



# CITY OF PORT WENTWORTH

## ZONING BOARD OF APPEALS

JANUARY 8, 2024

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**Council Meeting Room**

**Regular Meeting**

**3:00 PM**

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

**1. CALL MEETING TO ORDER**

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. ADOPTION OF MINUTES**

1. Zoning Board of Appeals - Regular Meeting - Dec 18, 2023 3:00 PM

**6. UNFINISHED BUSINESS**

**7. 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

**8. ADJOURNMENT**



# CITY OF PORT WENTWORTH

## ZONING BOARD OF APPEALS

DECEMBER 18, 2023

Council Meeting Room

Regular Meeting

3:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Charlene Middleton called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Sean Register led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL

Attendee Name	Title	Status	Arrived
Christopher Gray	Board Member	Absent	
Nishant Randerwala	Board Member	Present	
Charlene Middleton	Board Member	Present	
Sean Register	Board Member	Present	
Jason Stewart	Assistant City Manager	Present	
Stephanie Cook	Administrative Secretary	Present	

### 4. APPROVAL OF AGENDA

- Approval of Agenda

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Sean Register, Board Member  
**SECONDER:** Nishant Randerwala, Board Member  
**AYES:** Randerwala, Middleton, Register  
**ABSENT:** Gray

### 5. ADOPTION OF MINUTES

- Zoning Board of Appeals - Regular Meeting - May 8, 2023 3:30 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Sean Register, Board Member  
**SECONDER:** Nishant Randerwala, Board Member  
**AYES:** Randerwala, Middleton, Register  
**ABSENT:** Gray

- Zoning Board of Appeals - Regular Meeting - Nov 13, 2023 3:00 PM

Minutes Acceptance: Minutes of Dec 18, 2023 3:00 PM (Adoption of Minutes)

**RESULT:**           **ACCEPTED [UNANIMOUS]**  
**MOVER:**           Sean Register, Board Member  
**SECONDER:**       Nishant Randerwala, Board Member  
**AYES:**             Randerwala, Middleton, Register  
**ABSENT:**          Gray

**6. UNFINISHED BUSINESS**

**7. NEW BUSINESS**

1. Zoning Board of Appeals application submitted by Benjamin R Foster, Jr., for PIN # 70906 02007 (8177 Old Highway 21) for a variance to exceed the maximum allowed size of an accessory building in a R-1 (Single-Family Residential) Zoning District

Kenneth Brown was present on behalf of the applicant. Mr. Brown gave a overview of the project and stated that the accessory building was for personal use only. There were no public comments. Mr. Register made a motion to approve the application. Mr. Randerwala seconded the motion to approved reinforcing that the accessory building was for personal use only. The vote was unanimous.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Sean Register, Board Member  
**SECONDER:**       Nishant Randerwala, Board Member  
**AYES:**             Randerwala, Middleton, Register  
**ABSENT:**          Gray

**8. ADJOURNMENT**

1. Adjournment

**RESULT:**           **ADOPTED [UNANIMOUS]**  
**MOVER:**           Sean Register, Board Member  
**SECONDER:**       Nishant Randerwala, Board Member  
**AYES:**             Randerwala, Middleton, Register  
**ABSENT:**          Gray

\_\_\_\_\_  
Chairman

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

Minutes Acceptance: Minutes of Dec 18, 2023 3:00 PM (Adoption of Minutes)

\_\_\_\_\_  
Secretary

Minutes Acceptance: Minutes of Dec 18, 2023 3:00 PM (Adoption of Minutes)



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

Meeting: 01/08/24 03:00 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Stephanie Cook  
Department Head: Melanie Ellis

**SUBMITTED**

**AGENDA ITEM (ID # 2922)**

DOC ID: 2922

**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 January 8, 2024 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

Property Location: 306 Monteith Rd Monteith Rd A01001 Monteith Rd  
(see Spreadsheet) 314 Monteith Rd Monteith Rd A01002 A01003 A, B, C, D, E  
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 01071 + 01075 70979 01072

**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
  - (✓) 4.45 lot area variance
  - ( ) Fence variance
  - ( ) \_\_\_ lot width variance
  - ( ) \_\_\_ setback 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 zone) 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

Updated 7/13/2023

Attachment: Williams Variance - Application (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

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
<b>TOTAL ACERAGE</b>				<b>4.45</b>			

Attachment: Williams Variance - Property Owners (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003,

