Town of Thunderbolt

Comprehensive Plan

Partial Update

Adopted

September 10, 2008

Coastal Georgia
Regional Development Center

Thunderbolt Town Council

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Acknowledgements

The development of a Comprehensive Plan is a significant endeavor. The journey could not have come this far without the contributions of many individuals that are committed to the prosperous future of Thunderbolt.

The Coastal Georgia Regional Development Center (CGRDC) would like to thank the Town of Thunderbolt Town Council for engaging our organization in this important project. The continued support and participation of these community leaders is vital. Our sincere appreciation is expressed to these individuals. The CGRDC was pleased to have the opportunity to assist and support the community in developing the Town of Thunderbolt Comprehensive Plan Partial Update. The partnership that has developed will benefit the Town, and the Coastal Georgia region at-large.

In addition, the writers would like to acknowledge the significant contributions of the administrative staff and the role the Advisory Committee played in guiding this project.

The writers greatly appreciate their commitment of time and energy towards this project. The addition of their time, professional knowledge and experience was a tremendous asset.

Thank you one and all.

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Purpose

The purpose of this Thunderbolt Partial Plan Update 2008-2012 is to provide a document for use as a policy guide and to assist the community in addressing critical issues and opportunities. The Partial Update is specifically used during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The Partial Update is also developed to assist the local government with maintaining their level of planning and community development until such time a full update is completed.

A Public Hearing was held on June 11, 2008. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Coastal Georgia Regional Development Center (CGRDC).

The Partial Update will be transmitted to the Department of Community Affairs (DCA) upon a completeness finding by the CGRDC. Upon acceptance by the DCA, it will then be adopted by the Town of Thunderbolt by resolution.

As outlined by the DCA, the Partial Plan Update contains the following elements:

- An analysis of areas requiring special attention;
- An analysis of consistency with DCA's Quality Community Objectives;
- A list of issues and opportunities identified as part of the planning process; and
- An updated Short Term Work Program.

Analysis of Areas Requiring Special Attention

Part of the Savannah Metropolitan Statistical Area, the Town of Thunderbolt is located in Chatham County just five miles southeast of downtown Savannah, fronting the Wilmington River. According to the 2000 US Census Bureau, Thunderbolt had a population of 2,340 and encompasses an area of 1.3 square miles.

According to the Georgia Tech study of population projections for Coastal Georgia, Thunderbolt's population is expected to increase 18.5 percent by 2015, and reach a population of 3,101 by 2030 (a 32.5 percent increase from 2000).

While the Town does not anticipate its boundaries to expand much further, there are continuing opportunities for infill development and redevelopment. This section discusses the locations that are most likely to be impacted by new development and experience a rapid change of land uses. This section also includes areas in need of additional investment and where there is potential for infill development.

The DCA has identified the following seven special conditions and requires that they be addressed where they exist within the community:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change in land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally Contaminated;
- Areas with significant infill development opportunities (scattered vacant sites); and
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Mechanics Avenue

The first step in preparing the Town of Thunderbolt for new growth and redevelopment is to identify Areas Requiring Special Attention. Existing land use patterns and trends were evaluated within Thunderbolt along with areas that could potentially be annexed within the planning period. In consultation with Town staff and the advisory committee, the following Areas Requiring Special Attention were identified and are presented in Map LU-1.

Areas of Natural or Cultural Resources

Thunderbolt is a community that is rich in natural and cultural resources, beginning with the various wetlands scattered throughout the Town. The following wetland areas have been designated as areas of natural and cultural resources:

Wetlands Area

- South side of US Highway 80 between highway and Town limit, on the east side of the Wilmington River;
- South side of Town limit, north of Mechanics Avenue, on the west side of the river;
- East side of the river and north of US Highway 80 to the Town limits;
- Area running contiguous to Placentia Canal and including Town-owned property located south of Sunset Boulevard, north of Grant Street and west of Whatley of Whatley Avenue; and
- Marsh area south of Robertson Street and north of the Thunderbolt Town limits.

Areas of Redevelopment or Infill Development

This categorization includes areas where there is a need for significant improvements to the aesthetics or attractiveness. One area where redevelopment is likely to occur is the Thunderbolt Regency Estates Mobile Home Park, which is located west of the Placentia Canal and north of US Highway 80. A second area identified is located west of Placentia Canal and south of US Highway 80, running along Shell Road.

Mobile Home Park - Potential Redevelopment

Third, there is a potential opportunity for redevelopment when the Thunderbolt Elementary school closes. While the inference has been made that this property will remain under ownership of the Board of Education to be utilized as office space, there is no guarantee of this and therefore the Town would consider it an opportunity for redevelopment. The school is located in the center of Town between Byrd Avenue, Oakwood Drive, Pierce Street and Louis Street.

Last, the area encompassing Fish Bait Trail, south of Savannah State University and west of Whatley Avenue was identified as an area of potential infill development.

Thunderbolt Riverfront

Riverfront

The Riverfront was identified as the area from Victory Drive south all along River Drive, and north of River Drive to the marsh. The Riverfront is experiencing intense growth pressure, particularly with multi-family residential development.

It might be beneficial to the Town to explore more commercial prospects along the riverfront to create more economic opportunities. The Town also needs to consider the increase in traffic congestion and the potential loss of scenic viewsheds as new developments are proposed along the riverfront area.

Victory Drive

Community Gateway

The Town has identified US Highway 80 (Victory Drive) beginning at the western Town limit through Thunderbolt to the eastern Town limit as the community's gateway. It is important that the gateway to the community provide an aesthetically pleasing and welcoming atmosphere, where visitors will know they have arrived in the Town of Thunderbolt.

