



**TOWN OF THUNDERBOLT
BOARD OF ZONING APPEALS MEETING
WEDNESDAY, MARCH 6, 2024
6:30 PM**

AGENDA HEARING

Public has five minutes per person to ask questions or comment on any agenda item.

REGULAR MEETING

- 1. Call to Order**
- 2. Consideration to Approve Agenda**
- 3. Consideration to Approve Minutes from Previous Meeting
Minutes of Meeting for February 14, 2024**
- 4. Consideration to approve Fence Height Variance for Craig Maggioni – 120/124 Bonaventure Rd.**
- 5. Adjournment**



**TOWN OF THUNDERBOLT
BOARD OF ZONING APPEALS MEETING
WEDNESDAY, FEBRUARY 14, 2024
6:30 PM**

AGENDA HEARING

Keny Drescher, Secretary for Thunderbolt Lodge #693, was in attendance representing Lodge #693. He stated the desire is to combine all 3 parcels into 1 larger parcel.

REGULAR MEETING

1. Call to Order

The meeting was called to order by Mayor Williams at 6:38pm.

Those in attendance were Mayor Dana Williams and Council Members: David Crenshaw, Brooks Barbaree, Edward Drohan, Lawrence Ward, Bethany Skipper-Greer, and James Lavin. Staff in attendance were Town Administrator Bob Milie, Town Attorney Charlie Barrow, Town Clerk/Zoning Administrator Matthew Walker, and Consultant Ashley Goodrich.

2. Consideration to approve the agenda

Council Member Ward made a motion to approve the agenda with a second from Council Member Crenshaw. The motion passed unanimously. (Mayor Dana Williams abstained from voting)

3. Consideration to approve Combination of lots for Thunderbolt Lodge #693

Council Member Ward made a motion to approve the combination of lots with a second from Council Member Crenshaw. The motion passed unanimously. (Mayor Williams abstained from voting)

4. Adjournment

Council Member Ward made a motion to adjourn with a second from Council Member Crenshaw. The motion passed unanimously.

The meeting was adjourned at 6:41 pm.

Dana Williams, Mayor

Matthew D. Walker, Zoning Administrator

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

APPLICATION TYPE: Variance of Fence Height

PLANNING AND ZONING COMMISSION DATE: 1-17-2024; 2-21-2024

NOTICE TO PAPER: 12-26-2023; 2-1-2024

PUBLISH DATE(s): 1-2-2024; 1-3-2024; 2-4-2024; 2-6-2024

Request: Request to allow additional height for a residential fence located on Bonaventure Road, Thunderbolt, GA

Owners/Applicants: Craig Maggioni

Location: 120-124 Bonaventure Road

Parcel ID#: 30002 06012 & 30002 06013

Zoning Designation: Residential District One [R-1]; Conservation Marsh [C-M]

FINDINGS:

1. This request aims to allow a height variance for installation of a fence.
2. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that height variance can enable further use of the property in a practicable manner.
3. Upon review, Staff finds that the existing fence requirements only allow for 4 feet in front of a residential dwelling, 6 feet on the side of a dwelling, and 8 feet in the rear of a dwelling.
4. Zoning Variance. Where strict enforcement of this ordinance may present an unnecessary hardship upon a lot or parcel of land, the owner may apply for a zoning variance. Such action requires a review by the planning and zoning commission and a scheduled public hearing by the board of zoning appeals and approval by the board of zoning appeals at such hearing.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

