

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Town of Thunderbolt**

RC: **CGRC**

Submittal Type: **2021 Comprehensive Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **11/15/21**

Date Submittal Initially Received by RC: **11/15/21**

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**BETH E. GOETTE**  
MAYOR

**ROBERT L. MILIE**  
TOWN ADMINISTRATOR

**DEATRE N. DENION**  
CLERK/ZONING ADMINISTRATOR

**CHARLES W. BARROW**  
TOWN ATTORNEY



**COUNCIL MEMBERS**

**DAVID P. CRENSHAW**

**EDWARD M. DROHAN, III**

**JOHN HENRY**

**DANA WILLIAMS**

**LAWRENCE WARD**

**BROOKS BARBAREE**

## **RESOLUTION**

### **A RESOLUTION BY THE MAYOR AND COUNCIL OF THUNDERBOLT, GEORGIA ADOPTING THE THUNDERBOLT 2021 - 2041 COMPREHENSIVE PLAN**

**WHEREAS**, Thunderbolt prepared a 2021 Update to the Comprehensive Plan in accordance with the Rules of the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and,

**WHEREAS**, the Mayor and Council of Thunderbolt, in consultation with the Coastal Regional Commission(CRC), selected both a steering committee and a committee of stakeholders composed of a cross-section of the community to facilitate the development of the 2021-2041 Comprehensive Plan; and,

**WHEREAS**, the steering and stakeholder committees met regularly to establish goals, objectives, and strategies to guide the future of the community; and,

**WHEREAS**, the Thunderbolt and CRC staffs assembled the recommendations of the steering and stakeholder committees and governmental agencies and prepared documents in the Comprehensive Plan format required by the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and,

**WHEREAS**, the Thunderbolt 2021-2041 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1) effective October 1, 2018 and established by the Georgia Planning Act of 1989 and includes the community's certification that consideration was given to both the Regional Water Plan and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria as provided in Section 110-12-1-.02(3) of the above-mentioned Standards and Procedures in preparing the Plan; and,



**WHEREAS**, on July 14, 2021 the Town transmitted the Plan to the CRC and the Georgia Department of Community Affairs for official review; and,

**WHEREAS**, the Plan has been found by the Georgia Department of Community Affairs to be in compliance with the above-mentioned Minimum Standards and Procedures;

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THUNDERBOLT, GEORGIA AND IT ISHEREBY RESOLVED** that the Thunderbolt 2021-2041 Comprehensive Plan is hereby approved and adopted.

**BE IT FURTHER RESOLVED** that the Town staff be directed to provide a copy of the adoption resolution within seven (7) days of local adoption of the approved Plan to the CRC and to publicize the availability of the adopted Plan as public information by posting the Plan on the Town's website.

**ADOPTED** this 10 day of November 2021.

Attest:



Deatre Denion, Town Clerk



Beth Goette, Mayor

**RESOLUTION TO TRANSMIT  
THE COMPREHENSIVE PLAN OF THE TOWN OF THUNDERBOLT TO  
THE COASTAL REGIONAL COMMISSION AND  
THE STATE OF GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

**WHEREAS**, The Town of Thunderbolt, Georgia was incorporated and created by Charter granted by the State of Georgia, effective March 5, 1856; and,

**WHEREAS**, The Town of Thunderbolt is subject to the state of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of a Qualified Local Government; and,

**WHEREAS**, The Town of Thunderbolt is a member of the Coastal Georgia Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

**WHEREAS**, The Town of Thunderbolt adopted a comprehensive plan in 2016, and, in accordance with the requirements of State law, The Town of Thunderbolt is in the process of updating said Comprehensive Plan; and,

**WHEREAS**, Town initiated a process to complete the Comprehensive Plan 2021-2041 update with an initial public hearing held on December 9, 2020 to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process; and,

**WHEREAS**, in order to adopt a Comprehensive Plan meeting the requirement of law, and to maintain Qualified Local Government status, The Town of Thunderbolt has prepared a document being labeled and described as the "Town of Thunderbolt Comprehensive Plan 2021-2041", has held the required two public hearings and now must transmit this document to the Coastal Georgia Regional Commission and the State of Georgia Department of Community Affairs for review in accordance with procedures prescribed by state law; and,

**WHEREAS**, the Town of Thunderbolt Comprehensive Plan 2016-2036 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and includes the community's certification that consideration was given to both the Regional Water Plan and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria as provided in Section 110-12-1-.02(3) of the above mentioned Standards and Procedures in preparing the plan, and that the required second public hearing was held on July 14, 2021;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF THUNDERBOLT, GEORGIA AND IT IS HEREBY RESOLVED** that the Town of Thunderbolt Comprehensive Plan 2021-2041 be transmitted to the Georgia Coastal Regional Commission

and the Georgia Department of Community Affairs for official review as required by the rules governing the Planning Act of 1989.

**BE IT FURTHER RESOLVED** that the resolution herein authorizes transmittal as prescribed effective this 14<sup>th</sup> day of July, 2021.

APPROVED FOR TRANSMITTAL:



Beth Goette, Mayor

ATTEST:



Deatre Denion, Clerk of Council

**BETH E. GOETTE**  
MAYOR

**ROBERT L. MILIE**  
TOWN ADMINISTRATOR

**DEATRE N. DENION**  
CLERK/ZONING ADMINISTRATOR

**CHARLES W. BARROW**  
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**JOHN HENRY**

**DANA WILLIAMS**

**LAWRENCE WARD**

**BROOKS BARBAREE**

July 14, 2021

Coastal Regional Commission  
1181 Coastal Drive SW  
Darien, GA 31305

RE: Comprehensive Plan Submittal

Town of Thunderbolt has completed an update of its comprehensive plan and is submitting it with the letter for review by the Coastal Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8)

If you have any questions concerning our submittal, please contact Bob Milie, Town Administrator, at (912)629-4650 or [rmilie@thunderboltga.org](mailto:rmilie@thunderboltga.org)

Sincerely,

Beth E. Goette, Mayor  
Town of Thunderbolt



# Town of Thunderbolt

2021-2041 Comprehensive Plan

## **TOWN OF THUNDERBOLT 2021-2041 COMPREHENSIVE PLAN ACKNOWLEDGEMENTS**

### **Town of Thunderbolt Mayor and Town Council**

Beth Goette, Mayor  
David P. Crenshaw, Council  
Dr. Edward M. Drohan, Council  
Dana Williams, Mayor Pro Tem  
John Henry, Council  
Lawrence Ward, Council  
Brooks Barbaree, Council

### **Town of Thunderbolt Staff**

Robert Milie, Town Administrator  
Molly Sims, Finance Administrator, Acting Town Administrator  
Deatre Denion, Town Clerk  
Shelly Jameson, Finance Administrator  
Andrew Bateman, Fire Chief  
Oscar Crosby, Public Works Manager

### **Stakeholder Committee Members**

Bobby Hardman  
Jeanette Grayson  
Linda Buttersworth  
Jim Kearns  
Laurie Devegter  
Nick Patrick  
Linda Rahn  
John Mattingly  
Dick Berman  
Ernie D'Alto  
Ansley Williams  
Frankie Kerby  
Patty Rountree  
Geneva Golden  
Stella Lavin  
John Goette  
Emile Bootsma  
Cynthia Bootsma

## **COASTAL REGIONAL COMMISSION**

Allen Burns, Executive Director

### **Planning and Government Services Team**

Eric Landon, Director of Planning & Government Services

Russ Marane, Senior Planner/Interim Planning Director

Aaron Carpenter, Supervising Senior Planner

Cole Mullis, Regional Planner

Scott Berson, Regional Planner

Hunter Key, GIS/IT Director

Megan Hunnicutt, GIS Manager

Tara Lopez, GIS Analyst

Heather Cummings, GIS Analyst

Teresa Townsend, Administrative Assistant



# EXECUTIVE SUMMARY



The Georgia Department of Community Affairs (DCA) requires Comprehensive Plans in Georgia to be revised and updated. This update reassesses where the Town of Thunderbolt is today, and how it intends to develop, as well as organizes the document to meet the state standards. It presents a community vision, corresponding goals, and how the Town of Thunderbolt is to address working towards its vision. The update includes a work program designed to make its vision a reality.

The Town of Thunderbolt prepared a Comprehensive Plan Update document to guide the Town's collective growth and development decisions. The Plan serves as the intent of the Town regarding actions to be undertaken, policies to be observed, and to promote agreed upon goals related to economic development, land use, transportation, housing, and quality of life.

## COMMUNITY VISION



“The Town of Thunderbolt will provide a high quality of life as a safe, vibrant, and beautiful small town community, anchored by a distinctive maritime history and sense of place that residents are proud to call home.”





The vision addresses the Town’s desire to maintain its small town feel and preserve its coastal assets. The vision is supported by the following overarching goals created to help shape the Town of Thunderbolt’s development:

<b>1</b>	<b>Cultivating Community Belonging and Sense of Place</b>
<b>2</b>	<b>Ensuring Public Safety For All Residents And Visitors</b>
<b>3</b>	<b>Developing and Maintaining Modern Infrastructure Systems</b>
<b>4</b>	<b>Addressing Traffic Issues</b>
<b>5</b>	<b>Cultivating, Safeguarding, and Taking Great Pride In Our Small Town Maritime Character</b>

The Town of Thunderbolt’s vision is further defined by the **Character Area Map**. The Character Area Map plays a role in guiding future development and is further supported by the **Future Land Use** which also provides guidance on future land uses that is in keeping with the Town’s vision.

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# PLAN OVERVIEW

- 1.1 Purpose
- 1.2 Scope
- 1.3 Methodology

## PURPOSE 1.1



The Town of Thunderbolt's Comprehensive Plan is a living document updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions and it sets policies for Town officials and staff concerning the future development of the Town.

The Comprehensive Plan is a long-range land use plan to guide future growth and the physical development of the Town. The goals and policies within the Comprehensive Plan are designed to help the Town of Thunderbolt become prosperous, healthy, equitable, and resilient.

The Town of Thunderbolt's Comprehensive Plan is a five year update as required by the "The Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A Chapter 110-12-1, effective March 2014.

In meeting these standards, this Plan enables the Town to maintain its Qualified Local Government (QLG) status, making it eligible to receive certain types of state funding. This plan update reassesses where the Town of Thunderbolt is today, and how it intends to grow in the future. Following the Minimum Standards, the Plan presents a community vision, goals and a work program designed to make the vision a reality.



# SCOPE 1.2

In keeping with the Minimum Standards, this plan is presented in three components:

- 1 COMMUNITY VISION** - which lays out the future vision and goals that the community wants to achieve in text and maps;
- 2 NEEDS AND OPPORTUNITIES** – which provides a list of the various needs and opportunities that the community will address; and
- 3 COMMUNITY WORK PROGRAM** – which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program include activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained to implement the plan.

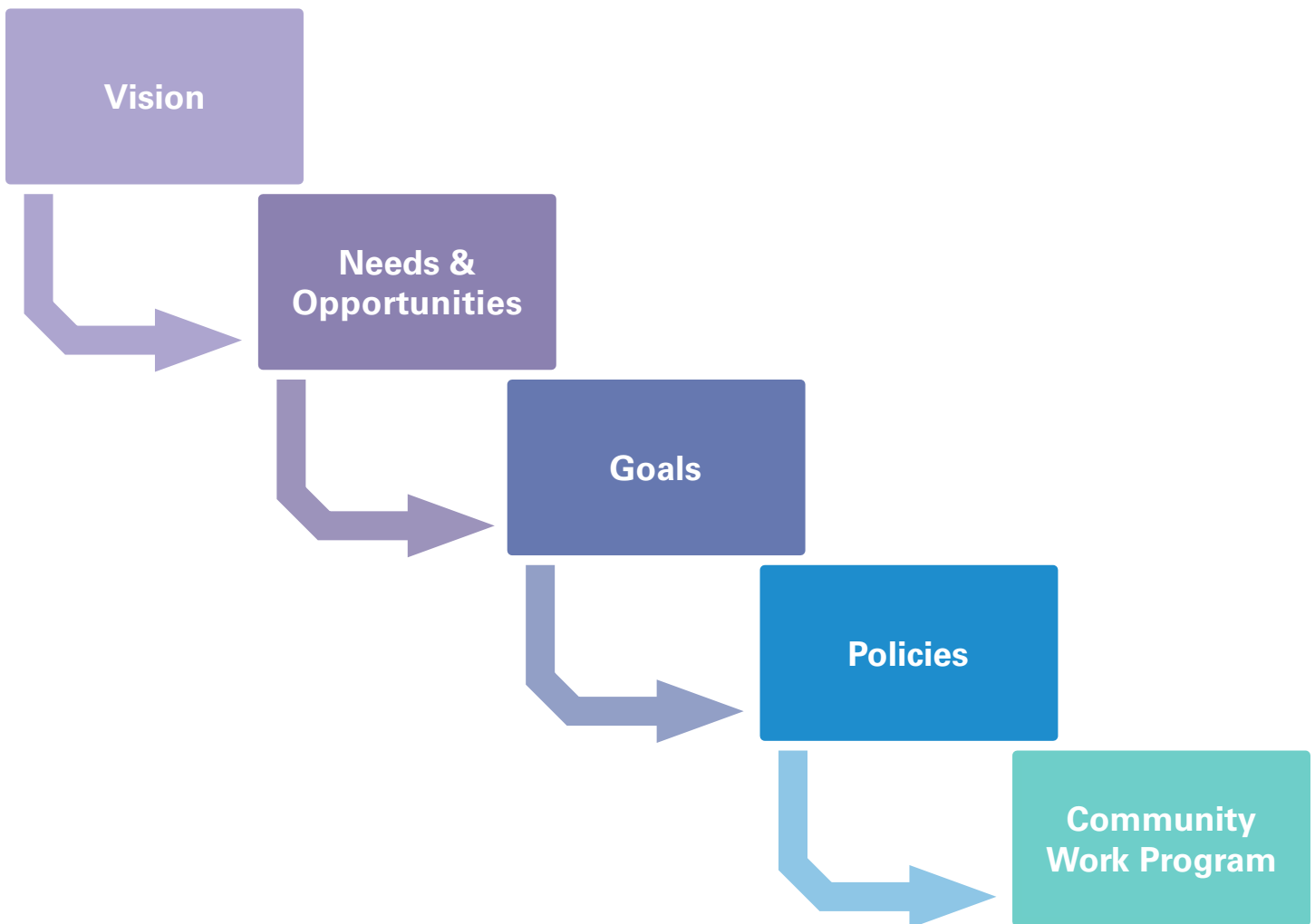
In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of the Town of Thunderbolt.

A Record of Accomplishments highlighting the success of the previous Short-Term Work Program, a description of the public involvement proves, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria is a part of this report.

## Boundary and Description

Thunderbolt was established on March 13, 1733. The Town initially served as a small military-agrarian outpost that would warn Savannah of Spanish invasion. Thunderbolt later acted as a shipping point for local plantation needs. The Town boomed with the advent of streetcars in the early 20th century, as Thunderbolt became a day resort for Savannah visitors. Thunderbolt thrived as a fishing and shrimping community from this time until the decline of the local seafood industry in the 1970s. This has caused a loss of population and identity for the Town. This decline was exacerbated by the loss of historic and natural assets due to a lack of protection from development. Thunderbolt's objective as a Town is to reverse the population decline, revitalize the community, and protect its innate resources.

Thunderbolt has a land area of 760 acres and is located along the Wilmington River. This location makes it the access point between Savannah and the Chatham County islands. The riverfront view along Thunderbolt's "main street," River Drive, is the defining piece of the Town's character. The Town is largely encircled by the City of Savannah on the mainland, but also includes a portion of the neighboring island known as Isle of Armstrong.



1. Luciana Spracher, *A History of Thunderbolt, Georgia*

## **METHODOLOGY 1.3**

The public outreach effort launched for this plan update includes two public hearings and three Steering Committee meetings.

The Steering Committee was formed comprised of members representing a cross-section of the community including elected officials, key staff, members of the planning and zoning board, representatives of the business community, and residents. A survey was sent out on utility bills to solicit residents' feedback during the process.

### Comprehensive Plan Schedule

December 9, 2020: First Public Hearing:

The commencement of the comprehensive planning process was announced at the Thunderbolt Council meeting.

February 22, 2021: Visioning Meeting

The stakeholder committee met to formulate the vision and goals for the Town.

March 15, 2021: Needs & Opportunities Meeting

The stakeholder committee met to determine the Needs & Opportunities for the Town. This was done through a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.

April 6, 2021: Land Use Meeting

The stakeholder committee met to determine the Character Areas for the Town, which establish a basis for future land use decisions rooted in community values.

July 14, 2021: Second Public Hearing

The draft plan was presented for the council for discussion and approval before transmission to the Department of Community Affairs.

### Goals of the Stakeholder Committee

**Seek agreement on key issues.**

**Help craft a common vision for the future.**

**Provide guidance on action needed to achieve that vision.**

**Affirm public input.**



# *NEEDS & OPPORTUNITIES*

- 2.1 Methodology
- 2.2 Needs & Opportunities

# METHODOLOGY 2.1



The process which identified the Needs and Opportunities unique to the Town was based on stakeholder involvement and the results from the community survey.

Needs provide a sense of what problems need to be addressed, and Opportunities provide insight into potential that can be exploited for the benefit of the community. In order to achieve the Town of Thunderbolt's vision and goals for the future, a number of Needs and Opportunities that the Town must address were identified.

