



CITY OF PORT WENTWORTH
PLANNING COMMISSION
NOVEMBER 20, 2025

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

6. NEW BUSINESS

- A. Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow a self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.
- **PUBLIC HEARING**
- B. A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.
- **PUBLIC HEARING**
- C. A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01033, located in the 1st Council District, off Highway 30.
- **PUBLIC HEARING**

7. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 11/20/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow a self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.

•

PUBLIC HEARING

Issue/Item: Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow a self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.

Background:

- The applicant requests to develop a self-storage facility on a parcel within the C-3 (Interchange Commercial) zoning district.
- *Section 4.30 of City of Port Wentworth Zoning Ordinances provides that Self-Storage in C-3 zoning requires a Special Use Permit.*
- The applicant proposes development of an approximately 38,000 square foot, two-story self-storage facility. The submitted concept exhibit further shows dedicated retail space as an additional use on the property.

Facts and Finding:

- The proposed site is located on a State Highway 30 at Keller Road.
- The Future Land Use Map identifies this parcel as commercial.
- Adjacent uses are a gas station and liquor store, and vacant R-1 zoned land.
- The closest existing self-storage facility within the City of Port Wentworth is approximately 2.3 miles from this site.

Recommendations

Staff recommends that a vote to approve be with the conditions:

1. The allowable maximum ground area used for self-storage shall not exceed 19,500 square feet.
2. The minimum ground area dedicated to retail shall be a minimum of 7,500 square feet.
3. The commercial/retail building shall be constructed in advance or concurrently with the self-storage building

Funding:

Recommendation:

City of Port Wentworth Special Use Permit Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled for required hearings until deficiencies are corrected. Submit completed application and required documentation to the Development Services Department at 7306 Highway 21, Suite 301, Port Wentworth GA 31407. A Pre-Development Meeting with Development Services will be required prior to accepting the application. Application must be filed 20 business days prior to the Planning Commission meeting at which they are to be considered.

1. Subject Property

Street Address(es): Highway 30, Port Wentworth, GA 31407

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines:
71017 03002

Total acreage of subject property: 3.9 acres

Existing land use(s): Vacant/Undeveloped

Zoning Classification: P-C-3

2. Application History

Have any previous applications been made for a special use permit? Yes No

If yes, please provide date of previous application: _____

3. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to review standards in Sec 14.40 of the City of Port Wentworth Zoning Ordinance.

The property owner requests the special use permit to allow for development of a self-storage facility.

4. Property Owner Information

Name(s): Kei-Mar LLC - Mark Arrington & Keith Woods

Mailing Address: PO Box 2165

City, State, Zip: Rincon, GA 31326

Telephone: (912) 658-7705

E-Mail Address: marka@marhopllc.com

Same as above

5. Applicant Information, if different from Property Owner (requires a Letter of Authorization Form)

Name(s): _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

E-Mail Address: _____

6. Items Require to be Submitted with this Application.

- A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
- D. Disclosure of Campaign Contributions and Gifts form.
- E. If property owner and applicant are not the same, Authorization of Property Owners Form.
- F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.
- G. List of adjacent property owners within 300 feet of subject property. Include Names, PIN #'s and Mailing Address.

7. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

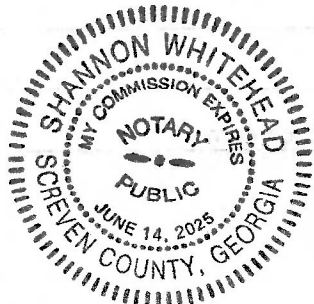
Sworn to and subscribed before me this
21st day of January 2025.

Shannon Whitehead

Notary Public

[Signature]

Signature of Applicant



Port Wentworth – Highway 30 Storage Facility

Properties within 300' of 7-1017-03-002

1. PIN #: 7-1017-03-001

Owner(s) Name: Shree, Prabhu 2, LLC

Mailing Address: 1116 Highway 30, Port Wentworth, GA 31407-9612

2. PIN #: 7-0976-01-015

Owner(s) Name: Come-A-Long Group, LLC

Mailing Address: 120 Tall Pines Trail, Greenwood, SC 29646-9276

3. PIN #: 7-1017-01-004

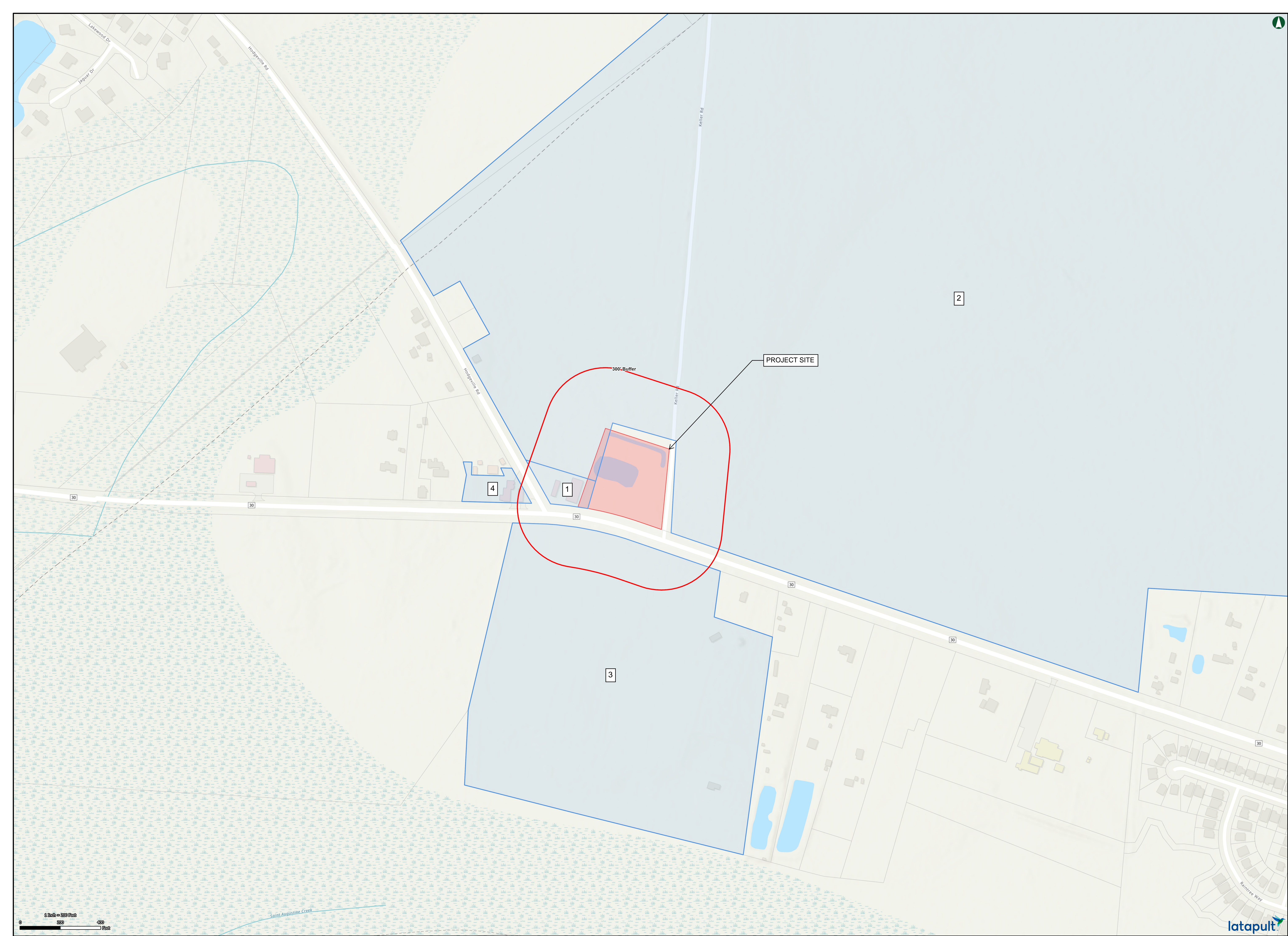
Owner(s) Name: Dotson, Andrew Jerald

Mailing Address: 133 Hodgeville Road, Port Wentworth, GA 31407-9761

4. PIN #: 7-1017-02-010

Owner(s) Name: Navkar, LLC

Mailing Address: 101 Hodgeville Road, Port Wentworth, GA 31407-9761



LEGAL DESCRIPTION - PARCEL 7101703002

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN THE 8TH. G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA AND IN THE CITY OF PORT WENTWORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A REBAR SET AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF KELLER ROAD AND THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30, A.K.A. MONTEITH ROAD; THENCE NORTH 71 DEGREES 41 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 138.97 FEET ALONG THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 TO A 5/8" REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1716.99 FEET AND AN ARC LENGTH OF 290.29 FEET, BEING SUBTENDED BY A CHORD OF NORTH 77 DEGREES 12 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 289.95 FEET ALONG THE RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 TO A POINT AT THE PROPERTY LINE OF NOW OR FORMERLY SHREE PRABHU 2, LLC; THENCE NORTH 18 DEGREES 32 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 136.86 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF SHREE PRABHU 2, LLC TO A REBAR; THENCE NORTH 18 DEGREES 44 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 274.63 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF COME-A-LONG GROUP LLC TO A CONCRETE MONUMENT HAVING GEORGIA STATE PLANE COORDINATES (NAD 1983 DATUM) OF NORTH = 800113.93' AND EAST = 940918.51'; THENCE SOUTH 72 DEGREES 38 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 332.55 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF COME-A-LONG GROUP LLC TO A POINT ON THE WESTERN RIGHT OF WAY OF KELLER ROAD; THENCE SOUTH 04 DEGREES 56 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 399.99 FEET ALONG THE WESTERN RIGHT OF WAY OF KELLER ROAD TO A REBAR SET ON THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 AND THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 3.44 ACRES MORE OR LESS.

LEGEND

LIGHT	□
FIRE HYDRANT	⊕
MANHOLE	⊙
GAS	— G —
WATER	— W —
SANITARY SEWER	— S —
STORM SEWER	— SD — SD —
GRATE INLET	■
SHRUB/FLOWER WOODS LINE	○
OVERHEAD POWER	— OHP —
UNDERGROUND POWER	— UGP —
OVERHEAD COMMUNICATION	— OHC —
UNDERGROUND COMMUNICATION	— UGC —
VALVE	⊙
EXISTING CONTOUR	—
SPOT GRADE	+50.4
SIGN	△
POWER POLE & GUY	—
OVERHEAD TELEPHONE	— OHT —
UNDERGROUND TELEPHONE	— UGT —
GAS METER	⊙
WATER METER	⊙
TELEPHONE/COMMUNICATIONS PEDESTAL/STUB OUT	⊙

- NOTES:**
- DATUM IS N.A.V.D. 1988, (ESTABLISHED BY GPS OPUS SOLUTION)
 - CONTOUR INTERVAL IS 1'
 - CONTRACTOR TO VERIFY BENCHMARKS, FINISH FLOORS, AND INVERTS PRIOR TO SETTING FINISH GRADES.
 - THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THE DESTRUCTION OF ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. FIELD VERIFICATION IS REQUIRED FOR ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - THE ARCHITECT AND CONTRACTOR SHALL REVIEW ALL AVAILABLE PREVIOUS CONSTRUCTION DOCUMENTS FOR LOCATION OF ANY ADDITIONAL INFORMATION ON EXISTING UTILITIES SHOWN OR NOT SHOWN.
 - UNDERGROUND UTILITIES AS PER GEORGIA UTILITIES PROTECTION CENTER TICKET #06019-103-067 AND #06019-103-068 IN 2009.
 - UNDERGROUND UTILITIES AS PER GEORGIA UTILITIES PROTECTION CENTER TICKET #'S 220728-005087 & 220728-005116 IN 2022.
 - UNDERGROUND TELEPHONE AS PER CHRIS TAYLOR, CONSOLIDATED UTILITIES INC. (912)-656-5230. (2009)
 - WATER AS PER CITY OF SAVANNAH WATER DEPT. (2009)
 - STRIPING & SOME ROAD GRADES TAKEN FROM AERIAL MAPPING DONE BY JAMES M. ANDERSON USING UAV.