Areas Requiring Special Attention

Town of Thunderbolt

Chatham County Georgia

DRAFT
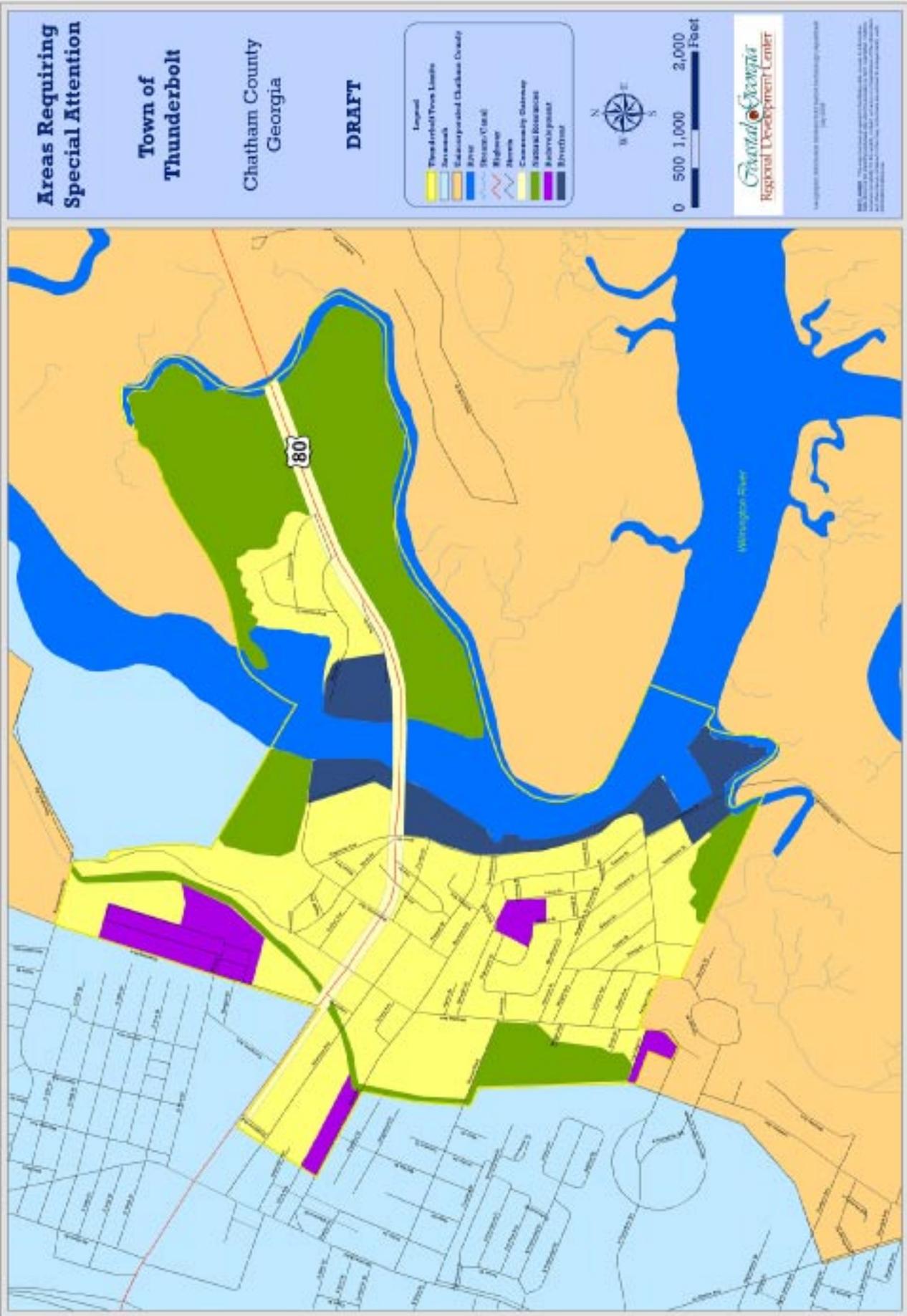
Analysis of Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements". The analysis below uses the Quality Community Objectives Local Assessment Tool created by the DCA Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in the Appendix of this report. In some cases, the Town has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

Development Patterns

Traditional neighborhoods: *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

Thunderbolt has had some success in promoting a pedestrian friendly environment where more traditional neighborhood developments do exist; creating a community where walking and biking to work, school or shopping is a viable option. While there are no ordinances in place that allow "by right" neo-traditional development, a mixed use development could potentially be allowed through an approval process.

There are unique characteristics that give Thunderbolt a distinct eminence

Sense of Place: *Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*

There are unique characteristics that give Thunderbolt a distinct eminence, from its architectural landscape overlooking the Wilmington River to its rich heritage as a coastal community. While the Town has some ordinances in place to regulate aesthetics such as signage and building height, there needs to be more steps taken to protect the Town's history and heritage in order to foster Thunderbolt's "Sense of Place" in the region. The Thunderbolt Museum is now working with the Architectural History Dept. of Savannah College of Art and Design (SCAD) to set up a process that will inventory and document significant and/or historic structures, particularly those over 50 years old. The Director met with a graduate student in June who will help with coordinating the project.

Infill Development: *Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

Thunderbolt has opportunities for infill development, but currently does not have an inventory for infill properties, nor do they have a zoning district or policies in place to ensure infill development and new development is built in accordance with the existing character and identity of the downtown. In addition, current ordinances do not allow small lot development (5,000 square feet or less). This is a potential problem as some older lots are nonconforming with regards to lot size to current ordinances.

Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Thunderbolt currently has access to public transit provided by Chatham Area Transit (CAT). The Town should improve efforts to provide a good network of sidewalks that will allow people to conveniently and safely walk to a variety of destinations. Current ordinances require developers to install new sidewalks or connect to existing sidewalks when proposing a new commercial development or a residential development having more than three residences.

Regional Identity: Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Thunderbolt is definitely characteristic of the Coastal Region in terms of architecture, landscape, culture, commerce and education. The Town also encourages businesses that create products that draw on the regional heritage, particularly with the river access, which has brought a succession of economic vitality, from commercial fishing to river resorts and casinos.

For a more complete assessment of development patterns, see the completed Quality Community Objectives Local Assessment found in the Appendix.

Resource Conservation

Heritage Preservation: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Thunderbolt currently does not have any ordinances or policies in place that designate historic districts nor require new developments to complement their historic developments, though the Thunderbolt Museum serves as a resource for these efforts and the Town desires to explore ordinances that will promote compatible development. As such, there is no active Historic Preservation Commission for the Town at this time.

Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or other forms of conservation.

While the Town does not have a greenspace plan, they are actively preserving greenspace through various means. There is also a need for more involvement in local land conservation programs to better preserve environmentally important areas in the community.

Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development, especially when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of the area should be preserved.

Thunderbolt has identified their defining natural resources and has taken steps to protect them, including adopting and enforcing the "Part V" environmental ordinances, implementing land use measures that protect the communities natural resources and using stormwater best management practices for all new development. The Town does not have a tree preservation ordinance, although they do require proper permits are secured before trees are cut.

For a more complete assessment of resource conservation, see the completed Quality Community Objectives Local Assessment found in the Appendix.

Thunderbolt has identified their defining natural resources and has taken steps to protect them

Social and Economic Development

Growth Preparedness: *Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

Thunderbolt's decision-making bodies are aware of population projections, growth trends, and ordinances, policies and development regulations currently in place that are designed to help the community achieve its QCO goals. The Town also has a Capital Improvements Plan in place that supports current and future growth. While the Town does not have designated areas where they anticipate growth, there are obvious areas where growth will happen and should be planned around a natural resources inventory.

Appropriate Businesses: *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

The Town of Thunderbolt has a diverse job base, but more effort is needed towards business recruitment and retention. Although there is no local chamber or merchants association, the community is served by the Savannah Area Chamber of Commerce.

Employment Options: *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

Condominiums
One of a variety of housing options in Thunderbolt

While there is currently little support for entrepreneurial programs, the Thunderbolt community has jobs for skilled and unskilled laborers, as well as some opportunities for professional and managerial jobs.

Housing Choices: *A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.*

The Town of Thunderbolt contains a variety of housing options as well as a wide range in the price of houses. Distributed throughout the Town is a mix of single-family and multi-family residential, including condominiums and townhomes, providing opportunities

for affordable housing. Some areas where the Town needs to focus are on special needs housing and the compatibility of new residential developments and redevelopment with existing development patterns of the original town.

Educational Opportunities: Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Savannah State University

There are a number of colleges, universities, and technical training opportunities in Chatham County and in close proximity to Thunderbolt. With this, the community has access to opportunities for higher education and professional training, and encourages the provision of workforce training options and programs that help provide citizens with skills for jobs that exist within the community. For a more complete assessment of social and economic development, see the completed Quality Community Objectives Local Assessment found in the Appendix.

Governmental Relations

Regional Solutions and Cooperation: *Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer. Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

Thunderbolt is a community that thinks regionally on economic issues, environmental and cultural issues, and land use decisions. The Town actively works with the County on land use and transportation decisions that are of local and regional concern, and has a service delivery agreement in place with the County. For a more complete assessment of governmental relations, see the completed Quality Community Objectives Local Assessment found in the Appendix.

Issues and Opportunities

Identify issues and opportunities resulting from the QCO Assessment and Analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.

Land Use

- *Opportunities for Development, Redevelopment, and Land Use Changes*
  With the pending closure of the elementary school and the property that is currently undeveloped and owned by the Town, there lie some significant land use opportunities. One possible use would be a conversion of the school facilities into a community center with a pool that would provide recreational opportunities for the Town's youth.

- *Design Standards and Development Guidelines*
  From adoption of a sign ordinance to observing the guidelines set forth in the Chatham Urban Transportation Study Amenities Corridor, the Town needs to continually reinforce its "sense of place" by protecting and preserving its natural and cultural resources from incompatible infill development and inappropriate new development.

- *Nonconforming Lots*
  Variances are sometimes a concern for decision-makers as there are lots that provide opportunities for infill but do not conform to current ordinances. The Town should explore alternative ways to deal with these instances, whether it is something as complex as a less-restrictive zoning classification or something simpler such as a change in the Town's zoning definitions.

Population

- *Diversity in Population*
  While Thunderbolt's growth is not as rapid as many other areas in Chatham County, with the continued townhome and condominium development coupled with the presence of Savannah State University, the Town encourages young families as well as retirees to move into its jurisdiction.

- *Youth-Based Programs*
  The Town has facilities and programs to support its senior population; however, there is a need for more youth programs, such as organized sports or after-school programs to cater to the younger population.

- *Impacts of Transient Population*
  It can sometimes be difficult identifying all of the impacts that the visitors, tourists, University students, and other transient populations have on the Town of Thunderbolt. Some of the more obvious negative impacts relate to the quality of life for Town residents, as well as public safety

and emergency response access and adequacy. Other larger impacts are often experienced with regards to road conditions, and environmental and economic issues.

Housing

- *Housing Stock*

The Town has a fairly diverse housing stock that includes everything from manufactured housing and old fishing shacks to high-end waterfront condominiums. There is also an opportunity for an innovative residential development where the trailer park is currently located. Significant historic structures will be identified and catalogued in 2008 - 2009.

- *Infill Development*

As some areas identified as dilapidated or vacant, there are opportunities for compatible infill development and neighborhood revitalization. The Town should also explore ordinances requiring infill development to include infrastructure improvements and upgrades.

- *Affordable Housing*

Although Thunderbolt has a diverse housing stock, there is a need for the Town to implement some specific policies that address affordable housing.

Economic Development

- *Small Business Growth and Retention*

With the decline in commercial fishing over the last 30 years and the more recent downsizing of the Thunderbolt Marine, Inc., much of the Town's economic vitality is grounded in small businesses. The Town needs increased efforts in maintaining local businesses, including programs that support local businesses and the possible forming of a local chamber or merchants association.

- *New Business and Industry Recruitment*

Thunderbolt needs to take advantage of its water access by building up its marinas with improved facilities such as boat slips and dockage, more restaurants and entertainment opportunities where appropriate, and reviving historical events such as the Blessing of the Fleet and seafood festivals.

- *Appropriate Businesses*

The Town would like to see appropriate economic growth like local serving type businesses, but at the same time they would prefer not to have new businesses that would infringe upon the quaintness of the surrounding residential areas. This could include a neighborhood serving grocery store, a meat market, or some small, local eateries.

