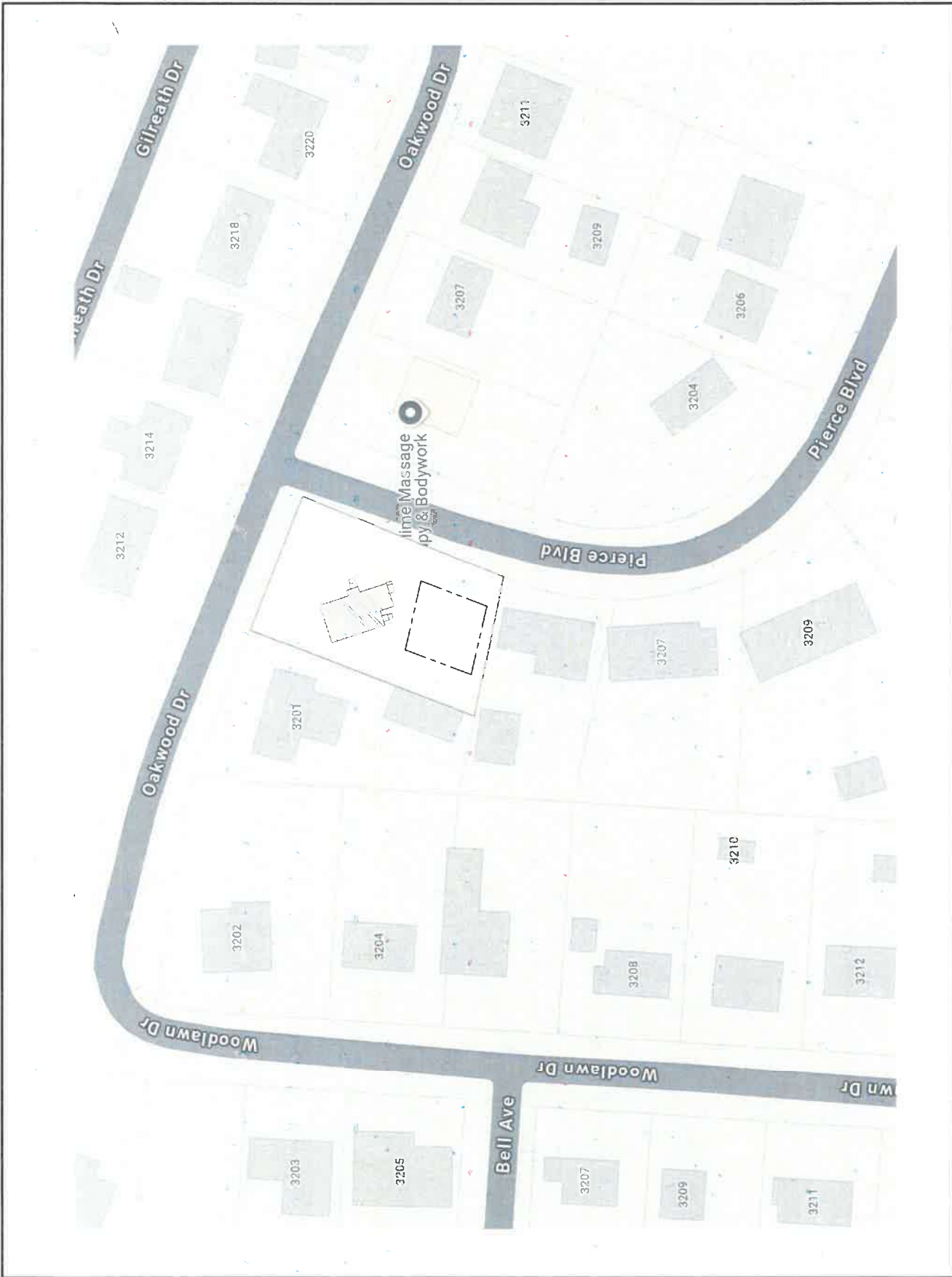


PROJECT
GOODWIN SUBDIVISION
 3203 OAKWOOD DRIVE,
 SAVANNAH, GA 31404

SHEET TITLE
CONTEXT SITE PLAN