The stakeholder committee engaged in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to determine the Needs & Opportunities of Thunderbolt.



## STRENGTHS

- Beautiful waterfront environment
- Family-focused small town community with rich history
- Police, public works, fire under town control
- Diverse & invested business community
- Diverse population
- Trust, both among the community and with the government
- Central location between Savannah & Tybee

## WEAKNESSES

- Aging infrastructure
- No room to develop
- Limited resources & revenue
- Declining shrimp industry
- Loss of permanent residents
- Homes sold for short term rental
- Lack of engagement with neighboring institutions
- Vacant & blighted properties
- Litter

## OPPORTUNITIES

- Education & enforcement of littering fines
- Development of dock area
- Use of elementary school building for community purpose
- Engagement with universities
- New community festival
- Cultivation of volunteerism to address population decline

## THREATS

- Loss of identity from transients
- Trees falling
- Lack of sufficient lighting
- Development taking over
- Rezoning
- Lack of participation makes staffing a planning commission difficult
- Unmanaged growth
- Development contrary to community goals
- Lack of diverse revenue
- Loss of volunteerism
- Coastal resiliency
- Drainage problems



## NEEDS AND OPPORTUNITIES 2.2

Input from the Stakeholder Committee and the community survey helped determine Thunderbolt's Needs and Opportunities as part of the comprehensive planning process.



### Economic Development

Thunderbolt is a small town in area and population, so extensive further development is neither feasible nor desirable. Economic development should be directed into two areas: the Victory Drive commercial corridor, and the River Drive mixed use district.

Opportunity: Invest in the mixed-use districts along River Drive and Victory Drive

Need: Ensure growth and economic development are in line with community character and do not adversely affect residents

### Development Patterns

Avoiding excess development is a priority for Thunderbolt. Ensuring that all development is well-planned and managed is crucial for maintaining Thunderbolt's small town maritime character.

Need: Discourage massive developments along the river

Need: Attract long-term residents

Need: Avoid unplanned development or development contrary to community character

Need: address blighting influences

Opportunity: provide incentives for desirable infill and redevelopment projects

Opportunity: require preservation of open space in new development

Opportunity: rehabilitate older homes

Opportunity: improve development review process

### Mobility

Thunderbolt faces unique road challenges due to its location between Tybee and Savannah, and due to the freight that frequently travels along its roads. The trucks pose a threat both to the roads and Thunderbolt residents, as freight traffic makes bicycling and walking dangerous in certain areas.

Need: Address wear and tear on roads from oversized freight

Opportunity: Improvement of sidewalks and pedestrian infrastructure

Need: Ease traffic congestion on Bonaventure Road, Whatley Avenue, and Sunset Boulevard

Need: Make infrastructure changes to promote safety for cyclists and pedestrians

Opportunity: Walking and biking trails



### **Community**

The Town of Thunderbolt would like to revitalize the community and reverse the population decline.

Need: Retain and attract lifetime residents to reverse population decline

Opportunity: Use the elementary school building for something that benefits the entire community

Opportunity: A new central community event to replace the Blessing of the Fleet

Need: Retain Thunderbolt identity

Opportunity: Greater engagement with neighboring institutions and universities

Need: Investment into greenspace, parks, recreational facilities, and community property

Opportunity: Development of a community center

Opportunity: Supporting neighborhood associations to uphold Thunderbolt's community and sense of place

Opportunity: encourage increase of greenspace and parkland

Need: identify, protect, and accentuate historic, cultural, and natural resources

Opportunity: link existing and potential greenspace through a network of trails and green infrastructure

### **Conservation**

A large part of the land area of the Town of Thunderbolt is set aside for conservation. Conservation is essential to preserving the beautiful natural assets that draw people to live in Thunderbolt and entice residents to stay.

Need: Reduce litter through education and fines

Need: Address drainage issues

Need: Maintain access to views, water, and nature for residents and visitors

Need: Preserve tree canopy

Need: Protect against falling trees

Need: better protection of streams, rivers, wetlands, and coastal habitats

Need: continue to address water management in order to ensure water capacity

Need: implement best practices for stormwater runoff and drainage

### **Livability**

The Town understands that much work needs to be done in improving infrastructure and improvement of essential services for residents. Great progress has been made in these areas since 2016, and the Town will follow up on this progress vigorously in the next 20 years.

Need: Modernize Thunderbolt's infrastructure

Need: Provide high-quality utility service equally to all residents

Need: Address vacant & blighted properties

Need: Address nighttime lighting issues

### **Governance**

Policies of the Town should reflect Thunderbolt's desire to maintain its small town maritime character. Code enforcement, historic preservation, and updating the zoning ordinance are key aspects of this effort. Thunderbolt also has issues with finding sources of revenue, especially as the population decreases.

Need: Alternative sources of revenue

Need: Staff planning & zoning commission to facilitate managed growth

Need: Effective code enforcement

Need: Historic preservation

Need: Continue to update zoning ordinance

Need: Maintain user-friendly government



# COMMUNITY VISION

- 3.1 Vision Statement
- 3.2 Community Goals
- 3.3 Community Policies
- 3.4 Quality Community Objectives Analysis

## COMMUNITY VISION AND GOALS 3

The Community Vision and Goals identify the Town of Thunderbolt's direction for the future and are intended to serve as a guide to Thunderbolt officials in day-to-day decision making. They are the product of public involvement and include the following components:

- Vision Statement
- Overarching Community Goals
- General Policies
- Character Areas Map and Narrative
- Future Land Use Map

### VISION STATEMENT 3.1

The Community Vision paints a picture of what the Town of Thunderbolt desires to become. The vision statement offered below was refined through discussion with the Steering Committee.

"The Town of Thunderbolt will provide a high quality of life as a safe, vibrant, and beautiful small-town community, anchored by a distinctive maritime history and sense of place that residents are proud to call home."

The Town of Thunderbolt is committed to achieving this vision through the following goals:

1. *Cultivate community belonging and sense of place*
2. *Ensure public safety for all residents and visitors*
3. *Develop and maintain modern infrastructure systems*
4. *Address traffic issues*
5. *Cultivate, safeguard, and take great pride in its small-town maritime character*





# 1

## **Cultivate community belonging and sense of place**

The desire of residents to maintain community identity showed strongly in stakeholder engagement. Thunderbolt natives would like to preserve the beauty and unique character of their home, and do not want to see it deteriorate. This requires active and vigilant activity on the part of engaged citizens and government, by ensuring that Town policies reflect this desire for preservation and fostering of community pride.



# 2

## **Ensure Public Safety For All Residents and Visitors**

The physical security of residents and visitors is the top priority for the Town. The Town benefits from operating its own police and fire departments, which have excellent community relations and public trust.

There are three primary challenges to public safety:

- 1) Nighttime lighting
- 2) Fire suppression on Isle of Armstrong, which has less water infrastructure than mainland Thunderbolt
- 3) Safety for pedestrians and bicyclists, who are endangered by Victory Drive traffic attempting shortcuts through residential areas and freight traffic



# 3

## **Develop and Maintain Modern Infrastructure Systems**

Thunderbolt's aging infrastructure is a primary challenge for the Town. Thunderbolt has prioritized infrastructure improvements over the last several years, and will continue to do so to allow residents to receive high-quality public services. "Improving infrastructure" was the 3rd highest ranked priority from the community survey.





# 4

## **Address Traffic Issues**

Thunderbolt experiences heavy traffic due to its position between central Savannah and Tybee Island. Thunderbolt also faces the challenge posed by heavy freight traffic due to its marine industry.





# 5

## **Cultivate and Safeguard Small Town Maritime Character**

The greatest concern for Thunderbolt residents regarding the future of their Town was that it maintain its small town atmosphere, and that future generations be able to benefit from its maritime beauty as much as they were. The two highest-ranked priorities from the community survey were "preserving small town atmosphere" and "housing density consistent with small town character." This means that Town policy should attempt to attract long-term residents as much as possible, and make the Town a friendly place for young families. This also means that growth must be managed so it does not block access to the riverfront, parks, or areas of natural conservation.

## COMMUNITY POLICIES 3.3

Policies set preferred direction and describe what must be done to achieve goals. They are specific enough to help determine whether a proposed project or program would advance the values expressed in the goals.

The following policies provide on-going guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. For this reason these policies are organized by goals, although individual policies will likely achieve multiple goals.

### Thunderbolt will cultivate community belonging and sense of place...

- ...through beautification of the streets and landscape
- ...through code enforcement of yards, building height limits, etc.
- ...by ensuring code enforcement is done in a manner which encourages civic pride and safety while not becoming overly burdensome
- ...by pursuing community events and festivals that can act as central events for community life throughout the year
- ...by recognizing and preserving its historic structures
- ...by investing into existing parks, and pursuing new opportunities for developing greenspace, recreational facilities, and community property, and looking into creation of a community center
- ...by encouraging and providing support for neighborhood associations as pillars of Thunderbolt's communities
- ...by continuing to support the Thunderbolt Senior Citizens' Center

## **Thunderbolt will ensure public safety for all residents and visitors...**

- ...by providing sufficient funding and support to law enforcement and firefighters
- ...by developing sufficient lighting infrastructure around neighborhoods to ensure safety for residents at all times
- ...by providing the necessary infrastructure and road changes to promote safety for bicyclists and pedestrians
- ...by providing quality fire suppression service to all parts of the community equally

## **Thunderbolt will develop and maintain modern infrastructure systems suited to its needs...**

- ...by developing and modifying drainage, water, sewer, stormwater, and fire suppression systems such that these systems are up to date and provide equally high-quality service to all residents
- ...by continuing to make progress on water pipe replacement
- ...by working to guarantee sufficient water pressure for Thunderbolt household needs
- ...by maintaining and upgrading roadways
- ...by pursuing policies to prevent oversized freight from traveling on Thunderbolt roads as a shortcut
- ...by improving sidewalks and pedestrian infrastructure

## Thunderbolt will address traffic issues...

...by pursuing options to remedy wear and tear from trucks bearing oversized loads

...by pursuing policy to ease traffic congestion on Bonaventure Road, Whatley Avenue, Sunset Boulevard, and anywhere else where it causes significant delays and safety issues

## Thunderbolt will cultivate, safeguard, and take great pride in its small-town maritime character...

...by prioritizing attracting long-term residents

...by encouraging small business development

...by discouraging massive development along the river

...by promoting and investing in the mixed-use districts along River Drive and Victory Drive

...by ensuring growth and economic development does not negatively affect residents or run contrary to community character

...by continuing to update its zoning ordinance as needed to preserve community character

...by implementing height and mass standards for multi-family residential and non-residential development that preserve viewsheds and maintain the traditional building type standards appropriate to urban village development

...by developing residential lot standards for new development and infill redevelopment that preserve the traditional density of the town

...by continuing to promote and market its maritime industry

## **QUALITY COMMUNITY OBJECTIVES 3.4**

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives the Town of Thunderbolt will seek to accomplish with future planning efforts and developments.

### **1. Economic Prosperity**

*Encourage development or expansion of businesses and industries suitable for the community.*

Thunderbolt prides itself on its mix of businesses: it has a bit of everything, and is not overly industrial. As Thunderbolt is a small coastal town where natural and historic preservation are priorities, there is not much room for development. Thunderbolt could pursue annexation to provide greater opportunities for increased revenue and development, but this would not be without controversy and several downsides. As it stands, the best strategy for economic development seems to be investment into the mixed use districts along River Drive and Victory Drive.

### **2. Resource Management**

*Promote efficient use of natural resources and identify and protect environmentally sensitive areas.*

Thunderbolt seeks to preserve, protect and promote its beautiful natural environment as one of its primary assets. Scenic riverfront views and natural scenery are a main draw for residents and visitors alike, and are essential to maintaining community character. Thunderbolt seeks to protect its natural assets by managing development in an environmentally-conscious way. Furthermore, Thunderbolt seeks to further develop parks and greenspace.

### **3. Local Preparedness**

*Identify and put in place prerequisites for the type of future the community seeks to achieve.*

One of Thunderbolt's biggest challenges is modernizing its infrastructure system. Since 2016, great progress has been made on water pipe replacement. Outdated utility and transportation infrastructure poses a threat to the future of the town, particularly in the context of natural disasters. Furthermore, Thunderbolt has prioritized an updating of its zoning ordinance to allow for better control of development.



#### 4. Efficient Land Use

*Maximize use of existing infrastructure by encouraging redevelopment; designing new development to minimize the amount of land consumed; and, carefully planning expansion of public infrastructure.*

Thunderbolt has established mixed use districts along Victory Drive and River Drive to prioritize development at the core of the community. Also, maintaining green space and parks is a priority for the Town.

#### 5. Sense of Place

*Protect and enhance the community's unique qualities that are important to defining the community's character.*

Maintaining a unique identity has been the core priority highlighted during the public engagement of the comprehensive plan update process. River Drive is seen by Thunderbolt residents as the “main street” of the community, and its importance should be reinforced with policy that preserves its character. Thunderbolt residents would like to pursue preservation for historic areas of the Town. Public participation has revealed a strong desire to restore community life with new events, facilities, parks, and potentially a community center. A primary threat facing Thunderbolt is population decline and the loss of lifetime residents. It is believed that a revitalized community life could help to reverse this trend.

#### 6. Regional Cooperation

*Cooperate with neighboring jurisdictions to address shared needs by actively participating in regional organizations.*

Stakeholder meetings have revealed a desire and need to enhance cooperation with neighboring institutions and universities. Savannah State University borders Thunderbolt, and provides opportunities for assisting with government services, collaboration on events and projects that can help both entities, as well as potential lifelong residents. Other universities in the Savannah area and the coastal region provide similar opportunities. Further engagement with Chatham County, the City of Savannah, and Tybee Island can provide opportunities for better services to citizens.

#### 7. Housing Options

*Promote an adequate range of safe, affordable, inclusive, and efficient housing in the community.*

Thunderbolt facilitates affordable housing by having no minimum residential lot size unless it's on wheels. The Town encourages development of a variety of housing types, costs, and densities in neighborhoods. Thunderbolt seeks to prioritize housing options for lifelong residents, and there is concern about short-term rentals maintaining property to the community standard. Maintaining a housing density consistent with Thunderbolt's small town character was the second highest ranked priority from the community survey.

## **8. Transportation Options**

*Address the transportation needs, challenges and opportunities of all community residents.*

Thunderbolt seeks to reduce traffic congestion along Bonaventure Road, Whatley Avenue, and Sunset Boulevard. Thunderbolt also seeks to ensure pedestrian and cyclist safety by discouraging non-residents from taking shortcuts through residential areas. Wear and tear of roads from oversized loads also poses a transportation issue. This can be somewhat remedied with signage that educates truck drivers on where they are not allowed to pass through. Thunderbolt seeks to develop pedestrian and bicycling infrastructure to ensure residents and visitors can make use of those transportation options comfortably and safely.

## **9. Educational Opportunities**

*Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions.*

Sol C. Johnson High School is an asset for Thunderbolt that should be fully supported. The elementary school that closed in 2018 should be utilized for community purposes. Savannah State University is adjacent to Thunderbolt and provides many opportunities for educational coordination.

## **10. Community Health**

*Ensure community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and excellent work opportunities.*

Thunderbolt seeks to provide parks and greenspace to its residents to ensure they have the opportunities to socialize and engage with their community in a way that improves social and physical health. Safety and cleanliness were priorities highlighted in the stakeholder meetings, that can be pursued with improved lighting infrastructure, transportation management, and enforcement and education of littering policies.



# LAND USE

- 4.1 Character Areas and Defining Narrative
- 4.2 Future Land Use

# CHARACTER AREAS AND DEFINING NARRATIVE 4.1

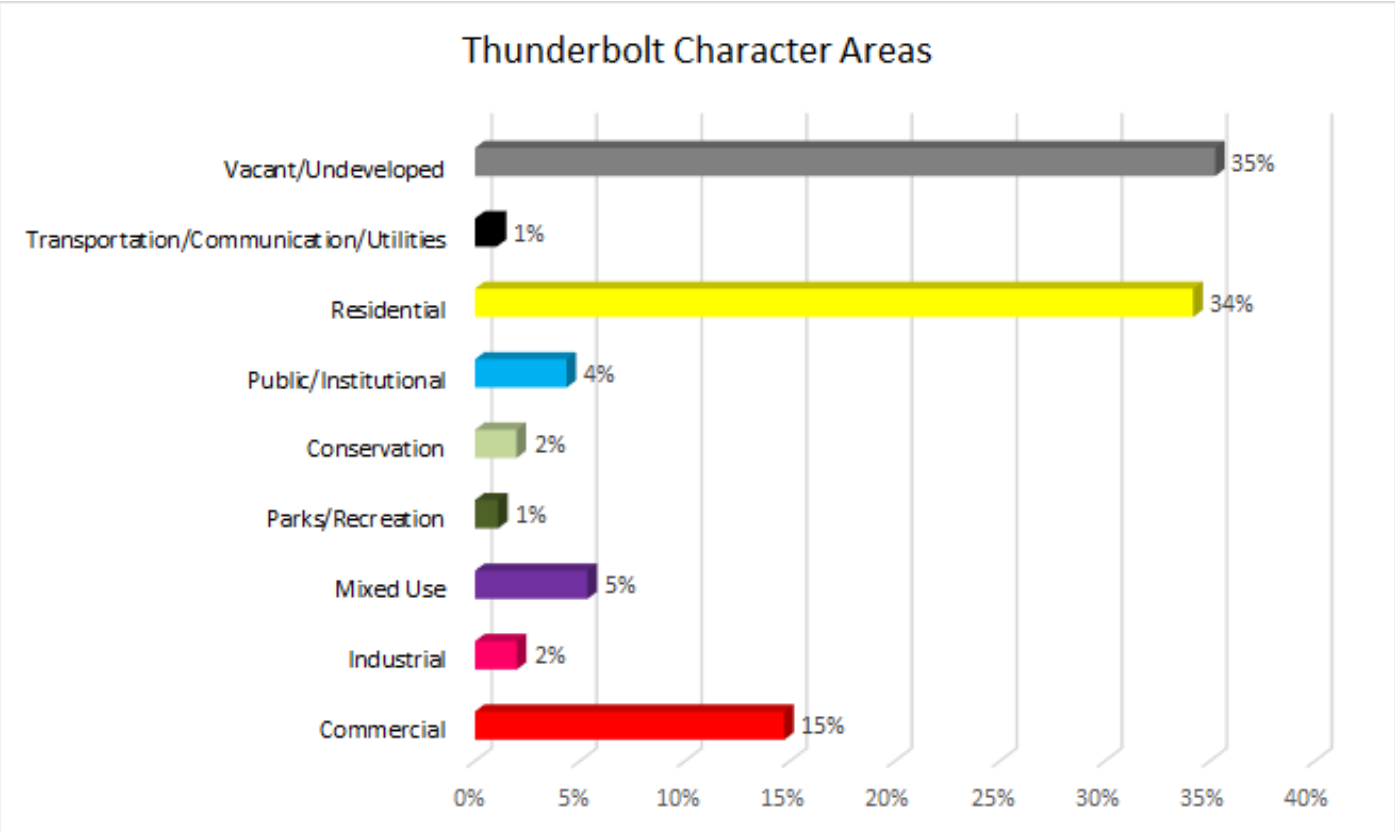
The Character Areas Map, along with the character area narratives that follow, lay out a vision, specific goals, appropriate land uses, and implementation strategies for Thunderbolt’s unique sub-areas, districts, and neighborhoods. There are eight character areas in total.

