

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

APPLICATION TYPE: Subdivision

PLANNING AND ZONING COMMISSION DATE: Wednesday, February 18, 2026

COUNCIL DATE: March 11, 2026

NOTICE TO PAPER: January 27, 2026

PUBLISH DATE(s): January 30, 2026

Request: Request to subdivide one (1) parcel lot into (2) two separate residential lots, located in the area generally bounded by Bannon and Gilreath

Owners/Applicants: Akeem Brown

Location: 3217 Bannon Drive, Thunderbolt, GA

Parcel ID# Existing: 30005 01042

Approximate Lot Size(s): *Existing Lot: 66' x 277'*
Proposed Lot A: 151' x 66' (9,847 sq ft)
Proposed Lot B: 120' x 65' (7,765 sq ft)

Zoning Designation: Zoning District [R-1]

FINDINGS:

1. This subdivision request aims to split one (1) residential lot into two (2) separate residential lots of record.
2. Upon review, Staff finds that this request meets the lot width minimum (60') for both proposed lots One-Family Residential [R-1].
3. 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.
4. Planning Commission review and Council approval is required because this request involves a modification to land in the subdivision of lots.
5. 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.
6. 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.

7. 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 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

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