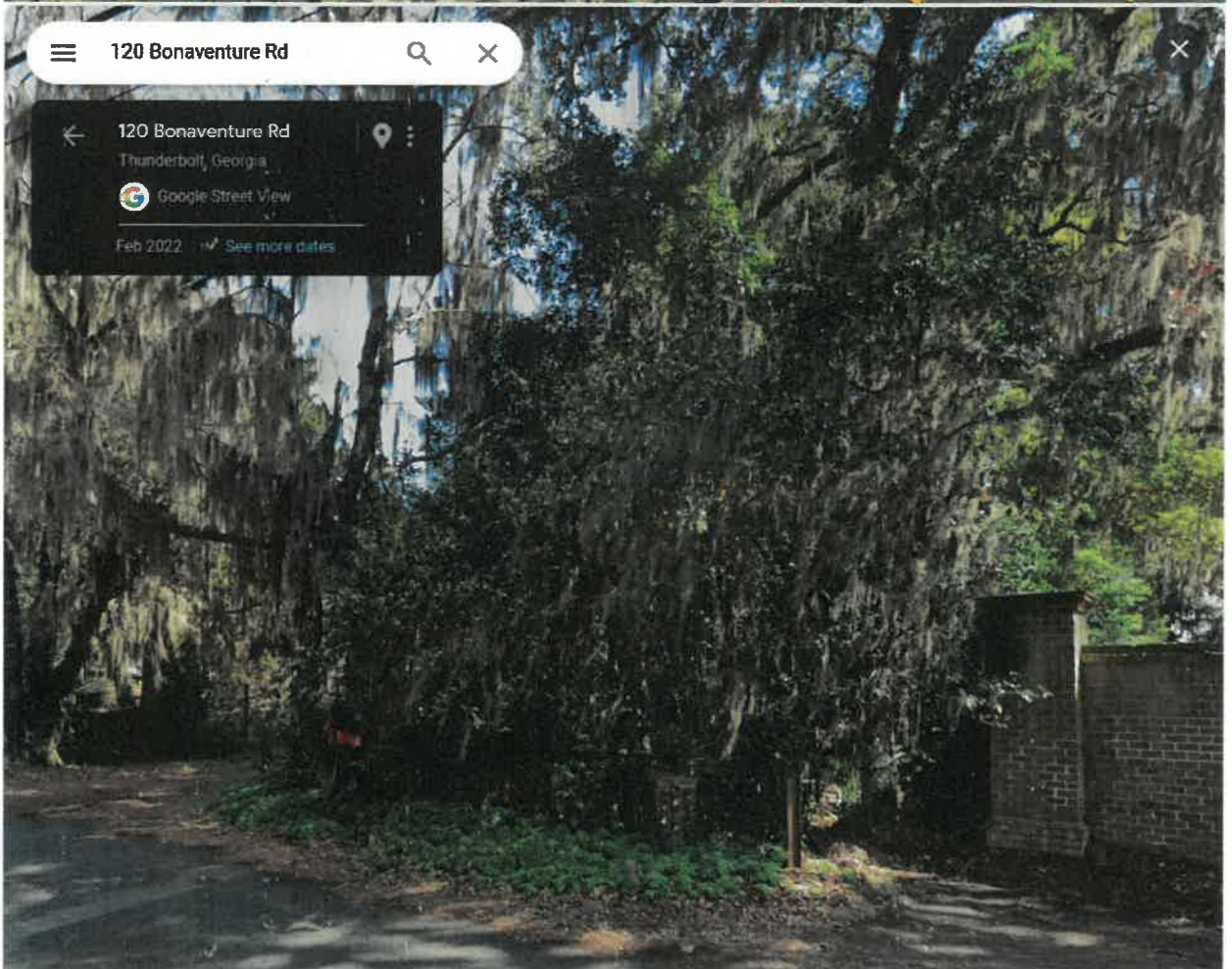
Town Staff recommend **APPROVAL** of this renovation request provided the fence to be installed is placed in the correct location, made of allowable materials to the Code. The Planning and Zoning Commission can discuss the variance between the change in allowable heights.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission **voted 4-1** in favor of **APPROVAL** of this variance request.

EXHIBITS:

Application Request





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

Date Filed 12/21/23 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: Craig Maggioni Phone # 912-604-1292

Applicant's Address: 120 Bonaventure Rd.

120&124 Bonaventure Rd. Thunderbolt, GA 31404
Property Address Parcel Number

Owner's Name & Address Same as Above

Zoning District _____ Current Use of Property Residential

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 FENCE HEIGHT
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 asking for a variance in front yard fence height due to the neighbor's fence being considerably taller. This step-down will be more aesthetically appealing. We chose the split-rail design to not hinder sight lines and will be offsetting it farther from the road for safety. Also, we have two large breed dogs that need to be contained.

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: 12/21/23 Zoning Administrator: Matthew Walker

Name and Address of Contractor(s) TBD

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 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.

[Signature]
Owner or Authorized Agent's Signature

Sworn to and subscribed before me on this 21 day of DECEMBER 2023.

[Signature]
Notary Public



Fee received and paid: _____

STATUS

Notice of hearing sent: 1/31/24
Date

Sign Posted: _____
Date Address

Published Advertisement: 1/31/24
Date