**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

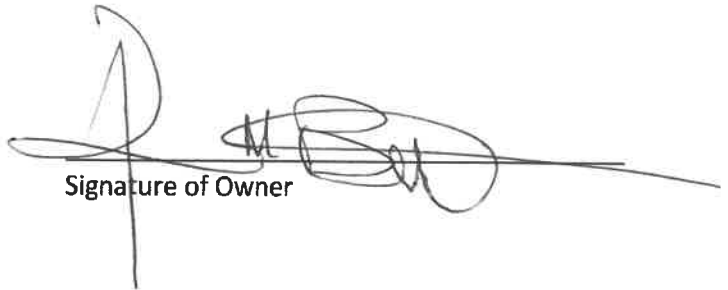
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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



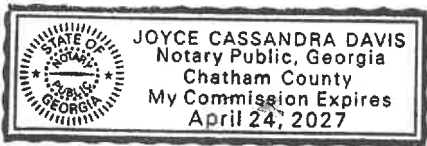
Signature of Owner

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 (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Jessie 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  
© 1992-2000 F-Z Legal Forms, Inc. Rev. 6/00  
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal  
advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in this state.

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 (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Owner:

Jessie M. Washington aka Jessie Mae Beckett

Address:

Monteith Rd

Parcel ID:

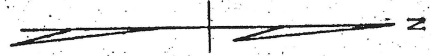
70977 A01001

Deed Book & Page:

217X-106 (Quitclaim Deed for Ownership)

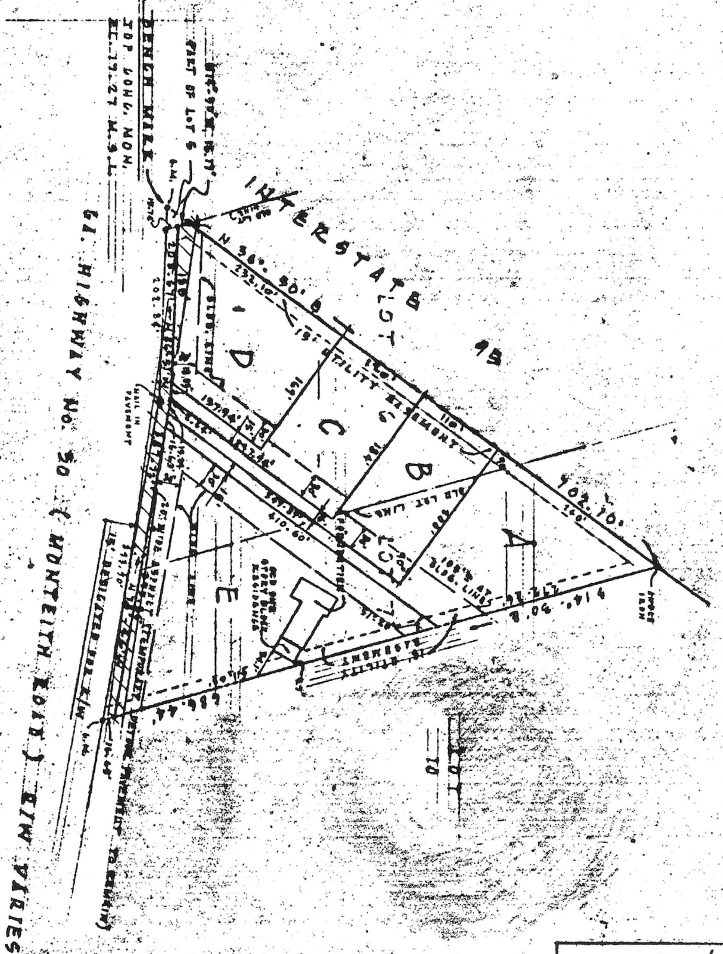
Williams Sub Division, Lot A, located old hwy 30  
Monteith, Monteith Rd Parcel Number 70977A01001

July 15 2 30 PM '73  
BEN C. AXSON  
CLEARING & CONSTRUCTION  
ERRA S. D. C. C. GA.



**GENERAL NOTES**

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS OR SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE PIPERISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15".
3. THE FIN FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.01 IN S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 99 ARE NOT REQUIRED FOR THIS SUBDIVISION.