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SHEET NO.
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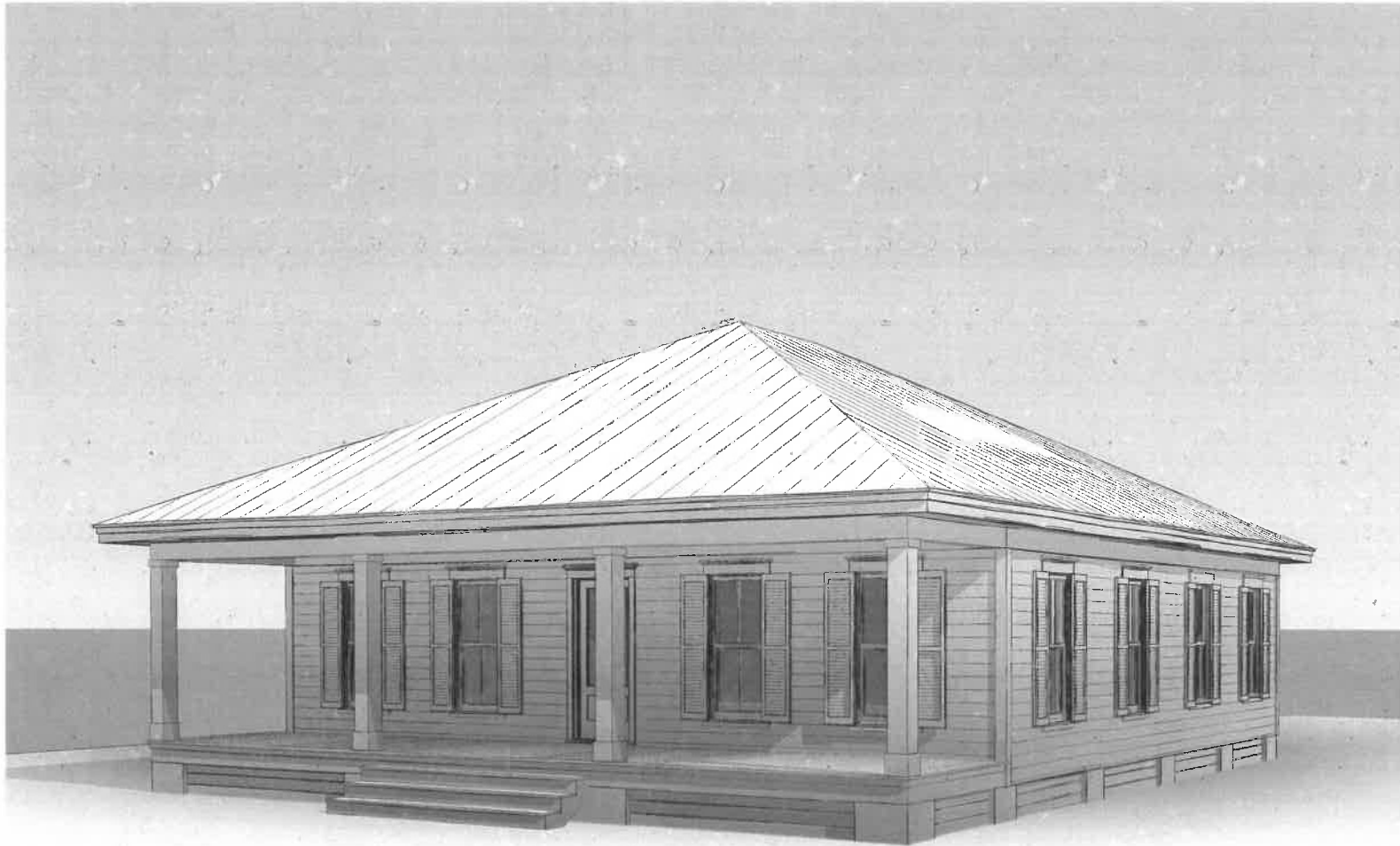
CONTEXT SITE PLAN
 1/2" = 1'-0"