CURVE CHART

RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	1716.99'	290.29'	289.95' N 77°12'08" W

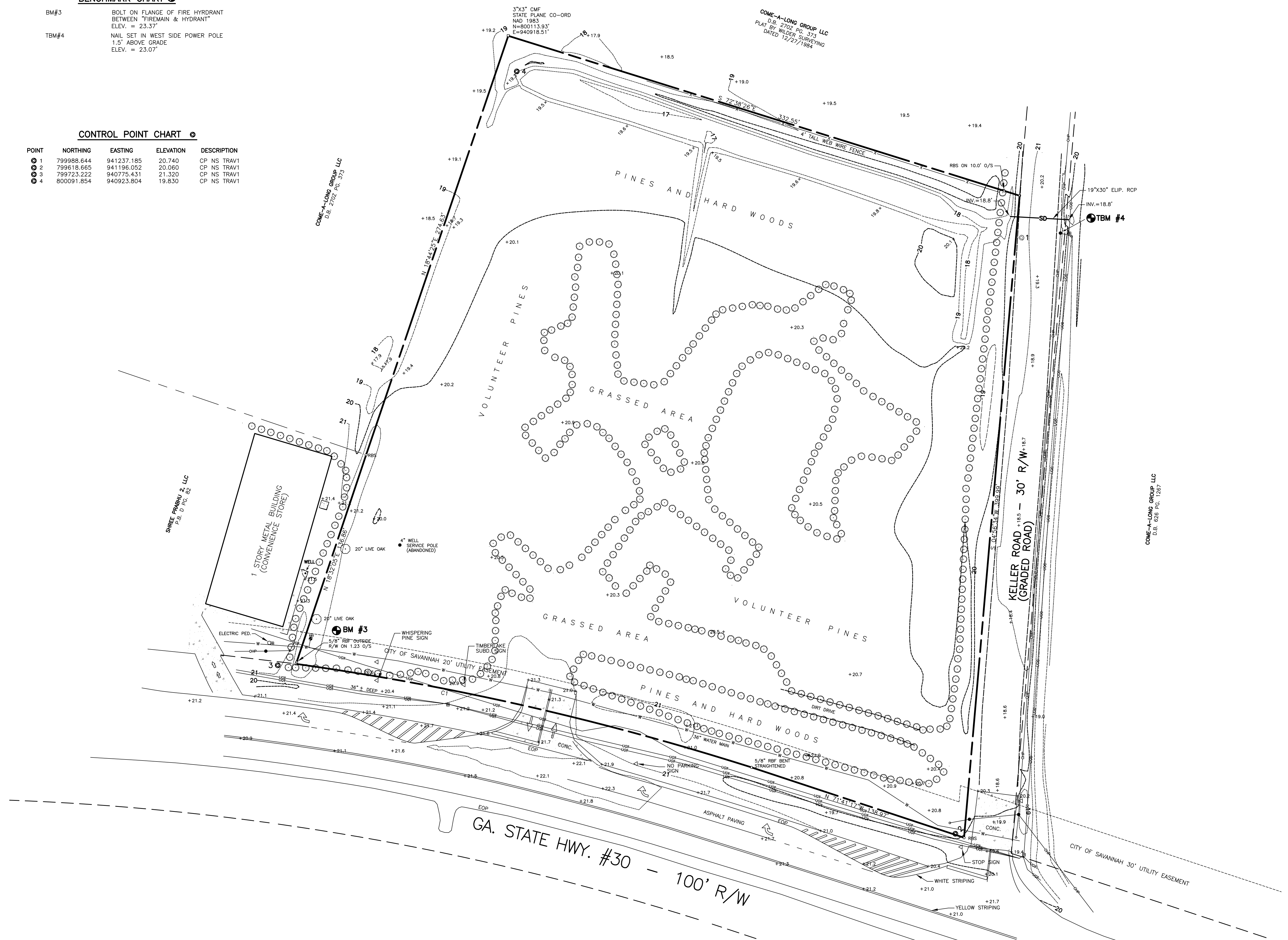
BENCHMARK CHART

BM#3 BOLT ON FLANGE OF FIRE HYDRANT BETWEEN "FIREMAIN & HYDRANT" ELEV. = 23.37'

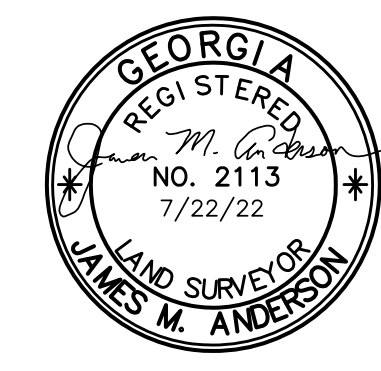
TBM#4 NAIL SET IN WEST SIDE POWER POLE 1.5' ABOVE GRADE ELEV. = 23.07'

CONTROL POINT CHART

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	799988.644	941237.185	20.740	CP NS TRAV1
2	799618.665	941196.052	20.060	CP NS TRAV1
3	799723.222	940775.431	21.320	CP NS TRAV1
4	800091.854	940923.804	19.830	CP NS TRAV1

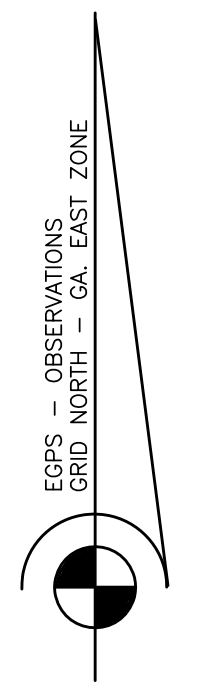


BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FOR:
Kei-Mar, LLC
 GEORGIA HIGHWAY #30 SITE
 LOCATION: 8TH. G.M.D. CHATHAM CO., GA.
 SURVEYED: JUNE 3, 2009 (NORTH END & SOME UTILITIES)
 JULY 22, 2022 (REMAINDER)
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 30'
 GRAPHIC SCALE - FEET
 DRAWN BY: H.N. JN22058.CRD/22058TOPO.DWG



IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN BY THIS PLAT.
 James M. Anderson

JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002



Z:\30697\306970000\Landscape Architecture\Illustrative Files\306970000 - HWY 30\3D.ai



PREPARED FOR:
KEI-MAR, LLC.

SITE PLAN HIGHWAY 30

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA
SEPTEMBER 3, 2025

15 0 30 90FT

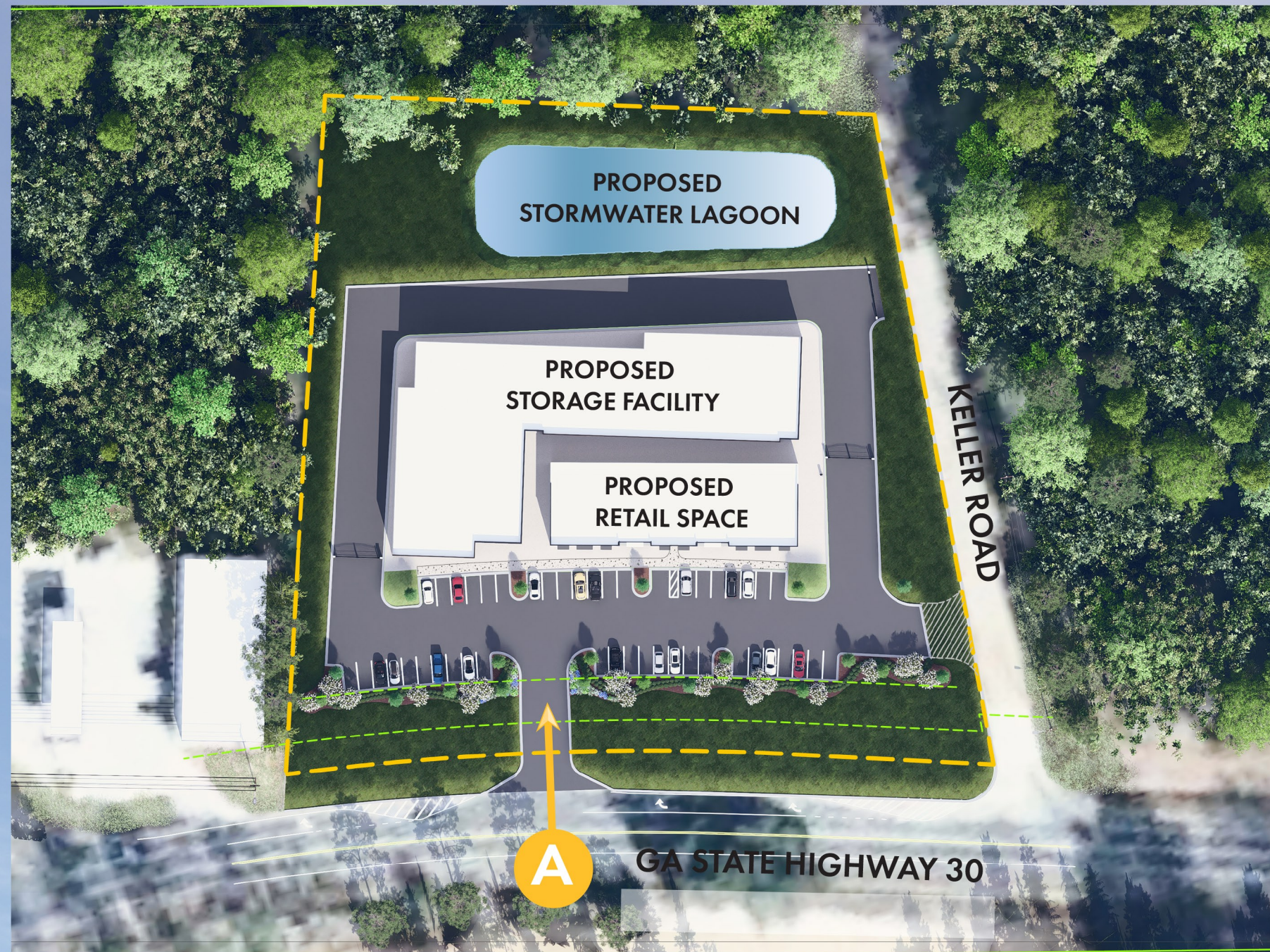
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

THOMAS HUTTON

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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DRAFT



SECTION KEY



PROPOSED STORAGE FACILITY

PROPOSED RETAIL SPACE

(1) LARGE CANOPY TREE (TYP.)

DOUBLE ROW EVERGREEN SHRUBS (TYP.)

VEHICULAR ENTRANCE PLANTINGS (TYP. EACH SIDE)

(4) SMALL CANOPY TREES (TYP.)

All images shown are artist's conceptual renderings based on preliminary development plans and are subject to change without notice. Architectural structures, features, materials, and plantings depicted may vary and are intended solely for illustrative purposes. No guarantees or representations are made that future views of the project and surrounding areas will be provided or, if provided, will match the artist's renderings.

PREPARED FOR:

KEI-MAR, LLC.

