



CITY OF PORT WENTWORTH

ZONING BOARD OF APPEALS

NOVEMBER 13, 2023

Council Meeting Room

Regular Meeting

3:00 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADOPTION OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 21, 2023 3:30 PM

5. UNFINISHED BUSINESS

6. NEW BUSINESS

1. Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

- Public Hearing
- Action

2. Variance Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc., for PIN # 7-0913-01-010 (Clifton Blvd., Port Wentworth, GA) to apply for setback and landscaping variances in a I-1 (Industrial) Zoning district.

- Public Hearing
- Action

7. ADJOURNMENT



CITY OF PORT WENTWORTH

ZONING BOARD OF APPEALS

MARCH 21, 2023

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

The City Attorney, Scott Robichaux, called the meeting to order. Mr. Robichaux also noted that the item 6.1. there would not be a public hearing on this item, only an action.

2. PRAYER AND PLEDGE OF ALLEGIANCE

The City Attorney, Scott Robichaux, led the Prayer and Pledge of Allegiance.

3. ROLL CALL

Attendee Name	Title	Status	Arrived
Charlene Middleton	Board Member	Present	
Christopher Gray	Board Member	Absent	
John Holland	Board Member	Present	
Nishant Randerwala	Board Member	Present	
Sean Register	Board Member	Absent	
Melanie Ellis	Building Inspector	Present	
Brian Harvey	Director of Development Services	Present	
Jason Stewart	Assistant City Manager	Present	

4. ADOPTION OF MINUTES

5. UNFINISHED BUSINESS

6. NEW BUSINESS

1. Officer Elections

Prior to officer elections Mr. Robichaux asked the Board to make a motion to accept the Zoning Board of Appeals rules and procedures. Board member Holland made a motion to accept the Rules and Procedures. Board member Randerwala seconded the motion. The vote was unanimous.

Board Member Middleton made a motion to appoint Charlene Middleton as the Zoning Board of Appeals Chairman. Board Member Holland seconded the motion. The vote was unanimous.

2. Zoning Board of Appeals application submitted by Katy and Glenn Parker for PIN #70906 03019 (302 Rice Hope Plantation Road) for a decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance in a R-A (Residential Agriculture) Zoning District

Jason Stewart, Assistant City Manager, gave a presentation and overview of the City of Port Wentworth's determination of the proposed business's proper use categorization. The City made the decision that the proper use classification of the proposed business to be that of a "home for the aged/children".

Minutes Acceptance: Minutes of Mar 21, 2023 3:30 PM (Adoption of Minutes)

Matt Shoemaker, Attorney of behalf of the applicants, gave a presentation on why the applicants believe the proposed business use is to be classified as a "Hospital/Medical Center" as defined in the City of Port Wentworth Zoning Ordinance.

Board member Holland made a motion to take a 15-minute recess to review all documentation. Board member Randerwala seconded the motion. The vote was unanimous.

After the meeting was called back to order, Board member Randerwala asked if there is a definition for the use classification of "Home for the aged/children". Mr. Robichaux responded that there was not a definition for "Home for the aged/children" in the Zoning Ordinance. Board member Holland asked for clarification of the definition of "Hospital/Medical Center". Mr. Robichaux explained the different parts of the Zoning Ordinance that discussed "Hospital/Medical Center". Board member Randerwala asked Brian Harvey how the determination of "home for aged/children" was reached. Mr. Harvey responded that it was from several conversations that he and Mr. Stewart had prior to the appeal being submitted. Board Member Holland asked Mr. Harvey at what point it was decided to go from "Hospital/Medical Center" to "home for the aged/children" use classification. Mr. Harvey responded he does not recall the date. Chairman Middleton asked Mr. Harvey how he came to the decision that the use as changed from "Hospital/Medical Center" to "home for the aged/children". Mr. Harvey responded he did not recall the details of the conversations between him and Mr. Stewart.

Board member Randerwala made the motion to accept the City of Port Wentworth's determination of the use being classified as "home for the aged/children". Board Member Middleton seconded the motion. The motion passed 2-1.

RESULT:	APPROVED [2 TO 1]
MOVER:	Nishant Randerwala, Board Member
SECONDER:	Charlene Middleton, Board Member
AYES:	Middleton, Randerwala
NAYS:	Holland
ABSENT:	Gray, Register

7. ADJOURNMENT

1. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Holland, Board Member
SECONDER:	Charlene Middleton, Board Member
AYES:	Middleton, Holland, Randerwala
ABSENT:	Gray, Register

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2023.

Secretary



Zoning Board of Appeals
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/13/23 03:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2898)

DOC ID: 2898

Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

Issue/Item: Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

Background: The subject properties are currently zoned R-1 (Single-Family Residential). There is a pending rezoning application for the subject properties and surrounding properties.

Facts and Findings: The variance application is for a total of five (5) properties on Monteith Road. The total acreage is 4.45 (70977A01001 - 0.88 acre, 70977A01002 - 0.62 acre, 70977A01003 - 0.58 acre, 70977A01004 - 0.85 acre, and 70977A01005 - 1.52 acre). The applicant is requesting to vary the minimum lot area requirement (City of Port Wentworth Zoning Ordinance, Section 4.40, Table 4.40) for Industrial Zoning from 5 acres to 4.45 acres.

Funding: N/A

Recommendation: The Zoning Board of Appeals will hear this application on November 13, 2023 at 3:00 PM.

ATTACHMENTS:

- Williams Variance - Application (PDF)
- Williams Variance - Property Owners (PDF)
- Williams Variance-Authorization (PDF)

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: _____
Case Number: _____

The **APPLICATION** and all **SUPPORTING DOCUMENTS** with the **REQUIRED PLOT PLAN** must be submitted to the office of the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: Hannah Hester
306 Monteith Rd Monteith Rd A01001 Monteith Rd

Property Location: 314 Monteith Rd Monteith Rd A01002 A01003 A,B,C,D,E
(See Spreadsheet) Address/Street Name Lot Number

Subdivision/Ward: Williams Subdivision Zoning District: RA/R1
For Proposed I Zoning

NAMES, MAILING ADDRESSES and **PIN #'S** of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
Rosella + Charles Hunter	Ferguson Rd Port Wentworth, GA 31407	70977 01002B
Carrie + James Smart	109 Ferguson Rd "	70977 01002C
Marion Stewart + Family	248 Monteith Rd "	70977 01005
Louise + Willie Johnson	250 Monteith Rd "	70977 01006
Renee Crafton + Kim Smart	105 Ferguson Rd "	70977 01026
Chris + Patricia Ann Gray	246 Monteith Rd "	70977 01030
Robert J. Hester	Monteith Rd "	70978 07006
Willie + Robert Johnson	257 + 269 Monteith Rd "	70979 01021 + 01015
		70979 01012