PROJECT

GOODWIN SUBDIVISION

3203 OAKWOOD DRIVE,
SAVANNAH, GA 31404



SHEET TITLE

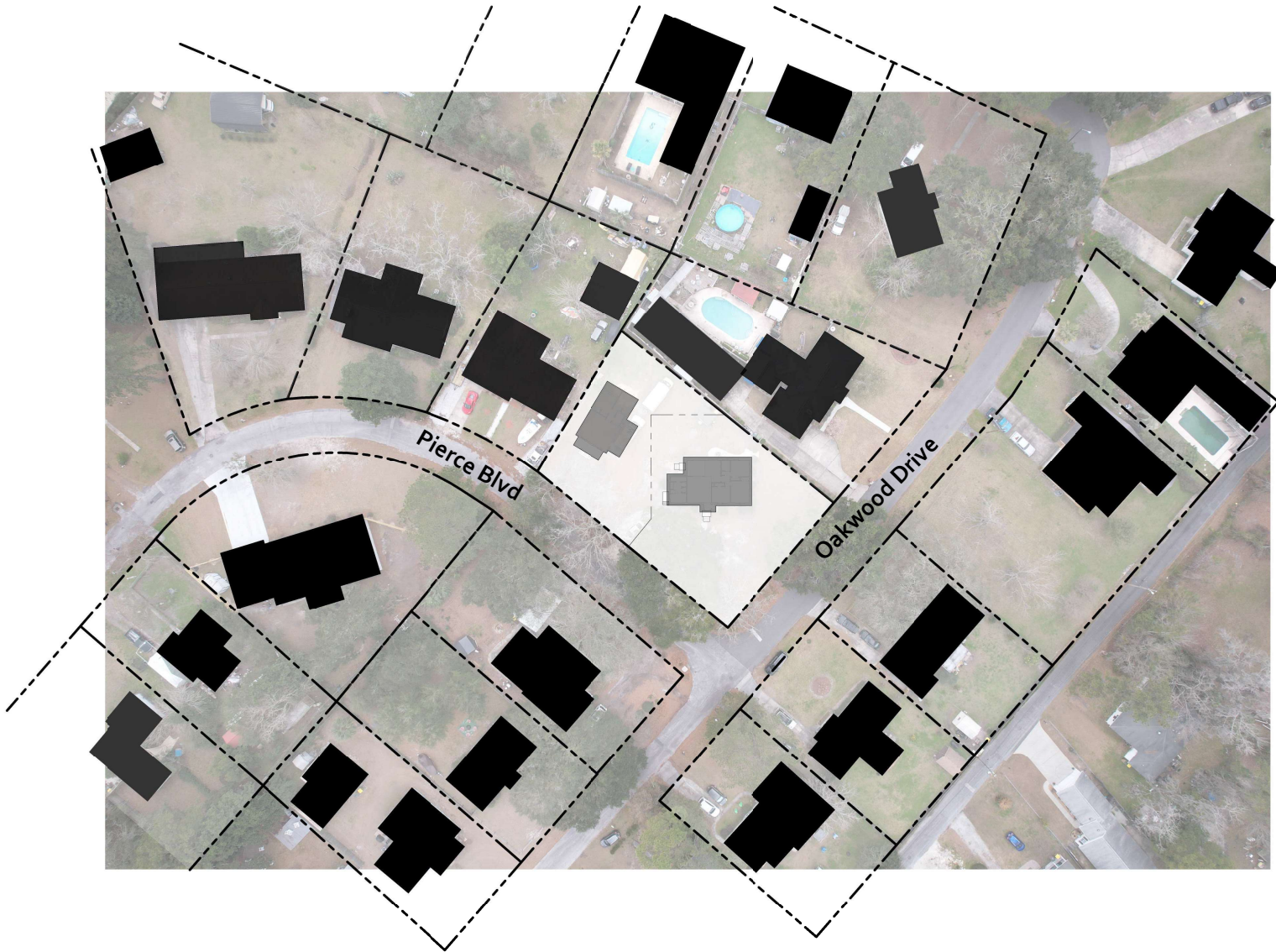
PERSPECTIVE VIEW

THIS IS PROVIDED AS A GRAPHIC REPRESENTATION OF THE PROPOSED CONSTRUCTION. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ALL INFORMATION AND ACCURACY BEFORE CONSTRUCTION.

PROJECT NUMBER: 0124
DATE: 8.30.2024
REVIEWED BY: Archer
SCALE:

SHEET NO.