VIEW A HIGHWAY 30

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA

JUNE 19, 2025

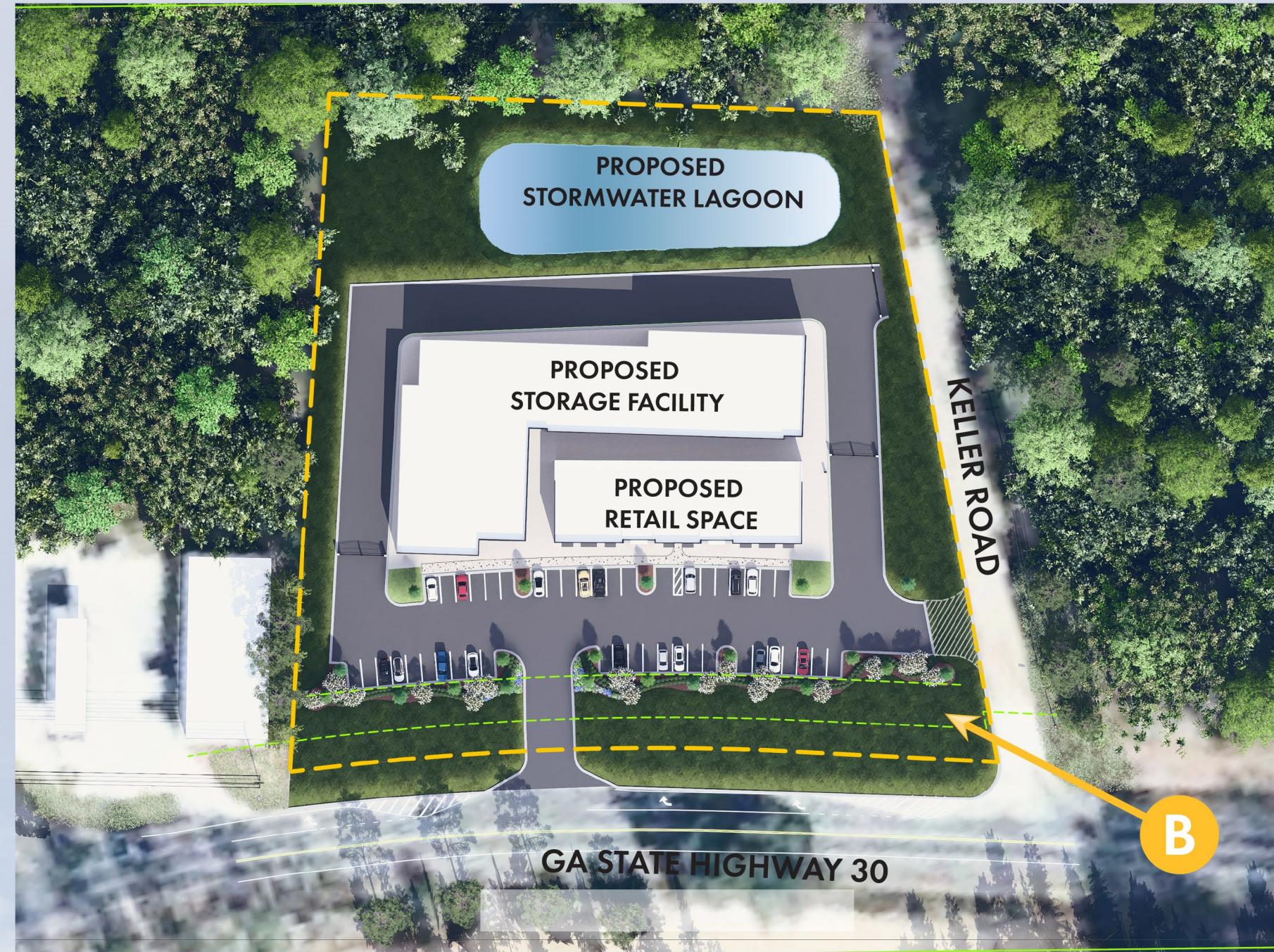


50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

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DRAFT



SECTION KEY



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PREPARED FOR:
KEI-MAR, LLC.

VIEW B
HIGHWAY 30

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA
JUNE 19, 2025

THOMAS HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2025 THOMAS HUTTON



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 11/20/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.

• **PUBLIC HEARING**

Issue/Item: A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.

• **PUBLIC HEARING**

Background:

- The applicant requests C-3 zoning for a commercial use yet to be determined.
- The C-3 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: "*intended for uses such as accommodations, fast food restaurants, vehicle service stations, convenience retail stores, and other service uses that primarily cater to individuals traveling or commuting by cars or commercial vehicles on the interstate highway or major state routes. Sites in this district have direct or convenient access to I-95 or SR-21. Characteristics of uses and land in C-3 include drive-through service, twenty-four-hour or late-night operations, fast food and drive-through services, and high-visibility signage or structures.*"
- Adjacent parcels to the West are currently zoned C-3 and under ownership of the property owners listed in the Zoning Map Amendment application.
- Adjacent parcels to the north are within the R-1 zoning district, neighboring properties to the south and east are within the R-1 and PUD (Residential) zoning districts.

Facts and Finding:

- The Future Land Use Map identifies these parcels as Mixed Use, along a Mixed Use corridor.
 - Commercial land uses in Mixed Areas are identified as lower intensity and focused on neighborhood services
- Approval of this rezoning request would shift approximately .3% of total land use from R-1 (Single-Family Residential) to C-3 (Interchange Commercial)

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Trent Thompson Phone # (912) 547-3793

Mailing Address: 8140 Old Highway 21 Port Wentworth, GA 31407

Property Owner: Trent & Jeanine Thompson (see back for additional owners) Phone # (912) 547-3793

Use back if more than one owner

Owner Address: 8140 Old Highway 21 Port Wentworth, GA 31407 (see back for additional owners)

PIN #(s): 7090604008A, 7090604008B, 7090603013, 7090603014, 7090603026, # of Acres 28.7
7090603027, 709060322

Zoning Classification: Present R-1 Requested C-3

Use of Property: Present Residential Requested Mixed Use Commercial

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

There are four (4) total parcels adjacent to these and along Highway 21 that are currently zoned C-3. Expanding this zoning to these adjacent parcels will allow the development of a larger concentrated commercial mixed use area along a major state route.

Attach the following documents:

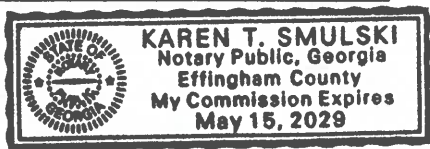
- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of Zoning Map Amendment Fee + per acre + Administrative Fee = Total, payable to the City of Port Wentworth. (Please refer to the Business User Fee Schedule for the current year)

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Signature of Applicant



OWNER	PARCEL #	ADDRESS	ACRES
Thompson, Julia G. & Thompson, Vincent G.	70906 03022	8144 Old Highway 21 Port Wentworth, GA 31407	3.0
Todd, Jason Michael & Todd, Tiffany Colleen	70906 03027	8142 Old Highway 21 Port Wentworth, GA 31407	4.1
Thompson, Trent V. & Thompson, Jeanine N.	70906 03026	8140 Old Highway 21 Port Wentworth, GA 31407	5.3
Baker, Latonya N. & Baker, L. Wayne	70906 03013	120 Rice Hope Plantation Road Port Wentworth, GA 31407	4.9
Baker, Latonya N. & Baker, L. Wayne	70906 03014	Rice Hope Plantation Road Port Wentworth, GA 31407	4.4
Johnson, Carol M.	70906 04008B	121 Rice Hope Plantation Road Port Wentworth, GA 31407	2.0
Thompson, Jimmy Neal & Thompson, Amelia	70906 04008A	125 Rice Hope Plantation Road Port Wentworth, GA 31407	5.0

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: Trent & Jeanine Thompson

Address: 8140 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 547 - 3793


Signature of Owner

Personally appeared before me

Trent Thompson & Jeanine Thompson

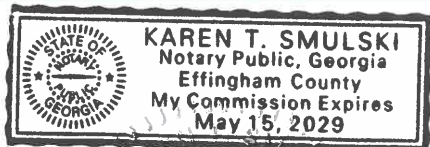
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

10/08/2025

Date



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: Jimmy Neal & Amelia Thompson

Address: 125 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: (912) 429-1061

Jimmy Neal Thompson Amelia Thompson
Signature of Owner

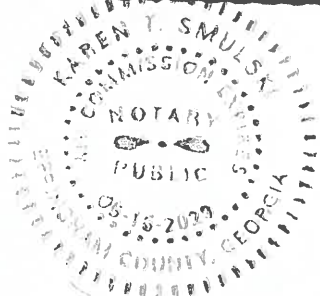
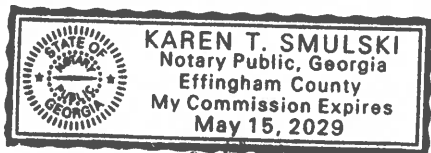
Personally appeared before me

Jimmy Neal and Amelia Thompson

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

Karen Smulski
Notary Public

10/03/2023
Date



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: Latonya N. & L. Wayne Baker

Address: 120 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: (912) 429-8565

Latonya N Baker
Latonya N Baker
Signature of Owner

Personally appeared before me

Latonya Baker + Wayne Baker

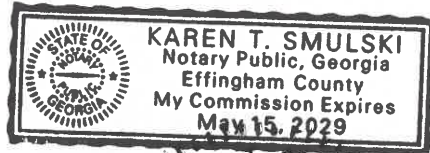
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Karen Smulski

Notary Public

10/08/2025

Date



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: Julia G. & Vincent G. Thompson

Address: 8144 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 429-1060


Signature of Owner

Personally appeared before me

Julia Thompson & Vincent Thompson

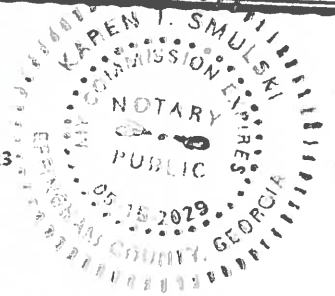
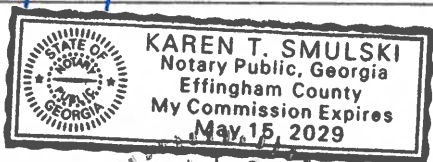
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

10/08/2025

Date



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: Carol M. Johnson

Address: 121 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: _____

Carol M. Johnson
Signature of Owner

Personally appeared before me
Carol M. Johnson

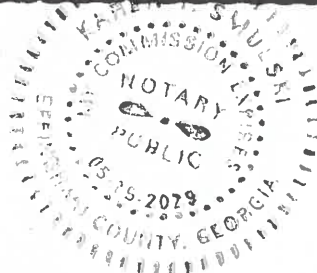
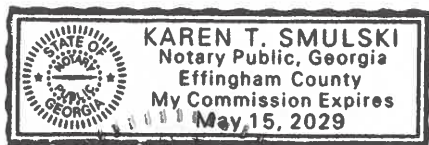
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Karen Smulski

Notary Public

10/08/2025

Date



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: Jason Michael & Tiffany Colleen Todd

Address: 8142 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 695-9587

Jason Todd Tiffany Todd
Signature of Owner

Personally appeared before me

Jason Todd & Tiffany Todd

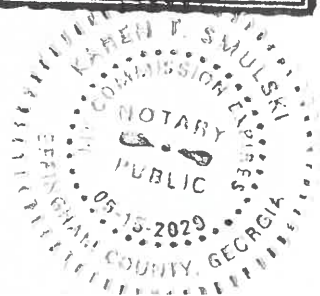
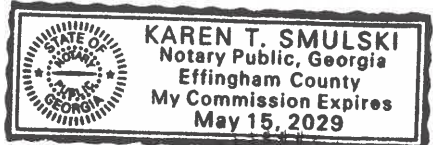
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Kare Mulder

Notary Public

10/08/2025

Date



DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

Not Applicable

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)


Reference: Application filed on _____, 20_____, to rezone real property described as follows:

I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.

~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

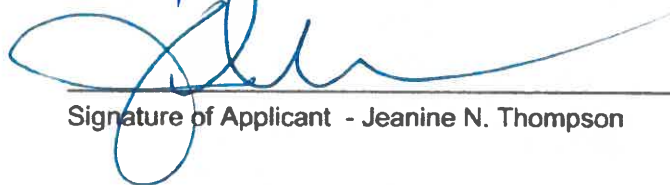
Sworn to and subscribed before me this 8th day of October, 2015.



