



**BUILDING APPLICATION CHECKLIST**  
**FOR**  
**RESIDENTIAL AND COMMERCIAL BUILDING PERMIT**

This checklist must be completed and attached to the building permit application.

Each of the following are required for a building permit:

• **Forms and Documents**

- Complete signed application form
- One (1) copy of the most recently recorded plat with the courthouse stamp showing the date the plat was recorded
- Property proof of ownership (legal document)
- Tradesmen's local business and state licenses
- Contractor's local and state licenses
- Tree Permit (if any trees are to be removed or trimmed) *will do w/ parcel*
- Driveway Permit
- Sign Permit (if applicable)
- Water & Sewer Tap In

• **Mark each applicable item below to indicate that the information is provided with the Application for Building Permit. If an item does not apply, note with the "n/a" symbol.**

- Payment for required Plan Review Fee *(450)*
- Two (2) identical hard copy sets of plans and one (1) electronic file sent to [bfischer@thunderboltga.org](mailto:bfischer@thunderboltga.org) and [mwalker@thunderboltga.org](mailto:mwalker@thunderboltga.org)
- Plans are stamped "For Construction" / "For Review"
- Drawings have been signed and sealed by a licensed architect or engineer if required

**Each set of plans includes:**

- Plot Plan (1/20" = 1 foot) Must show driveway, house and all accessory structures with dimensions to lot lines.
- Foundation Plan (1/4" = 1 foot)
- Floor Plan (1/4" = 1 foot)
- Electrical Plan (1/4" = 1 foot)
- Plumbing Plan (with fixture schedule) (1/4" = 1 foot)
- Details (Min 1/2" = 1 foot)
- Elevation Views (Front- 1/4" = 1 foot; Remainder- Min 1/8" = 1 foot).
- Wall Section View from foundation to roof (Min 3/8" = 1 foot)

**Note: If design of residential structure includes open porches, the plans must be signed and sealed by an engineer or architect registered in the state of Georgia.**

*Laurie DeGardner*  
Printed Name of Applicant

*L. DeGardner*  
Signature of Applicant

*2/6/20*  
Date

Permit is VOID after 6 months unless work has started and an approved inspection was completed

Permit # 2026-14  
Date 2/5/26



**TOWN OF THUNDERBOLT**  
**APPLICATION FOR BUILDING PERMIT**  
PHONE NO. (912) 354-5533 FAX NO. (912) 354-2038

**INSTRUCTIONS: PLEASE CIRCLE, CHECK MARK OR WRITE ALL REQUESTED DATA.**  
**CASH PAYMENTS CANNOT BE ACCEPTED**

(Note: Application must be completed in ink or typed; an incomplete application may delay approval process)

I. PROJECT ADDRESS: 2618 Mechanic Ave. PIN # 3 0004 02006

PROJECT/BUSINESS NAME: \_\_\_\_\_

OWNER NAME: Thunderbeans, LLC OWNER ADDRESS: 2411 Texas Ave.

OWNER CITY/STATE/ZIP: Savannah GA 31404 OWNER TEL. NO.: 912.220.0957

OWNER EMAIL ADDRESS: Laurie@Lauriedevgtr.com

COMPLETE DESCRIPTION OF WORK: Mixed use building - 2 stories -  
1st floor - Professional office space - 1 large use of / 2 small (335)  
2nd floor - 2, 1 Bedroom / 1 Bath Residential Units - 15 parking

VALUATION OF JOB: (INCLUDE LABOR/MATERIAL/PROFIT/OVERHEAD): \$ 500,000.

CLASS OF WORK:  NEW  ADDITION  RENOVATION/ REPAIR  
 DEMOLITION  SIGN  OTHER \_\_\_\_\_

PROPOSED USE FOR THIS PERMIT: (If more than one option, check all appropriate)  
\_\_\_\_ 1 FAMILY \_\_\_\_\_ ASSEMBLY/CHURCH \_\_\_\_\_ MERCANTILE  
\_\_\_\_ 2 FAMILY \_\_\_\_\_ AMUSEMENT/RECREATIONAL \_\_\_\_\_ STORAGE  
\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ BARBER SHOP/SALON \_\_\_\_\_ ANTENNA/TOWER  
\_\_\_\_ OFFICE/PROFESSIONAL \_\_\_\_\_ EDUCATIONAL \_\_\_\_\_ GARAGE/CARPORT  
\_\_\_\_ INDUSTRIAL  OTHER VICTORY DRIVE MIX USE

CURRENT / PRIOR USE:  SAME  OTHER VACANT

II. WHO WILL BE RESPONSIBLE FOR THIS WORK?  OWNER  CONTRACTOR  
(MUST INCLUDE OWNER AFFIDAVIT OR CONTRACTOR LICENSE)

(Note: Owner may only be responsible for work on a single family residence owned and occupied by the applicant)

NAME: TBD CITY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
TEL. NO.: \_\_\_\_\_ FAX NO.: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**\*\*\*GEORGIA LICENSED SUBCONTRACTORS TO WORK ON PROJECT\*\*\***

List subcontractors hired or to be hired for this project:  
ELECTRICAL: \_\_\_\_\_ TEL. NO. \_\_\_\_\_  
PLUMBING: \_\_\_\_\_ TEL. NO. \_\_\_\_\_  
HVAC: \_\_\_\_\_ TEL. NO. \_\_\_\_\_  
LOW VOLTAGE: \_\_\_\_\_ TEL. NO. \_\_\_\_\_

Permit is VOID after 6 months unless work has started and an approved inspection was completed

Permit # 2026-04  
Date 2/9/26

**III. PLAN CONSIDERATIONS AND SUBMITTAL:**

Survey  Plot Plan SITE PLAN  Wall Detail  
 Architectural Plans  Electrical/Plumbing/HVAC  Foundation/Floor Plan  
 Sprinkler/Alarm  No Plans Submitted

Water Service:  Town of Thunderbolt  Private Well or Other \_\_\_\_\_  
Sewer Service:  Town of Thunderbolt  Septic Tank or Other \_\_\_\_\_

338)

- Does any of the work in this application include plumbing work? Yes  No  IT WILL
- What is Lot Size? ABA SQFT; Width at Road; 105' Depth 245' (opp. lot - see site)
- A) Proposed structure under roof \_\_\_\_\_ SQFT Conditioned  SQDT Unconditioned (i.e. garage/porch)  
B) Proposed structure not under roof \_\_\_\_\_ SQFT (i.e. open deck)
- Is the property in a designated wetland? Yes \_\_\_\_\_ No  If Yes, attach Corp. of Engineer's letter or see Zoning
- How many existing electric meters?  How many additional electric meters? 4 # of Stories 2
- Does the building have an existing fire sprinkler system? NO
- Will/does the building have a grease trap? Yes \_\_\_\_\_ No  Inside \_\_\_\_\_ Outside \_\_\_\_\_ / Size \_\_\_\_\_
- The structure to be built will be \_\_\_\_\_ Feet in height, \_\_\_\_\_ Feet from the front property line, \_\_\_\_\_ Feet from side and \_\_\_\_\_ Feet from the rear property lines or streets. (See attached Development Guidelines)
- Will there be Container (dumpster) Use? Yes  No \_\_\_\_\_  
If Yes, Provide Container Type/Size/# to be used 4bd - on site plan  
For Container Compliance: See Town of Thunderbolt Zoning Ordinances, Article XI.
- Are all requirements from Building Application Checklist attached? Yes \_\_\_\_\_ No   
If No, please explain waiting to bid job after Town has reviewed plans