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- () An application to establish a use which must be approved by the Board of Appeals.
- (✓) A request to vary:
- () _____ foot _____ yard variance () _____ lot width variance
- (✓) 4.45 lot area variance () _____ setback variance
- () Fence variance () _____ % building coverage variance
- () A request for extension of a non-conforming use.
- () Other: _____

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

These properties are just under the 5 acre lot size requirement per the zoning. They are bounded on the west by I-95, south by Monteith Rd + the I-95 overpass, on the east by property that is actively + publicly listed for warehouse (I-gone) use, + partially to the north by RA/R-1 property containing an I-95 border, billboard + produces income, + otherwise surrounded by heavy commercial zoning + use, other billboard use, + for properties pursuing industrial zoning on the zoning application, listed for sale for I use + pricing, + for adjacent to larger sites not needing

pursuit of Industrial zoning &/or active "I" use & zoning. There is also potential use for these sites for certain future road development to increase traffic flow, decrease back-up for Exit 109 on I-95, & positive truck traffic to remain inside Monteith while also supporting personal car traffic & access to Meinhard. This is a particularly insightful option given the city's ongoing development of their "high impact" event park supporting municipal functions, community & regional sports, the Ghost Pirates training facility & projected PUD/mixed use development in Meinhard.

Otherwise, the projected use will be industrial plus office training suites to specifically train for, provide, or facilitate immediate local jobs.

Variance Properties- Williams Site

Parcel ID	Mail Owner Name	Property Address	Port Wentworth, GA 31407	# of Acres	Tax Billing Address	Tax Billing City & State	Tax Billing Zip
70977A01001	JESSIE MAE BECKETT nee WASHINGTON	Monteith Rd	Port Wentworth, GA 31407	0.88	380 CAMELOT DR	Fayetteville, GA	30214
70977A01002	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	0.62	201 BIRCH DR	Rincon, GA	31326
70977A01003	JONATHAN WILLIAMS	Montieth Rd	Port Wentworth, GA 31407	0.58	1314 E 69TH ST #A	Savannah, GA	31404
70977A01004	JESSIE WILLIAMS	314 Monteith Rd	Port Wentworth, GA 31407	0.85	10 WILLIAMS RD	Port Wentworth, GA	31407
70977A01005	JOHN L & JESSIE MAE BECKETT	306 Monteith Rd	Port Wentworth, GA 31407	1.52	380 CAMELOT DR	Fayetteville, GA	30214
TOTAL ACERAGE				4.45			

Attachment: Williams Variance - Property Owners (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003,

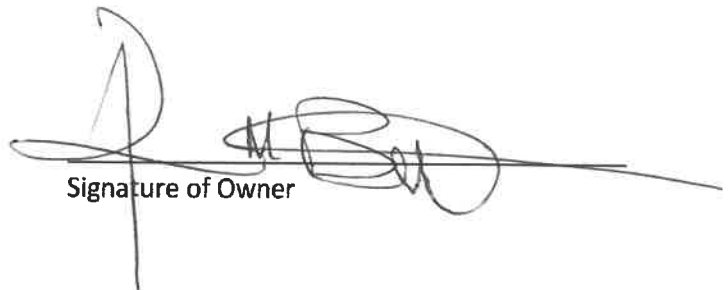
AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester
 Address: 440 Meinhard Road
Port Wentworth, GA 31407
 Telephone Number: 912-659-1827


 Signature of Owner

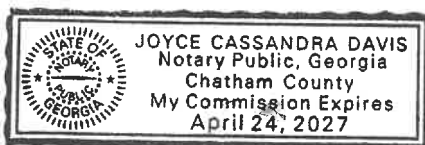
Personally appeared before me

Jessie M. Beckett

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
 Notary Public

July 17, 2023
 Date



Owner
 Monteith Rd
 70977 A02001

Co-Owner
 306 Monteith Rd
 70977 A02 5

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

Emma Washington
 P.O. Box 1501
 Eglin AFB FLA
 32542

Clock#: 113627
 FILED FOR RECORD

1/02/2001 03:30PM

PAID: 10.00

Susan D. Prouse, Clerk
 Superior Court of Chatham County
 Chatham County, Georgia

Real Estate Transfer Tax

NO TAX DUE
R. Jindal
 For Clerk of Superior Court

A298-10
 R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2 day of January, (year), 2001
 by first party, Grantor, Emma Washington Williams
 whose post office address is 306 Monticeth Rd Savannah GA 31407
 to second party, Grantee, Jessie M. Washington
 whose post office address is P.O. Box 1501 Eglin AFB FL 32542

BOOK
 217 X
 PAGE
 106

WITNESSETH, That the said first party, for good consideration and for the sum of
 Dollars (\$ 1.00) paid by the said second
 party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
 unto the said second party forever, all the right, title, interest and claim which the said first party
 has in and to the following described parcel of land, and improvements and appurtenances there-
 to in the County of Chatham, State of Georgia to wit:

Williams Sub Division, Lot A, located Old Hwy 30
Monticeth, Monticeth Rd Pin Number 70977A01001

(1)
 AHAA

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Rev. 6/00

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If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

Owner:

Jessie M. Washington aka Jessie Mae Beckett

Address:

Monteith Rd

Parcel ID:

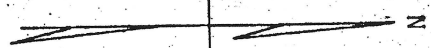
70977 A01001

Deed Book & Page:

217X-106 (Quitclaim Deed for Ownership)

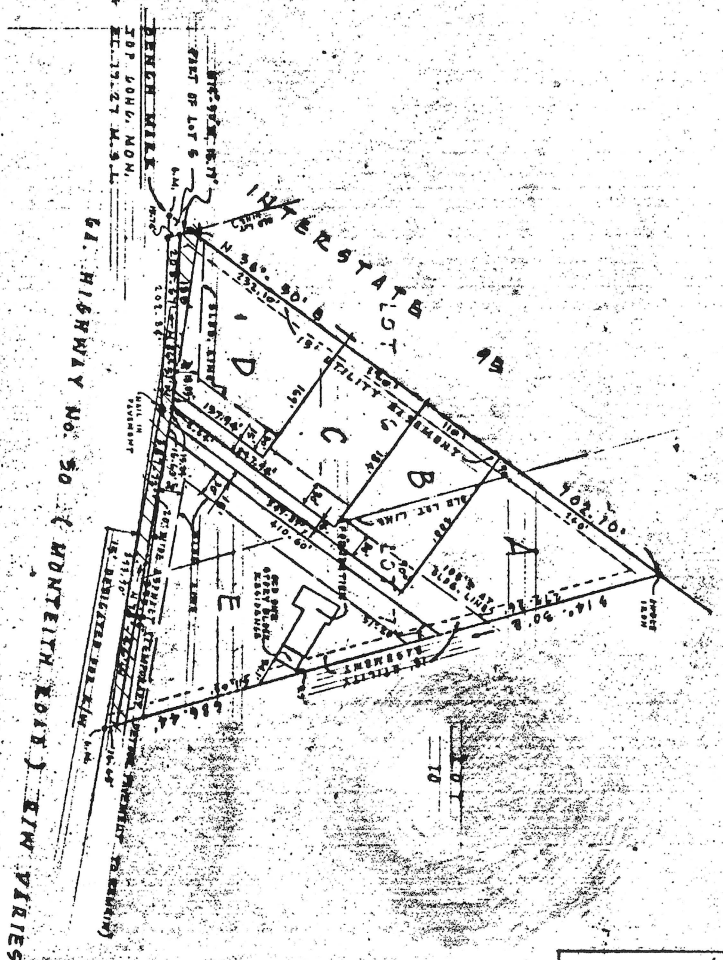
Williams Sub Division, Lot A, located old hwy 30
Monteith, Monteith Rd Parcel Number 70977A01001

JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
ERRA S.C.C.E. 64



GENERAL NOTES

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15" x 8".
3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 98 ARE NOT REQUIRED FOR THIS SUBDIVISION.



61. HIGHWAY NO. 50 (MONTEITH ROAD) R/W VARIES

STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR: **REV. HENRY WILLIAMS**
ET AL, ONE 316 A, SAVANNAH, GEORGIA

SCALE: 1" = 100'

DATE: JUNE 26, 1973

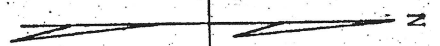
BARRETT & EATLEY, INC.
SURVEYING & DRAFTING
SAVANNAH, GEORGIA

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 26th day of June, 1973.
Barrett & Eatley



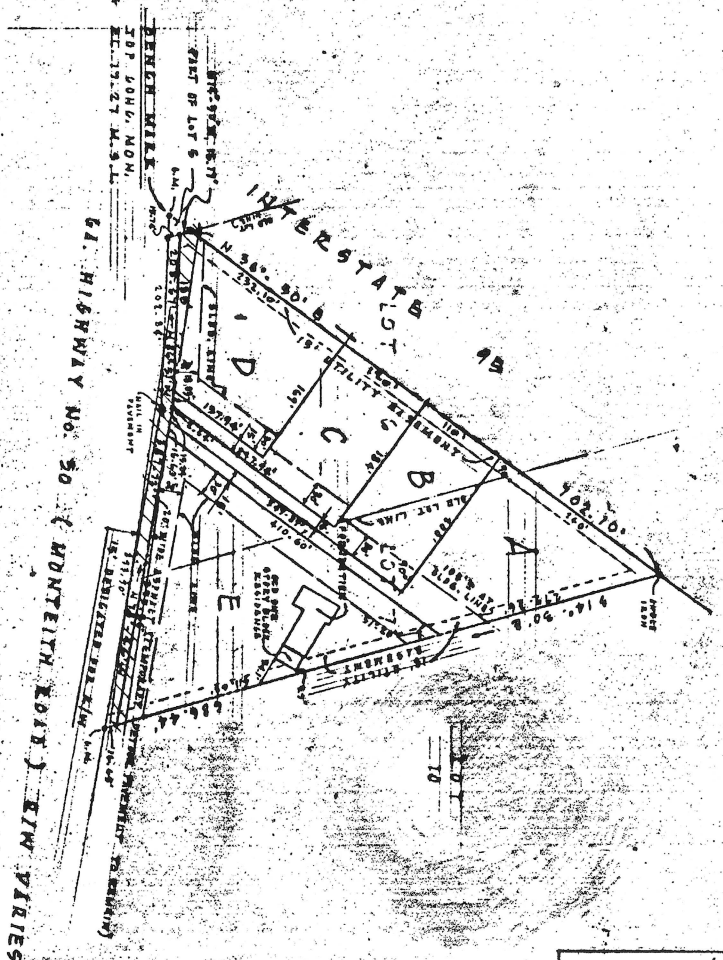
APPROVED BY CHATHAM COUNTY ENGINEER June 29, 1973
James A. Smith Jr.
COUNTY ENGINEER
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JUL 15, 1973
Charles H. Sledge
DIRECTOR
APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1973
Charles Sledge
EXECUTIVE DIRECTOR
APPROVED BY CHATHAM COUNTY JANUARY 15, 1976
Samuel Williams
SEBENTY SEVENTH YEAR

JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
ERRA S.C.C.E. 64



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SEAL: SAVANNAH, GEORGIA

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Hannah Hester
Signature of Owner

Personally appeared before me

Salandra P. Sams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Salandra P. Sams
Notary Public

Date

07/19/2023



Pastor - Body of Christ
Church & Ministries

70977 01010 / 70977 A0100
Monteith Rd / Monteith Rd

April 11, 2023

We the Deacons and Members of The Body of Christ Church and Ministries, hereby give Reverend Hercules Hicks (Pastor) authority to sell land that the church own. And we hereby give Reverend Hercules Hicks authority to sign all Legal Documents on behalf of the church. And authorize Reverend Hercules Hicks to receive the payment for the sale of the land.

April 16, 2023

Signatures:

Deacon Alexander Wilkins

Deacon Terrance Coleman

M. C. Crawford

Rogio Margaret Sampson

Maria Williams

Ana Williams

Morisa Williams

Kamaria Mays

Jazelle Jones

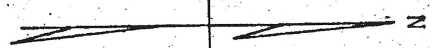
And Mrs

Latanya Coleman

Nicola Hicks

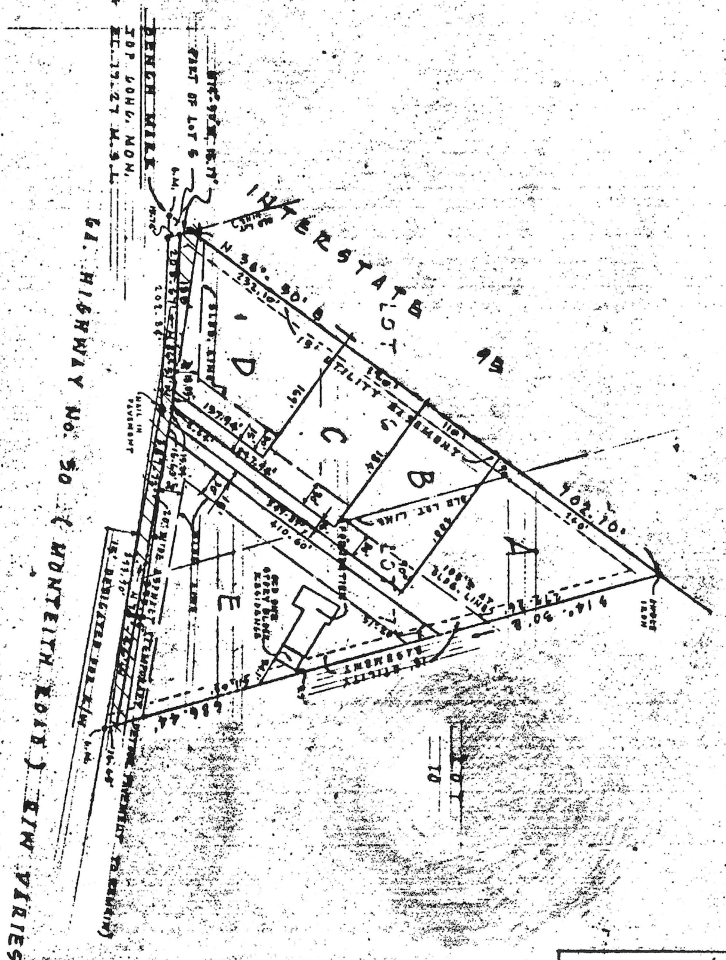
Rev. Samuel H.

JUL 16 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
EPA 5 C.C.E. 6A



GENERAL NOTES

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2. DRIVEWAY & WALKWAY COVERTS SHALL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15" x 8".
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CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR: **REV. HENRY WILLIAMS**
ET AL, ONE 316 A, SAVANNAH, GEORGIA

SCALE: 1" = 100'

DATE: JUNE 26, 1973

BARRETT & EATLEY, INC.

SURVEYING & DRAFTING
SAVANNAH, GEORGIA

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Barrett & Eatley, Inc.



APPROVED BY CHATHAM COUNTY ENGINEER June 29, 1973
James A. Smith, Jr.

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JUL 15, 1973
Charles H. Sledge

APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1973
Charles Sledge

APPROVED BY CHATHAM COUNTY JANUARY 15, 1973
James A. Smith, Jr.

Owner:
Body of Christ Church & Ministries
(Bordering I-95)

Address:
Monteith Rd

Parcel ID:
70977 A01002

Deed Book & Page:
1395 54-56

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS LOT LETTER B OF WILLIAMS SUBDIVISION, MONTEITH; SAID SUBDIVISION BEING A RESUBDIVISION OF LOTS 6 AND 7, OF THE NORRIS SUBDIVISION AND BEING SHOWN UPON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK K, FOLIO 29, FOR A MORE COMPLETE DESCRIPTION HEREOF.

SUBJECT TO EASEMENTS RESTRICTIONS AND RESERVATIONS OF RECORD NOT COUPLED WITH A RIGHT OF REVERTER TAXES FOR THE CURRENT YEAR. PROPERTY KNOWN AS 0 MONTEITH ROAD, PORT WENTWORTH, GEORGIA 31407 AND BEING IDENTIFIED AS PARCEL NO. 70977A 01002.

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

Doc ID: 031151880003 Type: WD
 Recorded: 07/09/2018 at 02:53:47 PM
 Fee Amt: \$26.00 Page 1 of 3
 Transfer Tax: \$12.00
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 BK 1395 PG 54-56

THOMAS J. MCNAMARA, ATTORNEY AT LAW
 7370 HODGSON MEMORIAL DRIVE, STE B-11
 SAVANNAH, GEORGIA 31406

STATE OF GEORGIA

LIMITED WARRANTY DEED

COUNTY OF CHATHAM

THIS INDENTURE, made this July 06, 2018, between

GALIN MORTGAGE LENDING, LLC, a Georgia Limited Liability Company

as party of the First part, and

BODY OF CHRIST CHURCH AND MINISTRIES, INC., a Georgia corporation

of the State of Georgia and County of Chatham
 as party of the second part:

: W I T N E S S E T H :

That the said party of the first part, for and consideration of the sum of \$ 12,000.00, in hand paid at the before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT, HOWEVER, to all valid easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the First Part conveys to the second party, his heirs and assigns forever, in **FEE SIMPLE**.

And the party of the first part, for its heirs, executors and administrators will warrant forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons claiming by through or under the party of the first part.

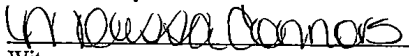
Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

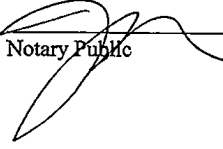
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal,
the day and year above set out.

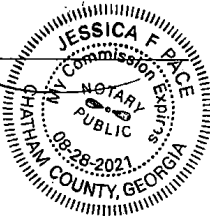
GALIN MORTGAGE LENDING, LLC


By: **DAVID GUGGENHEIM** (L.S)
Title: **ASST. MANAGING MEMBER**

Signed, sealed and delivered
in the presence of


Witness


Notary Public



SCHEDULE "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS LOT LETTER B OF WILLIAMS SUBDIVISION, MONTEITH; SAID SUBDIVISION BEING A RESUBDIVISION OF LOTS 6 AND 7, OF THE NORRIS SUBDIVISION AND BEING SHOWN UPON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK K, FOLIO 29, FOR A MORE COMPLETE DESCRIPTION HEREOF.

SUBJECT TO EASEMENTS RESTRICTIONS AND RESERVATIONS OF RECORD NOT COUPLED WITH A RIGHT OF REVERTER TAXES FOR THE CURRENT YEAR. PROPERTY KNOWN AS 0 MONTEITH ROAD, PORT WENTWORTH, GEORGIA 31407 AND BEING IDENTIFIED AS PARCEL NO. 70977A 01002.

18-587

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER**Application for Rezoning or Variance**

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827


Signature of Owner

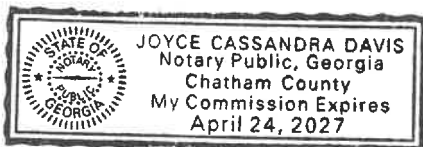
Personally appeared before me

Jonathan Williams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date



Monteith Rd
70977 A01003

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

Savannah County Georgia

Real Estate Transfer Tax

Paid \$ 1.15

Date 8-25-98

Mary C. Hester

For Clerk of Sup. Court

This instrument prepared by:
Murray A. Galin
P. O. Box 9846
Savannah, GA 31412

FILED
CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GEORGIA

93 AUG 25 AM 9:33

STATE OF GEORGIA
CHATHAM COUNTY

Warranty Deed

This Indenture, Made this 13th day of August, 1998, between **Emma Washington Williams** of Plains, New York, as party or parties of the first part, hereinafter called Grantor, and **Juerline Williams**, as party or of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

Witnesseth:

That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OF GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these present receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, being upon a map or plan of said County as Lots Letters B and C, of the Williams Subdivision, Monteith; said Subdivision a re-subdivision of Lots Numbers Six (6) and Seven (7) of the Norris Subdivision and being shown upon that certain recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book D 29, for a more complete description hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members appurtenant thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Murray A. Galin
Witness

Emma Washington Williams
Emma Washington Williams

NOTARY PUBLIC:
My commission expires: 3/30/2000

HENRY J. HESTER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
TERM EXPIRES MARCH 30, 2000

Attachment: Williams Variance-Authorization (2998 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

Clock#: 1286759
 FILED FOR RECORD
 11/01/2010 01:33pm
 PAID: 12.00
 Daniel W. Massey, Clerk
 Superior Court of Chatham County
 Chatham County, Georgia

BOOK
 365B
 PAGE
 603

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 10-09-2010

Reference Number of Any Related Documents: _____

Grantor:

Name Joyce C. Davis
 Street Address 3721 RADIAL Avenue
 City/State/Zip Albany, Georgia 31705

Grantee:

Name Jonathan Williams
 Street Address 3721 RADIAL Avenue
 City/State/Zip Albany, Georgia 31705

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): LOT C Williams Subdivision 00 Monteith Rd

Assessor's Property Tax Parcel/Account Number(s): 7-0977A-01-003

THIS QUITCLAIM DEED, executed this 9 day of OCT
 20 10, by first party, Grantor, Joyce C. Davis, whose
 mailing address is 3721 RADIAL Avenue, Albany, Georgia 31705, to
 second party, Grantee, Jonathan Williams,
 whose mailing address is 3721 RADIAL Avenue, Albany, Georgia 31705.

WITNESSETH that the said first party, for good consideration and for the sum of Ten Dollars
 Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

Owner:
Jonathan Williams

Address:
Monteith Rd

Parcel ID:
70977 A01003

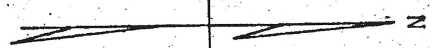
Deed Book & Page:
365B-603 (Quitclaim Deed)
195Z-696 (Deed with Legal Description)

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, being known upon a map or plan of said County as Lots Letters B and C, of the Williams Subdivision, Monteith; said Subdivision being a re-subdivision of Lots Numbers Six (6) and Seven (7) of the Norris Subdivision and being shown upon that certain map recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book D, Folio 29, for a more complete description hereof.

969 Z

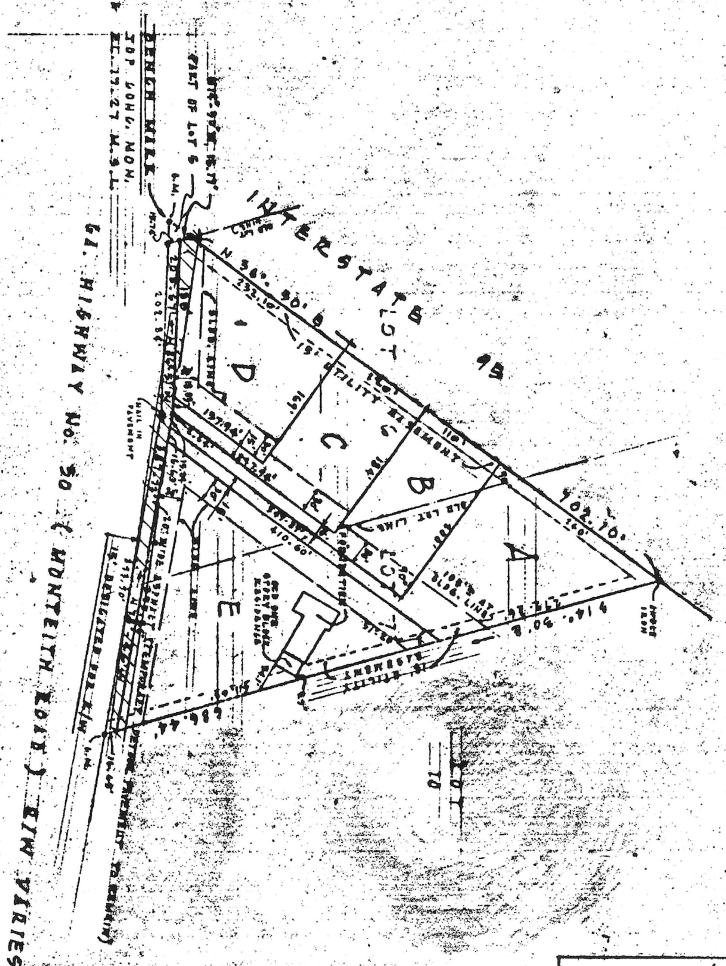
Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
ERRA S.C.C.E. 64



GENERAL NOTES

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15" x 8".
3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 98 ARE NOT REQUIRED FOR THIS SUBDIVISION.



61. HIGHWAY NO. 50 (MONTEITH ROAD) R/W VARIES

STATE OF GEORGIA
CHATHAM COUNTY
WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR: **REV. HENRY WILLIAMS**
ET AL, ONE 316 A, SAVANNAH, GEORGIA

SCALE: 1" = 100'

DATE: JUNE 26, 1973

BARRETT & EATLEY, INC.
SURVEYING & DRAFTING
SAVANNAH, GEORGIA

BY: *[Signature]*
I hereby certify that the above is a correct and true copy of the record plat as filed.



APPROVED BY CHATHAM COUNTY ENGINEER June 29, 1973
James A. Smith Jr.
COUNTY ENGINEER
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JUL 15, 1973
Charles H. Sledge
DIRECTOR
APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1973
Charles Sledge
EXECUTIVE DIRECTOR
APPROVED BY CHATHAM COUNTY JANUARY 15, 1976
James A. Smith Jr.
SEAL: *[Signature]*

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Jessie Williams
Signature of Owner

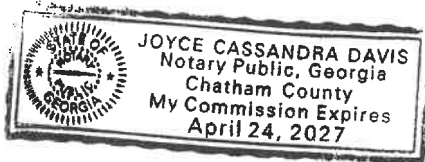
Personally appeared before me

Jessie Williams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 11, 2023
Date



Widow / Owner
314 Monteith Rd
10977 A01004

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

Owner:

Jessie Williams

(Widow of James Williams)

Address:

314 Monteith Rd

Parcel ID:

70977 A01004

Deed Book & Page:

3404 646-647 (2023 Deed Filing)

1678 1-3 (Probate Order Deed, 2019)

105B 719 (James Williams' Deed with Legal
Description)

ALL that certain lot or parcel of land situate,
lying and being in Chatham County, Georgia, known as Lot
Lettered "D" on a certain map or plat made by Barrett and
Exley, Inc. for Henry Williams dated June 26, 1974, which is
recorded in Subdivision Map Book K, Page 29, of the Chatham
County Records to which reference is made for a more particular
description of said lot and the metes and bounds thereof.