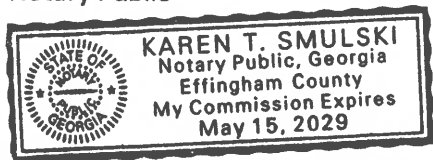
Signature of Applicant - Trent V. Thompson



Notary Public



Signature of Applicant - Jeanine N. Thompson



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.

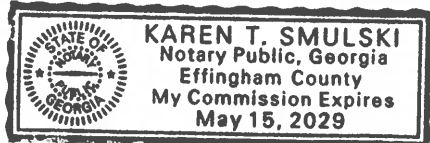
~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Karen Smulski

Notary Public



Jimmy Neal Thompson
Signature of Applicant - Jimmy Neal Thompson

Amelia Ann Thompson
Signature of Applicant - Amelia Thompson



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.

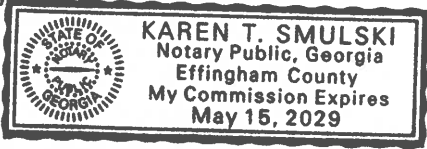
~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025.

Karen Smulski

Notary Public



L. Wayne Baker
Signature of Applicant - L. Wayne Baker

Latonya N. Baker
Signature of Applicant - Latonya N. Baker



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.

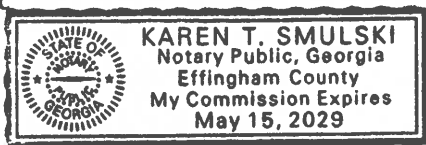
~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025.

Karen Smulski

Notary Public

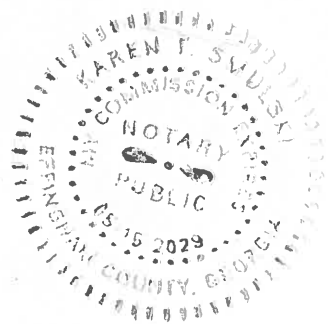


Vincent G. Thompson

Signature of Applicant - Vincent G. Thompson

Julia Colleen Thompson

Signature of Applicant - Julia C. Thompson



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.

~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

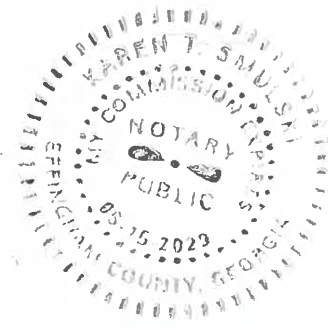
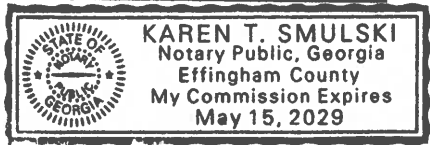
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Carol M. Johnson
Signature of Applicant - Carol M. Johnson

Karen Smulski

Notary Public



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.

~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025.

Jason Todd
Signature of Applicant - Jason Michael Todd

Karen Smulski
Notary Public

Tiffany Colleen Todd
Signature of Applicant - Tiffany Colleen Todd



Number	PIN #	Owner
1	7090602004	FOSTER, HERBERT
2	7090603025	STEELE, JAMES
3	7090603016	MORGAN, ROBBIE RUTH
4	7090603018	FOSTER, HERBERT
5	7090603019	KEARNEY-PARKER, KATHRYN JEAN & PARKER, GLENN
6	7090603010	BUSH, RASHEEM & BLONTON, BIANCA SADE
7	7090603031	MARTINEZ-CRUZ, JOSE AUGUSTO
8	7090604091	BUCK ISLAND LLC & BEP LAND INVESTORS LLC
9	N/A	CHATHAM COUNTY
10	7090604025	PUBLIX SUPER MARKETS INC
11	7090604008	FRANKLIN, PENDER S
12	7090604006	OLD HIGHWAY 21 PROPERTIES LLC
13	7090604007	CITY OF PORT WENTWORTH
14	7090601008	FOSTER, QUENTIN
15	7090601012	RICE CREEK LANDING LLC
16	7090601018	RICE CREEK LANDING LLC
17	7090601038	STOP N STOR 7 LLC
18	7090601037	STOP N STOR 7 LLC
19	7090601026	RC RESIDENTIAL LLC
20	7090601024	RC LAND ASSOCIATES LLC
21	7090601011	FOSTER, HERBERT

Thompson Tract - 300' Buffer Owner List

Property Address
8164 OLD HIGHWAY 21, PORT WENTWORTH, GA 31407
8168 OLD HIGHWAY 21 RD, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
302 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407
300 RICE HOPE RD, PORT WENTWORTH, GA 31407
RICE HOPE RD, PORT WENTWORTH, GA 31407
RICE HOPE RD, PORT WENTWORTH, GA 31407
N/A
7936 US HWY 21, PORT WENTWORTH, GA 31407
7986 HIGHWAY 21, PORT WENTWORTH, GA 31407
8002 OLD HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
8901 US HWY 21, PORT WENTWORTH, GA 31407
8901 US HWY 21, PORT WENTWORTH, GA 31407
9001 HIGHWAY 21, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407

Owner Address
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
8168 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
15535 PO BOX, SAVANNAH, GA 31416-2235
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
302 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407
300 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407-9653
2717 US HIGHWAY 80, BLOOMINGDALE, GA 31302-4114
2221 E LAMAR BLVD Unit 790, ARLINGTON, TX 76006-7458
N/A
32018 PO BOX, LAKELAND, FL 33802-2018
10712 LEEDS GATE RD, SAVANNAH, GA 31406-4483
551 ZIPPERER RD, GUYTON, GA 31312-6843
7224 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-2099
1000 WHITLOCK AVE NW Unit 320, MARIETTA, GA 30064-5449
16176 PO BOX, SAVANNAH, GA 31416-2876
16176 PO BOX, SAVANNAH, GA 31416-2876
9100 WHITE BLUFF RD Unit 502, SAVANNAH, GA 31406-4672
9100 WHITE BLUFF RD Unit 502, SAVANNAH, GA 31406-4672
672647 PO BOX, MARIETTA, GA 30006-0045
1049 POWERS FERRY RD SE, MARIETTA, GA 30067
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202

EXHIBIT "A"

Legal Description

Property 6 & 8 - 03026:

All that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, being known and designated as Tract 1A of a 5.20 acre tract known as Tract 1, a portion of Rice Hope Plantation, as shown upon a map or plat of said property recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 27-S, Page 5, and being a portion of the property conveyed from Helen B. Hooper to Julia G. Thompson and Vincent G. Thompson by Deed dated August 24, 1977. Express reference is made to each record cited in this description.

And:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel B (3.18 acres) Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Property 7 - 03022:

All that certain tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, located on the Eastern side of Old State Highway Number Twenty-one (Old Augusta Road) between the 13 and 14 Mile Posts comprising five and fifteen hundredths (5.15) acres, more or less, and bounded North and East by lands of the Steele Estate; South by other lands of Elton O. Zettler and West by the Old State Highway Number Twenty-one and more particularly described as follows: Beginning at an iron pipe on Old State Highway Number Twenty-one, Seven Hundred Twenty-seven and Two-tenths (727.2) feet Northward of its intersection with the Rice Hope Road, thence North Eight degrees Ten minutes East a distance of Five hundred seventy-one and Eight-tenths (571.8) feet to an iron pipe located on said Old State Highway Number Twenty-one, thence South Seventy-six degrees Fifteen minutes East a distance of Three Hundred Seventy-five and Eight-tenths (375.8) feet to a concrete marker, thence South Six degrees Thirty minutes West a distance of Five Hundred Forty-nine and Five-tenths (549.5) feet to an iron pipe, thence North Eighty-five degrees Forty minutes West a distance of Four Hundred Eleven and Four-tenths (411.4) feet to the Point of Beginning, all of which will more fully appear by reference to a tract map made by Lester Ackerman, R.L.S., dated November 13, 1967, and recorded in Plat Record Book S, folio 92. A copy of said plat is here to attached and made a part hereof. Less and Except any portion of the property set forth above contained within that certain Deed of Gift from Julia G. Thompson and Vincent G. Thompson to Trent V. Thompson and Jeanine N. Thompson, dated January XX, 2003, filed January 21, 2003 and recorded in Deed Book 245Y, Page 712, records of the Superior Court of Chatham County, Georgia.

Property 9 - 03013:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Lot 2 as shown and more particularly described on that certain map or plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation made by Michael A. Hussey, R.L.S., recorded in Plat Record Book 19-S, Folio 17, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Property 11 - 03014:

All that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

Property 12 - 03027:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel C, Rice Hope Plantation subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Property 13 - 04008A:

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, and being known upon a map or plan of said County as a portion of the Rice Hope Plantation, containing 5.0 acres, more or less, as shown on a map of subject property recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in subdivision Map Book AA, Page 198. Said map is incorporated herein by specific reference for a more complete description of the property conveyed. Said property containing improvements thereon known as 125 Rice Hope Road, Port Wentworth, Georgia.

Johnson Property - 04008B:

All certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, Chatham County, Georgia, being known upon a map or plan of said County as a portion of the Rice Hope Plantation and being more specifically described as follows:

Beginning at a point at the intersection of the center line of Old Augusta Road and the center line of the Rice Hope Road and proceeding thence South Eighty-two degrees Fifty- two minutes Thirty seconds East (S 82° 52' 30" E) along the center line of the Rice Hope Road a distance of Two Hundred Seventy-seven and

one tenth (277.1) Feet to an iron pin, thence South Five degrees Fifty-six minutes Fifty seconds West (S 5° 56' 50" W) a distance of thirty (30) Feet to a concrete marker which is the Point of Beginning, and proceeding from said Point of Beginning, South Eighty-two degrees Fifty-two minutes Thirty seconds East (S 82°52' 30" E) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence South Five degrees Fifty-six minutes Thirty seconds West (5° 56' 50" W) a distance of Three Hundred Thirty-seven and Seventy-five One-Hundredths (337.75) feet to a concrete marker; thence North Eighty-two degrees Fifty-two minutes Thirty seconds West (N 82° 52' 30" W) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence North Five degrees Fifty-six minutes Fifty seconds East (N 5° 56' 50" E) a distance of Three Hundred Thirty seven and Seventy-five One Hundredths (337.75) Feet to the Point of Beginning; which parcel contains two (2) acres and is shown upon a plat recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in subdivision Map Book M, Page 60, to which specific reference is hereby made for a more particular description hereof.

Road a distance of Two Hundred Seventy-seven and one tenth (277.1) Feet to an iron pin, thence South Five Degrees Fifty-six minutes Fifty seconds West (S 5° 56' 50" W) a distance of thirty (30) Feet to a concrete marker which is the point of beginning, and proceeding from said point of beginning, South Eighty-two Degrees Fifty-two minutes Thirty Seconds East (S 82°52' 30" E) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence South Five Degrees Fifty-six Minutes Thirty Seconds West (5° 56' 50" W) a distance of Three Hundred Thirty-seven and Seventy-five One-Hundredths (337.75) Feet to a concrete marker; thence North Eighty-two Degrees Fifty-two Minutes Thirty seconds West (N 82° 52' 30" W) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence North Five Degrees Fifty-six minutes Fifty seconds East (N 5° 56' 50" E) a distance of Three Hundred Thirty Seven and Seventy-five One Hundredths (337.75) Feet to the point of beginning; which parcel contains two (2) acres and is shown upon a plat recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book M, Page 60, to which specific reference is hereby made for a more particular description hereof.

BOOK
372E
PAGE
330

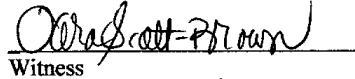
"TITLE NOT EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT."

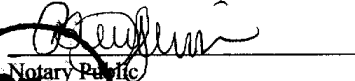
TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Party of the SECOND PART, her heirs, executors, administrators and assigns, in FEE-SIMPLE.