**WHOM DO WE CONTACT FOR DESIGN EXPLANATIONS?**

NAME: Launie deVigler TEL. NO.: 912-220-0957  
ADDRESS: 2411 TEXAS AVE. 31404 FAX NO.: \_\_\_\_\_  
E-MAIL ADDRESS: Launie@Launie.deVigler.com

**IV. FLOOD INSURANCE AND FLOOD ZONES**

**A. The 50% Rule.** (For substantially improved or substantially damaged dwellings): If the structure is in a flood zone, to meet the requirements of the NFIP, you must check the estimate of your repairs (labor, materials & P&O) against the fair market value (FMV) of your structure. If your repairs or renovations over a five (5) year period amount to more than 50% of the FMV, you must submit a Flood Elevation Certificate, signed by a registered surveyor, that the existing lowest floor or horizontal structural member is above the area's flood elevation plus one foot. **If the structure's existing lowest floor elevation is below the designated flood elevation, IT MUST BE RAISED TO THE PROPER ELEVATION.** (N/A)

**B. FLOOD INFORMATION**

- The property is in Flood Zone: X  A \_\_\_\_\_ AE \_\_\_\_\_ VE \_\_\_\_\_ LOMA \_\_\_\_\_
- The property FIRM Map Number is: 13051C--F, revision date is: 9/26/2008.
- The Finished Floor Elevation of the structure's lowest floor: SLAB - will determine
- The elevation of the structure's lowest horizontal structural member: \_\_\_\_\_

Permit is VOID after 6 months unless work has started and an approved inspection was completed

Permit # 2026-17  
Date 2/9/26

V. I hereby certify that I have answered all of the questions contained herein and know the same to be true and correct. All work performed under this permit must comply with State law and local ordinances. Further, I understand that any permit issued, based upon false information or misrepresentation provided by the applicant, will be null and void and subject to penalty as provided by law and ordinance. I further hereby accept responsibility for obtaining all required intermediate inspections and requesting final inspection upon completion of construction.

The signer of this document has verified access to town water and sewer services for this property. Any necessary connection and requirements for service has been included in the design of these plans. If necessary, a separate Site Plan Application has been or will be submitted for review.

Laurie de Veglar  
Printed Name of Applicant  
(Not Company Name)

Laurie de Veglar  
Signature of Applicant

2/5/26  
Date

\*\*\*\*\*

**FOR OFFICE USE ONLY**

Flood Zone: \_\_\_\_\_ BFE Cert. Needed: \_\_\_\_\_ Occup. Type: \_\_\_\_\_  
Constr. Type: \_\_\_\_\_ Square Footage: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
# of Stories: \_\_\_\_\_

**PLANS REVIEWED BY:**

FLOOD: \_\_\_\_\_ FIRE: \_\_\_\_\_  
ZONING: \_\_\_\_\_ BUILDING: \_\_\_\_\_  
TRAFFIC: \_\_\_\_\_ LIFESAFETY: \_\_\_\_\_  
TOWN ENGINEER: \_\_\_\_\_ ELECTRICAL: \_\_\_\_\_  
PLUMBING: \_\_\_\_\_ MECHANICAL: \_\_\_\_\_  
WATER / SEWER: \_\_\_\_\_ COUNCIL: \_\_\_\_\_

**FEES:**

TOTAL PERMIT \$ \_\_\_\_\_  
APP. FEE DUE \$ \_\_\_\_\_  
APP. FEE PAID \$ \_\_\_\_\_  
CHECK/MO # \_\_\_\_\_  
REMAINING BAL \$ \_\_\_\_\_  
REMAINING PAID \$ \_\_\_\_\_  
CHECK/MO # \_\_\_\_\_

**PLAN APPROVAL:**

Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMERCIAL PLAN COUNCIL APPROVAL:**

MAYOR \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_



**HOMESTEAD ARCHITECTURE**  
 www.homesteadarch.com  
 Phone: 412.638.8871  
 gen@homesteadarch.com

**PRELIMINARY NOT FOR CONSTRUCTION**  
 These documents are submitted for the purpose of securing a permit and are not to be construed as a contract. The architect shall not be responsible for the construction of the building without the approval of the architect and shall not be held liable for any errors or omissions in these documents. The architect shall not be held liable for any errors or omissions in these documents. The architect shall not be held liable for any errors or omissions in these documents.