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

STATE OF GEORGIA)
)
 CHATHAM COUNTY)

DEED OF GIFT

719

THIS INDENTURE made and entered into this 25th day of April, 1975, by and between HENRY WILLIAMS, as Party of the First Part, and JAMES WILLIAMS, as Party of the Second Part, both of Chatham County, Georgia;

W I T N E S S E T H

First Party, for and in consideration of the natural love and affection which he has for his son, the said Party of the Second Part, has given, granted and conveyed, and by these presents does hereby give, grant and convey unto the said Party of the Second Part, the said James Williams, his heirs and assigns, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in Chatham County, Georgia, known as Lot Lettered "D" on a certain map or plat made by Barrett and Exley, Inc. for Henry Williams dated June 26, 1974, which is recorded in Subdivision Map Book K, Page 29, of the Chatham County Records to which reference is made for a more particular description of said lot and the metes and bounds thereof.

TO HAVE AND TO HOLD the said described property unto the said Party of the Second Part, his heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal on the day and year first above written.

Henry Williams L.S.
 HENRY WILLIAMS

Signed, Sealed and Delivered
 in the presence of:

James P. Benjamin
Mary Louise Gray
 NOTARY PUBLIC, CHATHAM COUNTY,
 GEORGIA

Filed For Record At 4:49 O'Clock P.M. On The
30 day of April 1975
 Recorded in Volume 105-B, Folio 219
 On The 30 day of April 1975

CLERK, SUPERIOR COURT, CHATHAM CO., GA.



Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

SAVANNAH REGIONAL OFFICE
6602 ABERCORN STREET
SUITE 203
SAVANNAH, GA 31405-5848
912-651-2180
WWW.GLSP.ORG



Georgia Legal Services Program

June 5, 2023

SUSAN P. COPPEL
EXECUTIVE DIRECTOR

TENNELL LOCK
BOARD PRESIDENT

WILLIAM K. BROKER
MANAGING ATTORNEY
SAVANNAH REGIONAL OFFICE

Ms. Jessie L. Williams
2 Williams Road
Port Wentworth, Georgia 31407

Dear Ms. Williams:

Enclosed you will find a copy of the name affidavit which has been filed with the Clerk of Superior Court. You will also find a copy of the \$25.00 receipt indicating that the payment was made to the Clerk.

You should keep this for your records. The original document will be returned in the next few weeks, and I will forward that to you upon receipt. In the meantime, you should keep this for your records.

Sincerely,

William K. Broker
(912) 963-1683
bbroker@glsp.org

WKB/hb
Enclosures(2)
GLSP File No.: 23-0698041

Want to keep your Medicaid benefits? If you receive or have applied for Medicaid, be sure to update your address in your Georgia Gateway account at www.gateway.ga.gov or call 1-877-423-4746. Beginning in April, DFCS will send Medicaid redetermination notices that will require you to provide information to DFCS to keep your coverage.

If you are a Medicare recipient and need help to enroll or renew your Medicaid (or MSP), contact GLSP at 1-888-632-6332. If you do not receive Medicare and need help to keep your Medicaid or are no longer eligible for Medicaid and would like to learn about other options, call Georgia Enroll at 1-866-442-3676.

Georgia Legal Services Program is a 501(c)(3) nonprofit, EIN 58-1111590, whose mission is to provide civil legal services for persons with low incomes, creating equal access to justice and opportunities out of poverty.

GLSP is funded in part by the Legal Services Corporation (LSC) and, as a condition of the funding it receives from LSC, it is restricted from engaging in certain activities in all of its legal work -- including work supported by other funding sources. GLSP may not expend any funds for any activity prohibited by the Legal Services Corporation Act, 42 U.S.C.2996 et seq. or by Public Law 104-134. Public Law 104-134 § 504 (d) requires that notice of these restrictions be given to all funders of programs funded by the Legal Services Corporation.

LSC America's Partner
for Equal Justice
LEGAL SERVICES CORPORATION

Offices in Albany, Athens, Atlanta, Augusta, Brunswick, Columbus, Dalton,
Gainesville, Macon, Piedmont, Savannah, and Farmworker Rights Division
AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER M/F/H/V

Packet Pg. 29

Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)



Return to:
 William K. Broker, State Bar No. 084275
 6602 Abercorn St., Suite 203
 Savannah, GA 31405
 912.963.1683

Doc ID: 034461380002 Type: AFF
 Recorded: 05/31/2023 at 04:07:02 PM
 Fee Amt: \$25.00 Page 1 of 2
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 BK **3104** PG **646-647**

STATE OF GEORGIA

COUNTY OF CHATHAM

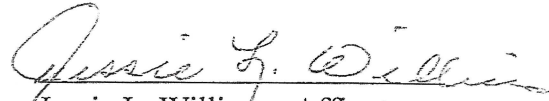
In Re: Property of Jessie L. Williams
 Deed Book 1678, Page 1-3
 Chatham County, Georgia
 Grantee: James Williams, Sr.
 Grantee: Jessie L. Williams

BEFORE ME, THE UNDERSIGNED attesting authority in and for said State and County, came the undersigned affiant, who being duly sworn, deposes and says on oath that this affidavit relates to the property of the owner designated in the caption hereof as the same is described in the deed book and page herein referred to. Affiant makes the following statement under oath as being relevant and material to the ownership of said property:

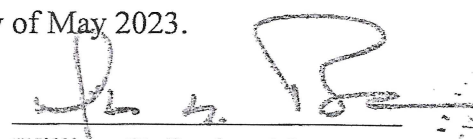
1. My name is Jessie L. Williams and I am the surviving spouse of the above-named James Williams, Sr.;
2. James Williams, Sr. passed away on March 7, 2018 possessed of the property referred to above;
3. Said property was transferred to James Williams on April 25, 1975. The deed evidencing the transfer was recorded at Deed Book 105-b, Page 719. Chatham County, Georgia;
4. Said property was transferred to Affiant, Jessie L. Williams, by Order of the Probate Court of Chatham County, Georgia, on July 15, 2019;
5. At the time the property was transferred to James Williams, James Williams was known by the name of "James Williams". At the time of his death, having had a son, James Williams, II, "James Williams" became known as "James Williams, Sr.";
6. At the time of his death, the owner of the subject property was known as "James Williams, Sr.";
7. The name "James Williams, Sr." appears on his death certificate and is the name used in the Petition for Years's Support filed on behalf of Affiant and granted by the Probate Court of Chatham County, Georgia;

8. With respect to the subject property "James Williams" is the same person as "James Williams, Sr."; and
9. This Affidavit is given for no fraudulent or deceptive purpose.
Further Affiant sayeth not.