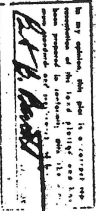


STATE OF GEORGIA  
CHATHAM COUNTY  
**WILLIAMS SUBDIVISION-MONTETH**  
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

PREPARED BY: **KEVIN HERRY WILLIAMS**  
SURV. & DRAFTING, SAVANNAH, GEORGIA

SCALE: 1" = 100'  
DATE: JUNE 26, 1978

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

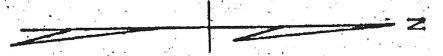


APPROVED BY CHATHAM COUNTY ENGINEER John A. [unclear] June 9, 1978  
COUNTY ENGINEER  
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING & SANITATION JAL IS 1978  
DIRECTOR  
APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978  
EXECUTIVE DIRECTOR  
APPROVED BY CHATHAM COUNTY JANUARY 15 1978  
COMMISSIONER

K-29

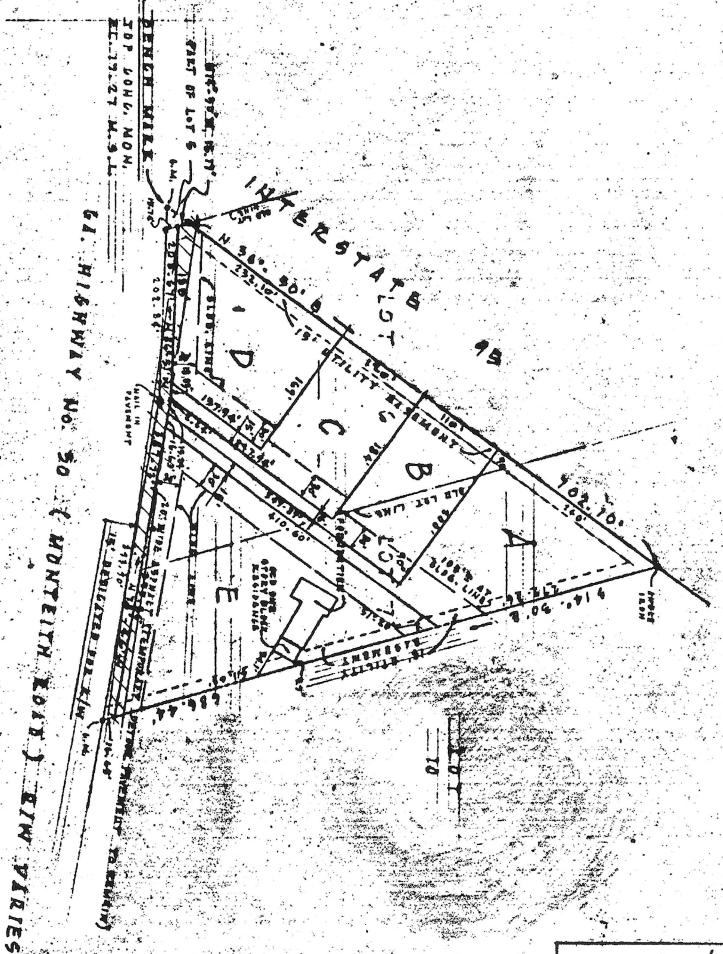
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July 15 2 30 PM '73  
BEN C. AXSON  
CLEARING & CONSTRUCTION  
ERRA S. D. C. C. GA.



**GENERAL NOTES**

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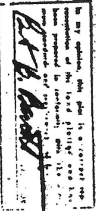


STATE OF GEORGIA  
CHATHAM COUNTY  
**WILLIAMS SUBDIVISION-MONTEITH**  
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

PREPARED BY: **KEVIN HERRY WILLIAMS**  
SIT. 1, BOX 916 A, SAVANNAH, GEORGIA

SCALE: 1" = 100'  
DATE: JUNE 26, 1978

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



APPROVED BY CHATHAM COUNTY ENGINEER June 9, 1978  
John A. [unclear]  
COUNTY ENGINEER

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING & SANITATION JUL 15 1978  
Robert M. [unclear]  
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978  
Edward [unclear]  
EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY JANUARY 15 1978  
[unclear]  
SEALTY [unclear]

K-29

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

**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

07/19/2023  
Date



*Pastor - Body of Christ  
Church & Ministries*

*70977 01010 / 70977 A01002  
Monteith Rd / Monteith Rd*

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

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

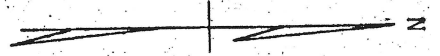
Signatures:

Deacon Alexander Wilkins  
 Deacon Terrance Coleman  
 M. O. Crawford  
 Regie Maxwell Sampson  
 Maria Williams  
 Ana Williams  
 morisa williams  
 Kamaarie Mays  
 Jazelle Jones  
 Fred King  
 LaTonya Coleman

Riccola Hicks  
 Rev. Samuel H.

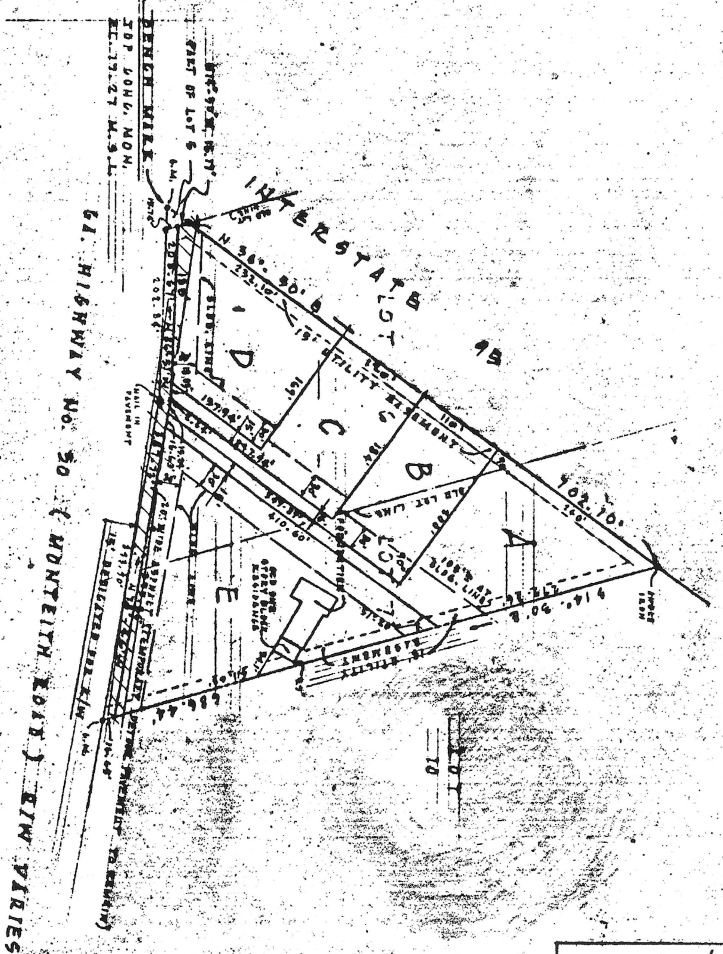
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RECEIVED  
JUL 15 2 30 PM '73  
BEN C. AXSON  
CLEARING & CONSTRUCTION  
ERRA S. D. C. C. GA.



**GENERAL NOTES**

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS OR SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE PUNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15".
3. THE FIN FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.01 IN S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 99 ARE NOT REQUIRED FOR THIS SUBDIVISION.

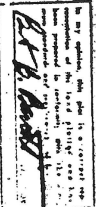


STATE OF GEORGIA  
CHATHAM COUNTY  
**WILLIAMS SUBDIVISION-MONTETH**  
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

PREPARED BY: **KEVIN HERRY WILLIAMS**  
SURV. & DRAFTING, SAVANNAH, GEORGIA

SCALE: 1" = 100'  
DATE: JUNE 25, 1978

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



APPROVED BY CHATHAM COUNTY ENGINEER John A. [unclear] June 9, 1978

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING & SANITATION JAL IS 1978

APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978

APPROVED BY CHATHAM COUNTY JANUARY 15 1978

K-29

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.

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:

: WITNESSETH :

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 (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)


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

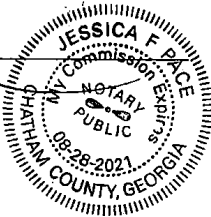
 (L.S)

By: DAVID GUGGENHEIM  
Title: ASST. MANAGING MEMBER

Signed, sealed and delivered  
in the presence of

  
Witness

  
Notary Public



Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

**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.

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

18-587

**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

*[Handwritten Signature]*  
Signature of Owner

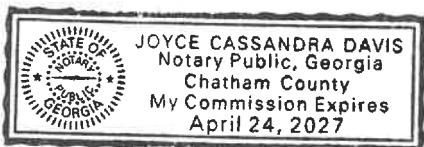
Personally appeared before me

*[Handwritten Signature: 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.

