

Project is located in the Victory Drive District

OTHER INFORMATION REQUIRED

Refer to Article XV, Zoning Ordinance

Attach, hereto, a scaled or dimensioned map, plat, or sketch of tract, of property in question and all other adjoining lots or properties under the same ownership. Said map, plat, or sketch shall indicate the approximate location of all the properties in question with respect to the nearby public roads in common use.

Date Received: _____ Zoning Administrator: _____

Name and Address of Contractor(s) _____

The following is a list of the names and addresses of all adjacent property owners within approximately a two-hundred (200) foot radius of the property:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(Please list additional names on a separate sheet)

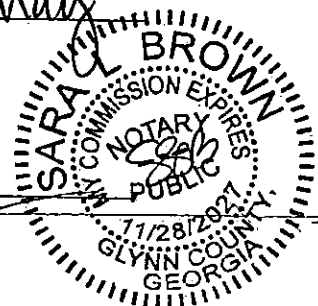
I hereby certify that the above stated facts are True to the best of my knowledge and belief And that I am the owner or authorized agent for the owner of the subject property.

Owner or Authorized Agent's Signature

Sworn to and subscribed before me on this 13 day of May

2011

Notary Public



Fee received and paid: _____

STATUS

Notice of hearing sent: _____ Date _____

Sign Posted: _____ Date _____ Address _____

Published Advertisement: _____ Date _____

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

APPLICATION TYPE: VDD Site Plan Approval - New Construction

PLANNING AND ZONING COMMISSION DATE: 4-18-2026

COUNCIL: 5-13-2025

NOTICE TO PAPER: 02-20-2026; 03-02-2026

PUBLISH DATE(s): 2-27-2026, 3-13-2026

Request: Request to consider new construction in the Victory Drive District (VDD) located in the area of Downing Street, Thunderbolt, GA

Owners/Applicants: Victory Drive Self Storage

Location: 2389 Downing Street

Parcel ID#: 30002 02024, 30002 02025

Approximate Lot Size(s): 3.21 ac

Zoning Designation: Victory Drive Mixed Use District [VDD]

SUMMARY:

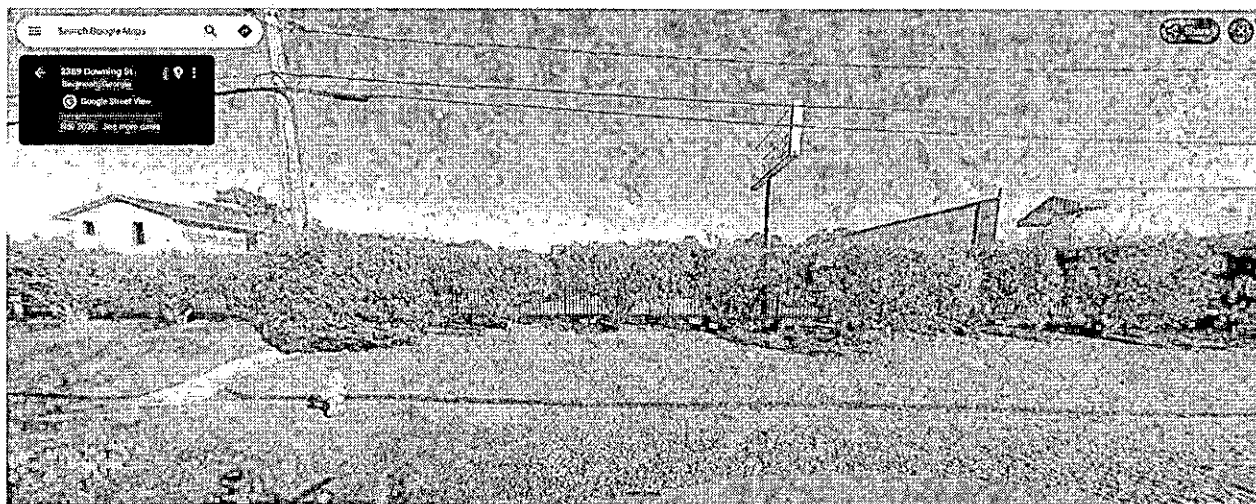
Summary of Review finds that the site plan requests Variance 1 – 3 Stories under 36 feet and Variance 2 – Building Width Maximum over 60 feet.

FINDINGS:

1. Overlay District—At the time a new use or structure is placed on any property within the Victory Drive District, the property owner shall bring the site and building into compliance with the standards set forth for the Victory Drive District.
2. It is the intent of the Thunderbolt Zoning Ordinance [the Code] to require all properties and structures within the Victory Drive District to comply with the Victory Drive District standards over time so that the district will at some point have a design and appearance consistent with the intent of the general principles set forth in the ordinance.
3. Upon review, this request is a replacing an existing storage facility comprising of three lots or less and not involving any new streets or change in existing street network.
4. Planning Commission review and Council/BZA approval is required because this request involves required site plan approval in the Victory Drive Mixed Use district.[VDD].
5. It is the duty of the Planning and Zoning Commission to inspect site plans and to suggest changes which should be made in the proposed design of the plan as per Code Sec. 15-801 and forward to Town Council with the recommendations.