Interpretation of the Character Area Map is provided in the supporting text to be considered along with the Town’s zoning, the Future Land Use map, and other local policies when decision-makers consider land development questions or requests. The supporting text provides written description of the patterns of development that the Town will encourage in each area.

The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by the Town’s vision. Where appropriate, statements for policy and goals are also established.

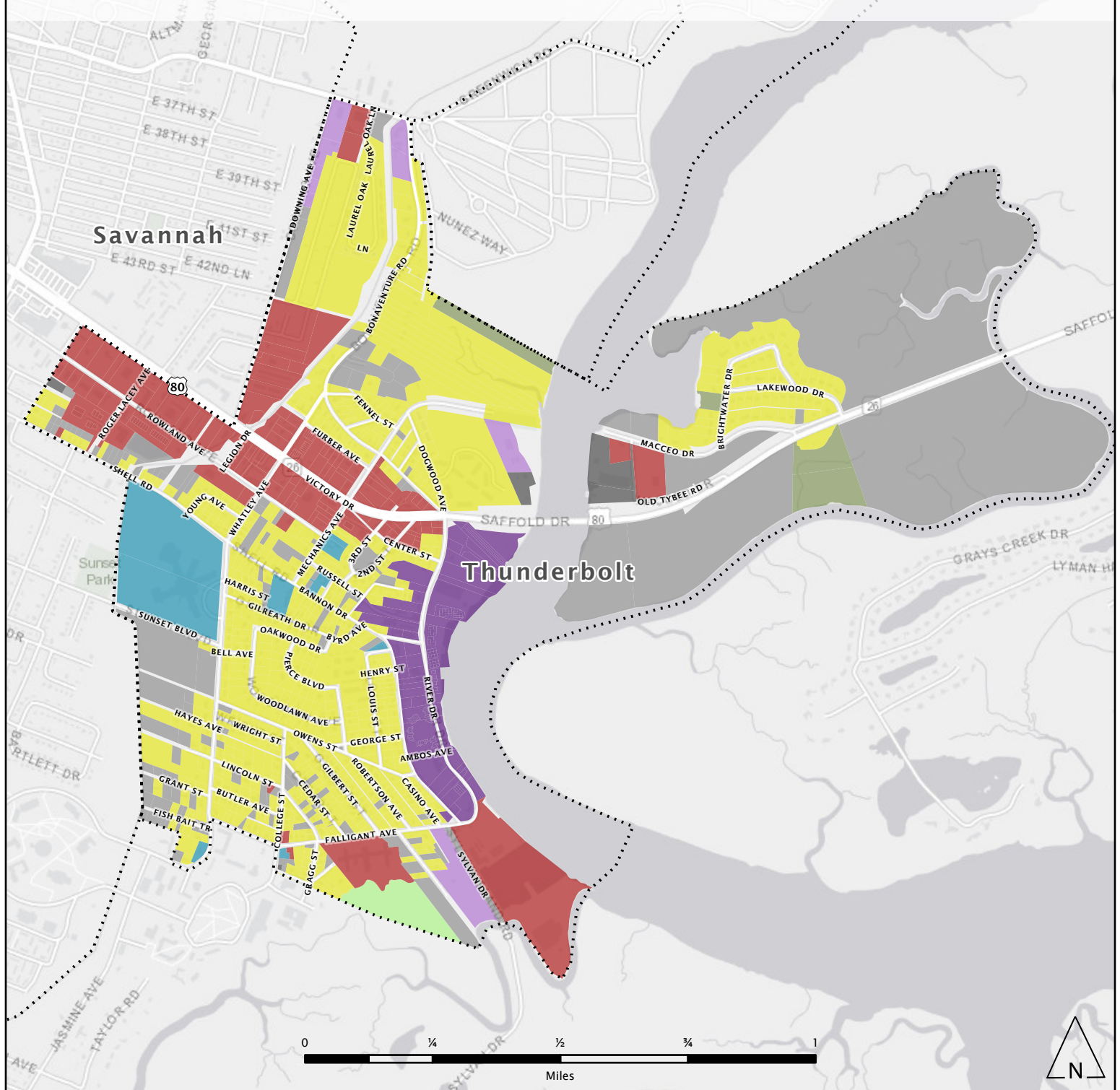
### Town of Thunderbolt Character Areas

- Mixed Use
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communications/Utilities
- Vacant/Undeveloped



# Character Areas

## Town of Thunderbolt Comp Plan



- Character Areas**
- Mixed Use
  - Commercial
  - Industrial
  - Conservation
  - Parks/Recreation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities
  - Vacant/Undeveloped

Town Boundaries

Published: 08/04/21



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## Residential

### Character Area Description

The Traditional Neighborhood Character Area in Thunderbolt is an eclectic mix ranging from a mobile home park to luxury waterfront condominiums and single-family homes, small townhome developments, apartment complexes, and large condominium developments. Styles range from modest cottages to grand two-story homes and the age of housing ranges from the 1880s to new construction. All of this creates a vibrant assortment of styles and sizes meeting the housing needs of different sized families with very different income levels. However, it is this very robust mix that gives Thunderbolt its small town village feel that Thunderbolt residents find so attractive. The Traditional Neighborhood Character Area is primarily residential; this character area makes up approximately thirty-four percent (34%) of the developed land in Thunderbolt.

### Current Zoning

- R: Residential
- R-1: One-Family Residential
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- R-M-H: Residential – Mobile Home
- M-C: March Conservation
- I-P: Institutional Professional
- W-I: Waterfront Industry

### Future Zoning Considerations:

The Future Land Use Map indicates that this area will remain residential in nature.

### Implementation Strategies

- Thunderbolt's zoning code will be updated to provide clarification and guidance
- Applicable development proposed within this area shall be subject to procedures, standards, and guidelines.
- Allowed uses reflect the community's desire to maintain a small village atmosphere.
- Design and architectural standards should be compatible with surrounding area



## COMMERCIAL

### Character Area Description

Thunderbolt's Commercial area is primarily along Victory Drive as you enter the town from Savannah. Other commercial areas exist along River Drive near Town Hall, towards the southern edge of town near Thunderbolt Marine, and on Isle of Armstrong near Savannah Bend Marina. True to the village nature of Thunderbolt, these commercial uses are interspersed throughout the town in logical and convenient locations. Commercial use represents approximately fifteen percent (15%) of the land use in Thunderbolt, a major increase from the 9% of the 2016 plan.

### Current Zoning

B: Business  
P-B: Planning District-Business R-2: Two-Family Residential  
R-3: Multi-Family Residential  
R-M-H: Residential Mobile Home  
I-P: Institutional-Professional  
W-I: Waterfront Industry

### Future Zoning Considerations

The Future Land Use Map indicates that a good portion of the Character Area will become Industrial.

### Implementation Strategies

- Thunderbolt's Zoning Code will be updated to provide clarification and guidance for uses within this Character Area.
- Thunderbolt will create a Mixed Use/Town Center district to guide commercial development in a very specific area within the town.
- Applicable development proposed within this area shall be subject to procedures, standards, and guidelines.
- Allowed uses reflect the community's desire to maintain a small village atmosphere.
- Design and architectural standards should be compatible with surrounding area standards and guidelines.
- Allowed uses reflect the community's desire to maintain a small village atmosphere.
- Design and architectural standards should be compatible with surrounding area.





## MIXED USE

### Character Area Description

The purpose of the district will be to create a vibrant mixed-use district along River Drive in the area commonly perceived as “Main Street” Thunderbolt. Creation of this district will guide growth and redevelopment of commercial uses to a focused area, creating critical mass key to commercial success and key to the creation of a village center. The Mixed Use/ Town Center will augment Thunderbolt’s stated goal of maintaining a small town village atmosphere. The Mixed Use area constitutes approximately 5% of Thunderbolt land use.

### Current Zoning

River Drive District

### Future Zoning Considerations

As Thunderbolt updates its Zoning Ordinance the community will need to evaluate development trends and future market demand to determine the best way to create a robust mixed-use town center as desired by the community. Special attention needs to be made to ensure that this new overlay district enhances the small town village feel of the community and does not detract from it.

### Implementation Strategies

- Thunderbolt’s Zoning Code will be updated to provide clarification and guidance for uses within this Character Area.
- Thunderbolt will use the Mixed Use/Town Center district to guide commercial development in a very specific area within the town.
- Applicable development proposed within this area shall be subject to procedures, standards, and guidelines.
- Allowed uses reflect the community’s desire to maintain a small village atmosphere.
- Design and architectural standards should be compatible with surrounding area standards and guidelines.
- Allowed uses reflect the community’s desire to maintain a small village atmosphere.



## INDUSTRIAL

### Character Area Description

The Town of Thunderbolt maintains a niche market in maritime related industrial activities, specifically commercial shrimping and ship fitting and repair. The Town of Thunderbolt is uniquely positioned to offer these types of industries along the Atlantic Intracoastal Waterway, well away from Port of Savannah operations, yet conveniently close to the Savannah metro area. In addition to commercial activities, recreational watersports and related activities are popular and encouraged. The Industrial Character Area forms 2% of land use in the Town.

### Current Zoning

W-I: Waterfront Industry

P-B: Planned Business

B: Business

### Future Zoning Considerations

The majority of land in this character area is zoned Waterfront Industry; that is consistent with the stated goals of the Town.

### Implementation Strategies

- Thunderbolt's Zoning Code will be updated to provide clarification and guidance for uses within this Character Area.
- Thunderbolt may choose to expand this district to guide maritime industrial development in suitable areas within the town.
- Applicable development proposed within this area shall be subject to procedures, standards, and guidelines.
- Allowed uses reflect the community's desire to maintain a small village atmosphere.
- Design and architectural standards should be compatible with surrounding area.





## TRANSPORTATION/ COMMUNICATIONS/UTILITIES

### Character Area Description

This area has the specific use of providing utility easements and the transportation network throughout the town. 1% of Thunderbolt's land use belongs to this character area.

#### Current Zoning

R-2: Two Family Residential

W-I: Waterfront Industry

#### Future Zoning Considerations

This activity will continue to occur in all land uses.



### Implementation Strategies

- Updates to the Zoning Code should specifically address how best to monitor these uses, especially when infrastructure upgrades and repairs occur.
- Sufficient right-of-way should be maintained to create sidewalks and bicycle/pedestrian paths wherever possible.
- Right-of-way acquisition should be considered to create sidewalks and bicycle/pedestrian paths.
- Preservation and conservation of marshes, wetlands, and waterways must be prioritized during any development or redevelopment of the transportation network and any communications and/or utility infrastructure.
- Special attention must be paid to areas designated as "green infrastructure" given these areas vital role in the community's resiliency from storm surge and flooding events.





## PUBLIC/INSTITUTIONAL

### Character Area Description

This designation sets aside land for public and institutional uses – churches, schools, town hall, museum, police station, fire station, and library. These uses are found in all zoning districts except industrial and provide services equitably throughout the community. 4% of Thunderbolt belongs to this character area.

### Current Zoning

R: Residential

I-P: Institutional Professional

### Future Zoning Considerations

This activity will continue to occur in appropriate land use areas.

### Implementation Strategies

- Thunderbolt’s Zoning Code will be updated to provide clarification and guidance for uses within this Character Area.
- Development of public and/or institutional uses shall be subject to procedures, standards, and guidelines.
- Allowed uses should reflect the community’s desire to maintain a small village atmosphere.
- Design and architectural standards should be compatible with surrounding area.



## PARKS/RECREATION

### Character Area Description

The availability of parks, recreational facilities, and greenspace are a quality of life issue. The public engagement process has highlighted a need to improve these amenities for residents. These areas should be found in conjunction with well-planned and promoted cultural and historic resources and with town centers.

### Current Zoning

M-C: Marsh Conservation

### Future Zoning Considerations

This activity will continue to occur in appropriate land use areas.

### Implementation Measures

- Promote conservation easements and other incentives for natural space preservation.
- Work towards establishing greenspace as the first step in the land-use planning and design process.
- Identify the key physical, natural, ecological, landscape, historical, access and recreational assets.
- Coordinate greenspace planning with planning for gray infrastructure — roads, bike trails, water, electric, telecommunication and other essential community support systems.
- Identify new and enhanced assets including opportunities for landscape and habitat enhancement, and the provision of new green spaces and green links.
- Provide guidance such as Green Growth Guidelines (G3) for developers and
- Provide a strategic framework for the implementation of a connected and multi-functional network of wildlife sites, public open spaces and green links with mapping and analysis



## CONSERVATION

### Character Area Description

The maritime natural assets are what gives Thunderbolt its appeal. This character area includes coastal marshland that cannot be developed. Preservation of these resources should be prioritized in future planning decisions.

### Current Zoning

M-C: Marsh Conservation

### Future Zoning Considerations

This activity will continue to occur in appropriate land use areas.

### Implementation Measures

- Preserve scenic vistas and natural ecological features.
- Promote conservation easements and other incentives for natural space preservation.
- Identify the key physical, natural, ecological, landscape, historical, access and recreational assets.
- Identify new and enhanced assets including opportunities for landscape and habitat enhancement, and the provision of new green spaces and green links.
- Provide guidance such as Green Growth Guidelines (G3) for developers





## VACANT/UNDEVELOPED

### Character Area Description

This Character Area refers to land within Town limits that is not currently used for any other land use.

### Current Zoning

R: Residential

R-1: One-family Residential

R-2: Two-family Residential

R-3: Multi-family Residential

B: Business

P-B: Planned Business

M-C: Marsh-Conservation

I-P: Institutional-Professional

W-I: Waterfront Industry



### Future Zoning Considerations

Most of this Character Area is located in the southwest portion of the Town, as well as the Isle of Armstrong, and the Future Land Use map indicates that these areas will mostly remain undeveloped in the future.

### Implementation Measures

- Preserve scenic vistas and natural ecological features.
- Promote conservation easements and other incentives for natural space preservation.
- Identify the key physical, natural, ecological, landscape, historical, access and recreational assets.
- Identify new and enhanced assets including opportunities for landscape and habitat enhancement, and the provision of new green spaces and green links.
- Provide guidance such as Green Growth Guidelines (G3) for developers

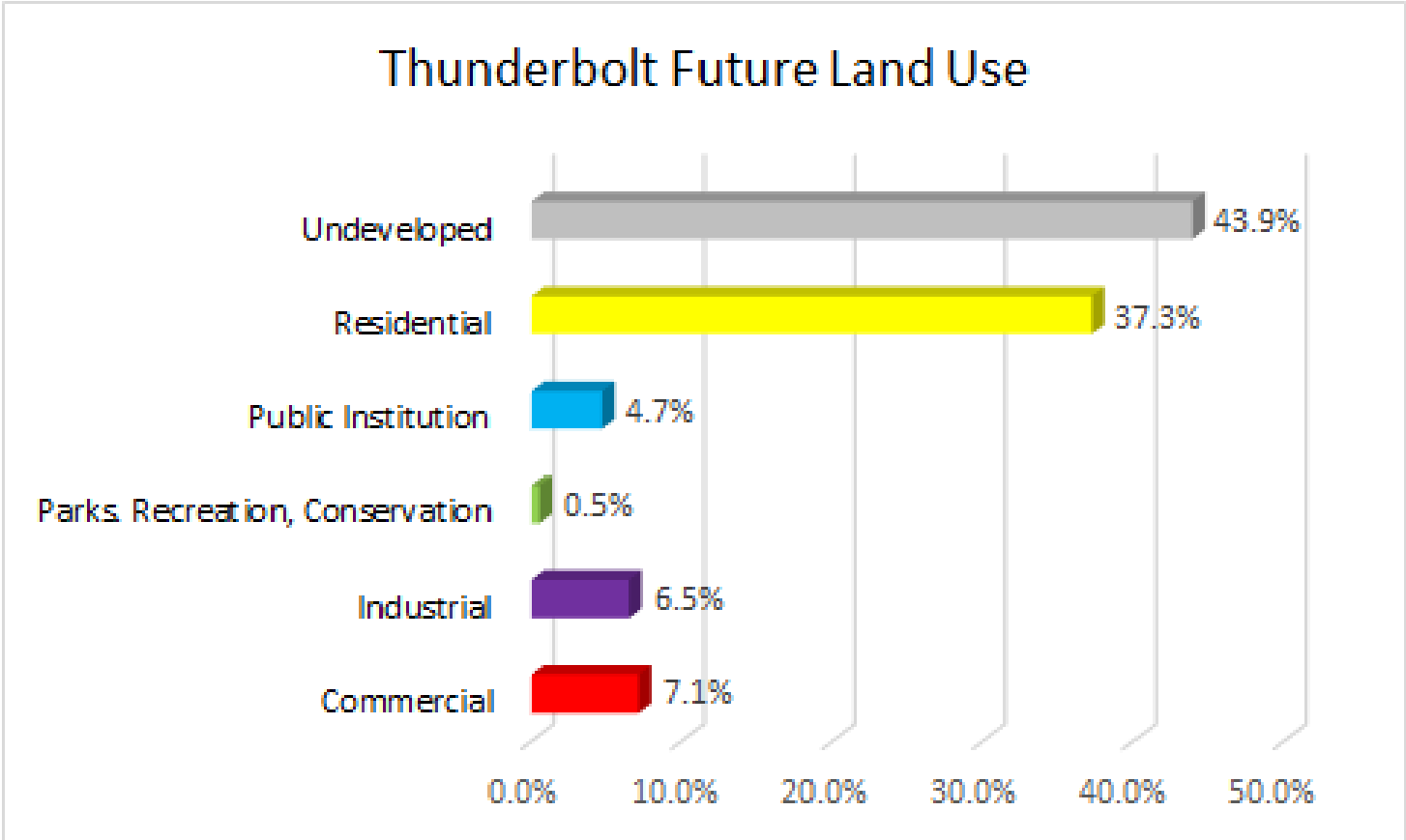
## FUTURE LAND USE 4.2

### Future Land Use Map

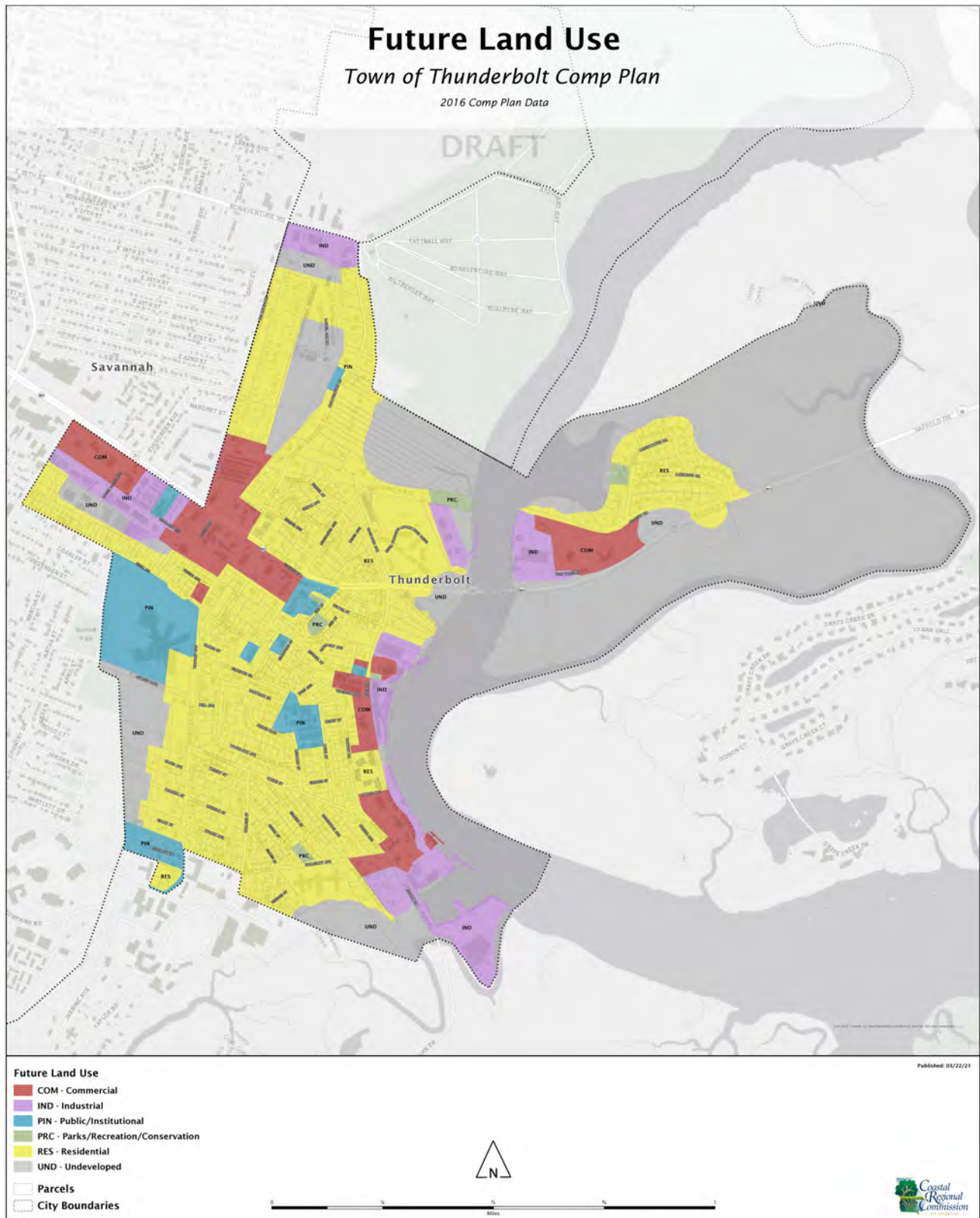
The Future Land Use Map divides the geographic area of the Town according to the primary type of development expected to take place in each location. Over 40% of Thunderbolt is considered "undeveloped," and the vast majority of the developed land is residential.

### Future Land Use Guiding Principles:

- The Town should strive for consistent development types and characteristics within similar land use areas.
- The Town should require appropriate transitions between different land use areas such that there is a "step down" or "step up" between these different uses.
- The Town should discourage the establishment of intense or heavy industrial or commercial land uses near existing residential areas.
- The Town should not allow more intense development in areas not served by public water and/or sewer and these non-sewered areas should be limited to less intensive land uses.









# HOUSING

- 5.1 Housing Types
- 5.2 Occupancy
- 5.3 Housing Costs
- 5.4 Cost-burdened Housing
- 5.5 Condition of Housing
- 5.6 Job-Housing Balance





The Housing section provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of the Town's communities, and making adequate provisions for the housing needs of all economic segments of the community. The Town must foster housing that is affordable to those at all income levels - from low-income and workforce families, to those earning higher wages.

Housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; household size, make-up and tenure (owner v. renter); and preference for styles and amenities. Perhaps the most pressing and complex challenge facing the Town is housing affordability for all economic segments of the community. The quality of any community is defined, in large part, by whether families and individuals are able to find the type and size of housing that fits their household needs at a price they can afford.

The Town's distinct communities include residential districts that are differentiated by housing density, age, size, architectural style, condition, and neighborhood commercial districts with mixed housing types. These communities, each with their own unique character, offer a variety of housing and lifestyle opportunities.

Some of the factors that local governments can influence are the supply of available residential land; the availability of public services; development regulations (density and design), and support for low and moderate income housing through funding or incentives.



**Total Housing Units: 1,236**  
**Occupied Units: 1,091**  
**Vacant Units: 145**

**56.4% of housing units are owner-occupied, 43.6% are renter-occupied**

**50.5% of housing units in Thunderbolt are single-unit detached**

## HOUSING TYPES 5.1

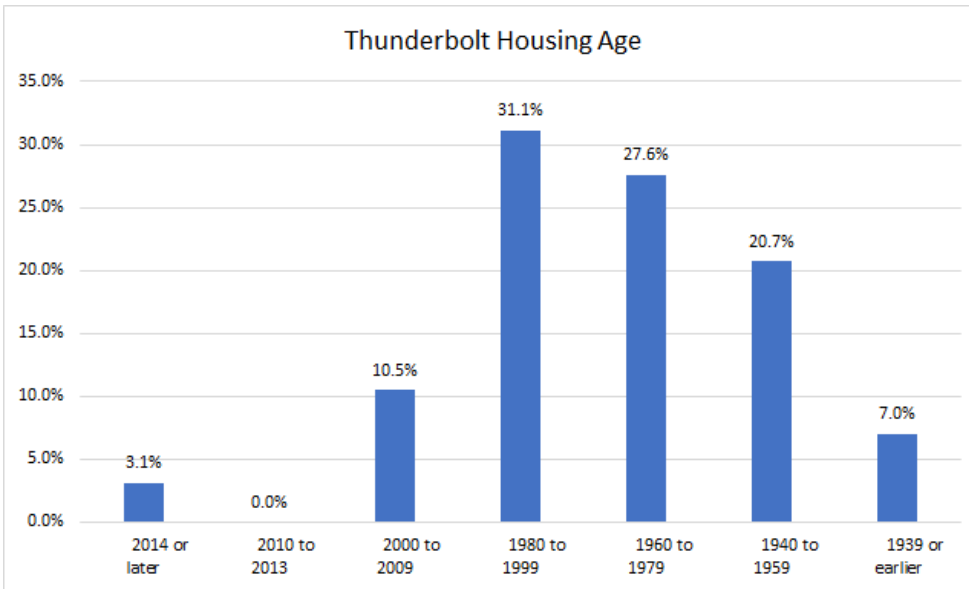
In 2019, Thunderbolt had a total of roughly 1,236 housing units, of which 1,091 (88.3%) are occupied.

The majority of the occupied housing types in Thunderbolt are detached single units, and the percentage of single family homes decreased from 2010 to 2019, from 54.2% to 52.3%. The second most common housing type is apartments with 5 to 9 units at 13.8% of total units. The housing type with the most growth from 2010 to 2019 was 10-19 unit apartments, which grew 5.3 percentage points, from 5.9% to 11.2%.

From 2010 to 2019, the total occupied housing units in Thunderbolt increased from 1,006 to 1,236.

## Age of Occupied Housing

The largest percentages (~31.1 percent) of structures built in the Town of Thunderbolt were built between 1980 and 1999. The second largest percentages (27.7 percent) of occupied housing units for Thunderbolt were built in 1960-1979. Approximately one-half of the housing units were built from 1980 or earlier.



**27.7 percent of housing units were built before 1960.**

U.S. Census Bureau

## OCCUPANCY 5.2

From 2010 to 2019, the number of occupied housing units increased by 230. The ratio of owner-occupied to renter-occupied stayed fairly constant from 2010 to 2019.

Total housing units increased by 177 units from 2010 to 2015, and by 53 from 2015 to 2019. The percent of vacant units decreased from 26.1% to 14% from 2010 to 2015, and to 11.7% by 2019.

### Occupancy Characteristics

Type	2010	2015	2019
Total Housing Units	1006	1183	1236
Occupied housing units	743	1016	1091
Owner-occupied	56.3%	56.0%	56.4%
Renter-occupied	43.7%	44.0%	43.6%
Vacant	26.1%	14.1%	11.7%



## HOUSING COSTS 5.3

Housing cost for both renters and home owners increased from 2010-2019, but the increase was generally in line with increases in home value and median household income. Per capita income doubled in this time period.

Category	2010	2015	2019	% Change 2010-2019
Median Rent	\$1,024	\$930	\$1,111	8%
Median Monthly Mortgaged Housing Costs	\$1,210	\$1,342	\$1,464	21%
Median Monthly Non-Mortgaged Housing Costs	\$373	\$484	\$528	42%
Median Home Value	\$163,000	\$166,800	\$212,000	30%
Median Household Income Comparison	\$45,327	\$50,962	\$60,819	34%
Per Capita Income Comparison	\$17,244	\$28,576	\$35,580	106%

## COST BURDENED HOUSING 5.4

Cost-burdened households are those households paying 30 percent or more of their net income on housing costs. The proportion of cost burdened households has fallen substantially in Thunderbolt over the last 10 years.

In 2010, the percentage of renters in the Town of Thunderbolt that were cost burdened was 45.7% percent. By 2019, it had fallen to 30%. There were similar substantial declines in cost burdened households for mortgaged homeowners (51.8% to 30.3%) and non-mortgaged homeowners (11.2% to 6.3%).

In 2019, the proportion of cost-burdened households in Thunderbolt was lower than the county and state proportion for renters and non-mortgaged homeowners, but higher for mortgaged homeowners.

**From 2015 to 2019, the percentage of cost-burdened renters dropped from 49% to 30%.**

**From 2010-2015, housing units with a mortgage that were cost burdened decreased from 51% to 25%.**

Category	2010			2015			2019		
	Thunderbolt	Chatham	Georgia	Thunderbolt	Chatham	Georgia	Thunderbolt	Chatham	Georgia
Renter cost burdened	45.70%	56.70%	51.40%	49.20%	54.60%	50%	30%	50.90%	49%
Mortgaged cost burdened	51.80%	39.50%	35.60%	25.20%	36%	28.10%	30.30%	24.80%	26%
Non-mortgaged cost burdened	11.20%	14.50%	13.80%	19.40%	16%	12.20%	6.30%	11.40%	11%

## CONDITION OF HOUSING 5.5

Good housing conditions are essential for people's health and affects childhood development.

Condition of housing includes those units with insufficient plumbing and kitchen facilities. In 2019, 100% of units had complete plumbing facilities, and 97.9% had complete kitchen facilities.

## JOB HOUSING BALANCE 5.6

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

The most recent data from 2018 indicates that Thunderbolt supplies 1,056 jobs and contains 1,186 housing units, giving a ratio of 0.89. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. The Town of Thunderbolt is below the target range for a balanced community.





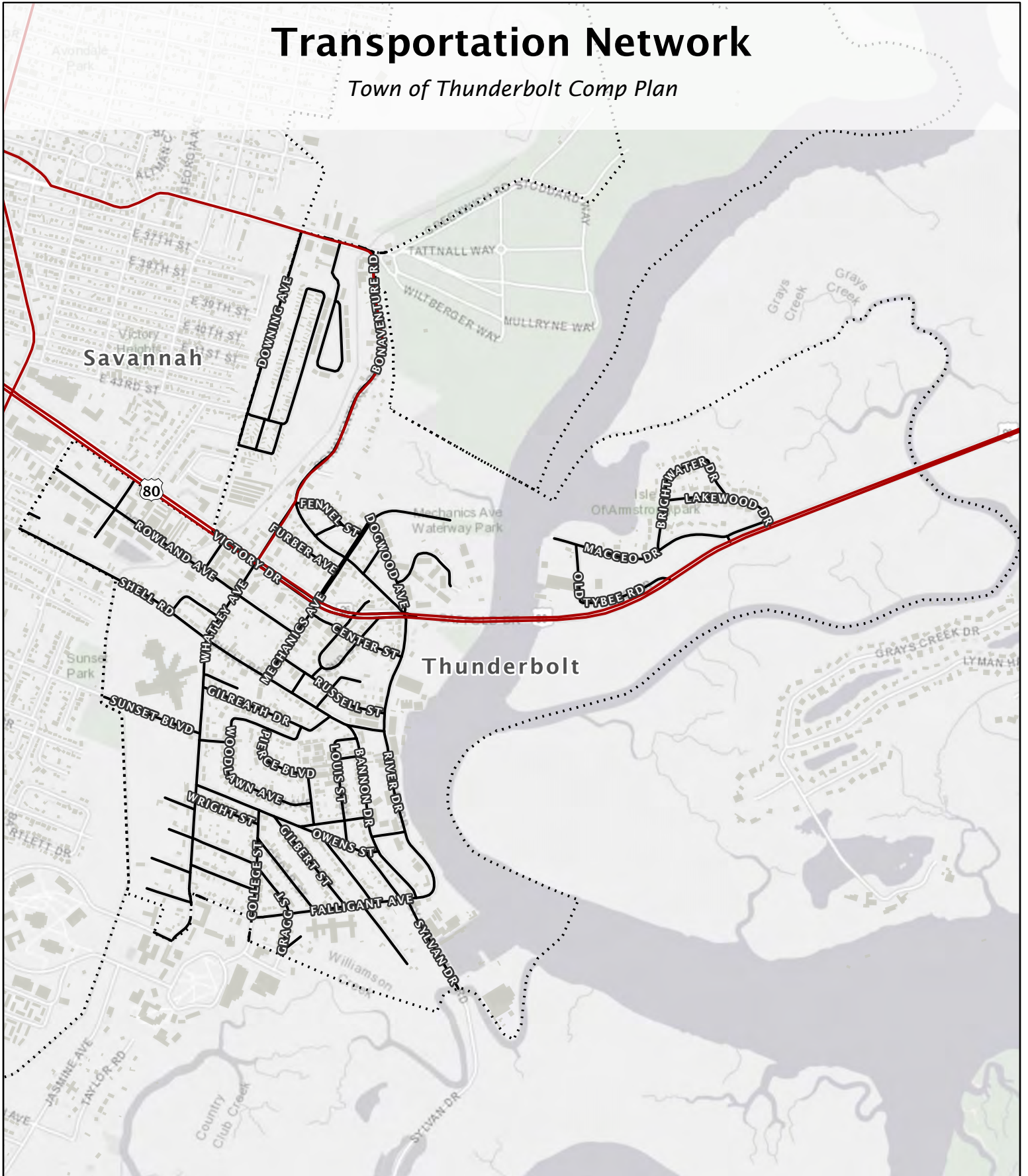
# TRANSPORTATION

- 6.1 Roads and Highways
- 6.2 Road Network Hierarchy
- 6.3 Alternative Modes of Transportation






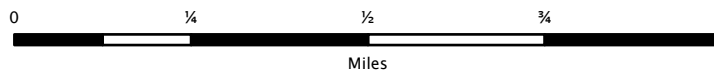
# Transportation Network

Town of Thunderbolt Comp Plan



Published: 04/07/21

-  City Boundaries
-  Highways
-  Local Roads





Transportation is an important component of the economy as economic opportunities are linked to the mobility of people, goods, and information. The relationship between the quantity and quality of transport infrastructure and the level of economic development is apparent. Highly connected networks are efficient and provide economic and social opportunities that result in positive multiplier effects such as better accessibility to markets, employment, tourism activities, and additional investment.