IN WITNESS WHEREOF, the said Party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.


Nemiah Johnson

Signed, sealed and delivered in the presence of:


Witness


Notary Public



BONZO C. REDDICK
Notary Public, Chatham County, GA
My Commission Expires October 28, 2011

STATE OF GEORGIA)
) DEED OF GIFT
COUNTY OF CHATHAM)

THIS INDENTURE, made this _____ day of January, 2003, between JULIA G. THOMPSON and VINCENT G. THOMPSON, of Chatham County, Georgia, as Parties of the First Part and TRENT V. THOMPSON and JEANINE N. THOMPSON, of Chatham County, Georgia as Parties of the Second Part.

BOOK
245 Y
PAGE
712

WITNESSETH

THAT said Parties of the First Part for and in consideration of the natural love and affection that they bear for their son and daughter-in-law, Parties of the Second Part, said Parties of the First Part have given, granted and conveyed and by these presents do give, grant and convey unto the Parties of the Second Part, their heirs and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, being known and designated as Tract 1A of a 5.20 acre tract known as Tract 1, a portion of Rice Hope Plantation, as shown upon a map or plat of said property recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 27-S, Page 5, and being a portion of the property conveyed from Helen B. Hooper to Julia G. Thompson and Vincent G. Thompson by Deed dated August 24, 1977. Express reference is made to each record cited in this description.

TO HAVE AND TO HOLD the said above described property, together with all and singular the rights, members, improvements and appurtenances thereof to the same being, belonging or in anywise appertaining to the said Parties of the Second Part, their heirs and assigns, FOREVER IN FEE SIMPLE.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and affixed their seals the day and year first above written

Julia G. Thompson (L.S.)
Julia G. Thompson
Vincent G. Thompson (L.S.)
Vincent G. Thompson

Signed, sealed and delivered
in the presence of:

Amelia Thompson
Witness

Latorya N. Baker
Notary Public
LATORYA N. BAKER
Notary Public, Chatham County, GA
My Commission Expires November 13, 2004



Doc ID: 030139450002 Type: QCD
 Recorded: 12/29/2016 at 01:09:33 PM
 Fee Amt: \$12.00 Page 1 of 2
 Chatham, Ga. Clerk Superior Court
 Daniel Massey Clerk Superior Court

BK 976 PG 373-374

STATE OF GEORGIA)
)
 COUNTY OF CHATHAM)

The Newberry Law Firm, P.C.
 P.O. Box 790
 Springfield, Ga 31329

QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of March, 2016, between JIMMY NEAL THOMPSON and AMELIA A. THOMPSON, as Parties of the First Part (hereinafter "Grantors") and TRENT V. THOMPSON and JEANINE N. THOMPSON, as Parties of the Second Part (hereinafter "Grantees"):

WITNESSETH:

That the said Grantors for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt and adequacy of which is hereby acknowledged, have bargained, sold, and do by these presents remise, release and forever QUITCLAIM to the said Grantees, their successors and assigns, all of the right, title, interest, claim or demand the said Grantors have or may have had in and to the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel B (3.18 acres) Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining, unto Grantees, their successors and assigns, so that neither Grantors nor any person or persons claiming under them shall have, claim or demand any right to the above described property, or its appurtenances, or any rights thereof.

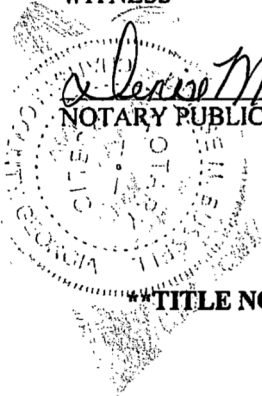
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on the day and year first above written.

Jimmy Neal Thompson (SEAL)
JIMMY NEAL THOMPSON

Amelia Thompson (SEAL)
AMELIA A. THOMPSON

Signed, sealed and delivered this
15th day of March, 2016, in
the presence of:

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC Expires 4-13-2020


****TITLE NOT EXAMINED OR WARRANTED BY PREPARER OF DEED****

STATE OF GEORGIA }
COUNTY OF CHATHAM }

THIS INDENTURE, Made the Twenty-fourday of August in the
year of our Lord One Thousand Nine Hundred and Seventy-seven between

HELEN B. HOOPER
of the county of Chatham and state of Georgia
of the FIRST PART, and JULIA G. THOMPSON AND VINCENT G. THOMPSON
of the County of
Chatham and State of Georgia of the SECOND PART,

575

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of

TEN (10) DOLLARS and other valuable considerations

in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, ha S granted, bargained, sold, aliened, conveyed and confirmed and by these presents
does grant, bargain, sell, alien, convey and confirm unto the said party of the SECOND PART,
heirs and assigns, all of the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and
being in the 8th G.M. District of Chatham County, Georgia, located
on the Eastern side of Old State Highway Number Twenty-one (Old Aug-
usta Road) between the 13 and 14 Mile Posts comprising Five and
FifteenHundredths (5.15) acres, more or less, and bounded North and
East by lands of the Steele Estate; South by other lands of Elton
O. Zettler and West by the Old State Highway Number Twenty-one and
more particularly described as follows: Beginning at an iron pipe
on Old State Highway Number Twenty-one, Seven Hundred Twenty-seven
and Two-tenths (727.2) feet Northward of its intersection with the
Rice Hope Road, thence North Eight degrees Ten minutes East a dis-
tance of Five Hundred Seventy-one and Eight-tenths (571.8) feet to
an iron pipe located on said Old State Highway Number Twenty-one,
thence South Seventy-six degrees Fifteen minutes East a distance
of Three Hundred Seventy-five and Eight-tenths (375.8) feet to a
concrete marker, thence South Six degrees Thirty minutes West a
distance of Five Hundred Forty-nine and Five-tenths (549.5) feet
to an iron pipe, thence North Eighty-five degrees Forty minutes
West a distance of Four Hundred Eleven and Four-tenths (411.4)
feet to the point of beginning, all of which will more fully appear
by reference to a tract map made by Lester Ackerman, R.L.S., dated
November 13, 1967, and recorded in Plat Record Book S, folio 92.
A copy of said plat is hereto attached and made a part hereof.

445
Sept 77
109 E
575
Sept 77

TO HAVE AND TO HOLD the said above granted and described property, with all and singular
the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof
of the said party of the SECOND PART, their heirs, executors, administrators and assigns, in
FEE-SIMPLE; and the said party of the FIRST PART the said bargained property above described unto
the said party of the SECOND PART, their heirs, executors, administrators and assigns, against
the said party of the FIRST PART, her heirs, executors, administrators and assigns, and against
all and every other person or persons, shall and will and do es hereby warrant and forever defend by
virtue of these presents.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set her
hand, affixed her seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in presence of
us, the day and year above written.

Mrs. Donald J. Mayo
Witness
Richard S. Bradley
Notary Public
August 24 1977

HELEN B. HOOPER (SEAL)

(SEAL)

MY COMMISSION EXPIRES MAY 9, 1979

Clock#: 93408
FILED FOR RECORD

10/23/2000 05:09PM

PAID: 12.00

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

Return to: Wiseman, Blackburn & Futrell
James B. Blackburn, Jr.
Post Office Box 8996
Savannah, Georgia 31412
00-4228

STATE OF GEORGIA)
)
CHATHAM COUNTY)

GIFT DEED

BOOK
216C
PAGE
673

THIS INDENTURE, made and entered into this 28th day of July, 2000 by and between **JIMMY NEAL THOMPSON** and **AMELIA A. THOMPSON**, parties of the first part and **LATONYA N. BAKER** and **L. WAYNE BAKER**, parties of the second part.

WITNESSETH

First parties for and in consideration of the love and affection they bear for second parties, their daughter and son-in-law, do hereby give, grant, bargain, and convey and confirm unto second parties, their heirs, successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

Said property being a portion of the property conveyed to Jimmy Neal Thompson and Amelia A. Thompson by Martha Jackson and Bessie Williams by Warranty Deed dated September 30, 1993 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 162P at Page 123.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto second party, his heirs, successors and assigns, **FOREVER IN FEE SIMPLE.**

IN WITNESS WHEREOF, first parties have hereby set their hands and affixed their seals hereto the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Carol A. Stanford
Witness

Jimmy Neal Thompson (SEAL)
JIMMY NEAL THOMPSON

[Signature]
Notary Public, Chatham
County, Georgia
JAMES B. BLACKBURN, JR.
Notary Public, Chatham County, Ga.
My Commission Expires April 8, 2000
My Commission Expires April 2, 2004

Carol A. Stanford
Witness

Amelia A. Thompson (SEAL)
AMELIA A. THOMPSON

[Signature]
Notary Public, Chatham
County, Georgia

JAMES B. BLACKBURN, JR.
Notary Public, Chatham County, Ga.
My Commission Expires April 8, 2000

JAMES B. BLACKBURN, JR.
Notary Public, Chatham County, GA
My Commission Expires April 2, 2004

Clock#: 1159504
FILED FOR RECORD
5/20/2009 09:05am
PAID: 14.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
351 K
PAGE
757

Return Recorded Document to:
Carellas & Newberry P.C.
440 Silverwood Centre Drive
Post Office Box 2599
Rincon, Georgia 31326

Please cross reference to Deed Book 216C,
page 673, Chatham County, Georgia
records.

CORRECTIVE GIFT DEED

STATE OF GEORGIA

COUNTY OF CHATHAM

File #: 0185-09

This Indenture made this 5th day of May, 2009 between Jimmy Neal Thompson and Amelia A. Thompson, as party of the first part, hereinafter called Grantor, and Latonya N. Baker and L. Wayne Baker, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, Grantor intended to grant, convey and confirm by Gift Deed recorded on October 23, 2000 in Deed Book 216C, page 673, in the records of the Clerk of Superior Court of Chatham County, Georgia, to the Grantee herein, the property as hereinafter described; and

WHEREAS, the parcel number contained in the Gift Deed recorded in Deed Book 216C, page 673, was not correct and is corrected by this instrument which has been executed by Grantor and Grantee to mutually correct and properly identify the property; and

NOW, THEREFORE, so that the Gift Deed referred to herein recorded in Deed Book 216C, page 673, can be corrected, Grantor and Grantee have executed this Corrective Gift Deed as follows:

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the 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,

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Lot 2 as shown and more particularly described on that certain map or plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation made by Michael A. Hussey, R.L.S., recorded in Plat Record Book 19-S, Folio 17, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject however to all restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantees forever, **IN FEE SIMPLE**.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and affixed their seal the day and year first above written.

Jimmy Neal Thompson (Seal)
Jimmy Neal Thompson

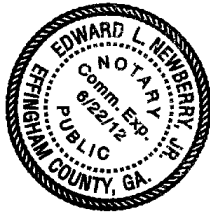
Amelia A Thompson (Seal)
Amelia A. Thompson

BOOK 351 K
PAGE 758

Signed, sealed and delivered in the presence of:

Alicia Morgan
Witness

[Signature]
Notary Public



The Grantee acknowledges and accepts the within correction.

Latonya N Baker (Seal)
Latonya N. Baker

L. Wayne Baker (Seal)
L. Wayne Baker

Signed, sealed and delivered in the presence of:

Alicia Morgan
Witness

[Signature]
Notary Public



Type: GIFD
Kind: DEED OF GIFT
Recorded: 11/14/2024 3:30:00 PM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 3883633903

BK 3527 PG 129 - 130

Return Recorded Document to:
The Ratchford Firm
1575 Highway 21 South P. O. Box 1039
Springfield, GA 31329

File #: 24-468

GIFT DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, this 8th of November, 2024 between **JIMMY NEAL THOMPSON and AMELIA A. THOMPSON** of the County of Effingham and the State of Georgia, as Party/Parties of the first part, hereinafter called Grantor, **LATONYA N. BAKER** of the County of Effingham, and the State of Georgia, as Party/Parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the love and affection they have for Grantees and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, have granted, given, conveyed and confirmed, and by these presents do grant, give, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER

Page 1 of 2

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.