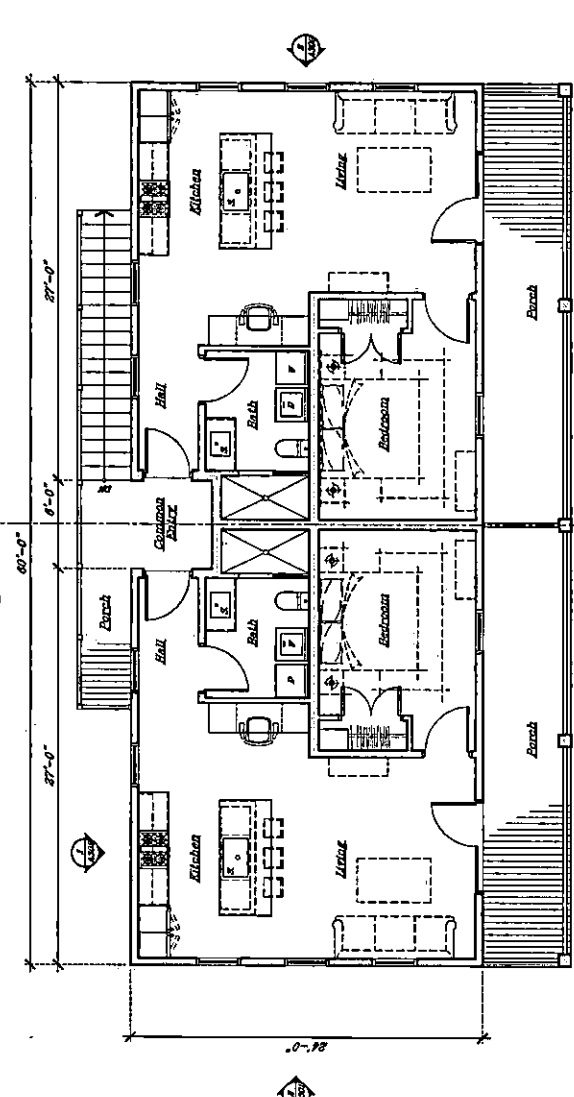
**LAURIE DEVEGTER**  
 52618 MECHANICS AVE.  
 THUNDERBOLT, GA 31404

**PROPOSED FLOOR PLANS**

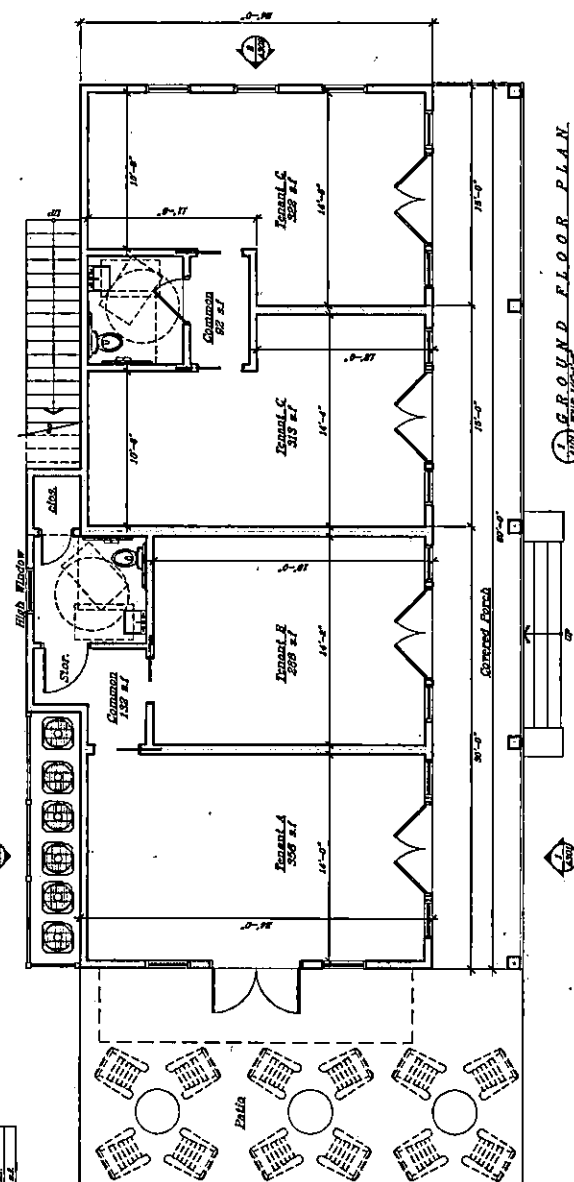
Project No. 21127  
 Date: 02/20/2020  
 Scale: 1/8" = 1'-0"  
 Drawing: 101A

101A

PRELIMINARY



101A FIRST FLOOR PLAN



101B GROUND FLOOR PLAN

SITE DATA	
Site	1.033 Acres
Proposed	1.033 Acres
Lot Coverage	1.033 Acres

COMMERCIAL AREA CALCULATIONS	
Common Areas	1,033 sq. ft.
Stairways	200 sq. ft.
Hallways	200 sq. ft.
Restrooms	200 sq. ft.
Other	200 sq. ft.
<b>Total</b>	<b>1,633 sq. ft.</b>

RESIDENTIAL AREA CALCULATIONS	
Unit 1	1,033 sq. ft.
Unit 2	1,033 sq. ft.
Unit 3	1,033 sq. ft.
Unit 4	1,033 sq. ft.
Unit 5	1,033 sq. ft.
Unit 6	1,033 sq. ft.
Unit 7	1,033 sq. ft.
Unit 8	1,033 sq. ft.
Unit 9	1,033 sq. ft.
Unit 10	1,033 sq. ft.
Unit 11	1,033 sq. ft.
Unit 12	1,033 sq. ft.
Unit 13	1,033 sq. ft.
Unit 14	1,033 sq. ft.
Unit 15	1,033 sq. ft.
Unit 16	1,033 sq. ft.
Unit 17	1,033 sq. ft.
Unit 18	1,033 sq. ft.
Unit 19	1,033 sq. ft.
Unit 20	1,033 sq. ft.
Unit 21	1,033 sq. ft.
Unit 22	1,033 sq. ft.
Unit 23	1,033 sq. ft.
Unit 24	1,033 sq. ft.
Unit 25	1,033 sq. ft.
Unit 26	1,033 sq. ft.
Unit 27	1,033 sq. ft.
Unit 28	1,033 sq. ft.
Unit 29	1,033 sq. ft.
Unit 30	1,033 sq. ft.
Unit 31	1,033 sq. ft.
Unit 32	1,033 sq. ft.
Unit 33	1,033 sq. ft.
Unit 34	1,033 sq. ft.
Unit 35	1,033 sq. ft.
Unit 36	1,033 sq. ft.
Unit 37	1,033 sq. ft.
Unit 38	1,033 sq. ft.
Unit 39	1,033 sq. ft.
Unit 40	1,033 sq. ft.
Unit 41	1,033 sq. ft.
Unit 42	1,033 sq. ft.
Unit 43	1,033 sq. ft.
Unit 44	1,033 sq. ft.
Unit 45	1,033 sq. ft.
Unit 46	1,033 sq. ft.
Unit 47	1,033 sq. ft.
Unit 48	1,033 sq. ft.
Unit 49	1,033 sq. ft.
Unit 50	1,033 sq. ft.
Unit 51	1,033 sq. ft.
Unit 52	1,033 sq. ft.
Unit 53	1,033 sq. ft.
Unit 54	1,033 sq. ft.
Unit 55	1,033 sq. ft.
Unit 56	1,033 sq. ft.
Unit 57	1,033 sq. ft.
Unit 58	1,033 sq. ft.
Unit 59	1,033 sq. ft.
Unit 60	1,033 sq. ft.
Unit 61	1,033 sq. ft.
Unit 62	1,033 sq. ft.
Unit 63	1,033 sq. ft.
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Unit 65	1,033 sq. ft.
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Unit 71	1,033 sq. ft.
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Unit 75	1,033 sq. ft.
Unit 76	1,033 sq. ft.
Unit 77	1,033 sq. ft.
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Unit 80	1,033 sq. ft.
Unit 81	1,033 sq. ft.
Unit 82	1,033 sq. ft.
Unit 83	1,033 sq. ft.
Unit 84	1,033 sq. ft.
Unit 85	1,033 sq. ft.
Unit 86	1,033 sq. ft.
Unit 87	1,033 sq. ft.
Unit 88	1,033 sq. ft.
Unit 89	1,033 sq. ft.
Unit 90	1,033 sq. ft.
Unit 91	1,033 sq. ft.
Unit 92	1,033 sq. ft.
Unit 93	1,033 sq. ft.
Unit 94	1,033 sq. ft.
Unit 95	1,033 sq. ft.
Unit 96	1,033 sq. ft.
Unit 97	1,033 sq. ft.
Unit 98	1,033 sq. ft.
Unit 99	1,033 sq. ft.
Unit 100	1,033 sq. ft.