Transportation facilities are the artery for economic growth and proper management and maintenance of these facilities is imperative.

## **ROADS & HIGHWAYS 6.1**

The Town of Thunderbolt contains US Highway 80. The remainder of the Town transportation network consists primarily of local roads with collectors providing access to the major transportation routes in the Town.

### **Inter-County Travel**

Inter-county travel in Thunderbolt is primarily east-west in nature and relies on US Highway 80.



## ROAD NETWORK HIERARCHY 6.2

### **Freeways**

Limited access roads, freeways or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds.

### **Arterials**

Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of rural minor arterials in Thunderbolt include US Highway 80.

### **Collectors**

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. Examples of collectors in Thunderbolt include Whatley Avenue, Bonaventure Road, Downing Street, Mechanics Avenue, Dogwood Avenue, and River Drive.

### **Local Roads**

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In some areas, these roads may be unpaved.

### **Bridges**

There is one bridge in Thunderbolt along Highway 80 that connects mainland Thunderbolt to Isle of Armstrong, and provides passage to the Tybee and the other islands.

### **Signalized Intersections**

The Town of Thunderbolt contains 3 signalized intersections.

### **Signage**

The Town of Thunderbolt has invested in signage at community access points to inform people they have entered Thunderbolt and to direct them to unique resources within the Town.

### **Parking**

The Town does not contain a significant number of facilities related to parking. There are no surface parking facilities located in the Town, and on-street parking is currently the only public parking option. Currently, there is no need for additional parking facilities in the Town. Existing parking options are sufficient for residents and visitors.

# ALTERNATIVE MODES OF TRANSPORTATION 6.3

## **Pedestrian & Bicycle Paths**

Thunderbolt has pursued sidewalk improvements to improve walkability throughout the Town.

## **Public Transportation**

While Thunderbolt has 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.

Thunderbolt residents can make use of the Coastal Regional Coaches demand response rural transit system, but due to funding constraints, they can only travel to rural areas from the Town.

## **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.

## **Growth and Traffic Congestion**

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







# COASTAL VULNERABILITY AND RESILIENCE

- 7.1 Natural Hazards
- 7.2 Storm Surge and Development
- 7.3 Coastal Hazard Mitigation Policies
- 7.4 Vulnerable Populations
- 7.5 Income and Poverty Level
- 7.6 Means of Transportation
- 7.6 Housing Type



## Coastal Vulnerability and Resilience

Resilient communities minimize any disaster’s disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also have the ability to quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.

## NATURAL HAZARDS 7.1

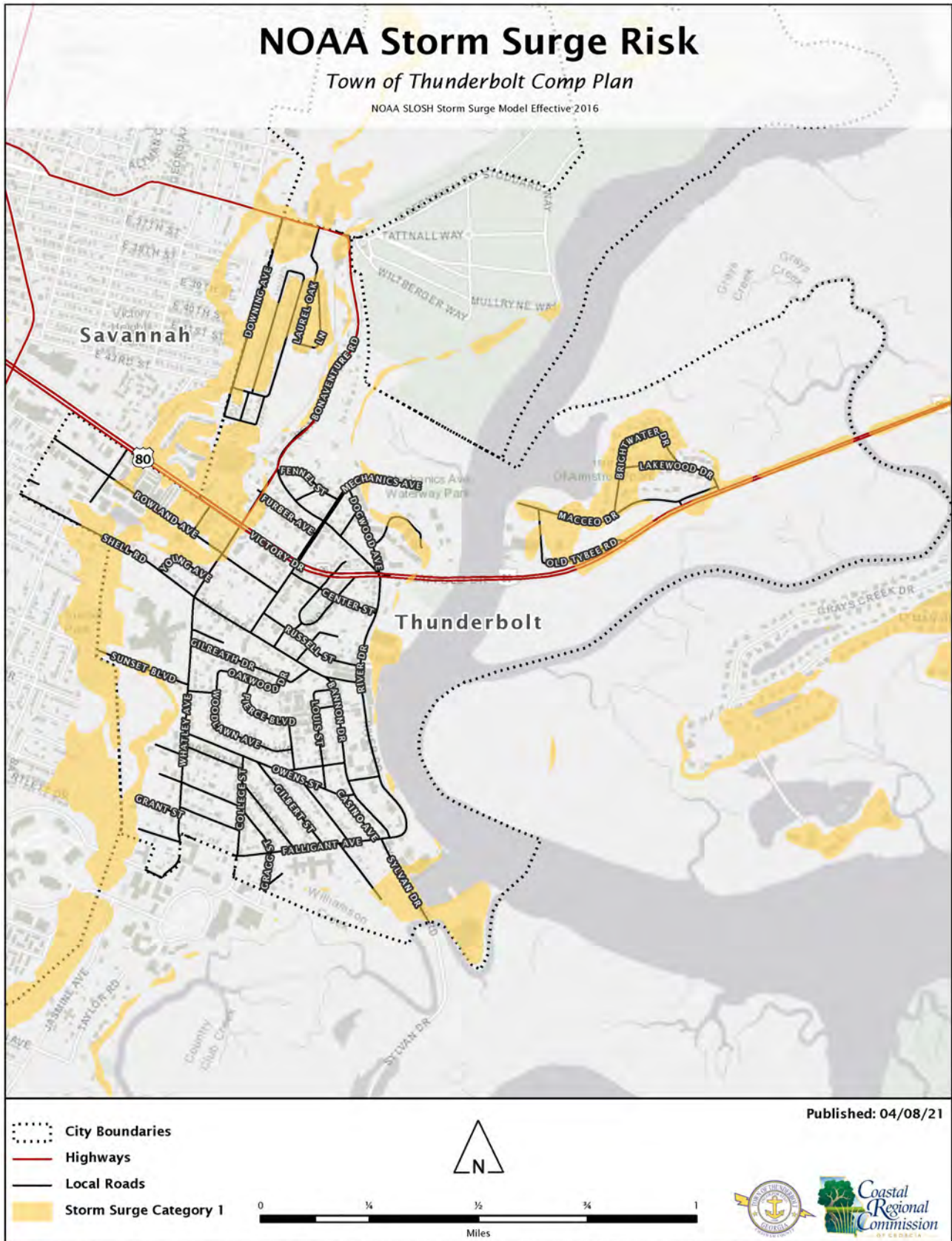
A significant portion of Thunderbolt is located along the Wilmington river, which poses flooding dangers. As a coastal community, the Town is also subject to flooding from hurricanes.

As a coastal and river community, maritime natural hazards may become exacerbated in the future due to sea level rise, so establishing proactive policy and planning to protect the community is essential.

The following Storm Surge Risk and Flood Zone maps provide context on the nature of coastal hazards facing Thunderbolt.



# STORM SURGE AND FLOOD ZONES 7.2



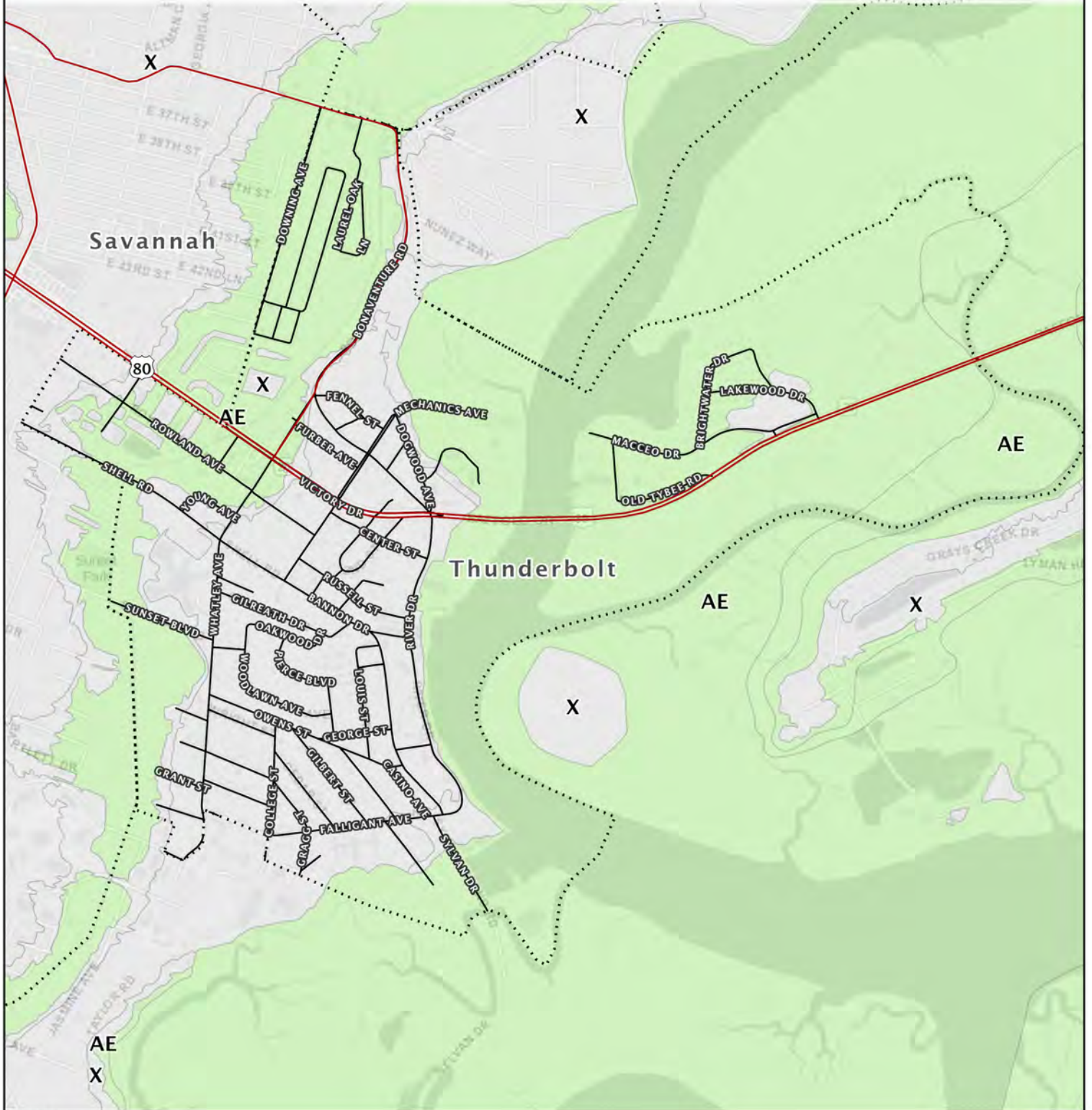
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# FEMA Flood Zone Risk

## Town of Thunderbolt Comp Plan

FEMA Flood Zones Effective 2019



..... City Boundaries

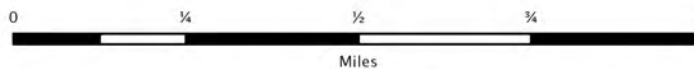
— Highways

— Local Roads

### FEMA Flood Zones

AE - 1% Annual Chance

X - Minimal Chance



Published: 07/12/21



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## **HAZARD MITIGATION POLICIES 7.3**

Thunderbolt has a Stormwater Management Ordinance and Flood Damage Prevention Ordinance, with pervious surface requirements in the Victory Drive and River Drive districts. Areas designated Coastal High Hazard areas have special requirements for development and property maintenance. The Town follows the Coastal Stormwater Supplement to the Stormwater Management Manual when addressing riparian buffers.

## **VULNERABLE POPULATIONS 7.4**

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present: unintentional weight loss of 10 pounds or more in the past year, self-reported exhaustion, weakness as measured by grip strength, slow walking speed and low physical activity. The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

3.2% of Thunderbolt's population are children under 5 years old. 20.8% are over the age of 65.

**The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation.**



## INCOME AND POVERTY LEVEL 7.5

Income can directly relate to a family's ability to have reliable transportation, which then directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family's ability to secure temporary lodging (hotels or motels) beyond publicly provided shelter, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

According to the U. S. Census Bureau, Thunderbolt's household income in 2019 was \$60,819. 1.8% of residents make below \$10,000 a year; 4.5% make less than \$15,000 a year, and 14.4% make below \$25,000 a year. Poverty levels are established by the federal government and are based upon income and family size. 14.9% of Thunderbolt residents fall below the poverty level.

## MEANS OF TRANSPORTATION 7.6

The U. S. Census reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Thunderbolt, 3.9 percent of households do not have a vehicle.

## HOUSING TYPE 7.7

Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. 6.6% percent of housing units in Thunderbolt are mobile homes.





# *ECONOMIC DEVELOPMENT*

- 8.1 Economic Base
- 8.2 Employment
- 8.3 Occupation
- 8.4 Class of Labor Force and Places of Employment
- 8.5 Workforce Development Issues
- 8.6 Businesses in Thunderbolt



## Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector.

Economic development is policy intervention with the goal of improving the economic and social well-being of its community. Economic growth is observable through productivity and the rise in the value of services produced. Increasing productivity can raise living standards because more income improves the ability to purchase goods and services, and improve housing and education.

Economic development opportunity via tourism for the Town of Thunderbolt is tied to its coastal assets through river access and its natural, historic, and cultural resources. Thunderbolt's economic development and economic growth can also be leveraged through industrial development in the top three industry types identified including:



1. Educational services, health care, and social assistance: 19.2%
2. Arts, entertainment, and recreation, accommodation, and food services, 17.4% percent
3. Retail trade: 14.2%

The projections of modest growth in in-demand industry sectors are important to the future of Thunderbolt's economy.



## ECONOMIC BASE 8.1

The table provides the percentages of Thunderbolt workforce employed in each industry type from 2000 to 2015.

Industry	2010	2015	2019
Civilian employed population 16 years and over	1,017	1352	1429
Agriculture, forestry, fishing and hunting, and mining:	0.39%	3.62%	1.12%
Construction	12.49%	10.95%	10.57%
Manufacturing	3.24%	6.95%	4.20%
Wholesale trade	1.97%	3.18%	2.87%
Retail trade	12.49%	10.36%	14.21%
Transportation and warehousing, and utilities:	4.82%	3.77%	6.37%
Information	2.65%	0.59%	1.68%
Finance and insurance, and real estate and rental and leasing:	5.41%	3.11%	7.77%
Professional, scientific, and management, and administrative and waste management services:	7.18%	6.07%	9.80%
Educational services, and health care and social assistance:	25.37%	25.30%	19.24%
Arts, entertainment, and recreation, and accommodation and food services:	8.55%	11.91%	17.42%
Other services, except public administration	7.37%	5.62%	0.98%
Public administration	8.06%	8.58%	3.78%



## EMPLOYMENT 8.2

The unemployment rate for the Town of Thunderbolt has remained around 5% over the last decade. This is lower than the Chatham County 2019 unemployment rate of 6.1%, but about the same as the Georgia unemployment rate of 4.8%.

Employment Status	2010	2015	2019
Population 16 years and over	2,501	2,202	2,272
In labor force	43.3%	64.7%	66.8%
Armed Forces	0.3%	0.2%	0.6%
Unemployment Rate	5.6%	4.7%	5%

## OCCUPATION 8.3

The U.S. Census reports five primary occupation types and the proportion of total employed in each occupation for the Town of Thunderbolt are presented below.

Occupation	Percent
Total employed	1,429
Management, business, science, and arts	42.2%
Service	13.4%
Sales and office	22.6%
Natural resources, construction, and maintenance	7.6%
Production, transportation, and material moving	14.3%



## CLASS OF LABOR FORCE AND PLACES OF EMPLOYMENT 8.4

The class of workers in the labor force includes 77.9 percent private and salary workers, 14.4 percent government workers, and 7.7 percent self-employed workers.

Class of Labor Force	Percent
Private for-profit wage and salary workers:	77.9%
Private not-for-profit wage and salary workers	4.8%
Local government workers	5.9%
State government workers	3.1%
Federal government workers	0.6%
Self-employed/unpaid family workers	7.7%

## LIVE/WORK 8.6

In 2018, only 30 people both lived and worked in Thunderbolt. This suggests that Thunderbolt residents mostly commute to work outside the Town, and the workers serving Thunderbolt come in from outside the Town. However, this is not a great concern, considering Thunderbolt's proximity to the ample job opportunities provided in Savannah. The average travel time to work for Thunderbolt residents is 20 minutes, which is 2 minutes less than the Chatham County average. The following inflow/outflow map shows those who work in Thunderbolt but live outside on the left, those who live in Thunderbolt but work elsewhere on the right, and those who live and work in Thunderbolt in the middle.