Said property has a current property tax identification number of 70906 03014, with a street address of Rice Hope Road, Port Wentworth, Georgia 31407.

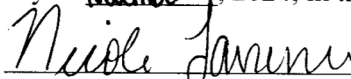
TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER

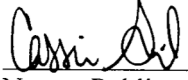

TO HAVE AND TO HOLD the said above granted and described property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto Second Party, his or her heirs, successors and assigns, in fee simple.

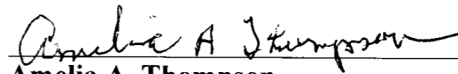
IN WITNESS WHEREOF, the said party has hereunto set his or her hand and affixed his or her seal, the day and year first above written.

 (Seal)
Jimmy Neal Thompson

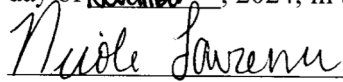
Signed, sealed, and delivered this 8th
day of November, 2024, in the presence of:

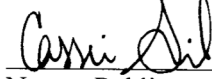
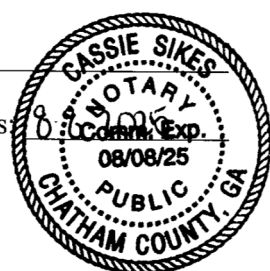

Unofficial Witness


Notary Public
My Commission Expires: 

 (Seal)
Amelia A. Thompson

Signed, sealed, and delivered this 8th
day of November, 2024, in the presence of:


Unofficial Witness


Notary Public
My Commission Expires: 

Doc ID: 029547570001 Type: WD
Recorded: 03/30/2016 at 09:07:21 AM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Daniel Massey Clerk Superior Court
BK 761 PG 193

Return Recorded Document to:
The Newberry Law Firm, P.C.
P.O. Box 790
Springfield, GA 31329

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF EFFINGHAM

File #: 2015-42A

This Indenture made this 15th day of March, 2016 between Jimmy Neal Thompson and Amelia A. Thompson, as party or parties of the first part, hereinafter called Grantor, and Jason Michael Todd and Tiffany Colleen Todd, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the 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 Grantees,

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel C, Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from Martha Jackson and Bessie Williams to Jimmy Neal Thompson and Amelia A. Thompson, dated September 30, 1993, recorded in Deed Book 162 P, Page123, aforesaid records.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

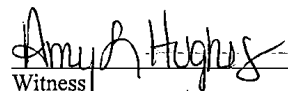
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

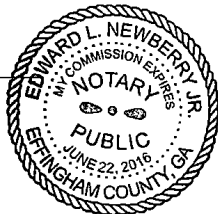
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

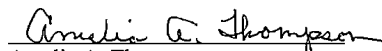
Signed, sealed and delivered in the presence of:


Witness


Notary Public




Jimmy Neal Thompson


Amelia A. Thompson

4/24/2008 09:14am

PAID: 10.00

Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax

PAID \$*153.00

R. Jindal
For Clerk of Superior Court

BOOK 3400
PAGE 048

Record and Return to:
McManamy Law Firm
6600 Abercorn Street, Suite 104
Savannah, Georgia 31405
1-080109 THOMPSON/Thompson

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Chatham

THIS INDENTURE, Made the 17th day of April, 2008, between

Eddie McCarr,

of the County of Chatham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Jimmy Neal Thompson and Amelia A Thompson,
as joint tenants, with rights of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the 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,

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, and being known upon a map or plan of said County as a portion of the Rice Hope Plantation, containing 5.0 acres, more or less, as shown on a map of subject property recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book AA, Page 198. Said map is incorporated herein by specific reference for a more complete description of the property conveyed. Said property containing improvements thereon known as 125 Rice Hope Road, Port Wentworth, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto 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 presence of:

Eddie McCarr
Eddie McCarr
James M. ...
Official Witness
[Signature]
Notary



whatsoever needful and necessary to be done in and about my business and premises. In addition thereto, and not in limitation thereof, my attorney-in-fact shall also have the powers set forth below.

3.02 My attorney-in-fact may collect and receive, with or without the institute non-judicial foreclosure, suit or other legal process, all debts, monies, gifts, objects, interest, dividends, annuities and demands that now are due or may hereafter become due, owing or otherwise payable or belonging to me. My attorney-in-fact may use and take all lawful actions in my name otherwise to recover the same and to compromise the same.

3.03 My attorney-in-fact shall have the power to compromise, settle, abandon or adjust any claim or demand by or against me on any property or in any matter in which I have an interest, and to agree to any rescission or modification of any contract or agreement affecting me or my property.

3.04 My attorney-in-fact may contract for, purchase, sell convey, lease, exchange, mortgage, pledge, release, hypothecate, or otherwise deal with, dispose of, exchange or encumber, in my name, for my account or on my behalf, property of any kind, real or personal, tangible or intangible. This shall include the power to borrow money or otherwise obtain credit, upon such terms, conditions and covenants as my attorney-in-fact considers to be appropriate. In connection with these powers, my attorney-in-fact is empowered to execute, seal, acknowledge and deliver any warranty deeds, quit claim deeds, bills of sale, stock transfers and certificates, certificates of deposits, leases, promissory notes, mortgages, financing statements, closing statements, bills of sale to secure debt, security deeds, satisfactions, releases, cancellations, foreclosure deeds, discharges, consents, receipts, and other instruments in my behalf for property in the State of Georgia and any other State.

3.05 My attorney-in-fact may appear in my behalf in any litigation in which I am or may become a party during the duration of this Power of Attorney.

WEINER, SHEAROUSE,
WEITZ, GREENBERG
& SHAW, LLP
P.O. BOX 10105
SAVANNAH, GEORGIA
31412

3.06 My attorney-in-fact may waive any or all Year's Support, curtesy, dower or homestead rights which I may have in real or personal property in Georgia or any other State.

3.07 My attorney-in-fact shall have the power to endorse all checks and other papers drawn to my order for deposit in my name in any banking or savings institution or in any money market account, whether or not insured.

3.08 My attorney-in-fact shall have the power to pay any and all bills, accounts, claims and demands now due by me or becoming due by me subsequent to the execution of this Power of Attorney. In connection therewith, my attorney-in-fact may withdraw funds from, and draw and sign checks in my name upon any bank or trust company, savings institution or money market fund in which I may have any funds on deposit.

3.09 My attorney-in-fact shall have the power to hold, invest, reinvest, develop, subdivide, partition and otherwise deal with and manage all property in which I have any interest.

3.10 My attorney-in-fact shall have the power to transfer or surrender any stock or other securities which I may own to any person, firm, partnership, corporation, estate or trust. In connection therewith, my attorney-in-fact may execute in my name or on my behalf any stock power or other instrument in order to effect any such transfer or surrender.

3.11 My attorney-in-fact shall have the power to enter into or renew any agency or custodian agreement with any bank or trust company at my expenses for the investment or safekeeping of any property. This shall include the power to revoke any agency or custodian agreement, whether the agreement is entered into by me, by my attorney-in-fact or by any other person.

3400

043

BOOK PAGE

WEINER, SHEAROUSE,
WEITZ, GREENBERG
& SHAW, LLP
P.O. BOX 10105
SAVANNAH, GEORGIA
31412

3.12 My attorney-in-fact shall have unrestricted access to, and the right to enter into, any safety deposit box, vault, storage warehouse or other depository which I may own or rent, which may be registered in my name, or in which any property may be held for me.

3.13 My attorney-in-fact shall have the power to prepare, make, execute and file any and all federal, state, local or other income, gift, payroll, property, intangible or other tax returns, claims for refunds, or declarations of estimated tax for the years 1990 to 2040. This power shall include the power to execute related tax documents, including any tax elections I may have, and to represent me (directly or through attorneys, accountants or other agents) in any matter before the Internal Revenue Service or any other federal, state, or local agency. In connection with such representation, my attorney-in-fact may execute consents extending the statutory period for the assessment or collection of taxes, may pay all taxes and interest thereon which I may properly owe or which may be assessed against me, and may contest the validity of any proposed assessment.

3.14 My attorney-in-fact shall have the power to renounce or disclaim, in whole or in part, and in accordance with applicable federal and state law, any property or the succession to any property, or part thereof, or interest therein, of every kind, character and description, wherever located, expressly including any property over which I may have a power of appointment or any power, or part thereof, with respect to any property in the same capacity and manner in which I could have effectively renounced or disclaimed said property, interest and power.

3.15 My attorney-in-fact shall have the power to use attorneys, stock brokers, real estate brokers, investment counselors, accountants, appraisers or other such persons, firms or organizations, including any of my said attorneys and any firm of which any of my said attorneys may be a member or employee, as deemed necessary or desirable, and to pay such persons, firms or organizations such compensation as is deemed reasonable and to determine whether or not to act

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SAVANNAH, GEORGIA
31412

upon the advice of any such agent without liability for acting or failing to act thereon, if my attorney-in-fact deems such employment necessary or desirable, and to pay reasonable compensation for such services.

3.16 My attorney-in-fact shall have the power to transfer my cash, tangible and intangible personal property and real property without consideration in trust to the trustee of any Trust Agreement established by me or my attorney-in-fact during my lifetime or the lifetime of my attorney-in-fact for the benefit of me, so as to subject such property transferred to all the terms and conditions of the Trust Agreement or to create a trust for my benefit transferring to such trust such assets as my attorney-in-fact shall determine to be appropriate, with the income and the principal if needed of the trust to be used for my support, care and maintenance during my lifetime.

3.17 My attorney-in-fact shall have the power to continue or participate in the operation of any business or other enterprise, including the power to vote in person or by proxy on my behalf.

3.18 My attorney-in-fact shall have the power to make gifts for estate and tax planning purposes to my children or grandchildren and to such charities as I have traditionally supported.

3.19 My attorney-in-fact shall have the power to give consent for such medical treatment to be performed on me as my attorney-in-fact, based on medical advice, has determined in good faith to be necessary for my well-being or to withhold such consent.

3.20 My attorney-in-fact shall have the power to arrange for my entrance to and care at any hospital, nursing home, health center, convalescent home, retirement, or similar institution, and to authorize, arrange for, consent to, waive and terminate any and all medical and surgical procedures on my behalf, including life support systems, and to pay all bills for my care. My

3400

BOOK

045

PAGE

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attorney-in-fact shall not have the power to withhold or withdraw nourishment, pain medications or hydration.

3.21 My attorney-in-fact shall have the power to change, alter, or modify, transfer or to make withdrawals from any IRA account that I may have, as well as any other similar retirement account. Without limiting the generality of the foregoing, the aforesaid authority shall also apply and extend to a 401-K account, SEP account, or any other similar type retirement account.

3.22 My attorney-in-fact may act on my behalf in my name in all matters with respect to all of the powers described herein as freely, fully and effectively as I could or might do personally if present and of sound and disposing mind.

SECTION 4. Ratification; Use of Photocopy; Revocation of Prior Powers.

4.01 I hereby ratify, allow, acknowledge and hold firm and valid all acts heretofore or hereafter taken by my attorney-in-fact by virtue of these presents.

4.02 I hereby authorize the use of a photocopy of this power of attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

4.03 I hereby revoke, annul and cancel any and all powers of attorney previously executed by me, if any, and the same shall be of no further force and effect. However, I do not intend in any way in this instrument to affect, modify or terminate any special, restricted or limited power or powers of attorney I previously may have granted in connection with any banking, borrowing or commercial transaction.

4.04 If my above named attorney-in-fact should die, resign or for any reason become unable to act (and be certified to that effect by a physician) as my attorney-in-fact, then I name, constitute and appoint RUTH McCARR, as my substitute attorney-in-fact, and my said substitute attorney-in-fact shall have all powers, authorities and exemptions set forth in this Power of Attorney.