*[Handwritten Signature: Joyce Cassandra Davis]*  
Notary Public

July 16, 2023  
Date



*Monteith Rd  
20977 A01003*

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

93 AUG 25 AM 9:33

FILED  
CLERK OF SUPERIOR COURT  
CHATHAM COUNTY, GEORGIA

Chatham County Georgia  
Real Estate Transfer Tax  
Paid \$ 1.00 Date 8-25-98  
Mary C. Hutto  
For Clerk of Sup. Court

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

STATE OF GEORGIA  
CHATHAM COUNTY

### Warranty Deed

This Indenture, Made this 13<sup>th</sup> 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 present 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

[Signature]  
NOTARY PUBLIC:  
My commission expires: 3/30/2000

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

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

5287A222 08/25/98TOTAL

PAGE

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,

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Owner:  
Jonathan Williams

Address:  
Monteith Rd

Parcel ID:  
70977 A01003

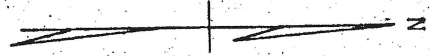
Deed Book & Page:  
365B-603 (Quitclaim Deed)  
195Z-696 (Deed with Legal Description)

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

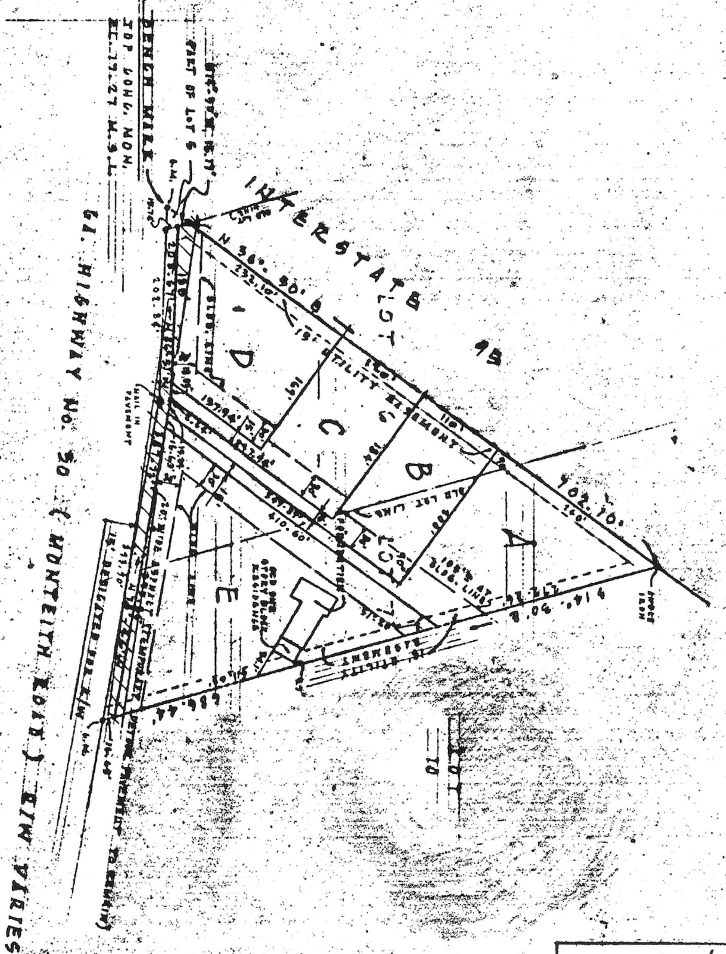
Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

July 15 2 30 PM '73  
BEN F. AXSON  
CLEARING & CONSTRUCTION  
ERRA S. D. C. C. GA.



**GENERAL NOTES**

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS OR SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE PUNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15".
3. THE FIN FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' IN S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 99 ARE NOT REQUIRED FOR THIS SUBDIVISION.

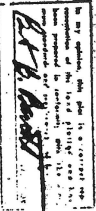


STATE OF GEORGIA  
CHATHAM COUNTY  
**WILLIAMS SUBDIVISION-MONTETH**  
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

PREPARED BY: **KEVIN HENRY WILLIAMS**  
SURVYOR, ONE 916 N. SAVANNAH, GEORGIA

SCALE: 1" = 100'  
DATE: JUNE 25, 1978

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



APPROVED BY CHATHAM COUNTY ENGINEER June 9, 1978  
COUNTY ENGINEER John A. [unclear]  
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING & SANITATION JUL 15 1978  
DIRECTOR Robert M. [unclear]  
APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978  
EXECUTIVE DIRECTOR Edward [unclear]  
APPROVED BY CHATHAM COUNTY JANUARY 15, 1978  
SEAL OF CHATHAM COUNTY

K-29

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

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

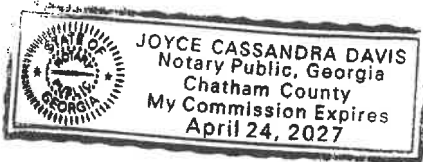
Personally appeared before me

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 A02004

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

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.