A0.5



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GOODWIN RESIDENCE

3203 OAKWOOD DRIVE, SAVANNAH, GA 31404

PROJECT NUMBER: 003

CONTACT: Author

DATE: 05/23/2015

SHEET TITLE

MACRO SITE PLAN

A2.1





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GOODWIN RESIDENCE

3203 OAKWOOD DRIVE, SAVANNAH, GA 31404

PROJECT NUMBER: 003

CONTACT: Author

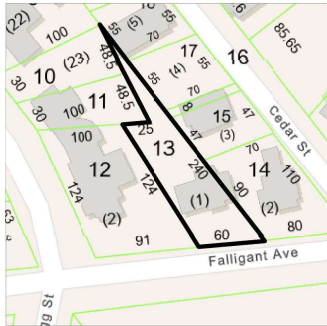
DATE: 05/23/2015

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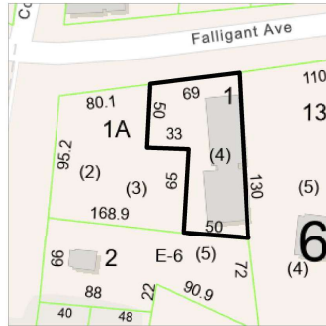
AERIAL PERSPECTIVE

A2.2

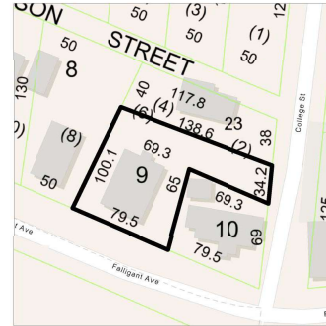
PRECEDENT FOR IRREGULARLY SHAPED LOTS



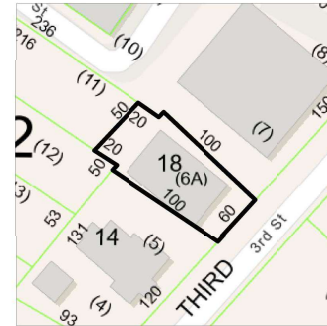
3218 FALLIGANT AVE



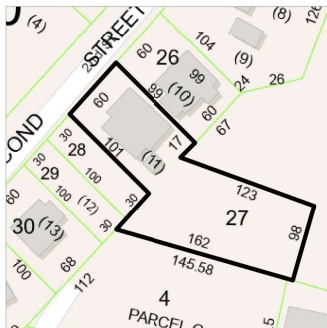
3205 FALLIGANT AVE



3122 FALLIGANT AVE



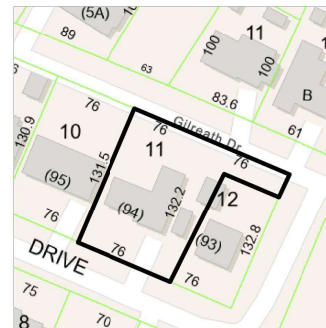
2805 3RD ST



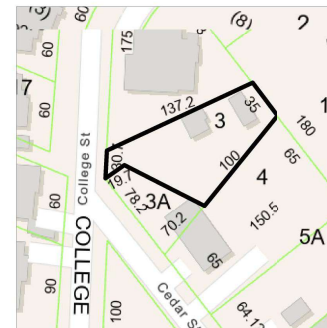
2808 2ND ST



3119 GILBERT ST

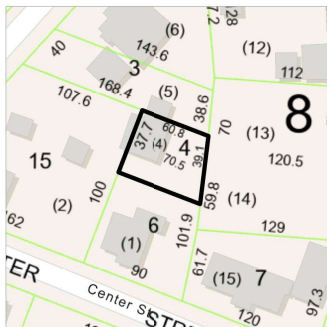


3220 OAKWOOD DR



3200 CEDAR ST

DEVELOPED LOTS SMALLER THAN OUR PROPOSED "LOT B"



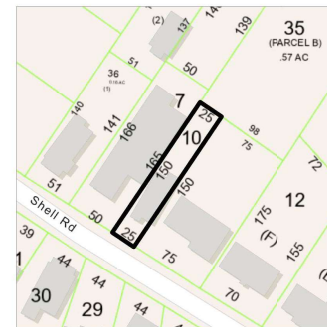
3214 CENTER ST.
3,921 sf.



3206 CEDAR ST
5,663 sf.



3308 FALLIGANT AVE
3,485 sf.



3110 SHELL RD
3,921 sf.



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GOODWIN RESIDENCE

3203 OAKWOOD DRIVE, SAVANNAH, GA 31404

PROJECT NUMBER: 003

CONTACT: Author

DATE: 05/29/2015

SHEET TITLE

PRECEDENT

A2.3