## WORKFORCE DEVELOPMENT ISSUES 8.6

Workforce development issues, which threaten quality economic development in the region include:

- High poverty rate;
- Low rates of educational attainment;
- Inferior skill levels for high-wage; and
- A poor level of occupational “soft skills.”

These factors present the risk of disinvestment and also pose difficulty in recruiting new firms to the area.



### Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs.

Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances the economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations.

Coastal Workforce is charged with ensuring that its job centers are business/customer-focused and outcome-based, with the placement of job seekers who meet businesses' hiring needs being a high priority. Because Coastal Workforce maintains effective workforce development systems, it enables many quality connections, matching employers' specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.



### Department of Community Affairs Economic Development

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.



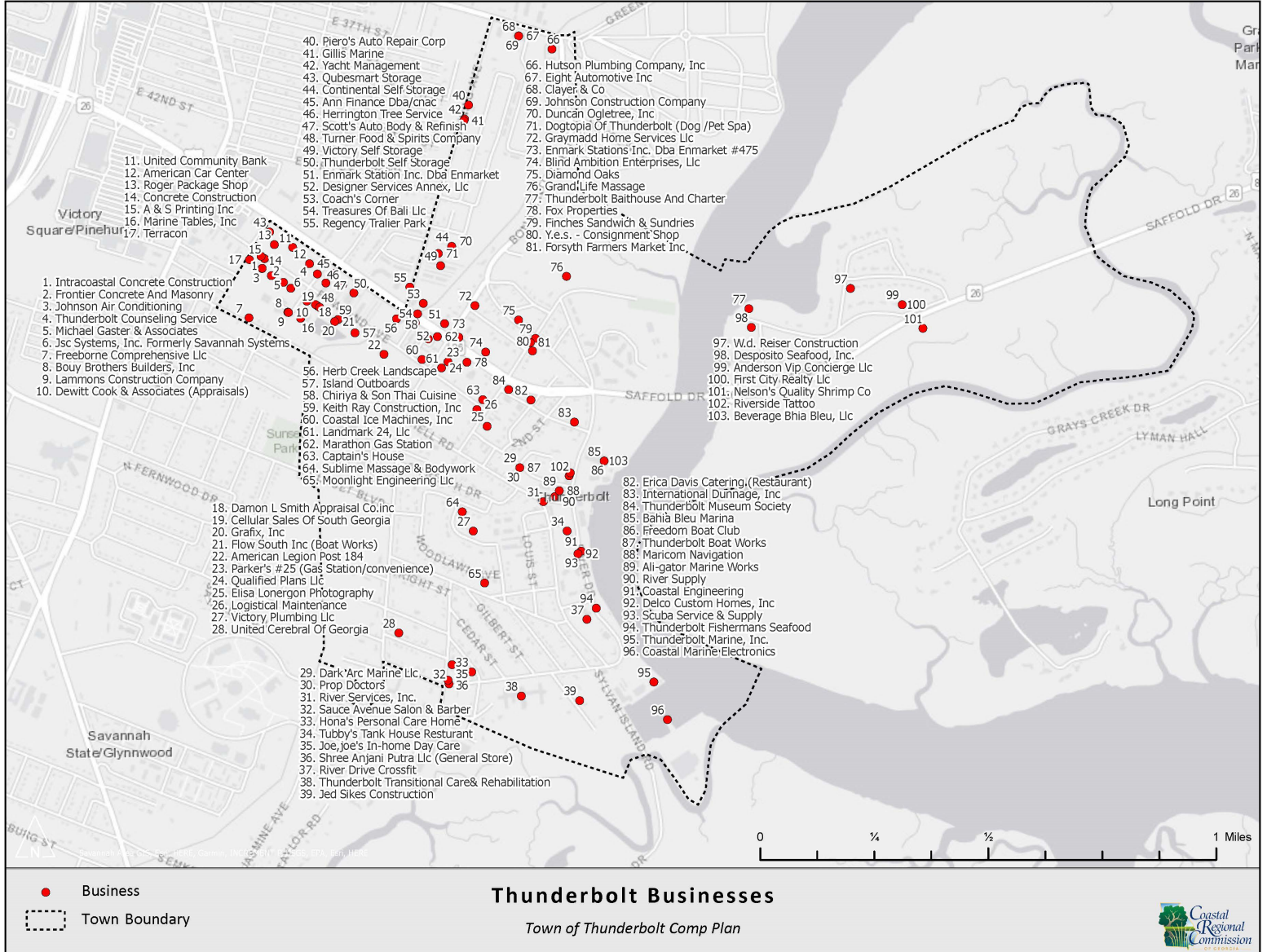
### U.S. Department of Agriculture Rural Development

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas.



# 8.7 THUNDERBOLT BUSINESSES

Thunderbolt has a total of 101 businesses located within its Town boundaries. The following is a map showing the location of each of these businesses.



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# BROADBAND

- 9.1 Broadband in Georgia
- 9.2 Broadband in Thunderbolt
- 9.3 Planning Considerations

## 9 BROADBAND

Broadband Internet service has evolved to be critically important for nearly all aspects of modern life, from business to education, healthcare, agriculture, tourism and government. The state of Georgia launched the Georgia Broadband Deployment Initiative in 2018 to identify areas of Georgia insufficiently served by broadband and to work on promotion and deployment of those broadband in those areas.

State goals indicate broadband Internet speeds should be a minimum of 25 megabits per second (mbps) download and 3 Mbps upload, which is in line with minimum standards from the Federal Communications Commission (FCC).

Communities are now required to include a broadband element within their local comprehensive plans. The purpose is “to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community.”

### 9.1 Broadband in Georgia

Roughly 90 percent of the Georgia population is considered served by the standards for Broadband. The 2020 broadband map, produced by the Georgia Department of Community Affairs, highlights a significant digital divide between rural Georgia and metropolitan regions. In total, 70% of Georgia’s unserved locations are in rural areas, and 31% of rural Georgia is unserved. As these rural areas continue to face pressures from population and job loss, a lack of quality broadband service presents yet another challenge for recruiting and retaining talented workers and businesses.

### 9.2 Broadband in Thunderbolt

Most of Thunderbolt is considered to be fully served, with the exception of the area to the east of River Drive (33% unserved) and on the area south of Highway 80 on Isle of Armstrong (50% unserved). All areas of Thunderbolt have providers that offer speeds greater than 25/3 Mbps.

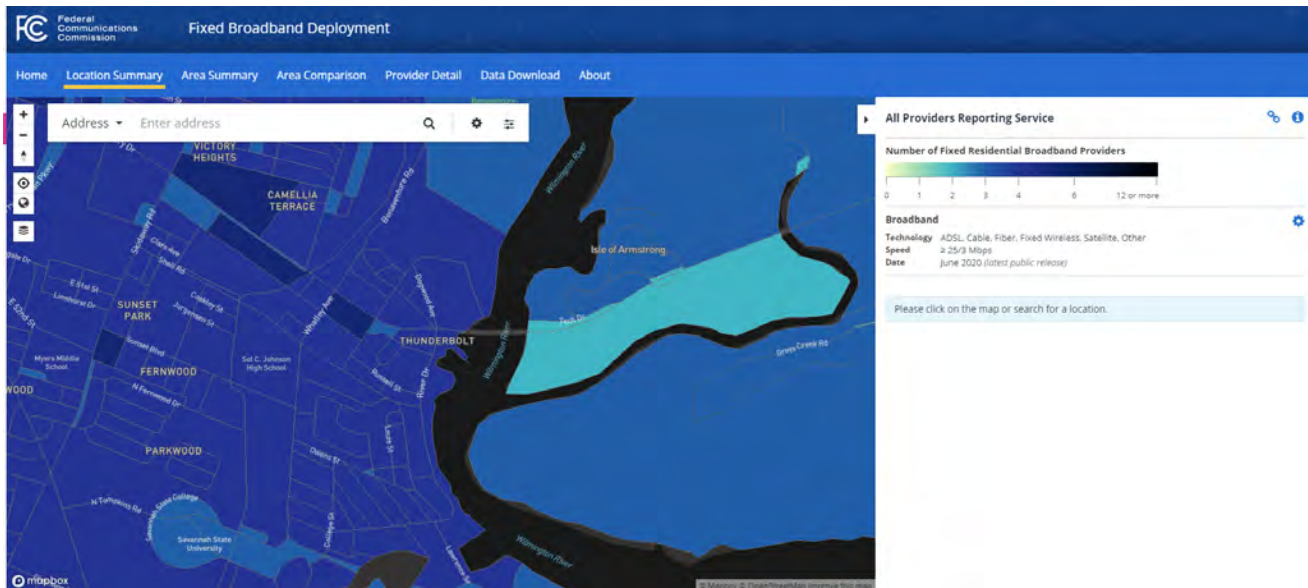
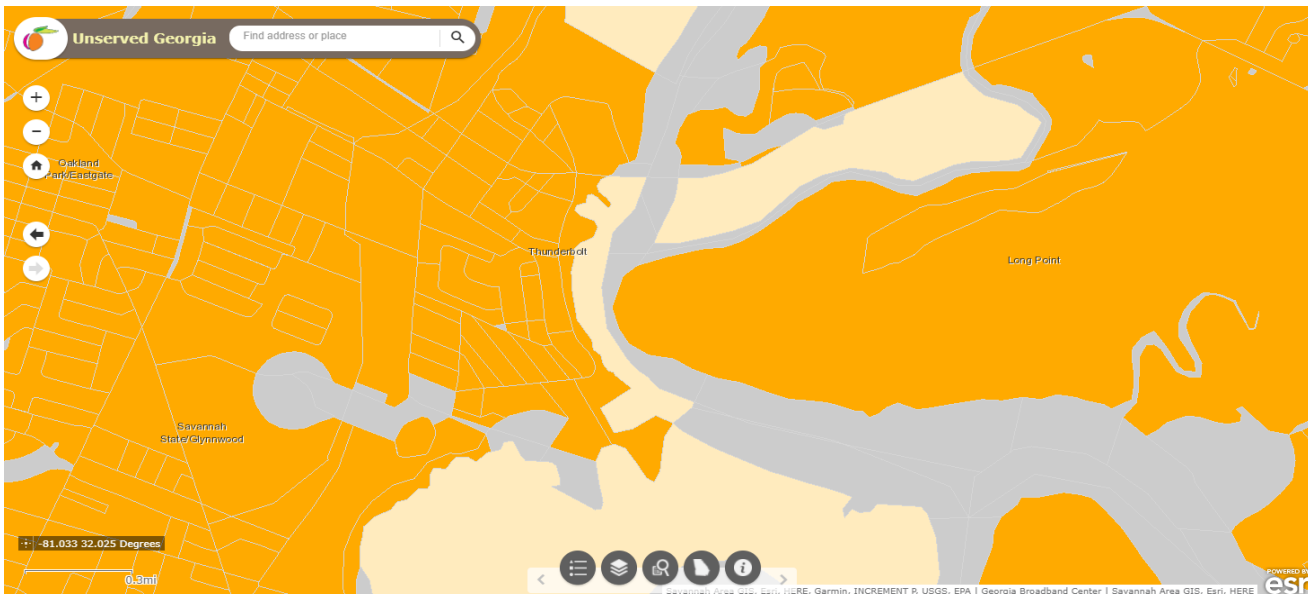
However, the definition of acceptability of broadband speed is relative. For example, the COVID-19 pandemic highlighted the importance of high-quality, stable and fast broadband when it forced a massive cultural shift toward video-based work and education. This data-heavy usage can be taxing on slower broadband networks, even if they meet the 25/3 minimum standard.

Small businesses and healthcare operations often need advanced speeds as well to function reliably or competitively.

### 9.3 Planning Considerations

Thunderbolt should continue to monitor internet speeds and service and continue to promote its broadband accessibility as an important benefit for residents, visitors, and businesses. It should monitor new grant and partnership funding opportunities from the state and federal governments to expand choice and speed for its citizens. The Town should take its broadband infrastructure into account when planning response and mitigation procedures for natural disasters to keep disruption to a minimum during hazardous events and recovery.

Additionally, the Town should proactively monitor and address new advances in broadband and internet technology, including the continued development of 5G “small cell” wireless facilities. Small cells, which are wireless antennas, will help increase telecommunication companies’ network capacities and speeds. These technologies are essential to present and future technologies, such as smart cars and smart cities. The Georgia Municipal Association has created a model ordinance and permitting process for this technology, and more information is likely to come in the near future from state and federal agencies as deployment expands.







# COMMUNITY WORK PROGRAM

- 10.1 Short Term Work Program
- 10.2 Report of Accomplishments

## IMPLEMENTATION PROGRAM

The implementation program outlines a variety of action items that need to be undertaken to address the needs and opportunities. These action items include policies, ongoing efforts, short term efforts, and long term efforts. Short term efforts are those that can be accomplished in the next five years and are included in the Short Term Work Program. Long term item efforts are those that may be accomplished beyond the 5 year immediate time frame or an opportunity may arise.

## SHORT TERM WORK PROGRAM

The Short-Term Work Program (STWP) identifies specific implementation actions the Town government or other entities intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Community Agenda. For each action the STWP outlines the following information:

- Brief description
- Time frame for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

## 10.1 Thunderbolt Community Work Program (2021-2025)

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2021	2022	2023	2024	2025			
<b>Natural, Cultural and Historic Resources</b>								
Implement and enforce NPDES Phase I MS4 permit through compliance with the Countywide TMDL Monitoring Plan.	X	X	X	X	X	Administration	\$17,500/year	General Fund
Participate in the National Flood Insurance Program by enforcing floodplain management regulations.	X	X	X	X	X	Administration	Staff time	General Fund
Participate in the Community Rating System (CRS) program offered by FEMA by ensuring development activities comply with the floodplain management regulations.	X	X	X	X	X	Administration	\$1,000/year	General Fund
Encourage natural resource protection by promoting local events and educational programs.	X	X	X	X	X	Administration	Staff time	General Fund
Support water conservation programs such as the indoor and outdoor water-saving kits.	X	X	X	X	X	Administration	\$1,000/year	General Fund
Improve participation in the current Recycling Program.	X	X	X	X	X	Administration	Staff time	Enterprise Fund
Take proactive measures to protect valued historic and natural resources through inventories.	X	X	X	X	X	Administration	\$3,000	General Fund & Grants
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.	X	X	X	X	X	Administration	Staff Time	General Fund

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2021	2022	2023	2024	2025			
<b>Economic Development</b>								
Support Chamber of Commerce to actively recruit retail commercial and appropriate industries to the Town by utilizing data from ESRI Business Online.	X	X	X	X	X	Administration	Staff Time	General Fund
Encourage commuters and tourists to support the local economy by providing way-finding signage to local service-oriented businesses.	X	X	X	X	X	Administration	Staff Time	General Fund
Support community events such as the National Night Out through local outreach and hosting updates on the Town's official website.	X	X	X	X	X	Town	Up to \$4,000/year based upon funding availability	General Fund
Complete a feasibility study for improved water access, restaurants, and entertainment to capitalize on its waterfront location.	X	X	X	X	X	Administration	Staff Time	General Fund
<b>Community Facilities</b>								
Support water tower and pump maintenance program by hosting and soliciting support on the Town's official website.	X	X	X	X	X	Public Works Department	\$20,000/year	Water & Sewer Fund
Beautify the town by planting trees, shrubs and plants.	X	X	X	X	X	Public Works Department	\$1,000/year	General Fund/ Grants
Improve sanitary sewer lines throughout Town with the use of SPLOST to fund Water and Sewer projects.	X	X	X	X	X	Public Works Department	\$750,000/year	SPLOST/Water & Sewer Fund
Explore and install disaster recovery equipment for IT purposes.	X	X	X	X	X	Administration	TBD	General Fund
Install combination operating system.	X	X	X	X	X	Administration	\$100,000	General Fund



Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2021	2022	2023	2024	2025			
<b>Community Facilities</b>								
Increase cyber-security by improving server protections and implementing an updated cyber policy.	X	X	X	X	X	Administration	\$6,000	General Fund
Initiate a Thunderbolt program that incorporates all departments into a customer service focus.	X	X	X	X	X	Administration, Police, Public Works, Fire	\$1,000	General Fund
Continue to maintain interior roads.	X	X	X	X	X	Public Works Department	\$40,000/year	SPLOST/LMIG; T-SPLOST if approved
Support the Senior Citizens' Center.	X	X	X	X	X	Administration	\$65,000	General Fund
<b>Public Safety - Police Department</b>								
Purchase new cruisers and outfitting.	X	X	X	X	X	Police Department	\$150,000	General Fund/ SPLOST
Purchase new cameras.	X	X	X	X	X	Police Department	\$10,000	General Fund/ SPLOST
Purchase new light bars.	X	X	X	X	X	Police Department	\$5,000	General Fund/ SPLOST
Purchase new radars.	X	X	X	X	X	Police Department	\$5,000	General Fund/ SPLOST
Perform public safety training for all new officers.	X	X	X	X	X	Police Department	\$1,000/year	General Fund/ SPLOST
<b>Public Safety - Fire Department</b>								
Construct new fire training classroom.	X	X	X			Fire Department	\$50,000	General Fund, SPLOST, AFG Grant