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31412

All decisions made by my substitute attorneys-in-fact shall be binding so long as the decision(s) is made by a majority of my substitute attorneys-in-fact. I hereby declare that there is no requirement for my substitute attorneys-in-fact to unanimously reach any decisions.

SECTION 5. Designation of Guardian.

5.01 I request that no guardianship proceeding for my property be instituted in the event of my disability, it being my intention that this durable power of attorney shall permit my attorney-in-fact to act on my behalf.

5.02 Notwithstanding the provisions of 5.01, in the event that it becomes necessary for any court to appoint a guardian for my property, I direct that my herein named attorney-in-fact shall serve as such guardian and my attorney-in-fact shall be excused from the necessity of giving bond.

SECTION 6. Liability of Attorney-in-fact

6.01 My attorney-in-fact shall not be liable to me or any of my successors in interest for any action taken or not taken in good faith, but shall be liable for any willful misconduct or gross negligence.

WITNESS my hand and seal this 9 day of January, 2007.

Eddie McCarr (L.S.)
EDDIE MCCARR

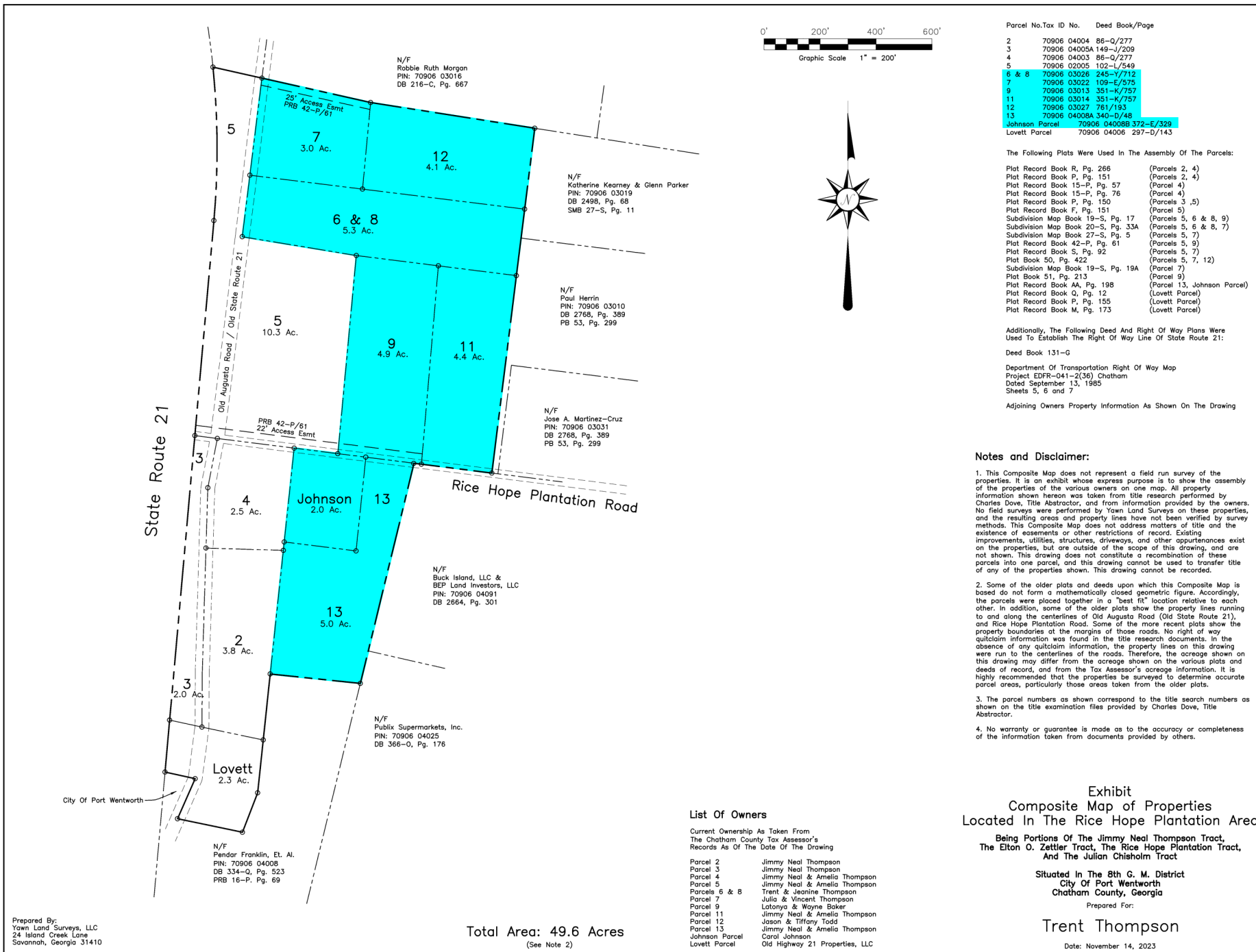
Signed, sealed and delivered this 9 day of January 2007 in the presence of:

Alma J. Clark
Unofficial witness

[Signature]
Notary Public



WEINER, SHEAROUSE,
WEITZ, GREENBERG
& SHAW, LLP
P.O. BOX 10125
SAVANNAH, GEORGIA
31412



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 11/20/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01033, located in the 1st Council District, off Highway 30.

- **PUBLIC HEARING**

Issue/Item: A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01033, located in the 1st Council District, off Highway 30.

- **PUBLIC HEARING**

Background:

- The applicant requests I-1 zoning for the future development of an outdoor material storage yard with rail spur.
- The proposed use will also require a Special Use Permit, which has been applied for and is scheduled to be heard during the December Planning Commission and City Council meetings, as it cannot be voted on until action is taken on the Rezoning request.
- On June 20, 2024, Council voted unanimously to approve 200.9 acres in PIN# 70975 01001 to I-1 while denying the rezoning to I-1 of the remaining 22.4 acres
- Adjacent parcels to the east are within the I-1 zoning district and the R-1 zoning district to the west. The southern tip of the combined parcels ends at the convergence of two railways. The northern boundary is adjacent to property owned by the Effingham Board of Education, there are wetlands on either side of the shared property line.

Facts and Finding:

- The I-1 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
- The Future Land Use Map identifies these parcels as Conservation.
 - The description for Conservation includes that: *"If development is to occur, it should be of the lowest intensity possible to achieve the project and conditioned to preserve and promote existing habitat."*
- These land proposed to be rezoned is effectively landlocked by railway and wetlands, causing unique access challenges for future development. The

applicant proposed to create a looped track, connecting the surrounding railways and allowing movement of material on/offsite.

- Approval of this rezoning request would shift approximately 1% of total land use from R-1 (Single-Family Residential) to I-1 (Industrial) zoning.
- The Planning Commission will hear this application at the November 20, 2025 meeting.

Recommendations

Staff recommends that approval be with the following conditions:

1. Non-rail access to/from the parcels shall be limited to the Eastern boundary, via Port Wentworth Commerce Center.
2. An undisturbed vegetative buffer of not less than 150' shall be left between the existing railway(s) on the western boundary and any future development.
3. No development applications will be accepted without a City-approved and recorded recombination plat which separates the industrial portion of PIN 70976 01016

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # (912) 232-7416

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: JACP Properties, LP

Phone # (912) 656-4887

Use back if more than one owner

Owner Address: 475 Butler Avenue, Savannah, Georgia 31406

PIN #(s): A portion of 7-0976-01-016

of Acres 74.56

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Outdoor Storage, Principal Use

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The property is adjacent to a large tract zoned for industrial use located on the east side of the CSX Railroad right of way. It is between two active rail lines, making it ideal for outdoor material storage.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of Zoning Map Amendment Fee + per acre + Administrative Fee = Total, payable to the City of Port Wentworth. (Please refer to the Business User Fee Schedule for the current year)

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 15 day of September, 2025

[Signature]
Notary Public



[Signature]

Signature of Applicant

5. Applicant Information, if different from Property Owner (requires a Letter of Authorization Form)

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall Street

City, State, Zip: Savannah, Georgia 31401

Telephone: (912) 232-7416

E-Mail Address: prm@mccorklejohnson.com

6. Items Require to be Submitted with this Application.

- A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
- D. Disclosure of Campaign Contributions and Gifts form.
- E. If property owner and applicant are not the same, Authorization of Property Owners Form.
- F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.
- G. List of adjacent property owners within 300 feet of subject property. Include Names, PIN #'s and Mailing Address.

7. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

Sworn to and subscribed before me this
15 day of September, 2025.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

Saussy Rd

Pin # 70976 02044

Property Address:

Saussy Rd
Port Wentworth, Georgia 31407

Mailing Address:

SPH 21, LLC
6 Concourse Parkway, Suite 200
Atlanta, Georgia 30328

Saussy Rd

Pin # 70975 01001

Property Address:

Saussy Rd
Port Wentworth, Georgia 31407

Mailing Address:

Anderson Angela A.
Anderson Andrea A.
120 Danbury Court
Pooler, Georgia 31322

700 Monteith Rd

Pin # 70976 01012

Property Address:

700 Monteith Rd
Port Wentworth, Georgia 31407

Mailing Address:

Orr Brian P. & Newton Allen
204 Wiley Bottom Road
Savannah, Georgia 31411

Highway 30

Pin # 70976 01045

Property Address:

Highway 30
Port Wentworth, Georgia 31407

Mailing Address:

Norfolk Southern Copr
650 W Peachtree St NW
Atlanta, Georgia 30308

Squirrel Run

PIN # 04520002A00

Property Address:

Squirrel Run

Mailing Address:

Effingham County Board of Education
405 N Ash St.
Springfield, Georgia 31329

Beaver Ct

PIN # 04520002B00

Property Address:

Beaver Ct

Mailing Address:

Effingham County Board of Education
405 N Ash St.
Springfield, Georgia 31329

181 Beaver Ct

PIN # 0452A011

Property Address:

181 Beaver Ct

Mailing Address:

Bruce Richard B and Patricia L
181 Beaver Ct
Port Wentworth, Georgia 31407

Turkey Trl

PIN # 0452A010

Property Address:

Turkey Trl

Mailing Address:

Evans Fred E and Thu L
1310 Lavista Cr
Pooler, Georgia 31322

607 Keller Rd

PIN # 0452A023

Property Address:

607 Keller Rd

Mailing Address:

Scott Larry Bernard
607 Keller Rd
Port Wentworth, Georgia 31407

597 Keller Rd

PIN # 0452A024

Property Address:

597 Keller Rd

Mailing Address:

Kevin A. Martin

597 Keller Rd

Port Wentworth, Georgia 31407

497 Keller Rd

PIN # 0452A025

Property Address:

497 Keller Rd

Mailing Address:

Dampier William D and Beverly G

497 Keller Rd

Port Wentworth, Georgia 31407

Seaboard Coast Line Railroad

CSX Transportation, Inc.

Registered Agent:

C T Corporation System

289 S Culver St.

Lawrenceville, Georgia 30046

Principal Office Address:

500 Water Street

Jacksonville, Florida 32202

251127



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

Phone # (912) 252-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC

Phone # _____

Use back if more than one owner

Owner Address: See attached Exhibit A

PIN #'s): A portion of 7-0975-01-001

of Acres 22.437

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Outdoor Storage, Principal Use

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

_____ If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The property is adjacent to a large tract zoned for industrial use located on the east side of the CSX Railroad right of way. It is between two active rail lines, making it ideal for outdoor material storage.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of **Zoning Map Amendment Fee + per acre + Administrative Fee = Total**, payable to the City of Port Wentworth.
(Please refer to the Business User Fee Schedule for the current year)

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.


I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 15 day of September, 2015.