A302

ELEVATIONS

A NEW ARMED-USE BUILDING FOR:  
**LAURIE DEVEGETER**  
 58618 MECHANICS AVE.  
 THUNDERBOLT, GA 31404

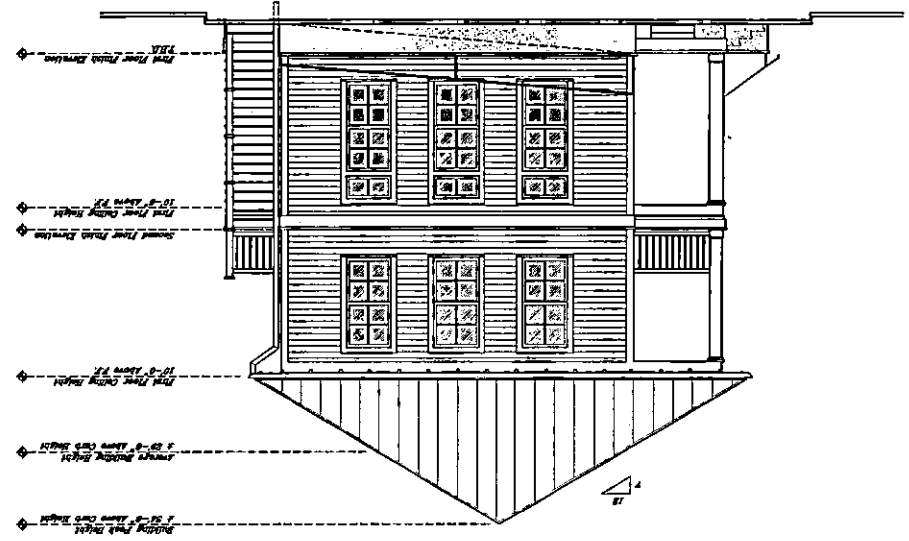
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

These documents are published for the purpose of providing design information to prospective clients. They are not intended to be used as a basis for construction or for any other purpose without the express written approval of the architect. The architect shall not be responsible for any errors or omissions in these documents or for any consequences arising therefrom. The architect's liability is limited to the professional services rendered by the architect and shall not extend to any other services or to any consequences arising therefrom.

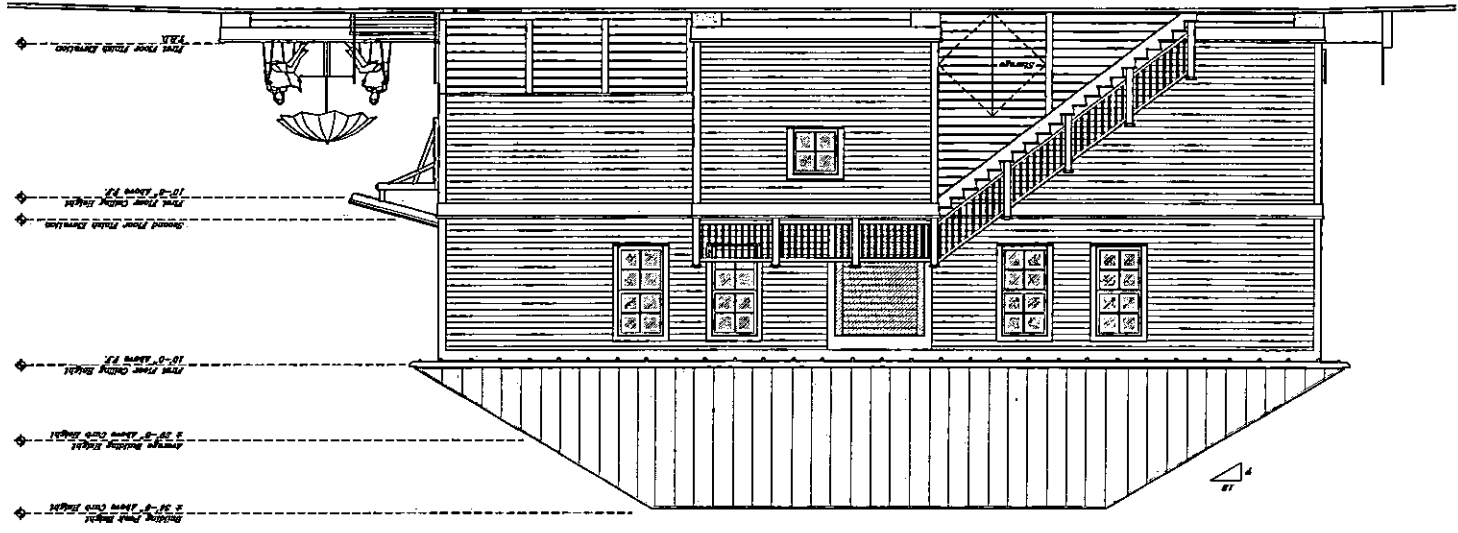
Homestead Architecture  
 11343 130th Avenue  
 Minneapolis, MN 55438  
 Phone: 612.434.4474  
 Email: info@homesteadarch.com  
 Website: www.homesteadarch.com

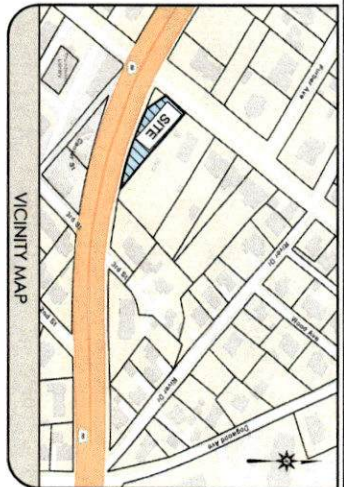
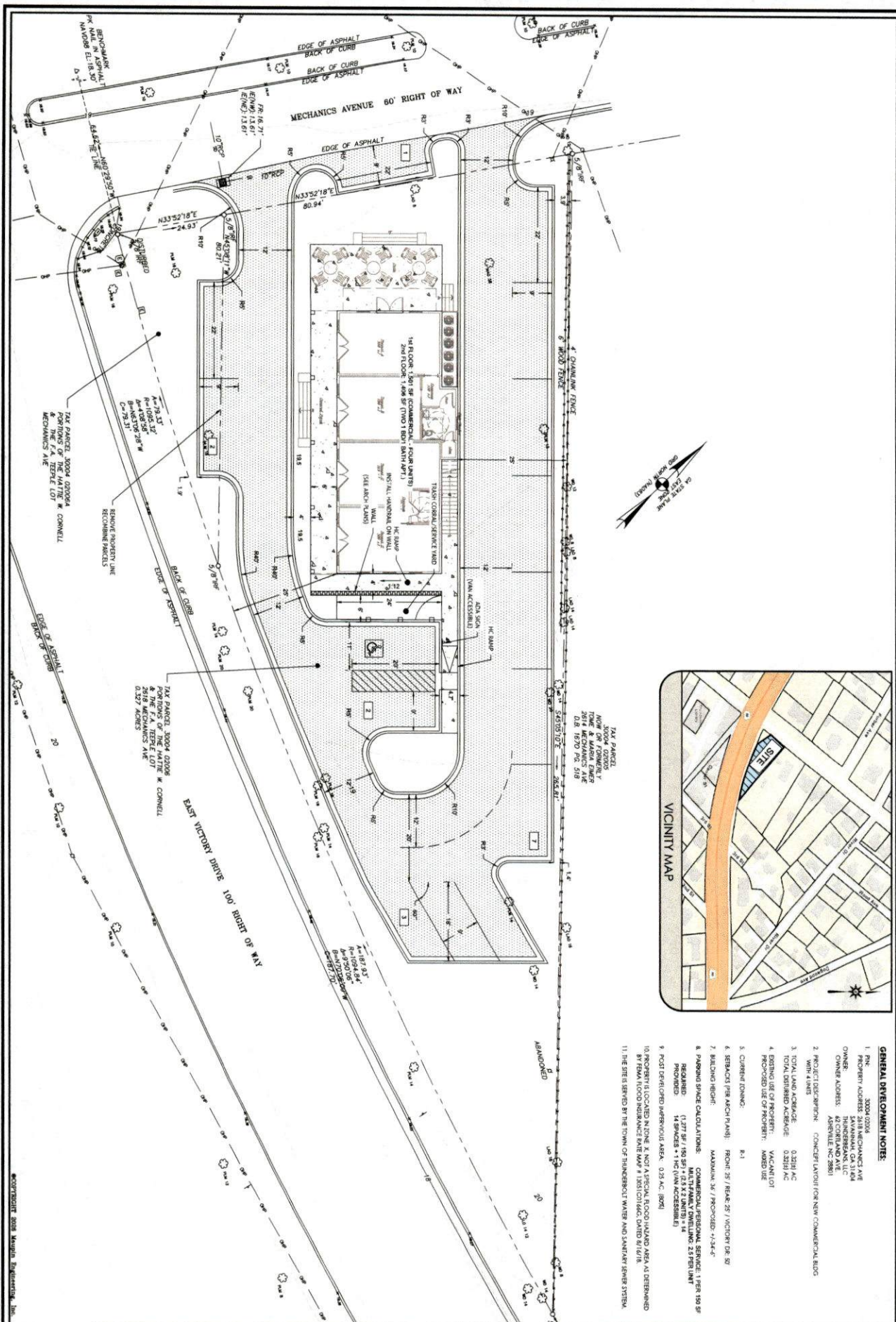