Natural, Cultural and Historic Resources

- *Protection and Preservation Efforts*

Thunderbolt has a wealth of natural and cultural resources, from the river, marsh and wetlands, to a history rich in African American culture, and streets lined with large moss-laden canopy trees. The Town has also lost a great deal of its resources, such as the destruction of the Tisdale House and a decline in the traditional shrimping industry. In order to preserve its beautiful landscape, the Town needs to consider preservation ordinances and better protection of remaining historic sites and structures.

- *Bicycle and Pedestrian Trail Networks*

Thunderbolt needs to explore more options for active recreation, specifically a trail network. The potential exists for a future bicycle/pedestrian trail to run contiguous to the Placentia Canal. According to an archaeological study conducted in 1984 that surveyed a two-hundred-foot-wide corridor along the existing 2.5-mile-long canal right-of-way, no significant archeological sites were identified.

- *Greenspace*

Greenspace is important to the community, and the Town has recently amended its ordinances to require more greenspace in new developments. In addition, while the Town has already designated some of the property it owns as greenspace, there are opportunities to add lots to this existing greenspace area.

Community Facilities and Services

- *Aging Infrastructure*

The Town is currently dealing with issues related to new developments relying on outdated and often inadequate infrastructure, such as old waterlines and sewer lines, little sidewalk connectivity and deferred road maintenance. The Town should conduct an inventory of waterlines and sewer lines and then prioritize in order to be more proactive in repairs rather than having to react to an emergency situation.

- *Staffing Resources and Training*

The Town is in need of more employees, specifically administrative assistants for the various departments. There also needs to be more cross-training between staff positions so that staff members can more easily and effectively assist one another.

- *Town Hall*

The Town will eventually need to explore making adjustments to Town Hall to accomodate growth in staff. This could include a reconfiguration of office space or possible consideration of a new building to house the police department. In addition, there are times when parking is an issue for the facility.

- *Civic Facilities*

Cultural and civic facilities and resources are important to the Thunderbolt community. There is a need for a venue or gathering place for local artists, musicians, bands, and local festivals and community events.

- *Parks and Recreation*

For its small size, the Town has a great deal to offer its community, with three well-maintained parks, 1 ball field, an active senior center and a County library. One area where the Town could improve is to form a recreational department that would invest in youth-based programs and organized sports.

- *Sidewalks*

With just two sidewalks in the entire Town, there should be more effort towards the provision of a good network of sidewalks that will allow people to walk to a variety of destinations. The Town might consider a sidewalk master plan.

Transportation

- *Public Transit*

While Thunderbolt does have direct access to public transportation by way of Chatham Area Transit System (CAT), the current routes providing access to the community are minimal as they are a by-product of the destination, Savannah State University.

- *Growth and Traffic Congestion*

As Highway 80 (Victory Drive) continues to develop, the Town is increasingly experiencing traffic congestion that will need to be alleviated through enhanced public transit routes or alternative modes of transportation.

- *Alternative Modes of Transportation*

There is a need for an improved network of sidewalks that will allow people to walk to a variety of destinations, as there are many instances of obvious sidewalk disrepair or just a lack of sidewalk connectivity, particularly in front of and around the high school. There is also a need for more planning with regards to bicycle routes and pedestrian trails that would connect the Town to other communities.

- *Water Access*

The Town has an advantage with the river access and should explore ways to capitalize on this by improving marina access and building on the waterfront economic opportunities.

Intergovernmental Coordination

- *Cooperation between Thunderbolt and County*

Thunderbolt has a good working relationship with Chatham County and derives many of its essential services from the County. In the future, both jurisdictions should commit to continually working together for the benefit of the overall community.

- *Coordination with other Agencies*

The Town's police and fire departments have strong mutual aid agreements with the County and other municipalities. In addition, Thunderbolt should continue to maintain open lines of communication with the Georgia Department of Transportation, Georgia Environmental Protection Division, Georgia Department of Natural Resources, the Metropolitan Planning Commission, and other important agencies. The Town would also like to coordinate with the Department of Community Affairs by hosting their Quality Growth Resource Team for training and assistance with growth and development issues.

- *Regional Coordination*

The coastal region is experiencing tremendous growth. Regional coordination, especially for transportation, is critical for continued success of Thunderbolt, Chatham County and the region.

Implementation Program

As required by DCA, this Partial Update has an Implementation Program, which includes a Report of Accomplishments, Updated Short Term Work Program, and Policies the Town will adopt in order to provide ongoing guidance, suggestions and direction to elected officials for making decisions consistent with addressing the identified Issues and Opportunities.

The Updated Short Term Work Program provided in this document starts with 2009 and carries through 2013 and identifies specific implementation actions the local government or other entities intends to accomplish if resources are available during the interim planning period.

Town of Thunderbolt Short Term Work Program: Report of Accomplishments

Report of Accomplishments

Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
Natural, Cultural and Historic Resources					
Participate in a countywide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed			X		DCA has given Chatham County an indefinite extension to the requirement to adopt Water Supply Watershed protection regulations.
Continue to participate fully in the National Flood Insurance Program		X			This is an ongoing project
Support Savannah-Chatham Metropolitan Planning Commission public awareness programs to encourage protection of plant and animal habitats		X			This is an ongoing project. The Town supports as much as possible.
Continue to support water conservation programs through public awareness campaigns		X			This is an ongoing project
Support Countywide implementation and enforcement of NPDES		X			This is an ongoing project
Acquire land for inclusion in countywide Greenspace program		X			This is an ongoing project
Support Thunderbolt Museum historical preservation project.		X			This is an ongoing project

Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
Community Facilities and Services					
Continue ongoing water tower and pump maintenance program		X			Ongoing project; Needs new exterior paint
Beautify town by planting trees, shrubs and plants		X			Ongoing project; Replanted palms on Victory Drive; Planted trees in Town parks
Improve storm drainage and sewer lines throughout the town		X			Ongoing project; though Town has completed majority of the $1.5 million project
Loop water system and extend 8" line down Downing Avenue to Bonaventure, to Whatley Avenue	X				
Install fire fighting suppression water system on Armstrong Island including water pump and fire hydrants				X	Previous Council concerned about scope of project. Current Council has earmarked funds from SPLOST to undertake project
Develop Geographic Information System, to include layers such as: drainage, water/sewer, tax parcel and fire hydrants			X		Lack of funding
Continue to maintain interior roads		X			This is an ongoing project
Continue to maintain/upgrade Public Works equipment		X			This is an ongoing project
Improvements to parks	X				

Town of Thunderbolt Short Term Work Program: Report of Accomplishments

Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
Highway 80 (Victory Drive) median beautification	X				
Continue to maintain / upgrade hydrants and water lines		X			This is an ongoing project
Construct Parking facility for Municipal Complex and Seniors Center	X				
Continue to maintain/upgrade public safety equipment and facilities.		X			This is an ongoing project
Construct public works facility with adequate recycling receptacles	X				
Loop water line from Roseland Avenue into Shrupline to Victory Drive				X	Lack of funding

Town of Thunderbolt Short Term Work Program: Report of Accomplishments

Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
Housing					
Study the feasibility of organizing a land bank	X				Accomplished through MPC
Explore the feasibility of hiring a code enforcement officer/City Marshal	X				
Continue to eliminate or upgrade dilapidated buildings		X			This is an ongoing project
Continue to encourage a sense of neighborhood pride in keeping property and streets clean		X			This is an ongoing project
Continue to update and enforce zoning ordinance		X			This is an ongoing project
Eliminate incompatible land uses which negatively impact neighborhood quality of life		X			This is an ongoing project
Economic Development					
Continue to support Chamber of Commerce		X			This is an ongoing project
Work with community groups to organize an annual summer festival	X				

Town of Thunderbolt Short Term Work Program: Report of Accomplishments

Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
			Land Use		
Review Land use/zoning regulations		X			This is an ongoing project
Encourage FEMA to update Town's (Flood Insurance Rate Maps) FIRMs.	X				
Update Comprehensive Plan	X				To be completed by October 2008

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
Natural, Cultural and Historic Resources								
Continue to support Countywide implementation and enforcement of NPDES	$8,500	$8,500	$8,500	$8,500	$8,500	Town & County	$47,500	Water/Sewer Fund
*Continue to acquire land for inclusion in countywide Greenspace program		$15,000	$15,000			Town & County	$30,000	SPLOST
Continue to participate fully in the National Flood Insurance Program	X	X	X	X	X	Town	Staff Time	General Funds
Continue to support Savannah-Chatham Metropolitan Planning Commission public awareness programs to encourage protection of plant and animal habitats	X	X	X	X	X	Town & County	TBD	General Funds
Continue to support water conservation programs through public awareness campaigns	X	X	X	X	X	Town & County	TBD	General Funds
Continue to support Thunderbolt Museum historical preservation project	X	X	X	X	X	Town	TBD	General Funds; Grants
Take proactive measures to protect valued historic and natural resources through inventories		$1,000	$1,000			Town	$2,000	General Funds
Add a ramp to Thunderbolt Museum making it more ADA accessible	$8,000					Town	$8,000	General Funds
Adopt local historic preservation ordinances		$1,000	$1,000			Town	$2,000	General Funds
Encourage and cooperate with the tourism industry to promote a greater emphasis on environmental protection, education and preservation of local natural resources in order to promote the area as an ecotourism center	$1,000	$1,000	$1,000			Town	$3,000	General Funds

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
Explore feasibility of using land contiguous to Placentia Canal for a public bicycle and pedestrian trail		$1,000	$1,000	$1,000		Town	$3,000	Land & Water Grant
Economic Development								
Support Chamber of Commerce to actively recruit retail commercial and appropriate industrial to the Town	$2,000	$2,000	$2,000	$2,000	$2,000	Town & County	$10,000	General Funds
Explore ways to capitalize on commuters and tourists passing through Thunderbolt, such as more local, service-oriented businesses	$1,000	$1,000	$1,000			Town	$3,000	General Funds
In order to capitalize on its water access, Thunderbolt should explore ways to build up its marinas with improved access, more restaurants and entertainment opportunities, and encouraging the return of historical events such as the Blessing of the Fleet	$2,000	$2,000	$2,000	$2,000	$2,000	Town	$10,000	General Funds
Community Facilities								
Continue ongoing water tower and pump maintenance program (ongoing project)	$12,000	$12,000	$12,000	$12,000	$12,000	Town	$80,000	Water/Sewer Fund
Continue with beautification of town by planting trees, shrubs and plants; install irrigation system		$4,000	$4,000	$4,000	$4,000	Town	$16,000	Grants
*Continue to improve sanitary sewer lines throughout Town		$150,000	$150,000	$150,000	$150,000	Town	$800,000	SPLOST

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
Develop Geographic Information System, to include layers such as: drainage, water/sewer, tax parcel and fire hydrants		$15,000	$15,000			Town	$30,000	Water/Sewer Fund
Complete construction of new well	$400,000					Town	$400,000	Water/Sewer Fund
*Continue to maintain interior roads	$60,000	$60,000	$60,000	$60,000	$60,000	Town	$300,000	SPLOST; LARP
Explore options for greenspace currently owned by Town	X	X				Town	Staff Time	General Funds
Explore the Town purchasing other potential sites along riverfront	X	X				Town	Staff Time	General Funds
Conduct a sidewalk master plan		$2,500				Town	$2,500	General Funds
Explore feasibility of digitizing all Town Hall records		X				Town	TBD	General Funds
		Public Safety – Police Department						
*Purchase 2 new vehicles	$21,000/ea					Town	$42,000	SPLOST
*Purchase 4 new vehicles (1 each yr.)		$21,000	$21,000	$21,000	$21,000	Town	$84,000	SPLOST
Purchase 2 new radars	$3,900	$3,900				Town	$7,800	Court Revenue
Purchase 5 new cameras	$4,000	$4,000	$4,000	$4,000	$4,000	Town	$20,000	Court Revenue
Purchase 5 new laptops				$3,000	$750	Town	$3,750	General Funds
*Purchase 5 new lightbars	$1,000	$1,000	$1,000	$1,000	$1,000	Town	$5,000	SPLOST
*Purchase 2 new cages for vehicles	$2,000	$2,000				Town	$4,000	SPLOST
Public safety training for all new officers	$1,000	$1,000	$1,000	$1,000	$1,000	Town	$5,000	General Funds

