



**TOWN OF THUNDERBOLT
BOARD OF ZONING APPEALS MEETING
WEDNESDAY, FEBRUARY 14, 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 January 10, 2024
4. Consideration to approve Combination of Lots for Thunderbolt Lodge #693 – 3111 Rowland Ave.
5. Adjournment



**TOWN OF THUNDERBOLT
BOARD OF ZONING APPEALS MEETING
WEDNESDAY, JANUARY 10, 2024
6:30 PM**

AGENDA HEARING

Paul Miller, 512 MLK Jr Blvd. – Mr. Miller discussed his plan to build a home on the property, if the variance is granted. His plan is to build a small footprint 3 bedroom/3-bathroom home to live now that he is retired. Staff recommended approval. Planning & Zoning Commission also recommended approval.

REGULAR MEETING

1. Call to Order

The meeting was called to order by Mayor ProTem Crenshaw at 6:33pm.

Those in attendance were Mayor ProTem David Crenshaw and Council Members: 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.

Not in attendance Mayor Dana Williams.

2. Consideration to approve the agenda

Council Member Ward made a motion to approve the agenda with a second from Council Member Drohan. The motion passed unanimously.

3. Consideration to approve front setback variance request by Paul Miller

Council Member Drohan made a motion to approve the front setback variance request with a second from Council Member Ward. The motion passed unanimously.

4. Adjournment

Council Member Ward made a motion to adjourn with a second from Council Member Drohan. 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: Resubdivision

PLANNING AND ZONING COMMISSION DATE: 11-1-2023; 1-17-2024

NOTICE TO PAPER: 10-13-2023; 12-26-2023

PUBLISH DATE(s): 10-18-2023; 10-19-2023; 1-2-2024; 1-3-2024

Request: UPDATE: Request to combine all jointly owned lots by Thunderbolt Lodge #693. (Jan-24)

Request to resubdivide Lot B and unnumbered Parcel Lot B, into Lot B-2, located in the area generally bounded by Rowland Ave, Whatley Ave, Shell Rd, and Mechanics Ave, Thunderbolt, GA

Owners/Applicants: Thunderbolt Lodge #693

Location: 3111 Rowland Ave

Parcel ID#: 30004 14035 and 30004 14008

Approximate Lot Size(s): *Existing Lot:* 21,780 sq. ft., (0.5 ac.)
Existing Lot B: 24,869 sq. ft., (0.57 ac.)
Existing Lot Bu: 7,004 sq. ft., (0.16 ac.)
Proposed: 53,653 sq. ft., (1.2 ac.)

Zoning Designation: Residential District One [R-1]

FINDINGS:

1. This resubdivision request aims to combine (2) two separate land-locked lots into (1) lot parcel.
2. Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed Lot B is acceptable with respect to lot width. The proposed lot also meets the minimum required lot area for this zoning district.
3. Upon review, Staff finds that this request can enable further use of the property in a practicable manner given the existing configuration and ownership of the site.
4. Update: Subdivision Plat meets street access requirement. (Jan-24)
~~Upon review, Staff finds that street access is required but which may be served by a perpetual private or public access easement; and recommends an easement of 20 feet at minimum in width be added for recordation purposes.~~
5. Planning Commission review and Council approval is required because this request involves a modification to land in the recombination of lots.
6. 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.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At the November 2023 Commission Meeting, this application was put on hold after discussion with the applicant regarding the middle or commonly known as land-locked lots. The subdivision survey plat was updated to reflect this change.

At the January 2024 Commission Meeting, the subdivision survey plat was approved with the updates made by the applicant with no additional criteria.

EXHIBITS:

- Map Vicinity Updated January 2024*
- Application Request*
- Exhibit 2 – Subdivision Plat to Review*





Rec'd 12/5/23

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

Date Filed 12/5/23 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

Keny Drescher, Sec.

Applicant's Name: Thunderbolt Lodge #693 Phone # 912-484-2656

Applicant's Address: 3111 Rowland Ave Thunderbolt, GA 31404

O Shell Rd 30004 14024; 30004 14035; 30004 14008
Property Address Parcel Number

Owner's Name & Address Thunderbolt Lodge #693 3111 Rowland Ave

Zoning District R-1 Current Use of Property _____

Proposed Use of Property No change

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 Combination of 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.)

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: 12/5/23 Zoning Administrator: Matthew Walker

Name and Address of Contractor(s) N/A

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.

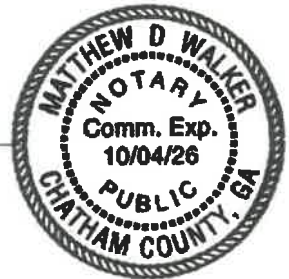
KA

Owner or Authorized Agent's Signature

Sworn to and subscribed before me on this 5 day of December 2024.

[Signature]

Notary Public



Fee received and paid: _____

STATUS

Notice of hearing sent: 12/26/23 _____
Date

Sign Posted: 1/4/24 _____
Date 3111 ROWLAND AVE
12/10/23 - 12/15/23 _____
Address

Published Advertisement: 1/2/24 + 1/3/24
Date

To whom it may concern:

**We,
the Elected Officers of Thunderbolt Masonic Lodge # 693,
Located at 3111 Rowland Avenue, Thunderbolt, Georgia,
at a Regular Communication of the Lodge, Held Jan 23,
2024**

**Do Duly Authorize Full Authority
For the ensuing year of 2024 to:**

**Keny Drescher, Secretary of this Lodge, to perform such
needed activities and signatures, to finalize the
combination of 3 plots of land, owned by the Lodge,
located in the City of Thunderbolt, Georgia 31404**

Worshipful Master, Jamie Gillespie

Jamie Gillespie JAMIE

Senior Warden, Steve Senter

Steve Senter

Junior Warden, Jeremy Conover

Jeremy Conover

Treasurer, William Weaver

William Weaver

Secretary, Keny Drescher

Keny Drescher

Keny Drescher, Secretary

Attested:

Lodge Seal