This the 30th day of May 2023.


Jessie L. Williams, Affiant
78 Russell Avenue
Garden City, GA 31408

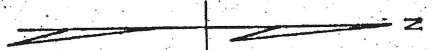
Sworn to and subscribed before me this the 30th day of May 2023.


William K. Broker, Notary Public
My Commission Expires: 04.11.27



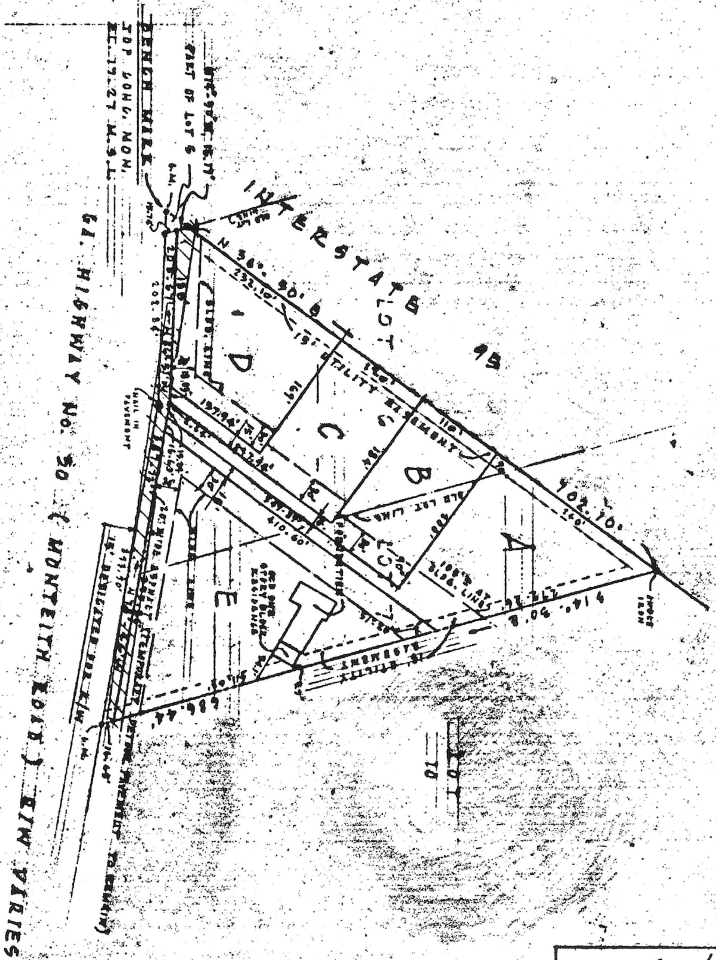
Attachment: Williams Variance-Authorization (2898 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 NOV 2023)

JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
ERRA S.C. C.E. 64



GENERAL NOTES

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15" x 8".
3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 98 ARE NOT REQUIRED FOR THIS SUBDIVISION.



61. HIGHWAY NO. 50 (MONTEITH ROAD) R/W VARIES

APPROVED BY CHATHAM COUNTY ENGINEER June 9, 1978
James A. Smith, Jr.

COUNTY ENGINEER

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JUL 15, 1978
Charles H. Sledge

DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978
Edward R. Smith

EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY JANUARY 15, 1978
Barrett & Easley, Inc.

SEAL

STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH

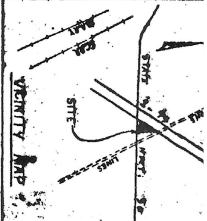
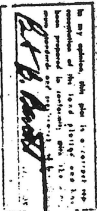
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR REV. HENRY WILLIAMS
ET AL, DOK 316 A, SAVANNAH, GEORGIA

SCALE: 1"=100'

DATE: JUNE 26, 1978

BARRETT & EASLEY, INC.
SURVEYING & DRAFTING
SAVANNAH, GEORGIA





Zoning Board of Appeals
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/13/23 03:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2899)

DOC ID: 2899

Variance Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc., for PIN # 7-0913-01-010 (Clifton Blvd., Port Wentworth, GA) to apply for setback and landscaping variances in a I-1 (Industrial) Zoning district.

Issue/Item: Variance Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc., for PIN # 7-0913-01-010 (Clifton Blvd., Port Wentworth, GA) to apply for setback and landscaping variances in a I-1 (Industrial) Zoning district.

Background: The property is currently zoned for Industrial uses and currently used for truck parking and closed landfill. A Special Use Permit and General Site Plan has been submitted for review for the subject property.

Facts and Findings: The applicant is requesting to a variance from the required minimum setbacks (section 4.40, table 4.40) and the landscaping / buffer requirements in the City of Port Wentworth Zoning Ordinance.

Funding: N/A

Recommendation: The Zoning Board of Appeals will hear this application on November 13, 2023 at 3:00 PM

ATTACHMENTS:

- ZBOA Clifton Blvd-Setback Variance 2023-Application (PDF)
- ZBOA Clifton Blvd-Setback Variance 2023-Property Plat (PDF)
- ZBOA Clifton Blvd-Setback Variance 2023-APO (PDF)
- ZBOA Clifton Blvd-Setback Variance 2023-AOPO(TR Long) (PDF)
- ZBOA Clifton Blvd-Setback Variance 2023-AOPO(Graves) (PDF)

APPLICATION

Date Filed: _____
Project #: _____

The **APPLICATION** and all **SUPPORTING DOCUMENTS** with the **REQUIRED PLOT PLAN** must be submitted to the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: CLIFTON LANDFILL INC Gina Mincey - President

Property Owner (if different from applicant): _____
***** Authorization of Property Owner Form required if Applicant and property owner
is not the same. *****

Property Location:	Clifton BLVD	70913 01010
	Address/Street Name	Lot Number

Subdivision/Ward: _____ Zoning District: **Industrial (I-1)**

NAMES, MAILING ADDRESSES and PIN #'S of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
GULFSTREAM PARK PLACE, LLC	116 GULFSTREAM RD	70913 01011
34 GULFSTREAM PROPERTY, LLC	34 GULFSTREAM RD	70913 01008
GEORGIA POWER	120 GULFSTREAM RD	70913 01001
GEORGIA POWER	120 GULFSTREAM RD	70913 01001A
GEORGIA POWER	120 GULFSTREAM RD	70913 01001B
AC SAVANNAH PROPERTY I LLC	60 CLIFTON BLVD	70913 01012
AC SAVANNAH PROPERTY II LLC	18 GULFSTREAM RD	70913 01013
SAVANNAH REGIONAL INDUSTRIAL LANDFILL INC	84 CLIFTON BLVD	70913 01007

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- () An application to establish a use which must be approved by the Board of Appeals.
- (X) A request to vary:
- () ____ foot ____ yard variance () ____ lot width variance
- () ____ lot area variance (X) ____ setback variance **SEE NARRATIVE**
- () Fence variance () ____% building coverage variance
- () A request for extension of a non-conforming use.
- (X) Other: LANDSCAPING

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

The current setbacks for industrial zoned properties are 50 foot front yard and 50 foot side yard. These setbacks are required for outside storage and structures. We are requesting a zero foot side setback for outside storage and a 25 foot front setback along Clifton Blvd for the proposed modular building. The adjacent and surrounding properties are currently practicing a zero setback for storage. This project is located above an existing landfill. The landfill side slope limits the use of the remaining property and causes a hardship for outdoor storage. The side slope location dictates that the storage activity take place adjacent to the side property line. This will allow for the maneuvering of the trucks across the site.