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
Minor renovations to offices	X					Town	Staff Time	General Funds
Purchase 1 portable radar sign	$4,000					Town	$4,000	Grants
Purchase new portable radio			$4,000			Town	$4,000	General Funds
Public Safety – Fire Department								
*Purchase 1 new IC response vehicle		$30,000				Town	$30,000	SPLOST
*Purchase 1 used truck with elevated water cannon (quint)			$300,000			Town	$300,000	SPLOST
*Renovations/additions to fire station (includes enclosure of upstairs)			$30,000			Town	$30,000	SPLOST
*Purchase 1 new rescue truck		$200,000				Town	$200,000	SPLOST
*Purchase 1 new heavy duty 4x4 truck				$35,000		Town	$35,000	SPLOST
*Replace one 25-year old engine		$60,000				Town	$60,000	SPLOST
*Purchase 10 self-contained breathing apparatuses		$5,000	$5,000			Town	$10,000	SPLOST
Purchase 10 spare cylinders		$300/ea.				Town	$6,000	General Funds
*Construct new fire training center				X	X	Town	TBD	Unknown
*Install fire fighting suppression water system on Macceo Island including water pump and fire hydrants			$500,000			Town	$500,000	SPLOST
*Purchase new "jaws of life" extrication equipment	$15,000					Town	$15,000	SPLOST; Grants
*Replacement of aging firefighting equipment (ongoing)	$6,000	$6,000	$6,000	$6,000	$6,000	Town	$30,000	General Funds; SPLOST

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
*Replacement of personal protective equipment (ongoing)	$6,000	$6,000	$6,000	$6,000	$6,000	Town	$30,000	General Funds
Parks and Recreation								
Purchase new playground equipment for Nellie Johnson Park	$3,000	$3,000				Town	$6,000	Grants
Upgrade and maintain Cesaroni Park		$3,000	$3,000			Town	$6,000	Grants
Purchase playground equipment for Thomson Park		$3,000	$3,000			Town	$6,000	Grants
*Upgrade and maintain Hovey Park		$2,500	$2,500			Town	$5,000	Land & Water Grant
Explore forming a recreational department to invest in youth-based programs and organized sports	$1,800	$1,800	$1,800			Town	$5,400	Grants
Public Works								
Replace water well tank valve-Russell Street well	$3,000					Town	$3,000	Water/Sewer Fund
Replace 5 defective fire hydrants	$12,000	$8,000				Town	$20,000	Water/Sewer Fund
*Upgrade water lines (ongoing project)	$100,000	$100,000	$100,000	$100,000	$100,000	Town	$500,000	SPLOST
Purchase 1 mobile vacuumed jet device	$25,000					Town	$25,000	Water/Sewer Fund
*Purchase 1 used backhoe		$20,000				Town	$20,000	General Funds; SPLOST
Purchase 2 portable generators	$4,000	$4,000				Town	$8,000	General Funds

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
Purchase 1 new or used ½ ton truck			$20,000			Town	$20,000	General Funds
Purchase one 3-inch mud hog pump			$800			Town	$800	Water/Sewer Fund
Purchase 1 riding mower				$10,000		Town	$10,000	General Funds
*Purchase 1 new covered dump truck					$30,000	Town	$30,000	SPLOST
Transportation								
*Explore options for reducing traffic congestion on commercial corridors (Highway 80)		$6,000				Town	$6,000	General Funds
Explore ways to encourage the development of bike paths to connect commercial and residential areas	X	X	X	X	X	Town	Staff Time	General Funds
Explore ways to capitalize on the Town's access to water for recreational use or commercialized boat use		$2,000				Town	$2,000	General Funds
Continually gauge the need to expand CAT (Chatham Area Transit) routes to Thunderbolt residents	X	X	X	X	X	Town & County	Staff Time	General Funds
Housing								
Continue to eliminate or upgrade dilapidated buildings	X	X	X	X	X	Town & County	TBD	General Funds
Continue to encourage a sense of neighborhood pride in keeping property and streets clean	X	X	X	X	X	Town	Staff Time	General Funds
Continue to update and enforce zoning ordinance	X	X	X	X	X	Town	Staff Time	General Funds

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Town of Thunderbolt Short Term Work Program: 5 - Year Update

Project Description	2009	2010	2011	2012	2013	Responsible Party	Total Cost Estimate	Funding Source
Continue to eliminate incompatible land uses which negatively impact neighborhood quality of life	X	X	X	X	X	Town	Staff Time	General Funds
Explore the feasibility of adopting affordable housing policies to provide incentives for developers to build affordable units	$1,000	$1,000				Town	$2,000	General Funds
Land Use								
Review land use/zoning regulations	X	X				Town	Staff Time	General Funds
Explore feasibility of converting school (set to close in the near future) to a recreational complex or some other use compatible to surrounding residential uses		X				Town & BOE	Staff Time	General Funds
Explore the creation of a future land use plan for the Town of Thunderbolt	X	X				Town	Staff Time	General Funds
Explore the implementation of ordinances requiring infill development (residential and commercial) to include infrastructure improvements and upgrades	$1,000	$1,000				Town	$2,000	General Funds
Explore either the creation of a new zoning classification or amending the definitions to address nonconforming lots	X					Town	Staff Time	General Funds
Intergovernmental Coordination								
Continue to explore ways to improve communication and coordination with the County and surrounding municipalities	X	X	X	X	X	Town, County & other municipalities	Staff Time	General Funds
Explore ways to improve coordination with other agencies, such as DNR on enforcement issues related to marine safety	X	X	X	X	X	Town & other agencies	Staff Time	General Funds; DNR
Explore partnering with DCA to host a Quality Growth Resource Team to help Thunderbolt with growth and development issues	X					Town & DCA	TBD	General Funds; DCA

*Due to constraints on availability of SPLOST funds, projects designated for 2009 and 2010 may be moved to 2011 and 2012.

Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Thunderbolt. Policies provide overall guidance for making decisions consistent with the community's vision.

The policies outlined in the following discussion reflect conclusions drawn from the issues and opportunities identified during the Advisory Committee meetings.

Population

Thunderbolt is a diverse Town that is experiencing some growth due to redevelopment opportunities, tourism, and its proximity to higher education. The Town desires to create a community that meets the employment needs of its citizens and provides a variety of housing options so that people can both work and live in Thunderbolt.

Policies in Support of Population Growth

- Thunderbolt will guide development due to population growth by considering infrastructure capacity, now and in the future.
- Thunderbolt will continue to proactively plan for population growth.

Economic Development

Economic development is an important thread of a community's fabric. Thunderbolt has identified several priorities to pursue, including better business recruitment and retention, particularly local, service-oriented businesses. The Town should also explore options related to marina access and consider waterfront economic opportunities.

Easier marina access needed

Policies in Support of Economic Development

- Thunderbolt will encourage economic development and redevelopment.
- Thunderbolt will support programs for retention, expansion and creation of businesses that enhance our economic well-being.
- Thunderbolt will accommodate new development while enhancing existing local assets.
- Thunderbolt will consider the growth of the coastal region and its economic impacts.

Natural and Cultural Resources

The Town has begun to identify and protect its important natural environment. By enforcing the community zoning ordinances, the Town can protect their environmentally sensitive areas, cultural heritage and any remaining historic sites and structures.

Policies in Support of Natural and Cultural Resources:

- Thunderbolt acknowledges that the conservation and preservation of natural and cultural resources should play an important role in the decision-making process.
- Thunderbolt will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological or cultural resources.
- Thunderbolt will encourage the connection, maintenance and enhancement of greenspace in new developments and redevelopments.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community.

Policies in Support of Community Facilities and Services

- Thunderbolt will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements, and long-term operation and maintenance costs.
- Thunderbolt will maximize the use of existing facilities and services.
- Thunderbolt will encourage proposed development and redevelopment to locate in areas adequately served by public facilities.
- Thunderbolt will support enhanced solid waste reduction and recycling initiatives.
- Thunderbolt will explore opportunities to increase our recreational activities by considering additional greenspace requirements and enhanced parks, and other outdoor recreational opportunities and trail networks.

Housing

Housing availability and affordability is an important issue as Thunderbolt continues to have redevelopment opportunities. Some areas where the Town should focus are on affordable housing options and identification of blighted areas for redevelopment or rehabilitation.

Policies in Support of Housing

- Thunderbolt will create and encourage affordable housing opportunities to ensure that all of those who work in the community have a viable choice or option to live in the community.
- Thunderbolt will identify and eliminate substandard or dilapidated housing in our community, while stimulating infill housing where appropriate.
- Thunderbolt will promote walkable, safe neighborhoods.
- Thunderbolt will encourage common open space, walking paths and bicycle lanes that are easily accessible and provide linkage to surrounding developments.
- Thunderbolt will encourage new development that is compatible with the existing architecture and will explore implementing an architectural review board or the adoption of overlay districts.

Development Patterns

Because Thunderbolt has expressed an interest in preserving greenspace and planning new development and redevelopment based on adequate infrastructure capacity, the Town should consider these priorities in making future land use decisions.

Policies in Support of Development Patterns

- Thunderbolt will promote the efficient use of land by promoting well-designed, pedestrian-friendly, development patterns with a mix of uses and efficient, creative land uses.
- Thunderbolt will encourage innovative land use planning techniques.
- Thunderbolt will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Thunderbolt will pursue the development and implementation of a future land use plan.

Transportation

Transportation is an important element as population growth means more people on the roads; residential growth dictates where the roads will be built or expanded; economic development determines traffic congestion; natural and cultural resources often direct people's leisure travel and activities; community facilities and services ensures that the capacity exists to maintain transportation corridors; and intergovernmental coordination is necessary for roads to be built, maintained and safely traveled upon.

As Thunderbolt prepares for continued growth, transportation will serve as a key element in the Town's success as a well-prepared and well-planned community. Connectivity and pedestrian-friendly corridors are an important part of creating a welcoming community.

Policies in Support of Transportation

- Thunderbolt will continue to improve, expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Thunderbolt will investigate alternative transportation options for the community.
- Thunderbolt will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Thunderbolt will encourage a multi-modal transportation network that will be used to support efficient land use, minimize traffic congestion and facilitate community-wide and regional mobility.

Example of sidewalk that supports alternate transportation

Intergovernmental Coordination

Thunderbolt derives many of its fundamental services from Chatham County, but also recognizes the need for increased intergovernmental coordination to benefit its residents and business-owners alike. Not only does the Town identify opportunities for coordination with the County and other municipalities, but regional approaches have also been emphasized as important objectives to pursue.

Privatized services are one way to increase the cost efficiency and effectiveness of service delivery. In addition, these practices also encourage cooperation and further intergovernmental coordination between the Town, County and other municipalities.

Policies in Support of Intergovernmental Coordination

- Thunderbolt will share services and information with other public entities within the County.
- Thunderbolt will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Thunderbolt will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- Thunderbolt will continue to pursue joint processes for collaborative planning and decision-making.

Appendix

Quality Community Objectives Local Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community "you are here." Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors' comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of "yes" answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. "No's" may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community's policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a "yes" to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

Development Patterns

Traditional Neighborhoods
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

	Statement	Yes	No
1	If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X	
2	Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X
3	We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X	
4	Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5	We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6	Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7	In some areas several errands can be made on foot, if so desired.		X
8	Some of our children can and do walk to school safely.	X	
9	Some of our children can and do bike to school safely.	X	
10	Schools are located in or near neighborhoods in our community.	X	

Thunderbolt does require a permit to cut trees.