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2021	2022	2023	2024	2025			
<b>Public Safety - Fire Department</b>								
Perform public safety training for all Fire officers.	X	X	X	X	X	Fire Department	\$1,000/year	General Fund/ SPLOST
Perform replacement of personal protective equipment.	X	X	X	X	X	Fire Department	\$100,000	General Fund/ SPLOST
<b>Parks and Recreation</b>								
Continue to upgrade and maintain Town parks.	X	X	X	X	X	Public Works Department	\$100,000	General Fund
Receive an overall park plan.	X	X				Administration	\$5,000	General Fund, MPC Grant
<b>Public Works</b>								
Upgrade water lines.	X	X	X	X	X	Public Works Department	TBD	Water & Sewer Fund/ SPLOST
Maintain fire hydrants.	X	X	X	X	X	Public Works Department	\$3,000/year	Water & Sewer Fund
Install ADA compliant sidewalks.	X	X	X			Public Works Department	\$60,000	General Fund, SPLOST, T-SPLOST if approved
Purchase new vehicles.	X	X	X	X	X	Public Works Department	\$40,000	SPLOST
Create an infrastructure master plan.	X	X				Administration	\$10,000	General Fund, SPLOST
<b>Transportation</b>								
Capitalize on the Town's access to water for recreational use or commercialized boat use.	X	X	X	X	X	Administration	Staff Time	General Fund

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2021	2022	2023	2024	2025			
<b>Housing</b>								
Remove or upgrade dilapidated buildings.	X	X	X	X	X	Administration	\$30,000	General Fund
Encourage a sense of neighborhood pride in keeping property and streets clean by hosting and soliciting support on the Town's official website.	X	X	X	X	X	Administration	Staff Time	General Fund
Upgrade and enforce zoning ordinance.	X	X	X	X	X	Administration	Staff Time	General Fund
Support the Neighborhood Crime Watch community program by hosting and soliciting support on the Town's official website.	X	X	X	X	X	Police Department	Staff Time	General Fund
Eliminate incompatible land uses which negatively impact neighborhood quality of life.	X	X	X	X	X	Administration	Staff Time	General Fund
<b>Land Use</b>								
Review land use and zoning regulations.	X	X	X	X	X	Administration	Staff Time	General Fund
<b>Intergovernmental Coordination</b>								
Improve communication and coordination with the County and surrounding municipalities.	X	X	X	X	X	Administration	Staff Time	General Fund
Improve coordination with other agencies such as DNR on enforcement issues related to marine safety.	X	X	X	X	X	Administration	Staff Time	General Fund

# 10.2 Thunderbolt Report of Accomplishments (2021 - 2025)

The Report of Accomplishments is an assessment of the Town of Thunderbolt’s existing Short-Term Work Program (STWP). This requirement gives Thunderbolt the opportunity to evaluate how many of the tasks previously defined have been implemented and eliminate activities that are no longer desirable or feasible for the town to pursue. At a minimum, the Report of Accomplishments shall include the following information about activities listed in the existing STWP:

- Have been completed;
- Are currently underway (including a projected completion date);
- Have been postponed (explaining why and when it will be resumed); or
- Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Natural, Cultural and Historic Resources</b>		
Implement and enforce NPDES Phase I MS4 permit through compliance with the Countywide TMDL Monitoring Plan.	Underway	This is an annual, ongoing program.
Implement and enforce NPDES Phase I MS4 permit by mapping the drainage system outfalls that discharge into waters of the state.	Completed	Completed in 2020.
Participate in the National Flood Insurance Program by enforcing floodplain management regulations.	Underway	This is an annual, ongoing program.
Participate in the Community Rating System CRS program offered by F MA by insuring development activities comply with the floodplain management regulations.	Underway	This is an annual, ongoing program.
Participate in public awareness programs of natural resource protection by promoting local events and educational programs.	Underway	This is an annual, ongoing program.



<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Natural, Cultural and Historic Resources</b>		
Promote water conservation activities in Thunderbolt.	Underway	This is an ongoing yearly activity.
Support Thunderbolt Museum historical preservation project by providing letters of support for grants and hosting and soliciting support on the Town's official website.	Canceled	Thunderbolt Museum is not Town-affiliated, and is run by a private organization, so this is outside of the Town's jurisdiction.
Add an ADA accessible ramp and addition to the Thunderbolt Museum.	Canceled	The Town has tabled this program due to a lack of funding.
Take proactive measures to protect valued historic and natural resources through inventories.	Underway	Natural resource inventories complete, historic resource inventories need review.
Replace roof on Thunderbolt Museum.	Completed	Completed in 2019.
Renovate the front and side of the Thunderbolt Museum.	Canceled	The Town has tabled this program due to a lack of funding.
Promote the area as an ecotourism center by cooperating with the tourism industry to promote a greater emphasis on environmental protection, education, and preservation of local natural resources.	Underway	This is an ongoing activity.
Improve participation in the current Recycling Program by sharing metrics of success and explaining the benefits of recycling.	Underway	This is an ongoing activity.
Develop plans for using land contiguous to Placentia Canal for a public bicycle and pedestrian trail.	Canceled	This program has been tabled due to safety concerns raised by the police chief.

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Economic Development</b>		
Support Chamber of Commerce to actively recruit retail commercial and appropriate industries to the Town by utilizing data from ESRI Business Online.	Complete	The Town frequently coordinates with the Chamber of Commerce.
Encourage commuters and tourists to support the local economy by providing way-finding signage to local service-oriented businesses.	Underway	This is an ongoing activity.
Support community events through local outreach and hosting updates on the Town's official website.	Underway	This is an ongoing activity.
Complete a feasibility study for improved water access, restaurants, and entertainment to capitalize on its waterfront location.	Underway	This is an ongoing activity.
<b>Community Facilities</b>		
Support water tower and pump maintenance program.	Underway	This is an annual, ongoing program.
Beautify the town by planting trees, shrubs and plants.	Underway	This is an ongoing program. Great progress has been made.
Improve sanitary sewer lines throughout Town with the use of SPLOST to fund Water and Sewer projects.	Underway	This is an ongoing program.
Install combined telephone system at Town facilities.	Completed	Completed in 2019.
Replace windows at Town Hall.	Canceled	Storm shutters were installed.
Install combination operating system.	Canceled	The Town has tabled this program due to a lack of funding.
Improve ADA compliance at Town Hall.	Completed	Completed in 2016 with ramp.
Complete the update to the HVAC system at Town Hall.	Completed	Completed in 2020.

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Community Facilities</b>		
Explore and install disaster recovery equipment for IT purposes.	Completed	Completed in 2019. However, regular maintenance is an ongoing activity.
Develop Geographic Information System to include layers such as: drainage, wastewater, tax parcels and fire hydrants.	Completed	Completed in 2017.
Complete construction of new well.	Completed	Completed in 2018
Continue to maintain interior roads.	Underway	This is an ongoing activity.
<b>Public Safety - Police Department</b>		
Purchase 6 new cruisers and outfitting.	Underway	The Town continues to lease a new vehicle at least once a year.
Purchase 3 new cameras.	Completed	Completed in 2020.
Purchase 8 new light bars.	Completed	Completed in 2020.
Purchase 6 new radars.	Completed	Completed in 2020.
Purchase Intoximeter.	Canceled	No longer handled by Town of Thunderbolt, Intoximeter services are contracted out.
Public safety training for all new officers.	Underway	This is an annual, ongoing program.
Purchase computer equipment for office and Court.	Completed	Completed in 2019.

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Public Safety - Fire Department</b>		
Purchase 1 new Fire Pumper.	Completed	Completed
Construct new fire training classroom.	Underway	The Town has submitted an Assistance to Firefighters grant application.
Purchase incident command vehicle.	Completed	Completed in 2019
Purchase 30 self-contained breathing apparatuses and cylinders.	Completed	Completed in 2019
Update HVAC at Fire Department.	Completed	Completed in 2019
Install dry fire hydrants on the Isle of Armstrong.	Canceled	Lack of support from residents.
Install fire fighting suppression water system on Maceo Drive including water pump and fire hydrants.	Canceled	Lack of support from residents
Public safety training for all Fire officers.	Underway	This is an ongoing activity.
Replacement of personal protective equipment.	Underway	This is an ongoing activity.
<b>Parks and Recreation</b>		
Continue to upgrade and maintain Town parks.	Underway	This is an ongoing activity.
Upgrade the HVAC system at the Senior Center.	Completed	Completed in 2019



<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Public Works</b>		
Upgrade water lines.	Underway	This is an ongoing activity. The Town replaced water lines on Victory Drive, Bannan Avenue, and various other areas.
Maintain fire hydrants.	Underway	This is an ongoing activity. The Town replaced and installed new hydrants in various areas.
Purchase 2 portable generators.	Completed	Completed in 2017.
Install ADA compliant sidewalks.	Underway	The Town completed the ADA sidewalk project for River Drive. The second phase will include Whatley Avenue.
Purchase new vehicle.	Underway	Fleet maintenance is a perpetual activity.
Purchase trailer for backhoe	Canceled	The Town no longer needs a backhoe.
<b>Transportation</b>		
Reduce traffic congestion on commercial corridors (Highway 80) with the use of SPLOST to fund transportation projects.	Canceled	This is outside the Town's jurisdiction.
Develop bike paths to connect commercial and residential areas.	Canceled	Tabled due to funding issues.
Capitalize on the Town's access to water for recreational use or commercialized boat use.	Underway	The Town has given permits for businesses to do tours along the water.
<b>Housing</b>		
Remove or upgrade dilapidated buildings.	Underway	The Town has reduced blight in recent years and demolished old buildings.
Encourage a sense of neighborhood pride in keeping property and streets clean by community outreach.	Underway	This is an ongoing activity.
Upgrade and enforce zoning ordinance.	Underway	This is a perpetual process.

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Housing</b>		
Support neighborhood awareness through electronic means and town outreach and active community involvement.	Underway	This is an ongoing activity that is managed by the Police Department
Eliminate incompatible land uses which negatively impact neighborhood quality of life.	Underway	The Town's Zoning ordinance addresses incompatible land uses.
<b>Land Use</b>		
Review land use and zoning regulations.	Underway	This is an ongoing process.
Develop a Disaster Recovery Plan.	Completed	Adopted Chatham County disaster recovery plan in 2020.
Create a future land use plan for the Town of Thunderbolt.	Completed	Victory Drive district plan completed in 2018, River Drive district plan completed in 2017.
<b>Intergovernmental Coordination</b>		
Improve communication and coordination with the County and surrounding municipalities.	Underway	This is an ongoing activity.
Improve coordination with other agencies such as DNR on enforcement issues related to marine safety.	Underway	This is an ongoing activity.
Host a Quality Growth Resources Team to help Thunderbolt with growth and development issues.	Canceled	The Town no longer needs this service.

# APPENDIX A: PUBLIC INVOLVEMENT SUMMARY



## TOWN OF THUNDERBOLT COMPREHENSIVE PLAN SURVEY

The Town of Thunderbolt is using this survey to gather public input for its 2021 comprehensive plan update. Your participation helps Thunderbolt plan for the future and improve quality of life for all residents. Your participation in this survey is completely voluntary, and no information you provide will be used to identify you. Attach the completed survey with your bill payment, or you may complete online at the Town's website. Thank you for your participation!

1. Rank the following priorities in numerical order.
  - a. \_\_\_ Preserving small town atmosphere
  - b. \_\_\_ Supporting maritime industry
  - c. \_\_\_ Attracting business
  - d. \_\_\_ Improving infrastructure
  - e. \_\_\_ Access to water, views, and nature
  - f. \_\_\_ Addressing traffic issues
  - g. \_\_\_ Cost of living
  - h. \_\_\_ Recreational and community facilities
  - i. \_\_\_ Housing density consistent with small town character
  
2. What types of development does Thunderbolt need more of? (Select all that apply)
  - a. Mixed use
  - b. Residential: Single family homes
  - c. Residential: Multi-family units
  - d. Residential: Mobile homes
  - e. Commercial
  - f. Industrial
  - g. Tourism-based developments
  
3. What types of development does Thunderbolt need less of? (Select all that apply)
  - a. Mixed use
  - b. Residential: Single family homes
  - c. Residential: Multi-family units
  - d. Residential: Mobile homes
  - e. Commercial
  - f. Industrial
  - g. Tourism-based developments
  
4. Rate your satisfaction with the following topics (1=very unsatisfied, 5=very satisfied)
 

a. Overall satisfaction with Thunderbolt	5	4	3	2	1
b. Public safety	5	4	3	2	1
c. Traffic management	5	4	3	2	1
d. Road quality	5	4	3	2	1
e. Infrastructure quality	5	4	3	2	1



f. Bike and pedestrian infrastructure/safety	5	4	3	2	1
g. Recreational and communal facilities	5	4	3	2	1
h. Parks and greenspace	5	4	3	2	1
i. Parking	5	4	3	2	1
j. Availability of Thunderbolt officials	5	4	3	2	1
k. Water services	5	4	3	2	1
l. Zoning	5	4	3	2	1
m. Lighting	5	4	3	2	1
n. Broadband quality	5	4	3	2	1

5. What do you think is missing from Thunderbolt? (Select all that apply)

- a. Parks & open space
- b. Trails
- c. Restaurants
- d. Shopping
- e. Park Amenities (swimming pool, tennis courts, sports fields)
- f. Pedestrian connectivity
- g. Services for senior citizens
- h. Schools/Educational facilities
- i. Amenities for children and youth
- j. Entertainment activities
- k. Public transportation connections
- l. Community center
- m. Nothing

6. Rank the priority of the following housing types.

- a. \_\_\_ Affordable
- b. \_\_\_ Luxury
- c. \_\_\_ Market rate
- d. \_\_\_ Geared toward first time home buyers
- e. \_\_\_ Geared toward seniors

7. The quality of life in Thunderbolt is:

Improving / Staying the same / Declining

8. If quality of life is getting worse or better, what is causing this change?

\_\_\_\_\_

9. What is the main reason you live in Thunderbolt?

\_\_\_\_\_

\_\_\_\_\_

10. What concerns you most about the future of Thunderbolt?

\_\_\_\_\_

\_\_\_\_\_

## Thunderbolt Survey Results

Total responses: 85

Rank the following priorities

- 1) Preserving small town atmosphere
- 2) Housing density consistent with small town character
- 3) Improving infrastructure
- 4) Access to water, views, and nature
- 5) Cost of living
- 6) Recreational & community facilities
- 7) Supporting maritime industry
- 8) Addressing traffic issues
- 9) Attracting business

What types of development does Thunderbolt need more of?

- 1) Single family homes (50)
- 2) Mixed use developments (28)
- 3) Commercial (24)
- 4) Tourism-based developments (23)
- 5) Multi-family homes (10)
- 6) Industrial (3)
- 7) Mobile homes (2)

What types of development does Thunderbolt need less of?

- 1) Mobile homes (61)
- 2) Industrial (45)
- 3) Multi-family homes (37)
- 4) Tourism-based developments (17)
- 5) Commercial (14)
- 6) Mixed use (11)
- 7) Single family homes (6)

Rate your satisfaction with the following topics.

- a) Overall satisfaction 4.1
- b) Public safety 4.12
- c) Traffic management 3.8
- d) Road quality 2.89
- e) Infrastructure quality 3.01
- f) Bike/ped infrastructure and safety 3.01
- g) Recreational & community facilities 2.78
- h) Parks and greenspace 3.1

- i) Parking 3.49
- j) Availability of Thunderbolt officials 4.46
- k) Water services 3.54
- l) Zoning 3.72
- m) Lighting 3.62
- n) Broadband quality 3.63

What do you think is missing from Thunderbolt?

- 1) Restaurants (28)
- 2) Trails (27)
- 3) Parks & open space (25)
- 4) Pedestrian connectivity (25)
- 5) Park amenities (23)
- 6) Shopping (22)
- 7) Entertainment activities (22)
- 8) Amenities for youth and children (19)
- 9) Public transportation connections (14)
- 10) Community Center (13)
- 11) Services for senior citizens (11)
- 12) Schools (8)
- 13) Nothing (6)

Rank the priority of the following housing types.

- 1) Affordable
- 2) Market rate
- 3) Geared toward first time home buyers
- 4) Geared toward seniors
- 5) Luxury

The quality of life in Thunderbolt is:

Improving 44%

Staying the same 51%

Declining 11%

**Service by Publication**

Plaintiff,

vs

ONE THOUSAND SEVEN HUNDRED TWENTY DOLLARS IN UNITED STATES CURRENCY (\$1,720.00)

Defendant in rem,

RE PROPERTY OF VANESSA MIDDLETON

Purported Owner/Interest Holder

**COMPLAINT FOR FORFEITURE**

This notice is published for two successive weeks. Any interest holder has 30 days from second publication to file an Answer with the Clerk of Superior Court in compliance with O.C.G.A. 9-16-12.

CC 168046

Notice to all unknown claimants and named potential claimants who have not been personally served. On 10/27/2020 a Complaint for Forfeiture was filed; On 11/18/2020 Forfeiture was filed; On 11/18/2020 an Order was signed allowing Service by Publication upon Taylor Burch.