STATE OF GEORGIA )  
                          )  
CHATHAM COUNTY   )

DEED OF GIFT

719

THIS INDENTURE made and entered into this 25<sup>th</sup> 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,  
G E O R G I A

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

CLERK, SUPERIOR COURT, CHATHAM CO., GA.



Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

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](mailto: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](http://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 (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)



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

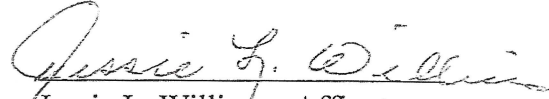
In Re: Property of Jessie L. Williams  
 Deed Book 1678, Page 1-3  
 Chatham County, Georgia  
 Grantee: James Williams, Sr.  
 Grantee: Jessie L. Williams

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 30<sup>th</sup> day of May 2023.

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

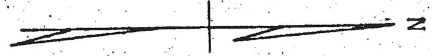
Sworn to and subscribed before me this the 30<sup>th</sup> day of May 2023.

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



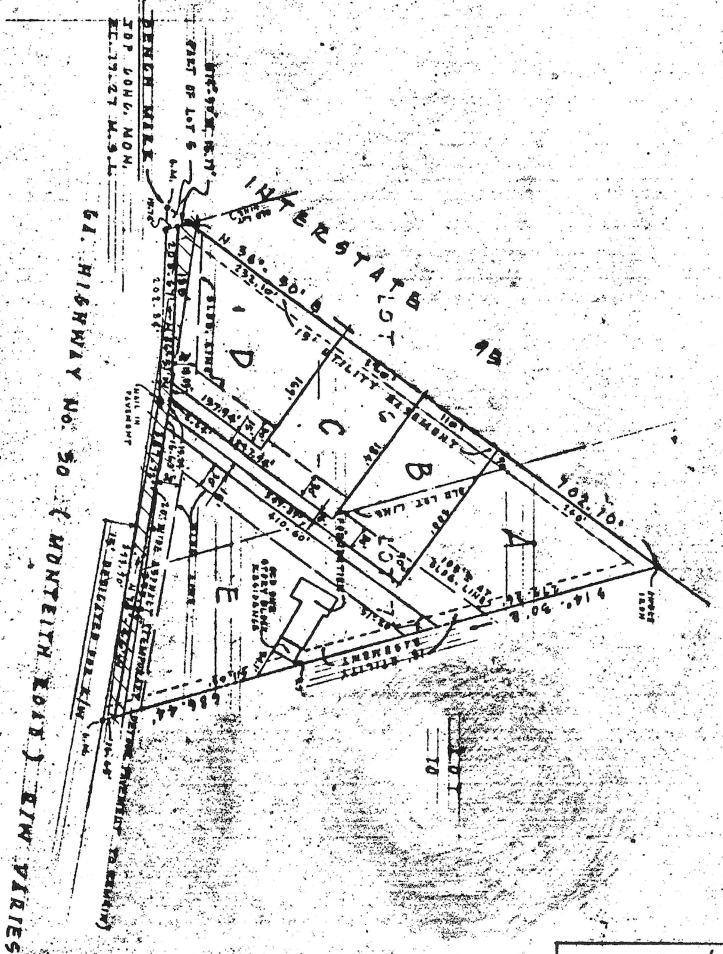
Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

July 15 2 30 PM '73  
BEN C. AXSON  
CLEARING & CONSTRUCTION  
EPA S.D.C. 6A



**GENERAL NOTES**

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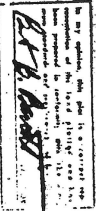


STATE OF GEORGIA  
CHATHAM COUNTY  
**WILLIAMS SUBDIVISION-MONTETH**  
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

PREPARED BY: **KEVIN HERRY WILLIAMS**  
SURV. & DRAFTING  
SAVANNAH, GEORGIA

SCALE: 1" = 100'  
DATE: JUNE 25, 1978

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



APPROVED BY CHATHAM COUNTY ENGINEER John A. [unclear] June 9, 1978  
COUNTY ENGINEER  
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING & SANITATION JAL IS 1978  
DIRECTOR  
APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978  
EXECUTIVE DIRECTOR  
APPROVED BY CHATHAM COUNTY JANUARY 15 1978  
COMMISSIONER

K-29

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)