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

	Statement	Yes	No
1	Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2	Our community is actively working to promote brownfield redevelopment.		X
3	Our community is actively working to promote greyfield redevelopment.		X
4	We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5	Our community allows small lot development (5,000 square feet or less) for some uses. (Allowed in a R-2C Zoning District)		X

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

	Statement	Yes	No
1	If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X	
2	We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3	We have ordinances to regulate the aesthetics of development in our highly visible areas.	X	
4	We have ordinances to regulate the size and type of signage in our community.	X	
5	We offer a development guidebook that illustrates the type of new development we want in our community.		X
6	If applicable, our community has a plan to protect designated farmland.		X

The only ordinance we have regulating aesthetics pertains to the height of structures. Our sign ordinance is currently under review.

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Statement	Yes	No
1	We have public transportation in our community.	X	
2	We require that new development connects with existing development through a street network, not a single entry/exit.		X
3	We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4	We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5	We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6	We have a plan for bicycle routes through our community.		X
7	We allow commercial and retail development to share parking areas wherever possible.	X	

Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Statement	Yes	No
1	Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2	Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3	Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X	
4	Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X
5	Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6	Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X	
7	We allow commercial and retail development to share parking areas wherever possible.	X	

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Statement	Yes	No
1	We have designated historic districts in our community.		X
2	We have an active historic preservation commission.		X
3	We want new development to complement our historic development, and we have ordinances in place to ensure this.	X	

Resource Conservation

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

	Statement	Yes	No
1	Our community has a greenspace plan.		X
2	Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X	
3	We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X
4	We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X

Resource Conservation

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

	Statement	Yes	No
1	Our community has a comprehensive natural resources inventory.		X
2	We use this resource inventory to steer development away from environmentally sensitive areas.		X
3	We have identified our defining natural resources and taken steps to protect them.	X	
4	Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X	
5	Our community has a tree preservation ordinance which is actively enforced.		X
6	Our community has a tree-replanting ordinance for new development.		X
7	We are using stormwater best management practices for all new development.	X	
8	We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X	

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

	Statement	Yes	No
1	We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X
2	Our local governments, the local school board, and other decision-making entities use the same population projections.	X	
3	Our elected officials understand the land-development process in our community.	X	
4	We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X	
5	We have a Capital Improvements Program that supports current and future growth.	X	
6	We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X
7	We have clearly understandable guidelines for new development.		X
8	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	
10	We have a public-awareness element in our comprehensive planning process.	X	

Social and Economic Development

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

	Statement	Yes	No
1	Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X
2	Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X
3	We recruit firms that provide or create sustainable products.		X
4	We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X	

Thunderbolt is a member of the Savannah Chamber of Commerce.

Social and Economic Development

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Statement	Yes	No
1	Our economic development program has an entrepreneur support program.		X
2	Our community has jobs for skilled labor.	X	
3	Our community has jobs for unskilled labor.	X	
4	Our community has professional and managerial jobs.	X	

Social and Economic Development

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Statement	Yes	No
1	Our community allows accessory units like garage apartments or mother-in-law units.		
2	People who work in our community can also afford to live in the community.	X	
3	Our community has enough housing for each income level (low, moderate and above-average).	X	
4	We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X	
5	We have options available for loft living, downtown living, or "neo-traditional" development.		X
6	We have vacant and developable land available for multifamily housing.	X	
7	We allow multifamily housing to be developed in our community.	X	
8	We support community development corporations that build housing for lower-income households.		X
9	We have housing programs that focus on households with special needs.		X
10	We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. (R-2C Zoning District – minimum SFR lot area is 5,000 sq.ft.)		X

Social and Economic Development

Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Statement	Yes	No
1	Our community provides workforce training options for its citizens.	X	
2	Our workforce training programs provide citizens with skills for jobs that are available in our community.	X	
3	Our community has higher education opportunities, or is close to a community that does.	X	
4	Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X	

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Statement	Yes	No
1	We participate in regional economic development organizations.	X	
2	We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X	
3	We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4	Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

Governmental Relations

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

|	Statement	Yes	No
1	We plan jointly with our cities and County for comprehensive planning purposes.	X	
2	We are satisfied with our Service Delivery Strategy.	X	
3	We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X	
4	We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

RESOLUTION TO TRANSMIT

WHEREAS, the Town of Thunderbolt Town Council has completed the Comprehensive Plan Partial Update document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on June 11, 2008.

BE IT THEREFORE RESOLVED, that the Town of Thunderbolt Town Council does hereby transmit the Comprehensive Plan Partial Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this ___**23RD**___ day of ___**JULY**___, 2008.

BY: _____
Mayor
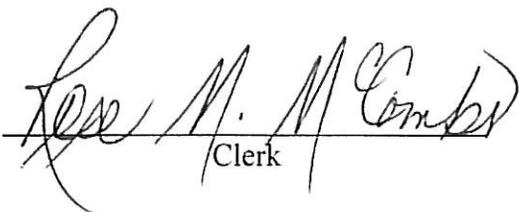
ATTEST: _____
Clerk

RESOLUTION TO ADOPT
COMPREHENSIVE PLAN PARTIAL UPDATE

WHEREAS, the Town of Thunderbolt has completed the Comprehensive Plan Partial Update document as part of the 20-year Comprehensive Plan; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, with the required public hearing being held on **29**th day of **October, 2008**.

THEREFORE, BE IT RESOLVED, that the Mayor and Council members of the Town of Thunderbolt do hereby adopt the Comprehensive Plan Partial Update for official use.

Adopted this **29th** day of **October**, 2008.

BY: _____
Anna Maria Thomas, Mayor
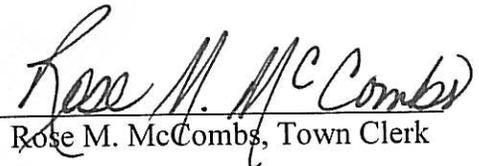
ATTEST: _____
Rose M. McCombs, Town Clerk

1ST ADOPTION DATE: SEPTEMBER 10, 2008