Notary Public





Signature of Applicant

5. Applicant Information, if different from Property Owner (requires a Letter of Authorization Form)

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall Street

City, State, Zip: Savannah, Georgia 31401

Telephone: (912) 232-7416

E-Mail Address: prm@mccorklejohnson.com

6. Items Require to be Submitted with this Application.

- A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
- D. Disclosure of Campaign Contributions and Gifts form.
- E. If property owner and applicant are not the same, Authorization of Property Owners Form.
- F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.
- G. List of adjacent property owners within 300 feet of subject property. Include Names, PIN #'s and Mailing Address.

7. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

Sworn to and subscribed before me this
15 day of September, 2025.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

0 Jeffers Rd

Pin # 70976 01016

Property Address:

0 Jeffers Rd
Port Wentworth, Georgia 31407

Mailing Address:

Capallo David V et al
475 Butler Ave
Savannah, Georgia 31406

700 Monteith Rd

Pin # 70976 01012

Property Address:

700 Monteith Rd
Port Wentworth, Georgia 31407

Mailing Address:

Orr Brian P. & Newton Allen
204 Wiley Bottom Road
Savannah, Georgia 31411

Seaboard Coast Line Railroad

CSX Transportation, Inc.

Registered Agent:

C T Corporation System
289 S Culver St.
Lawrenceville, Georgia 30046

Principal Office Address:

500 Water Street
Jacksonville, Florida 32202

Highway 30

Pin # 70976 01045

Property Address:

Highway 30
Port Wentworth, Georgia 31407

Mailing Address:

Norfolk Southern Copr
650 W Peachtree St NW
Atlanta, Georgia 30308

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Darion N. Wiggins
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion N. Wiggins

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

Darion N. Wiggins
Notary Public

10.30.23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

AUTHORIZATION OF PROPERTY OWNER

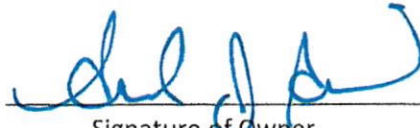
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Angela J. Anderson

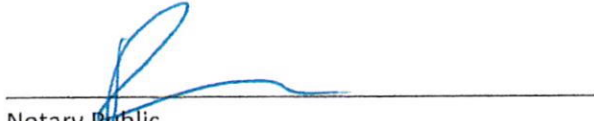
Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____


Signature of Owner

Personally appeared before me

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


Notary Public

10-31-2023
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

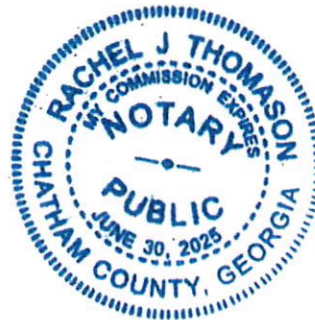
Andrea J. Anderson
Signature of Owner

Personally appeared before me

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

[Signature]
Notary Public

10-31-23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1 of 3)

COLDBROOK TRACT

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, KNOWN AS CHATHAM COUNTY PARCEL 70976 01016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON WITH THE NORTHWEST CORNER OF DESCRIBED TRACT AND THE EASTERN RIGHT OF WAY OF NOW OR FORMERLY SOUTHERN RAILWAY AND FURTHER DESCRIBED AS:

THENCE N 49° 05' 45" E FOR A DISTANCE OF 1702.76 FEET TO A POINT;
THENCE S 08° 18' 17" E FOR A DISTANCE OF 2671.29 FEET TO A POINT;
THENCE S 18° 48' 23" W FOR A DISTANCE OF 1283.07 FEET TO A POINT;
THENCE, N 24° 39' 29" W FOR A DISTANCE OF 3018.10 FEET TO **THE POINT OF BEGINNING.**

SAID AREA CONTAINS 74.56 ACRES MORE OR LESS

PARCEL B

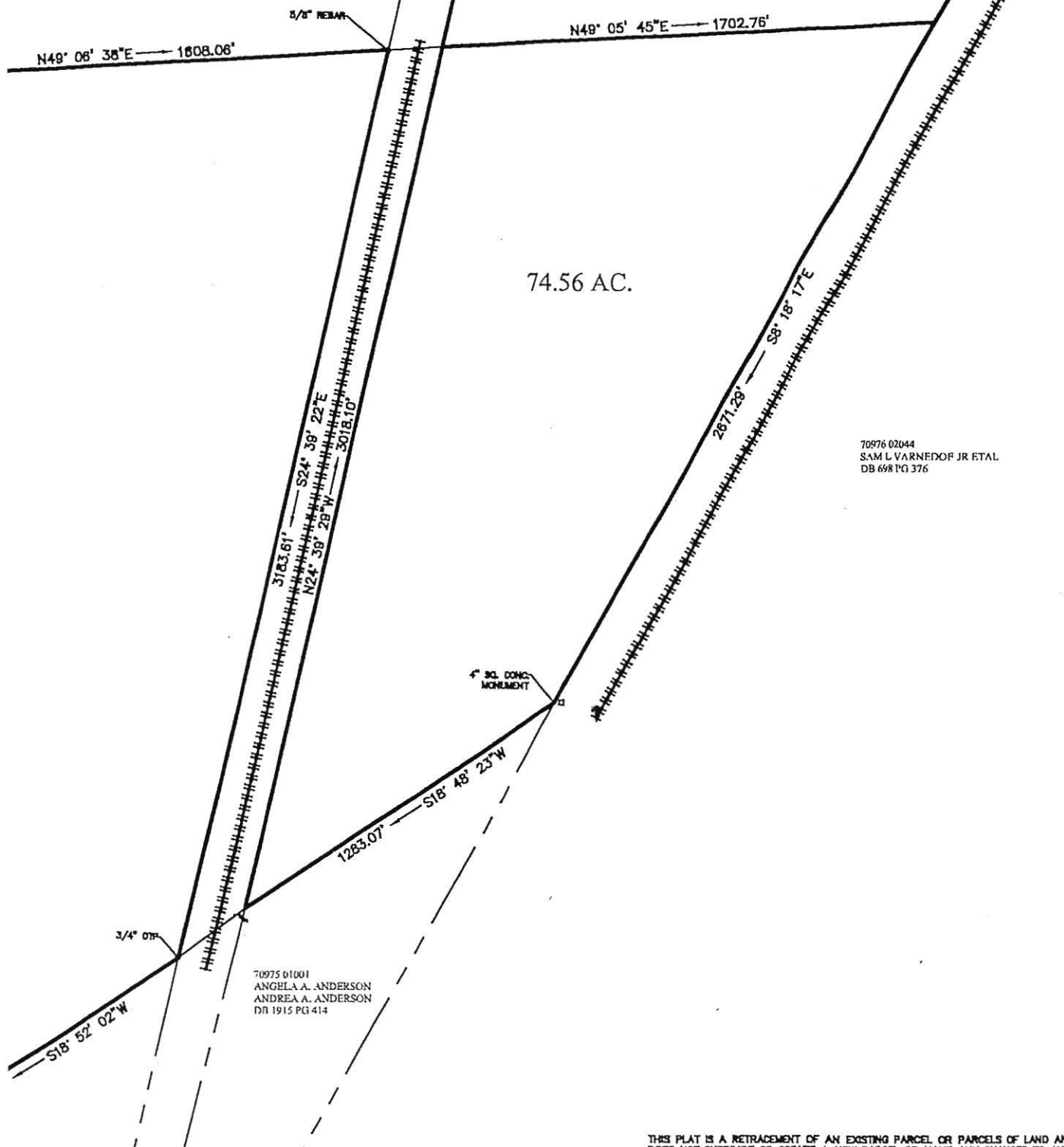
BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Packet Pg. 174

04520602B00
EFFINGHAM COUNTY BOARD OF EDUCATION
DB 2195 PG 627
PB C26 PG B

0450602A00
EFFINGHAM COUNTY BOARD OF EDUCATION
DB 2195 PG 627
PB C66 PG D1

GRID NORTH - GA. EAST ZONE - NAD 83



74.56 AC.

70976 02044
SAM L VARNEDOF JR ETAL
DB 698 PG 376

70975 01001
ANGELA A. ANDERSON
ANDREA A. ANDERSON
DB 1915 PG 414

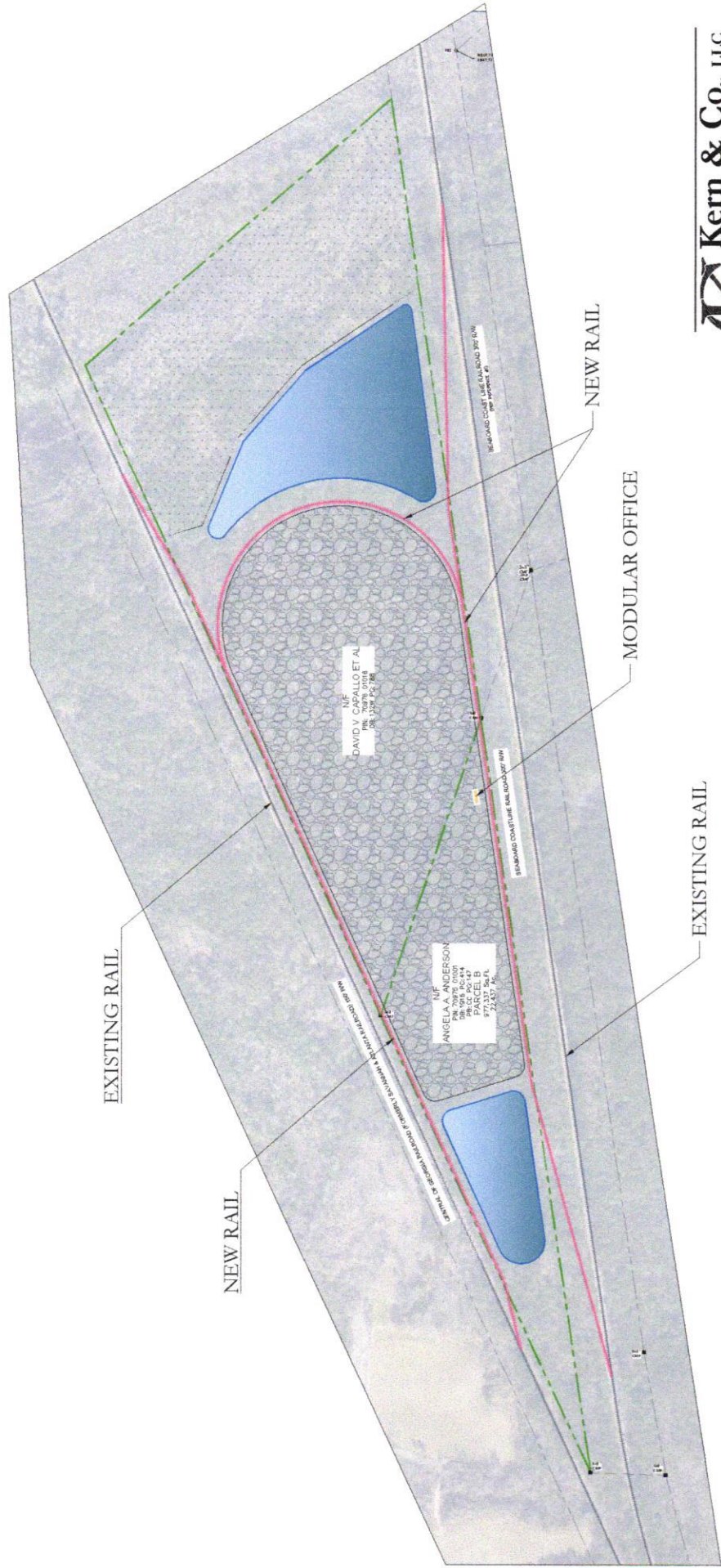
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY

CONCEPT PLAN OF

SPARKMAN-ANDERSON TRACT
&
WYNN-CAPELLO TRACT

PORT WENTWORTH, GA

SEPTEMBER 10, 2025



Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 7 Mt. Crest (34.00) • P.O. Box 11379 • Lithwick, Georgia 31416
 Phone: (912) 334-4400 Fax: (912) 334-1600 Email: info@kernandco.com