In addition, the side slope dictates where the proposed modular office building can be placed. The building would be located within the required 50 feet setback. The reduction of the front setback for the building to 25 feet will allow for the placement of the building outside of the steep side slope.

Additionally, we are requesting a variance from the landscape and buffer requirements. We respectfully request that these requirements be waived for this site. The Georgia Environmental Protection Division has strict rules prohibiting shrubs and trees being placed on top of the landfill cover material. This prohibition poses a hardship with compliance with the landscape requirements.



Signature of Applicant

P.O. Box 7003 Savannah, Georgia 31418

Mailing Address of Applicant

912-964-3181

Telephone Number

gcminc@aol.com

Email Address

Total Fees \$375.00 (\$75.00 Administrative Fee and \$300 Application Fee)

Date Paid _____

*** Any application not completed in full will not be processed ***

Attachment: ZBOA Clifton Blvd-Setback Variance 2023-Application (2899 : ZBOA 70913 01010 Clifton Blvd Variance NOV 2023)

Type: PLAT
Recorded: 3/29/2023 8:11:00 AM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2379815242

BK 53 PG 682

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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 15-6-67.

Shawn Bean, GARLS#3331
COA #LSF000949

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

PER AN EMAIL DATED 3-14-23 FROM J. BRIAN HARVEY, DIRECTOR OF DEVELOPMENT SERVICES FOR THE CITY OF PORT WENTWORTH, THIS PLAT IS EXEMPT FROM NEEDING APPROVAL.

LEGEND OF SYMBOLS

IRON PIN FOUND(1/2" REBAR UNLESS NOTED)	●
IRON PIN SET(1/2" REBAR W/CAP)	○
CONCRETE MONUMENT FOUND	□
PROPERTY LINE	—
UTILITY POLE	⋈
OVERHEAD POWER, TELEPHONE AND CATV	—P,T,TV—
FENCE	—X—
GAS LINE MARKER	□GAS
GAS LINE	—G—



MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,167 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 1-23-23.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 FROM TAX PARCEL # 70913 01010 AS SHOWN HEREON.
- P.B. 12S PG. 88 SHOWS THE GAS EASEMENT AS BEING 10' ON THE NORTHWESTERLY SIDE OF THE GAS LINE AND 90' ON THE SOUTHEASTERLY SIDE, FOR A TOTAL WIDTH OF 100'. FOR THE PURPOSES OF THIS SURVEY A "BEST FIT" LINE WAS RAN HOLDING THE GAS LINE MARKERS FOR THE LOCATION OF THE GAS LINE. WITHOUT BENEFIT OF EXCAVATION THIS SURVEYOR MAKES NO GUARANTEE TO THE PROXIMITY OF THE GAS LINE MARKERS TO THE ACTUAL PHYSICAL LOCATION OF THE GAS LINE.
- SEE D.B. 211P PG. 278-315 FOR BLANKET ACCESS EASEMENT FOR THE MONITORING OF WELLS THROUGH OUT THE CLIFTON LANDFILL PROPERTY AND SURROUNDING PROPERTIES.

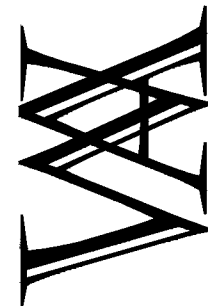
Revisions

No.	Date	Description

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

506 OSIGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



SUBDIVISION SURVEY

LANDS OF
CLIFTON LANDFILL INC.

8TH G.M.D. GEORGIA
CHATHAM COUNTY PORT WENTWORTH

Project No.: 1002-023
Drawing No.: SDV2
Drawn By: W.S.B.
Checked By: S.H.J.

R.L.S. No.: 3331

Date: 1-23-23
Scale: 1"=200'

Sheet No.:

1 of 1

Owner	Mailing Address	City	State	Zip
SAVANNAH REGIONAL INDUSTRIAL LANDFILL IN	PO BOX 29246	PHOENIX	AZ	85038
34 GULFSTREAM PROPERTY, LLC	2617 BISSONNET STREET SUITE 489	HOUSTON	TX	77005
GULFSTREAM PARK PLACE, LLC	528 EAST 45TH STREET	SAVANNAH	GA	31405
AC SAVANNAH PROPERTY I LLC	2617 BISSONNET STREET, SUITE 489	HOUSTON	TX	77005
GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
CLIFTON LANDFILL INC	PO BOX 7003	SAVANNAH	GA	31418
TR LONG ENGINEERING	114 NORTH COMMERCE STREET	HINESVILLE	GA	31313

AUTHORIZATION OF PROPERTY OWNER

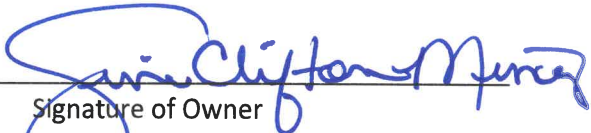
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: T.R. LONG ENGINEERING, P.C. (Trent Long)

Address: 1000 Towne Center Blvd, Suite 304; Pooler, Georgia 31322

Telephone Number: 912-335-1046



 Signature of Owner

Personally appeared before me

Gina Mincey

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Cassandra Falk Casteel

Notary Public

October 12, 2023

Date



AUTHORIZATION OF PROPERTY OWNER

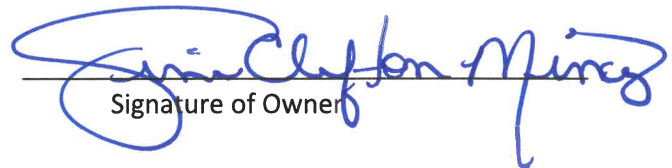
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Ross Graves

Address: 720 Amherst Road
Gypsum, CO 81637

Telephone Number: 970.445.7188



 Signature of Owner

Personally appeared before me

Gina Mincey

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Cassandra Falk Castiel

Notary Public

October 12, 2023

Date