RIGHT SIDE ELEVATION



REAR ELEVATION





- GENERAL DEVELOPMENT NOTES:**
1. P.N. 3004 02054  
PROPERTY ADDRESS 2618 MECHANICS AVE  
OWNER: THUNDERBANK LLC  
OWNER ADDRESS: 42 CORNELL AVE  
ASHEVILLE, NC 28801
  2. PROJECT DESCRIPTION: CONCEPT LAYOUT FOR NEW COMMERCIAL BLDG WITH 4 SPACES
  3. TOTAL LAND ACRES: 0.2381 AC  
TOTAL BARRIERS ACRES: 0.2381 AC
  4. EXISTING USE OF PROPERTY: VACANT LOT  
PROPOSED USE OF PROPERTY: ASBES USE
  5. CURRENT ZONING: R-1
  6. SETBACKS (PER ARCH PLAN): FRONT 25' / REAR 25' / VICTORY DR SW
  7. BUILDING HEIGHT: MAXIMUM 32' / PROPOSED: 17'-6"
  8. PARKING SPACE CALCULATIONS: COMMERCIAL/PERSONAL SERVICE 1 PER 150 SF  
REQUIREMENT: 14 SPACES / 1 PER 150 SF  
PROVIDED: 14 SPACES + 1 NO. (VAN ACCESSIBLE)
  9. POST DEVELOPMENT IMPERVIOUS AREA: 0.23 AC. (90%)
  10. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOOD HAZARD INSURANCE RATE MAP # 15013(C) (RCA), DATED 6/1/78.
  11. THE SITE IS SERVED BY THE TOWN OF THUNDERBOLT WATER AND SANITARY SEWER SYSTEM.

DATE: 03-09-20  
DRAWN: JMM  
CHECKED: JMM  
SCALE: 1" = 10'

**10f1**  
001-26-02

**GENERAL DEVELOPMENT PLAN**  
**2618 MECHANICS AVE.**  
**DEVELOPMENT**

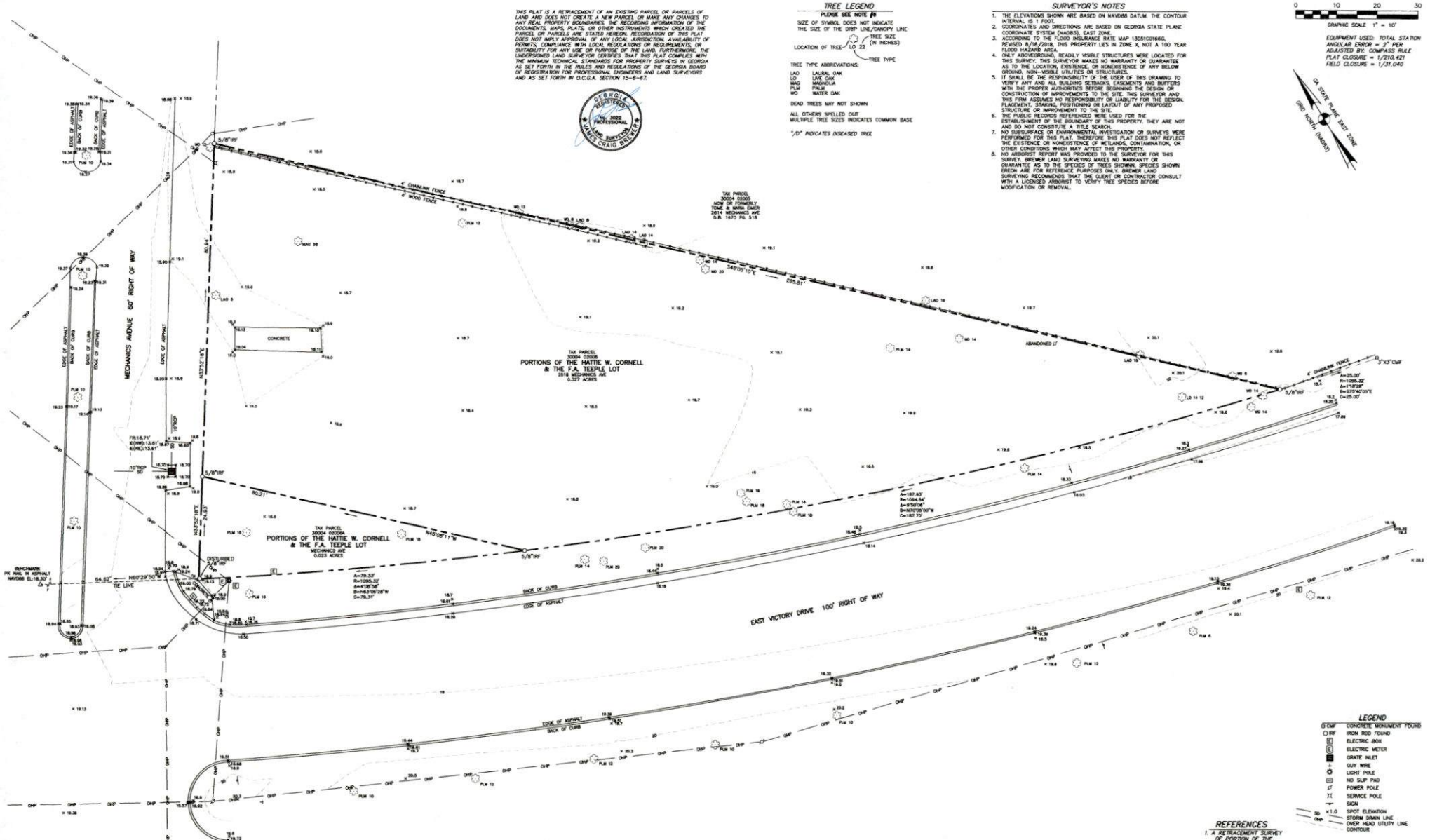
**MAUPIN** INC  
engineering

114 WEST 47TH STREET  
SAVANNAH, GA 31401

OFFICE PHONE (912) 236-2915

NO.	DATE	DESCRIPTION

COPYRIGHT 2008 Maupin Engineering, Inc.



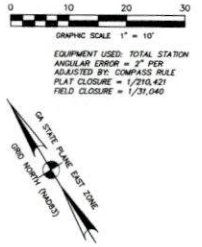
THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-62.



**TREE LEGEND**  
 PLEASE SEE NOTE #6  
 SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DWP LINE/CONTOUR LINE  
 TREE SIZE (IN INCHES)  
 LOCATION OF TREE  
 TREE TYPE ABBREVIATIONS:  
 LAD LAURIN OAK  
 LAD LANE OAK  
 WNG WALNUT  
 PLM PALM  
 WDC WHITE OAK  
 DEAD TREES MAY NOT SHOWN  
 ALL OTHERS SPELLED OUT  
 MULTIPLE TREE SIZES INDICATES COMMON BASE  
 "D" INDICATES DISEASED TREE

**SURVEYOR'S NOTES**

- THE ELEVATIONS SHOWN ARE BASED ON NAVD83 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 130502046G, REVISED 8/18/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
- IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL READINGS, STRAINS, EXAGGERATED AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STRAIN, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- THE PUBLIC RECORDS REFERENCES WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAN. THEREFORE THIS PLAN DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- NO ARBORIST REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY. BREWER LAND SURVEYING MAKES NO WARRANTY OR GUARANTEE AS TO THE SPECIES OF TREES SHOWN. SPECIES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. BREWER LAND SURVEYING RECOMMENDS THAT THE CLIENT OR CONTRACTOR CONSULT WITH A LICENSED ARBORIST TO IDENTIFY TREE SPECIES BEFORE MODIFICATION OR REMOVAL.



TAX PARCEL  
 30004 00000  
 NOW BE FORMERLY  
 TOWN OF THUNDERBOLT  
 MAP 10257  
 2614 MECHANICS AVE  
 D.B. 1870 P.L. 318

THE PARCEL  
 30004 00000  
 PORTIONS OF THE HATTIE W. CORNELL  
 & THE F.A. TEEPLE LOT  
 2618 MECHANICS AVE  
 0.227 ACRES

THE PARCEL  
 30004 00000  
 PORTIONS OF THE HATTIE W. CORNELL  
 & THE F.A. TEEPLE LOT  
 2618 MECHANICS AVE  
 0.023 ACRES

**REFERENCES**  
 1. A RETRACEMENT SURVEY OF PORTION OF THE HATTIE W. CORNELL AND THE F.A. TEEPLE LOT BY VINCENT HELMSY DATED 4/3/2022

SHEET: 1 OF 1

PROJECT #	202217
FIELD DATE	4/18/2022
PLAT DATE	4/23/2022
LAST REVISED	N/A
DRAWN BY	CAL
SCALE	1"=10'

**LEGEND**

- CONCRETE WORKMENT FOUND
- IRON ROD FOUND
- ⊕ ELECTRIC BOX
- ⊖ ELECTRIC METER
- ⊞ GATE VALVE
- GUY WIRE
- ⊙ LIGHT POLE
- ⊞ NO SLIP PAD
- ⊞ POWER POLE
- ⊞ SERVICE POLE
- SON
- ⊙ x1.0 SPOT ELEVATION
- STORM DRAIN LINE
- OVER HEAD UTILITY LINE
- CONTOUR

A TREE & TOPOGRAPHIC SURVEY OF  
**PORTIONS OF THE HATTIE W. CORNELL & THE F.A. TEEPLE LOT**  
 5TH G. M. DISTRICT, TOWN OF THUNDERBOLT, CHATHAM COUNTY, GEORGIA

PREPARED FOR:  
**Laurie DeVEGTER**

**BREWER LAND SURVEYING**  
 P.O. BOX 441  
 Plover, GA 31322  
 Info@brewersurvey.com  
 Phone (912) 856-2205  
 www.BrewerSurvey.com  
 LSP #1995

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

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**APPLICATION TYPE:** New Use Request – VDD Site Plan Approval

**PLANNING AND ZONING COMMISSION DATE:** ~~3-1-2026~~; 5-20-2026

**COUNCIL:** 6-10-2026

**NOTICE TO PAPER:** 2-10-2026; 5-1-2026

**PUBLISH DATE(s):** 2-13-2026; 2-19-2026; 5-11-2026

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**Request:** Request to consider new permitted use in the Victory Drive District (VDD) for mixed use development located in the area generally bounded at the northeast corner of Victory Drive, and Mechanics Ave, Thunderbolt, GA

**Owners/Applicants:** Thunderbeans, LLC; Laurie DeVegter

**Location:** 2618 Mechanics Avenue

**Parcel ID#:** 30004 02006A; 30004 020006

**Approximate Lot Size(s):** Triangle Lot (0.4ac)

**Zoning Designation:** Victory Drive Mixed Use District [VDD]

**SUMMARY:**

*Summary of Review finds that the new use(s) proposed, and site plan generally meet the VDD Design District Standards. Setbacks previously approved in 2022 for 12' Victory Drive; 15' Mechanics Avenue.*

***REQUIRED:** Indicate Removal of on-street parking space and Install ADA sidewalks on Mechanics to corner of intersection. GDOT encroachment permit review documentation.*

*Applicant must show landscaping plan, including incorporation of existing trees and shrubs.*

*Suggestion is made that final as-built survey show parcels combined with minor subdivision approval for 1 singular tax parcel record.*

**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. With findings, this particular location applied for a Variance, in variance setbacks that were approved by Thunderbolt Town Council on July 13, 2022. The variance for this VDD land use approval and site plan at this location is valid, and active.
3. 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.

4. Staff reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed new USE(s) is/are acceptable to the Victory Drive Mixed Use District. The proposed lot also meets the minimum required lot area for this zoning district.
5. Upon review, this request is a specialty shop with personal services & a restaurant, upstairs residential studio with accessory uses comprising of three lots or less and not involving any new streets or change in existing street network.
6. Upon review, Staff finds that this request can enable further use of the property in a practicable manner given the existing configuration and ownership of the site.
7. Planning Commission review and Council approval is required because this request involves a change in permitted use with required site plan approval in the Victory Drive Mixed Use district [VDD].
8. 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.
9. As applicable, consistency to the Victory Drive District [VDD] is necessary for Site Plan development. Upon staff review the structure proposed is set to 24 feet, which is sufficient to accommodate the maximum height of the VDD district (36 feet).
10. Parking proposed for the development is indicative of Thunderbolt's Code Commercial Use, 1 space per first 150 sq.ft. plus 1 space per 200 sq.ft. and utilizes Restaurant Use of 1 space per 4 seats. The proposed parking of 15 spaces is sufficient, with additional spaces provided to accommodate employee parking.
11. The proposed site plan does not currently indicate where sidewalks are to be shown on Victory Drive or Mechanics Ave. It is the intent of the Victory Drive District [VDD] to maintain or to reestablish local street networks that are to accommodate cars, pedestrians, and bicycles so that there are future connections to adjacent parcels.
12. 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.

#### **PERMITTED USES IN VICTORY DRIVE DISTRICT**

The proposed use is in a newly proposed construction buildout on a vacant lot. The Victory Drive Mixed Use District [VDD] has permitted uses listed in the Code. The following conditions were established to guide development prior to issuance of approval.

1. The development of such use at the location proposed, and in the manner proposed, will not adversely affect abutting residential property.
2. The site development plan of such use provides for adequate vehicular and pedestrian access and circulation, and that the resulting concentration of vehicular traffic will not present traffic problems or impede normal movement on adjacent streets.

3. The need for such a use is justified on the basis of facts presented by the applicant which clearly indicate that such use would be appropriate, add to the orderly development of the community, and would further the purpose and intent of this ordinance.

All applications for Use(s) in the River Drive District or the Victory Drive District as well as for conditional uses permitted in any zoning district must also include the following minimum information:

1. A more detailed description of the activities, number of units, and hours of operation of the proposed conditional use;
2. An approved site plan (Item G—Conceptual Site Plan of Art. XV. Administration);
3. A proposed starting date of land disturbance or construction, date of completion for all improvements, and use opening or date of first occupancy; and
4. A list of activities undertaken by the developer and subsequent occupants to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities.

### *Existing Property*



### **Permitted Uses in the Victory Drive District include each of the following below:**

Accessory uses and buildings

Art gallery

Banks

Food and drugstores; drug stores, meat market, bakery products store, dairy produce, confectionery

General retail

Personal services, such as yoga studio, boutique and day spa.

Personal service shops, such as barber shop, beauty shop, shoe repair and sales, dry cleaning and laundry pick-up (no on-site cleaning)

Professional offices, business offices

Publicly owned or operated building or uses, including a school, library, museum or art gallery, fire or police stations, community building, public park, and other public recreation uses

Restaurant, cafe, coffee shop

Specialty shops, such as gift shops, florist, jewelry, craft shops, ceramics, camera shops, antique shops, book stores, art supplies, music stores, photography shop and studio

Tailor or dressmaker

Theater

Residential uses, including multi-family dwellings, two-family dwellings, and one-family dwellings shall be considered a conditional use within buildings fronting on Victory Drive and require approval from the Town of Thunderbolt. For upper floors fronting on Victory Drive, residential uses shall be a permitted use subject to the limitations outlined in 3.b: Residential, Multi-Family shall include no more than four units per floor.

### **REVIEW OF PROPOSED USE:**

The Applicant has proposed a Restaurant café with commercial shops and personal services. Upstairs 2<sup>nd</sup> floor indicates mixed-use residential studios.

The Zoning Code defines *Use, Principal* and *Accessory Uses* as follows:

*Use, principal* means the principal purpose, for which a lot or the main building thereon is designed, arranged or intended and for which it is or may be used.

*Accessory building and Uses* means a secondary building or a portion of the main building, the use of which is incidental to that of the primary use of the main building or land. Accessory use is one which is incidental to the main use of the premises.

*Structure* means anything constructed or erected, the use of which requires a location on the ground including, but not limiting, the generality of the foregoing: advertising signs, billboards, backstops for tennis courts or baseball diamonds, fences and pergolas.

The Primary Building on the property is categorized with permitted acceptable uses Restaurant, Specialty Shops, Personal Services, Upstairs Multi-family Residential. This is an **ACCEPTED USE; CONDITIONAL USE (Residential)** directly stated.

### **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.

**Setbacks:** The proposal utilizes the variance previously approved by Thunderbolt Town Council.

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.

**Parking: REQUEST REMOVAL OF ON STREET SPACE (1 Parking Space)**

***Sightlines Required to be visible; 14 Spaces Required as Staff Calculation. First Curb Cut meets Design Standard of 25 feet distance from ROW intersection corner.***

**Proposed:** 15 parking spaces; with follow-round loop for off-loading access. 1 parking space designed as on-street parking (Mechanics Ave).

*Off-street loading and parking to meet design standards.* Whenever off-street parking and/or loading facilities are established within any zoning district either as a principal use or an accessory use, and whether or not required by this ordinance, such off-street parking and loading facilities shall comply with design requirements for off-street parking facilities set forth in the Code.

*Location of curb cuts.* At the Intersection of streets, except lanes and alleys, a curb cut shall be set back not less than 25 feet from the intersection of two curb lines or such lines extended, or shall be set back not less than 15 feet from the intersection of two property lines or such lines extended, whichever is the less restrictive. Between the curb returns for any two driveways serving the same property, there shall be at least 20 feet of curb; except that this distance may be reduced to as little as five feet where it is demonstrated that restricted frontage makes this necessary in order to provide not more than two adequate driveways for the property.

*Vision clearance at intersections.* On corner lots within all zoning districts, no fence, shrubbery or other obstruction to traffic sight vision, except utility poles, or light or sign standards, shall exceed a height of three feet within a triangular area formed by the intersection of the right-of-way lines of two streets, or railroads, or a street intersection with a railroad right-of-way line, and a diagonal line which intersects the right-of-way lines at two points, each twenty feet distant from the intersection of the right-of-way lines, or in the case of a rounded corner, from the point of intersection of their tangents.

*Buffer required when adjoining property is residential.* Where off-street parking, loading or service areas are proposed to be located closer than 50 feet to a lot in any R zoning district or to any lot upon which there exists a dwelling as a permitted use, and where such parking, loading or service areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual buffer with a minimum height of six feet.

## Traffic Parking Analysis: (ITE Trip Generation Summary)

Retail is comprised of nearly 45% of the average household trip generation, with an estimated 38 trips per day, 4.2 per peak hour (per 1,000 sq.ft.). ITE parking needed for functionality is generally 4 spaces per 1,000 sq.ft. The proposed square footage is 2,816 sq. ft. in total.

Victory Drive is classified as a GDOT owned roadway with encroachment permit review determined by the Georgia Department of Transportation. The proposal is designed with two driveways, minimum 20 feet in width apart. There is no drive-thru in the proposed site plan.

**Building Orientation:** The primary entrance of new buildings shall face Victory Drive, with direct pedestrian/sidewalk access from any Victory Drive/Mechanics Ave sidewalk.

### **Drainage:**

*Parking and loading areas—Surface materials.* Off-street parking and loading areas containing more than 1,000 square feet of parking and driveway space shall be paved with concrete or asphalt pavement and subject to green space provisions.

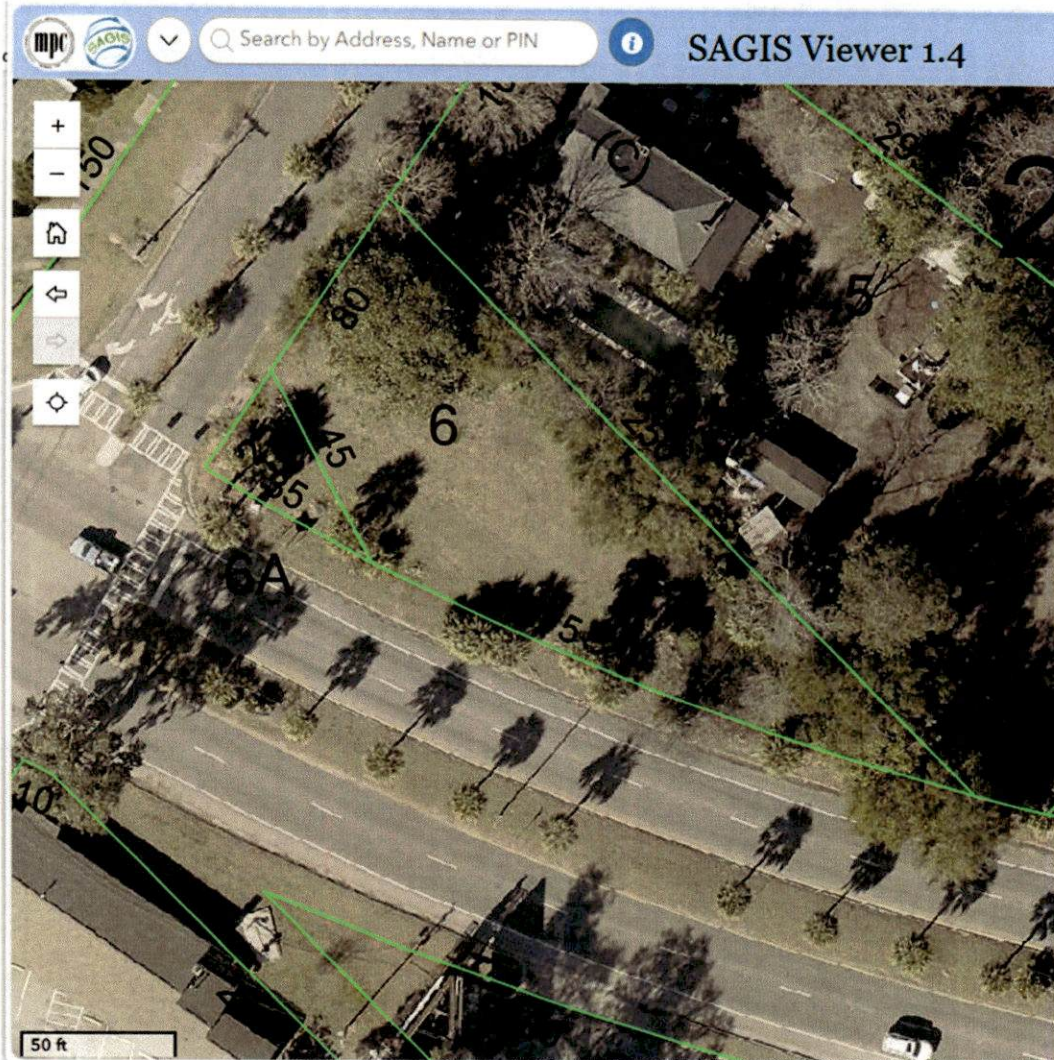
Adjacent use and street setback lines and buffers must be identified in order to establish the extent of site features such as parking spaces and stormwater retention areas. These are not "build to" lines but simply define the area in which structures and other development are allowed and separate development 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. Under no circumstances should any water be directed onto adjacent properties or into the sanitary sewer system.

**Trees:** Proposed 1 Existing Tree Cluster to be removed for driveway & patio access.

Trees must be relocated or replaced on site in accordance with the provisions of the Thunderbolt zoning ordinance. Prior to approval of the tree protection plan, the arborist shall require relocation or replacement of each tree being moved or removed on the site to be supplemented with additional trees to establish within the tree protection zone a minimum of one tree per 500 square feet of minimum required open space.

Tree removal and replacement requirements are established by the Town's Tree Ordinance. While these minimum requirements must be adhered to, there are additional aesthetic considerations that must also be implemented when a tree removal or landscape plan is submitted. Certain exemptions may apply such as removal of trees for recreation areas. These implementations can include:

- Preserving the tree canopy;
- Protecting significant or specimen trees and clusters of trees;
- Preserving smaller understory trees and shrubs;
- Requiring larger size replacement trees or additional trees depending on the size or number of existing trees removed or relationship to building mass and height; and
- Selection of particular species of replacement trees within a required category for screening or visual effect.



The top priority for the location of existing trees and new trees are street buffers, parking lots, and the area between parking lots and structures. This is a major component of Thunderbolt Town Character.

Use landscaping to buffer and enhance all parking and access lanes. Landscaping shall not be allowed to block site distances for safely entering or exiting any parking area or drive.

Summary of Findings show that a majority of existing palms, shrubs, and landscaping are located within the GDOT right of way. Indication of final landscape plan should be provided for in design, including removal of tree cluster that overlaps with the patio area / driveway exit access.

**Sidewalk: REQUEST SIDEWALK FROM CORNER ON MECHANICS SIDE.  
Sidewalks required in VDD District; ADA connection from intersection to first curb cut.**

**Proposed:** Does not include sidewalks within GDOT review of ROW encroachment.

It is the intent of this ordinance to maintain and/or reestablish local street networks and provide for local road networks adjacent to Victory Drive that accommodate cars, pedestrians and bicycles and then connect to an existing street network so that there are future connections to adjacent

parcels. One goal is to create Inter-parcel connections and shared access in order to improve safety and minimize both impacts on historic landscape and the need for turn lanes on Victory Drive.

Determination of Driveway and Encroachment Control falls under the GDOT purview for any activities conducted, do not interfere with the safety, utility, and maintenance of roadways within the state highway system. East Victory Drive is classified as E Hwy 80.

**Lighting:**

Decorative type lighting is allowed if limited in scope and properly designed. The goal is to add to the visual quality of the development without detracting from the beauty of the night sky. Such lighting may include concealed low wattage landscape up lights for significant trees or shrubbery at an entryway. Low bollard type lighting can be used to illuminate walkways and drive aisles. Important architectural elements can be softly illuminated to add emphasis at night. Any light fixtures mounted in a tree must follow best management practices to avoid damage to the tree.

**Signs:** A separate permit is required for all sign installations.

**Architectural Standards: Applicant Proposal will provide Material Sample.**

The proposed structure proposes a board and batten clapboard style building with tall vertical french doors and windows. The roof is slanted at 10:12 slope with a proposed metal roofing shingle. The proposed building has side porches and awnings designed to allow adequate room to walk under at 6 feet. 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**

Town Staff recommend **APPROVAL WITH CONDITIONS** of this Permitted Use; Conditional Use (Residential) – Site Plan request with respect to the Planning and Zoning Commission review.

Conditions include required ADA sidewalks from intersection corner through property boundary, removal of any on-street parking spaces, and additional landscaping separating parking facilities for protection from street traffic.

*Suggested Motion: “After review, Approval of New Victory Drive District Mixed-Use and the Site-Plan with Conditions Required to meet added Sidewalks on Mechanics Ave”.*

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

**EXHIBITS:**  
*Map Vicinity*  
*Application Request*