IN THE SUPERIOR COURT OF CHATHAM COUNTY STATE OF GEORGIA

CIVIL ACTION NO. SPCV20-00945-BA

STATE OF GEORGIA,

MEG HEAP, District Attorney, Eastern Judicial Circuit, Plaintiff,

vs

ONE THOUSAND THREE HUNDRED SIXTEEN DOLLARS IN UNITED STATES CURRENCY (\$1,316.00); ONE (1) WEIGH MAX DIGITAL SCALE; AND ONE (1) ZIPLOC VACUUM SEALER,

Defendant in rem,

**SERVICE BY PUBLICATION**

This notice is published for four successive weeks. Taylor Burch has 60 days from the date of the order to file an Answer with the Clerk of Superior Court in compliance with O.C.G.A. 9-11-4(f)(1) and 9-16-12(b)(3).

CC 168047

Notice to all unknown claimants and named potential claimants who have not been personally served. On 11/03/2020 the following civil forfeiture action was filed:

IN THE SUPERIOR COURT OF CHATHAM COUNTY STATE OF GEORGIA

CIVIL ACTION NO. SPCV20-00972-MO

STATE OF GEORGIA,

MEG HEAP, District Attorney, Eastern Judicial Circuit, Plaintiff,

vs

SIXTY ONE DOLLARS IN UNITED STATES CURRENCY (\$1,661.00) AND ONE (1) DIGITAL SCALE

**Miscellaneous Notices**

**ABANDONED MOTOR VEHICLES ADVERTISEMENT NOTICE**

(TOWING OR STORAGE COMPANY)

You are hereby notified, in accordance with OCGA40 11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

Vehicle Make: Mitsubishi  
Year: 2002; Model: Outlander  
Vehicle ID: JA4LX31FX6U001486  
Vehicle License: State: GA

Vehicle Make: Toyota  
Year: 2002; Model: Camry  
Vehicle ID: 4T1BE32K02U531572  
Vehicle License: State: GA

Vehicle Make: Volkswagen  
Year: 2002; Model: Jetta  
Vehicle ID: 3VW5K69MX2M167765  
Vehicle License: BYM2261;  
State: GA

Vehicle Make: GMC  
Year: 1999; Model: Sonoma  
Vehicle ID: 1GTCS1943X8530042  
Vehicle License: State: GA

Vehicle Make: Ford  
Year: 2002; Model: F-150  
Vehicle ID: 1FTRW07652KC34884  
Vehicle License: RRS7561;  
State: GA

Vehicle Make: GMC  
Year: 2004; Model: Yukon  
Vehicle ID: 1GKEK63U84J228205  
Vehicle License: RG19244;  
State: GA

Vehicle Make: BMW  
Year: 1986; Model: 628ci  
Vehicle ID: WBAEA710508151540  
Vehicle License: State: GA

The vehicles are currently located at: 160 Nettles Industrial Blvd, Savannah, GA. 31405

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Savannah Towing & Recovery, Inc.  
160 Nettles Industrial Blvd.  
Savannah, GA. 31405  
Telephone: 912-232-2802

The Town of Thunderbolt will hold a Public Hearing on Wednesday, December 9th, 2020 during their regular monthly council meeting located in the second floor courtroom, Thunderbolt Town Hall, 2821 River Drive, Thunderbolt, Georgia 31404. The regular monthly meeting will begin at 6:30 P.M.

Comprehensive Plan Update:  
The purpose of hearing is to brief the community on the process used to develop the Comprehensive Plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

Allura Nicole Masterson to Kit Collett Masterson. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This the 20th day of November, 2020

**SUPERIOR COURT OF CHATHAM COUNTY STATE OF GEORGIA**

Civil Action Number: SPCV20-01051-AB

In re the Name Change of Michelle Andre

**NOTICE OF PETITION TO CHANGE NAME OF ADULT**

Michelle Andre filed a Petition in the Superior Court of Chatham County, Georgia, November 13, 2020, to change her name from Michelle Andre to Michelle Petit. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This the 13th day of November, 2020

**Notice of Sale**

NOTICE is hereby given pursuant to section 10-4-213, O.C.G.A. that to satisfy indebtedness, CONTINENTAL SELF STORAGE will sell the hereinafter described personal property. This Public sale, to the highest bidder for cash, will take place on the 15th day of December, 2020, at 10 o'clock a.m. at the CONTINENTAL SELF STORAGE facility, 102 W. 49th St., Savannah, GA where said property is located.

Unit # 50 - Sherman Oliver; pictures, curio cabinet, TV cabinet, clocks, fireplace screen, TV, monitor, coffee table, vacuum cleaner, walker, shower seat, misc.

Unit # 80 - Robert Morgan: hutch, side table, dresser, entertainment center, truck tool box, 6 boxes of new laminate flooring, patio chairs & table, accessories, misc. household items.

Unit # 128 - Heather Brown: TVs, speaker s, A/C unit, sofa, fans, chairs, weed eaters, shelves, electronics, boxes, misc.

Unit # 155 - Heather Brown: ladders, wheelbarrow, microwave, rug, A/C units, chairs, outdoor furniture, yard tools, hand truck, saw, shop vac, misc.

Unit # 274 - Brittany Hegarty: cabinets, mirror, chair, hamper, bed, coat tree, pictures, books, bags, misc

**Surplus Equipment Auction**

November 27, 2020- December 11, 2020

The City of Savannah will offer for sale by auction to the highest bidder subject to terms and conditions the following equipment:

- 1. 1999 CHEVROLET CAVALIER
- 2. 2003 FORD F250 SERVICE TRUCK

20  
47  
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1G  
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JA  
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Hsld  
4027 C  
Hsld  
4124 C  
Hsld



**Miscellaneous Notices**

The Town of Thunderbolt will hold a Public Hearing July 14, 2021 during their regular meeting held at Town Hall, 2821 River Drive beginning at 6:30 PM.

**Comprehensive Plan Update:** This will be an opportunity for the community to review the current comprehensive plan draft. The purpose of this hearing is to brief the community on the contents of the comprehensive plan draft, and provide an opportunity for residents to make suggestions, additions or revisions.

**TOWN OF THUNDERBOLT SPECIAL CALLED WORKSHOP WEDNESDAY, JULY 14, 2021 5:30 PM**

Be advised that the Town of Thunderbolt's Mayor and Council will hold a Special Called Workshop July 14, 2021 beginning at 5:30 PM for the purpose of discussing Water Conservation. Council and staff ask those interested to attend. The regularly scheduled meeting will follow at 6:30 P. M.

**Name Changes**

SUPERIOR COURT OF CHATHAM COUNTY STATE OF GEORGIA

Civil Action Number: SPCV21-00642

In re the Name Change of Arlend Mae Lawson

**NOTICE OF PETITION TO CHANGE NAME OF ADULT**

Arlend Mae Lawson filed a Petition in the Superior Court of Chatham County, Georgia, June 15, 2021, to change his/his name from Arlend Mae Lawson to Arlinda Mae Lawson. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This the 15th day of June 2021.

IN THE SUPERIOR COURT OF CHATHAM COUNTY STATE OF GEORGIA

Civil Action Number: SPCV21-00564

In Re: PAMELA LEE HALL, Petitioner

**NOTICE OF PETITION TO CHANGE NAME**

Notice is hereby given that Pamela Lee Hall, filed her petition in the Superior Court of Chatham County, Georgia on the 25th day of May, 2021, praying for a change in her name from Pamela Lee Hall to Pamela Lee Nettles.

Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said petition.

This the 25th day of May, 2021.

ammie Mosley Clerk of Superior Court Chatham County, GA

**Notice of Sale**

unit appears to contain a washer and dryer.

Unit #A0363 Rhonda Williams, also known as Rhonda L. M. Williams, unit appears to contain bags, books, boxes, pictures and plastic tubs.

**NOTICE OF PUBLIC SALE**

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on July 15, 2021, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25902,

**Notice of Sale**

146 Pipemaker Circle, Pooler, GA 31322, (912) 209-6687  
Time: 09:00 AM  
Sale to be held at www.storage-treasures.com.  
047AD - Montgomery, James;  
223C - Batts, Nicholas;  
245C - Dunham, Khadijah;  
304CX - Beckworth, Robert;  
681FI - Christopher, Everett;  
723E - Lane, April

PUBLIC STORAGE # 25903, 12315 Largo Dr, Savannah, GA 31419 (912) 226-3049  
Time: 09:00 AM  
Sale to be held at www.storage-treasures.com.  
003 - Terreromelo, Thuy;  
097 - Thomas, Frank;  
110 - Pinckney, Savvy;  
131 - Scott Jr, Christopher;  
151 - Green, Gwendolyn;  
236 - Snipes, Milan;  
276 - Williams, Zenobia  
PUBLIC STORAGE # 26540, 1669 Chatham Pkwy, Savannah, GA 31405, (912) 303-5959  
Time: 09:00 AM  
Sale to be held at www.storage-treasures.com.

**THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH (THE "CITY") ARE ATTEMPTING TO COLLECT A DEBT**

The below listed properties have a history of violations which required the City to address. These violations include Sections 302.4 and 304.1.1 of the International Property Maintenance Code, as incorporated by Sec. 8-1001 of the City of Savannah Code of Ordinances, as amended.

The amounts due for violations of said ordinance(s) are listed below. Please also be advised these Outstanding Balance(s) constitute a lien against the properties listed below pursuant to the City of Savannah Code of Ordinances. If we do not settle these accounts within thirty (30) days following the date of this publication, the City will file a Notice of Lien against the properties listed below.

Any parties having ownership, control, or interest in the below listed properties should contact the Code Compliance Department at 912-651-6770 to make arrangements for payment of these outstanding balance(s).

**PROPERTY OWNER**  
Robinson Elaine A & Roger E, 1916 Tubman St, Savannah, GA 31405  
ADDRESS: 711 Tuten Ave; PIN: 20022 02015 7 BLK A, BRANTLEY WD  
AMOUNT DUE: \$1306.18

**PROPERTY OWNER**  
Hunter Bernadette, 716 Tuten Street, Savannah, GA 31415  
ADDRESS: 716 Tuten Ave  
PIN: 20021 01014 LOT 13 BLK B BRANTLEY WD  
AMOUNT DUE: \$1701.83

**PROPERTY OWNER**  
O Davis Properties LLC, PO Box 24221, Savannah, GA 31403  
ADDRESS: 1206 McCarthy Ave  
PIN: 20050 27003 158 GAMBLE WD SPRINGFIELD TERR  
AMOUNT DUE: \$1030.00

**PROPERTY OWNER**  
Neptune South Properties LLC, 5 Pierpoint Cir, Savannah, GA 31404  
ADDRESS: 1331 Wheaton St  
PIN: 20041 10005 LOT 32 AND EAST 10 FEET OF LOT 30 BLOCK 8 HULL WARD  
AMOUNT DUE: \$390.00

**PROPERTY OWNER**  
Beale Connie, 601 W 60th St, Savannah, GA 31405,  
ADDRESS: 509 W 40th St; PIN: 20073 27008  
EAST 25 FEET OF THE WEST 45 FEET OF LOT 34 DALE  
AMOUNT DUE: \$890.00

**PROPERTY OWNER**  
Williams Ophelia C/O Larcenia Stephens  
652 E Henry St, Savannah, GA 31401  
ADDRESS: 2105 Bolling St  
PIN: 20058 11012 LOT 154 BLOCK 2 MEYER WARD EAST SAVANNAH  
AMOUNT DUE: \$3516.97

**PROPERTY OWNER**  
Bellsouth Telecommunications, ATTN: James Diferdinando  
1010 Pine St, Saint Louis, MO 63101  
ADDRESS: 0 W Gwinnett St; PIN: 20039 09001  
AMOUNT DUE: \$614.67

**PROPERTY OWNER**  
Peoples William K & Imogene W  
1 Turnstone Ln, Savannah, GA 31411  
ADDRESS: 105 W 54th St  
PIN: 20088 25011 WEST 38 FEET OF LOT 154



**Town of Thunderbolt Comprehensive Plan Update**

**Stakeholders Meeting – Monday, February 22, 2021 6:00 P.M.**

CATEGORY	NAME	EMAIL
STAFF		
	ANDREW BATEMAN - <i>dial in</i>	<a href="mailto:abateman@thunderboltga.org">abateman@thunderboltga.org</a>
	✓ OSCAR CROSBY	<a href="mailto:ocrosby@thunderboltga.org">ocrosby@thunderboltga.org</a>
	SEAN CLAYTON - <i>no</i>	<a href="mailto:sclayton@thunderboltga.org">sclayton@thunderboltga.org</a>
	✓ DEATRE DENION	<a href="mailto:ddenion@thunderboltga.org">ddenion@thunderboltga.org</a>
	✓ MOLLY SIMS	<a href="mailto:msims@thunderboltga.org">msims@thunderboltga.org</a>
	BOB FISHER	<a href="mailto:rdf-pe@comcast.net">rdf-pe@comcast.net</a>
	✓ KATINA SPAULDING	<a href="mailto:kspaulding@thunderboltga.org">kspaulding@thunderboltga.org</a>
COUNCIL		
	ED DROHAN <i>(Brooks) ✓</i>	<a href="mailto:edrohan@thunderboltga.org">edrohan@thunderboltga.org</a>
	✓ BETH GOETTE	<a href="mailto:bgoette@thunderboltga.org">bgoette@thunderboltga.org</a>
	✓ LARRY WARD	<a href="mailto:lward@thunderboltga.org">lward@thunderboltga.org</a>
RESIDENT		
	BOBBY HARDMAN - <i>no</i>	<b>**Does not have email**</b>
	JEANETTE GRAYSON - <i>no</i>	<a href="mailto:jhgjogger@comcast.net">jhgjogger@comcast.net</a>
	✓ LINDA BUTTERTSWORTH	<a href="mailto:towtowto@aol.com">towtowto@aol.com</a>
	✓ JIM KEARNS	<a href="mailto:jimk2003@msn.com">jimk2003@msn.com</a>
	✓ LAURIE DEVEGTER	<a href="mailto:savannahlaurie@gmail.com">savannahlaurie@gmail.com</a>
	✓ NICK PATRICK	<a href="mailto:nathanielpatrick@yahoo.com">nathanielpatrick@yahoo.com</a>
	LINDA RAHN - <i>no</i>	<a href="mailto:lindamrahn@gmail.com">lindamrahn@gmail.com</a>
	JOHN MATTINGLY** - <i>no</i>	<a href="mailto:thunderbolt96@msn.com">thunderbolt96@msn.com</a>
BUSINESS		
	✓ THUNDERBOLT GUNS-DICK BERMAN	<a href="mailto:thunderboltguns2@gmail.com">thunderboltguns2@gmail.com</a>
	✓ THUNDERBOLT MARINE-ERNIE D'ALTO	<a href="mailto:edalto@thunderboltmarine.us">edalto@thunderboltmarine.us</a>
	✓ TUBBY'S-ANSLEY WILLIAMS	<a href="mailto:ansley@liveoakrestaurants.com">ansley@liveoakrestaurants.com</a>
	✓ FINCHES-FRANKIE KERBY	<a href="mailto:rookieproperty@gmail.com">rookieproperty@gmail.com</a>

- *Patty Routree*
- *Geneva Golden*
- *Stella Lawrie*



**Town of Thunderbolt Comprehensive Plan Update**  
**Stakeholders Meeting – Monday, March 15th, 2021 6:00 P.M.**

CATERGORY	NAME	EMAIL
STAFF		
	<del>ANDREW BATEMAN</del>	<del>abateman@thunderboltga.org</del>
	OSCAR CROSBY	ocrosby@thunderboltga.org
	<del>SEAN CLAYTON</del>	<del>sclayton@thunderboltga.org</del>
	✓ DEATRE DENION	ddenion@thunderboltga.org
	✓ MOLLY SIMS	msims@thunderboltga.org
	<del>BOB FISHCER</del>	<del>rdf-pe@comcast.net</del>
	<del>KATINA SPAULDING</del>	<del>kspaulding@thunderboltga.org</del>
COUNCIL		<i>bbaubane</i>
	<del>ED DROMAN</del> <i>Brooks</i>	<del>edroman@thunderboltga.org</del>
	✓ BETH GOETTE	bgoette@thunderboltga.org
	✓ LARRY WARD	lward@thunderboltga.org
RESIDENT		
	✓ BOBBY HARDMAN	**Does not have email**
	<del>JEANETTE GRAYSON</del>	<del>jhgjogger@comcast.net</del>
	LINDA BUTTERSWORTH	towtowto@aol.com
	✓ JIM KEARNS	jimk2003@msn.com
	* LAURIE DEVEGTER	savannahlaurie@gmail.com
	✓ NICK PATRICK	nathanielpatrick@yahoo.com
	<del>LINDA RAHN</del>	<del>lindamrahn@gmail.com</del>
	JOHN MATTINGLY**	thunderbolt96@msn.com
BUSINESS		
	THUNDERBOLT GUNS-DICK BERMAN	thunderboltguns2@gmail.com
	THUNDERBOLT MARINE-ERNIE D'ALTO	edalto@thunderboltmarine.us
	TUBBY'S-ANSLEY WILLIAMS	ansley@liveoakrestaurants.com
	✓ FINCHES-FRANKIE KERBY	rookieproperty@gmail.com

*Patty Rountree  
 Stella Lawin  
 Geneva Golden*



# Camp Plan Meeting - 4/6/2021

Larry Ward - Council member

Brooks Barbaree Council member

John D. Goette Resident over 60 yrs

EMILE & CYNTHIA JOOTSMAN - Residents in River Dr

Anda R. Battersworth Resident over 50 yrs

Patty Rankin - Resident over 50 yrs

Ellie Larden

Mayor Beth Goette

Ernie D'Alto - Manager TMI

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Emile @ My-BandMoon.com