6. As applicable, consistency to the Victory Drive District [VDD] is necessary for Site Plan development. Upon staff review the proposed structure is set to 32 feet, which is sufficient to accommodate the maximum height of the VDD district (36 feet).
7. As applicable, the application requests three (3) stories; of which the VDD district is limited to two (2) stories, 36 feet maximum according to the [CODE].
8. As applicable, the proposed structure is roughly 54,000 square feet with a width and depth of 130-140 feet square replacing 3 existing single-story structures.
9. As applicable, the maximum building width allowed in the VDD district is 60 feet.
10. The proposed site plan utilizes inter-parcel access around the existing structures of the facility, of which 24 feet minimum is required.
11. The proposed site plan meets the requirements for Lot Coverage staying at 60% of which 70% per the [CODE] is the maximum density.
12. Of similar land use, other existing storage facilities exist within a half mile radius, 2 of which contain 3 stories in the Town of Thunderbolt, all built prior to 2018.
13. The proposed site plan does not currently indicate where sidewalks are to be shown on Downing Street as there is no change requested to the boundary of the storage property or any changes to the existing landscaping.
14. A Place for All – Victory Drive should comfortably accommodate people of all ages, abilities, and mobility choices. The public realm and the adjacent development shall provide a comfortable and inviting environment through appropriate design, scale, infrastructure, and landscape.

Existing Property



SITE PLAN APPROVAL IN VICTORY DRIVE DISTRICT

Site plan approval: All land development activities regardless of the zoning district, must present a site plan of such development to the zoning administrator for review prior to the issuance of any land development permits. The site plan must also be reviewed by the planning and zoning

commission and forwarded to the mayor and council for approval once all comments are addressed.

This request aims to review and determine whether the style and design of a project is compatible with the established architectural designs and concepts for the Victory Drive District [VDD].

According to the Thunderbolt Zoning Code [the CODE] buildings along Victory Drive should be timeless and reflective of coastal architectural styles appropriate for the Thunderbolt area and recognize the "Main Street" prominence of Victory Drive.

Adjacent use and street setback lines and buffers must be identified in order to establish the extent of site features such as parking spaces and stormwater retention areas. These are not "build to" lines but simply define the area in which structures and other development are allowed and separate development from adjacent streets and adjacent development. Separation serves to ensure protection from street traffic as well as provide adequate air circulation and light between structures.

Architectural Standards: Applicant Proposal will provide Material Sample.

The proposed structure is a three-story storage building constructed with metal cladding on the sides and rear, with a front-facing stucco façade in a tan color. The stucco frontage provides a basic finished appearance toward the street, while the remaining elevations are utilitarian in design, using metal siding for durability and function. All colors must meet the coastal character as provided in town samples for the Victory Drive Mixed Use District [VDD].

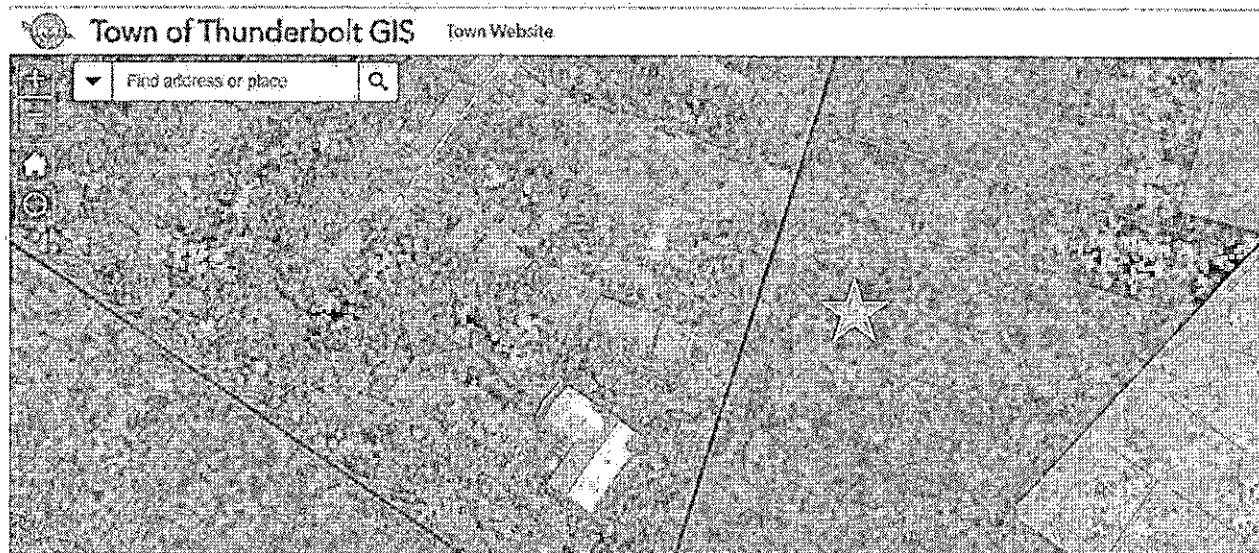
PLANNING AND ZONING DEPARTMENT RECOMMENDATION

PLANNING AND ZONING COMMISSION RECOMMENDATION:

EXHIBITS:

Map Vicinity

Application Request



Lot Coverage & Building Width:

