



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

26-001816-2A

Variances
to

Development Plans

RECEIVED
APR 07 2026



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property 719 Atlanta St. Savannah, Ga. 31405

715 Atlanta St

Street Address(es):

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.) 20140 10014 20140 10022

Total acreage of the subject property: 0.069 Acres

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Undeveloped

II. Action Requested

A. Type of Request:

☐ New Master Plan

☐ Amendment to an existing Master Plan. Please provide the File Number:

☒ Variance to a Site Plan Permit. Please provide the File Number: 26-02741-BR

B. Provide a description of request. Variance to reduces lot area and width

C. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)? ☐ Yes ☒ No

If yes, please provide the Plan/Permit File Number(s):

III. Review Criteria

Please provide an explanation of the amendment to a Master Plan or variance to a Site Plan (Sec. 3.21.10).

I currently would like to build a 1414 sq ft single family home at 719 Atlanta St. Savannah, Ga. 31405. I previously built a single-family home at 717 Atlanta St. Savannah, Ga. 31405 and I plan to use the same floor plan as the lot sizes are the same for both address. My overall plans is to build 3 single family home using the same floor plan as the three lot sizes are the same. I built home 717 Atlanta St. Savannah, Ga. 31405 and it was completed in 2025 and that home did not require variance. The tax commissioner office assisted with creating my parcels, with the plans of me building three single family houses. The 3rd house I plan build in the future is at address 715 Atlanta St. Savannah, Ga. 31405.

IV. Property Owner Information

Name(s): LaTronya Hollingsworth
Registered Agent: N/A
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 140 Vale Loop
City, State, Zip: Savannah, Ga. 31405
Telephone: [REDACTED] Fax: [REDACTED]
E-mail address: [REDACTED]

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): N/A
Registered Agent: [REDACTED]
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: [REDACTED]
City, State, Zip: [REDACTED]
Telephone: [REDACTED] Fax: [REDACTED]
E-mail address: [REDACTED]

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): n/a
Firm or Agency: [REDACTED]
Address: [REDACTED]
City, State, Zip: [REDACTED]
Telephone: [REDACTED] Fax: [REDACTED]
E-mail address: [REDACTED]

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)
20140 10014 _____, I (we)

authorize LaTronya Hollingsworth (Agent Name) of
N/A (Firm or Agency, if applicable) to serve as agent

on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we)
understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall
be legally binding upon the subject property.

Property Owner(s)

Name(s): LaTronya Hollingsworth

Registered Agent: N/A
(Or Officer or Authorized Signatory, if Property owner is not an individual)

 4/7/2026
Signature(s) Date

Witness Signature Certificate

State of Georgia
County of _____
Signed or attested before me on _____
Date

by _____
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☐ Personally Known or ☐ Produced Identification Type of ID _____

Signature of Notary Public

(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: _____

VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Woiwode, Vice-Chairman	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution
N/A			

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

IX. Items Required to be Submitted with this Application

- A. Filing Fee.** The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.
☒ \$1,000.00 for variances to a Development Plan
- B. Survey.** A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- C. Legal Description.** A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Part I. Subject Property |
| ☒ | ☐ | Part II. Action Required |
| ☒ | ☐ | Part III. Review Criteria |
| ☒ | ☐ | Part IV. Property Owner Information |
| ☐ | ☒ | Part V. Petitioner Information |
| ☐ | ☒ | Part VI. Agent |
| ☒ | ☐ | Part VII. Letter of Authorization |
| ☒ | ☐ | Part VIII. Disclosure of Campaign Contribution Form |
| ☒ | ☐ | Part IX. Items Required to be Submitted with this Application |
| ☒ | ☐ | Part X. Complete Application Checklist |
| ☒ | ☐ | Part XI. Certified Application |
| ☒ | ☐ | Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded). |
| ☒ | ☐ | Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document). |
| ☒ | ☐ | Concept Plan of the proposed development if applicable |

Please note: Supplemental information may be required during plan review to address deficiencies.

XI. 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 posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

Signature of Petitioner or Petitioner's Agent

Latonya Hollingsworth

Printed Name

4/7/2026
Date

RETAIN THIS PAGE

Instructions

1. Applicants are requested to contact Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be completed according to Sec. 3.1.5 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a public hearing.
4. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request. If a signed petition is to be submitted, please provide the original at the Planning Commission meeting.
6. A schedule of the application deadlines and Planning Commission meetings are part of this application.

Variance to Development Plan Processes (After the Application is Submitted)

1. All petitions will be considered by the Planning Commission at a public hearing.
2. Once an application submittal is determined to be complete according to Sec. 3.1.4, the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date/time and publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Building. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioners shall provide a sufficient number of copies for the Board and the Board secretary.
7. Once the Planning Commission hears the petition, they will approve, approve with conditions, deny, or continue the petition to the next meeting or a date certain.
8. Notification of the Planning Commission's final decision will be sent to the petitioner by the City.
9. The petitioner or agent should be in attendance at all Planning Commission meetings. If no one is present to represent the petition, the petition may still be discussed.

RETAIN THIS PAGE

2026 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline (Application submittal deadlines are on Fridays unless otherwise noted.) Submittal Due: 5:00 p.m. Submittal Location: planning@savannahga.gov	Planning Commission Meeting Date (All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.) Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room	City Council Meeting (Zoning Hearings and 1 st & 2 nd Readings) (All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.) Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor.	
	Pre-meeting: 12:30 p.m. Meeting Time: 1:30 p.m.	Meeting Time: 2:00 p.m.	
DEC 13, 2025	JAN 6	JAN 8	JAN 22
JAN 2	JAN 27	FEB 12	FEB 26
JAN 23	FEB 17	MAR 12	MAR 26
FEB 13	MAR 10	APR 9	APR 23
MAR 6	MAR 31	MAY 14	MAY 28
MAR 27	APR 21	JUN 11	JUN 25
APR 17	MAY 12	JUL 9	--
MAY 8	JUN 2	AUG 13	AUG 27
MAY 29	JUN 23	SEP 10	SEP 24
JUN 18	JUL 14	OCT 8	OCT 22
JUL 10	AUG 4	NOV 12	TUES, NOV 24
JUL 31	AUG 25	DEC 10	--
AUG 21	SEP 15		
SEP 11	OCT 6		
OCT 2	OCT 27		
OCT 23	NOV 17		
NOV 20	DEC 15		
DEC 11	JAN 5, 2027		

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

Type: PLAT
Recorded: 2/22/2024 3:09:00 PM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
Participant ID: 5636975629

BK 54 PG 222

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

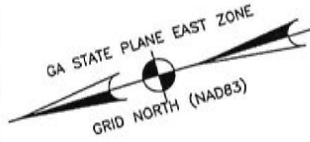
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0142G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



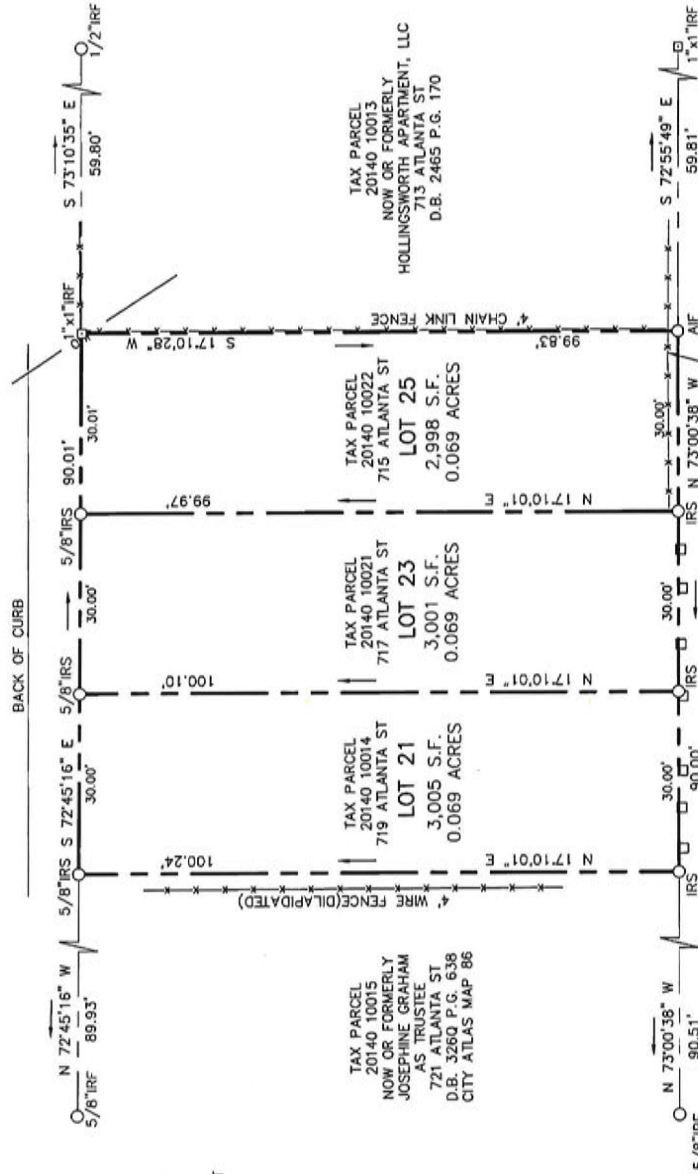
LEGEND	
○ AIF	ANGLE IRON FOUND
○ IRS	IRON ROD SET
○ IRF	IRON ROD FOUND
□	SQUARE IRON ROD FOUND
□	WOODEN CROSSSTIE
⌵	POWER POLE

REFERENCES
1. CITY ATLAS MAP 86
2. D.B. 3264 PG 5



ATLANTA STREET 50' RIGHT OF WAY

BACK OF CURB



15' LANE

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/46,599
FIELD CLOSURE = 1/30,770

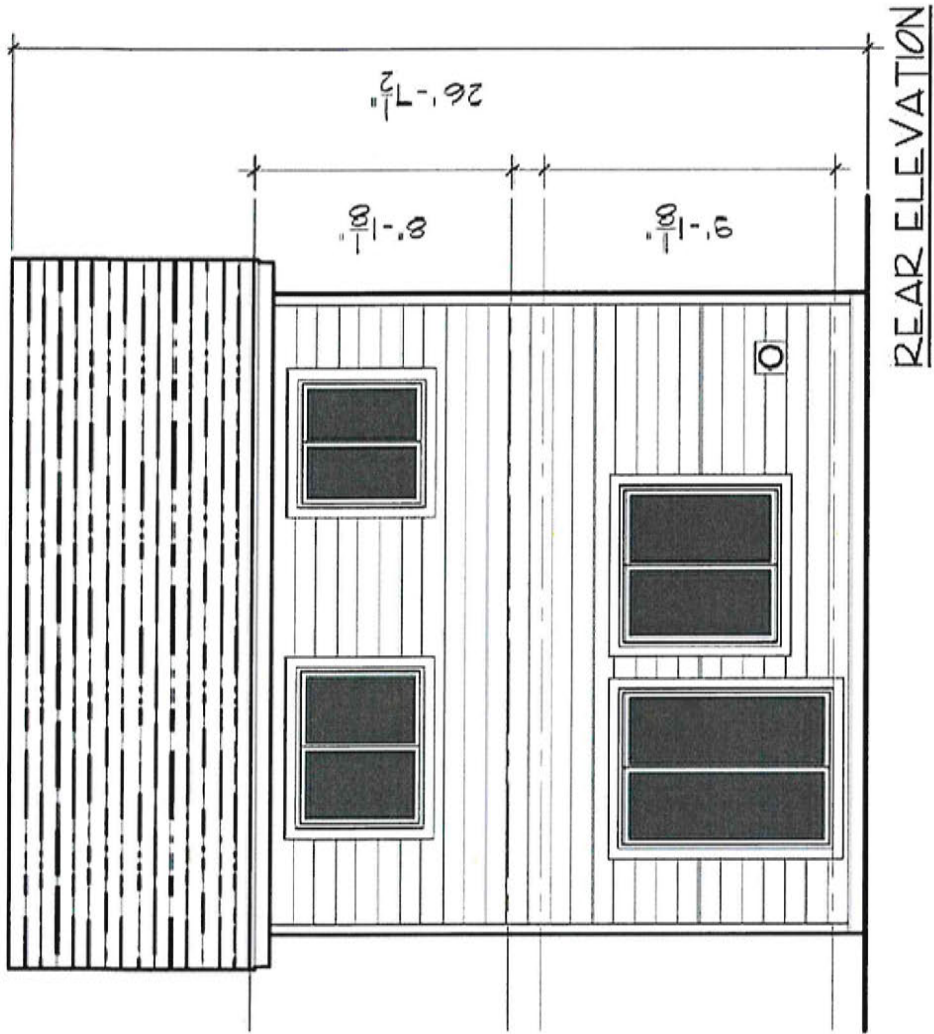
PROJECT #:	230749
FIELD:	12/27/23
DRAWING:	1/16/24
LAST REVISED:	2/1/24
DRAWN BY:	JET

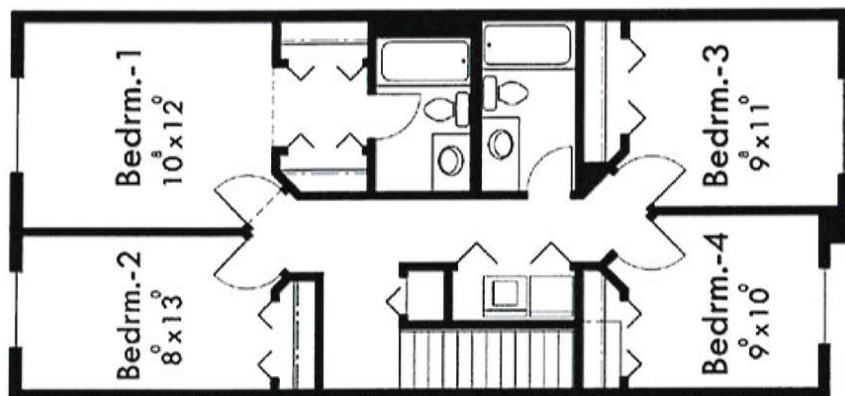
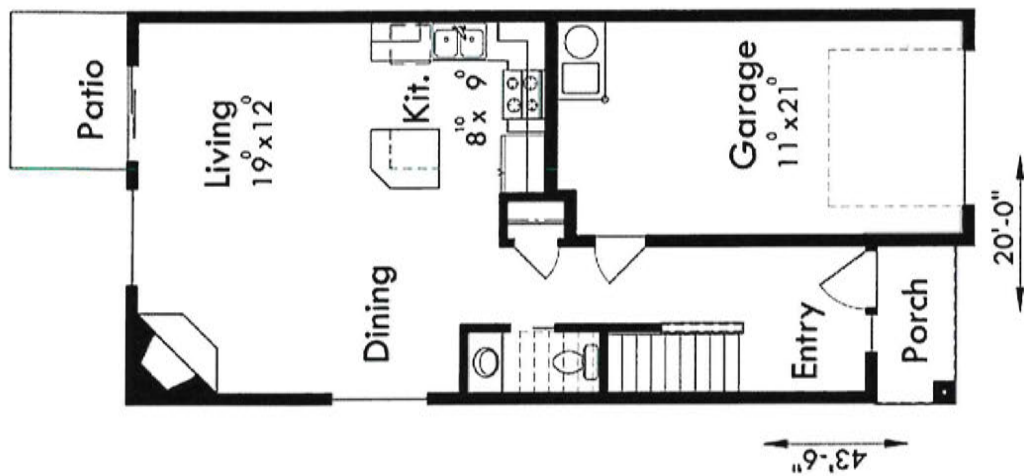
A BOUNDARY RETRACEMENT SURVEY TO RE-ESTABLISH EXISTING LOTS OF RECORD
LOTS 21, 23, & 25, BLOCK Q, ANSON WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR
LATRONYA HOLLINGSWORTH

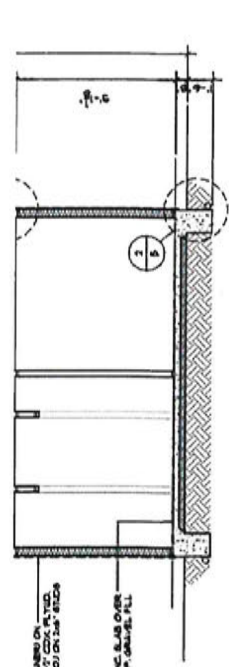
BREWER
LAND SURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@browsersurvey.com
Phone (912) 856-2205
www.Browsersurvey.com

ATLANTA STREET BUILD







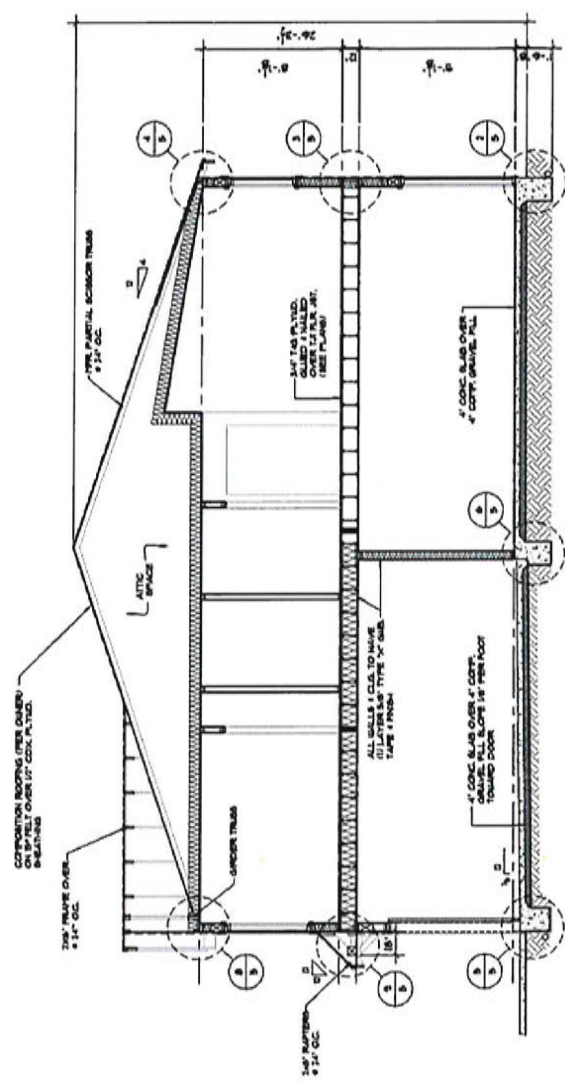


NOTES:
 1. ALL JOINTS AROUND WINDOWS & DOOR FRAMES SHALL BE SEALED WITH GUTTER SEALANT.
 2. ALL JOINTS BETWEEN WALLS AND FOUNDATIONS SHALL BE SEALED WITH GUTTER SEALANT.
 3. ALL JOINTS AROUND EXTERIOR WALL PENETRATIONS SHALL BE SEALED WITH GUTTER SEALANT.

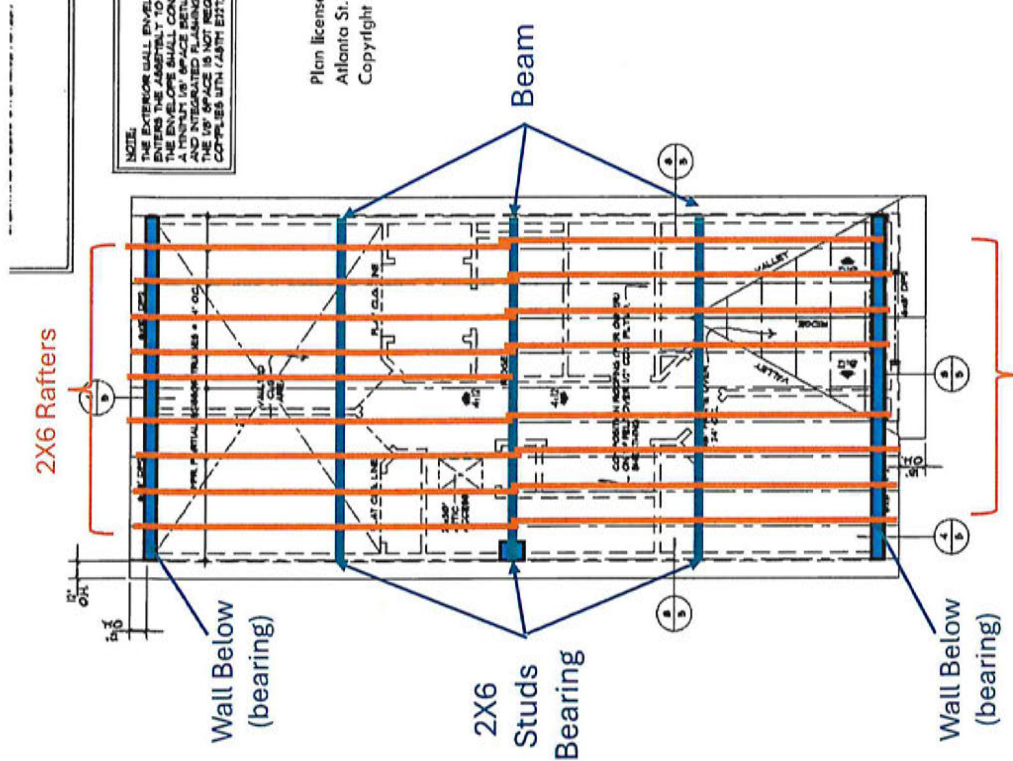
NOTE:
 THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO ALLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR. THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, AND AN INTERIOR FINISH. THE SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER SHALL BE 1/2\"/>

BUILDING SECTION "B"
 SCALE: 1/4"=1'-0"

Plan license for ONE construction only on this site:
 Atlanta St. Savannah, Ga. 31405
 Copyright www.houseplans.pro



BUILDING SECTION "A"
 SCALE: 1/4"=1'-0"



2X6 Rafters
 ROOF FRAMING

SPECIFICATIONS

- Vinyl Lap Siding
- 30 Year Architectural Shingle
- Luxury Vinyl Plank First Floor
- Carpet Stairs & Second Floor
- Vinyl windows
- White Wood Box Cabinets and Vanities
- Base Granit Countertops
- Drop-in tub and Shower Combo
- Wire Shelving
- 6 panel Hollow Core Doors
- Digital Thermostat

1,414

Heated S.F.

4

Beds

2.5

Baths

2

Stories

1

Cars

SPECIFICATIONS

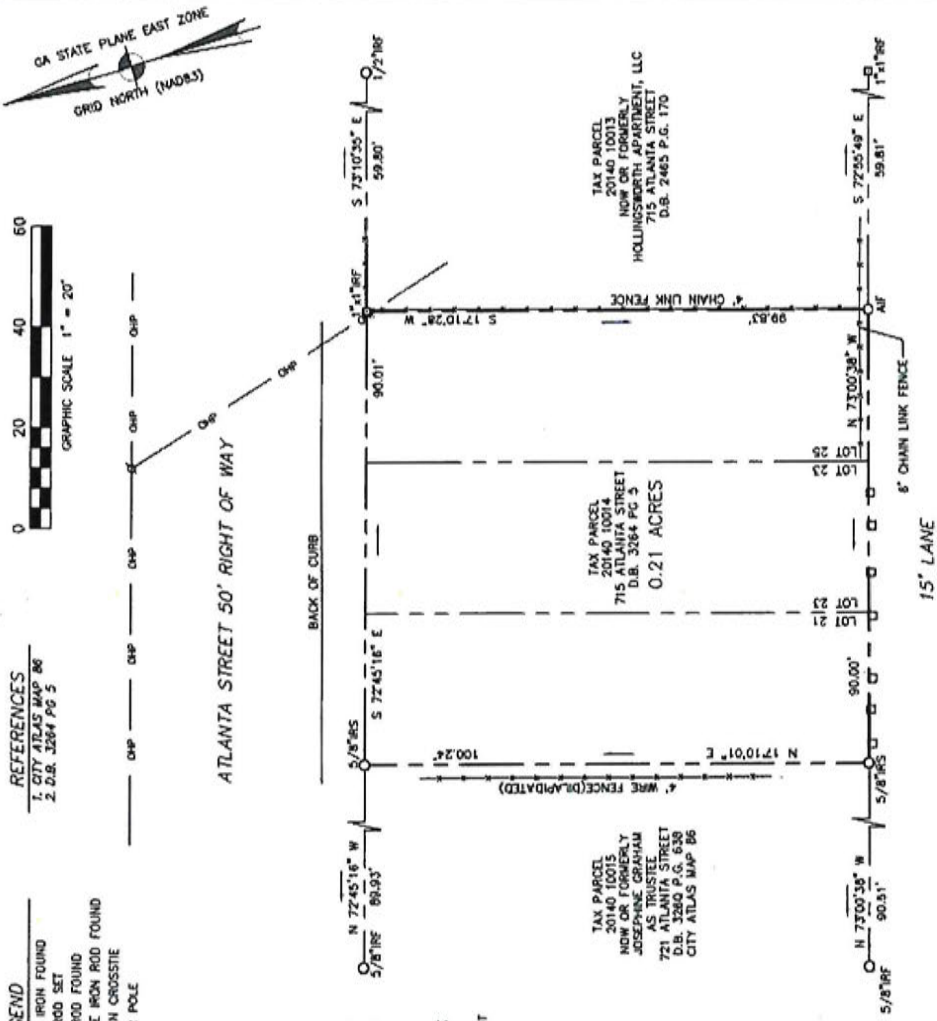
- Basic Electric Appliances
- Tankless Water
- Stainless Hardware
- Basic Lighting Package
- Fan(s) Living Room and Master Bedroom
- Metal Garage Door w/ Automatic Door Opener
- 12' X 30' Driveway
- Cement porch & Patio
- 3' wide front sidewalk
- 4 pallets Sod
- Basic plants (7 shrubs in Mulch)

BREWER
LAND SURVEYING
P.O. BOX 441
POOLEY, GA 31322
Info@brewersurvey.com
Phone (770) 856-2205
www.brewersurvey.com



RETRACEMENT SURVEY OF
CITY OF MOUNTAIN VIEW, GEORGIA
LOTS 21, 23, & 25, BLOCK Q, ANSON WARD
LATRONYA HOLLINGSWORTH

PROJECT #	230749
FIELD	12/27/23
DRAWING	1/16/24
LAST REVISION	N/A
DRAWN BY	JT



EQUIPMENT USED: TOTAL STATION
ADJUSTED: 2\"/>

- LEGEND
- ANGLE IRON FOUND
 - IRON ROD SET
 - IRON ROD FOUND
 - SQUARE IRON ROD FOUND
 - WOODEN CROSSITE
 - POWER POLE

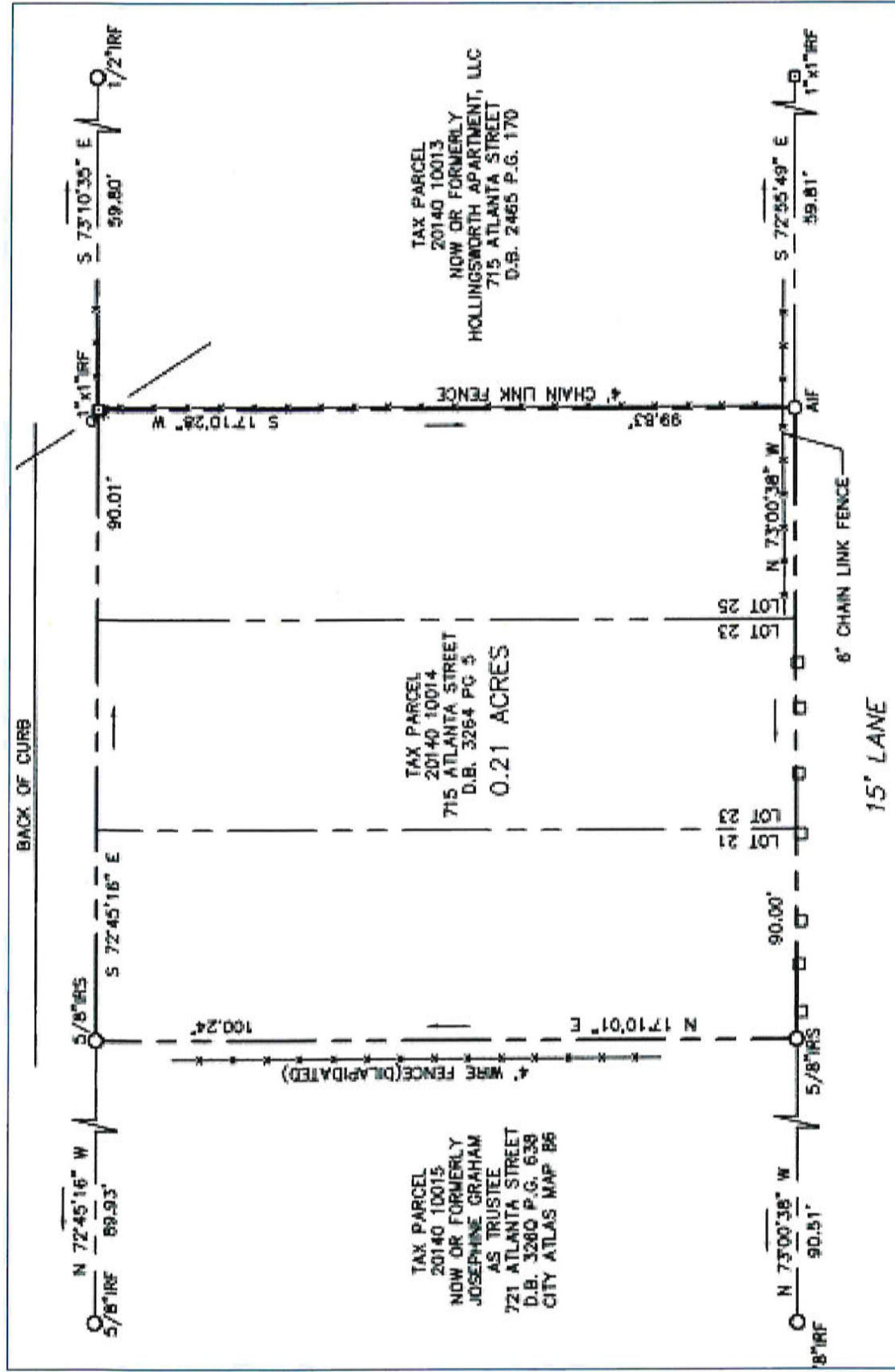
- REFERENCES
- 1. CITY ATLAS MAP B6
 - 2. D.B. 3264 PG 5

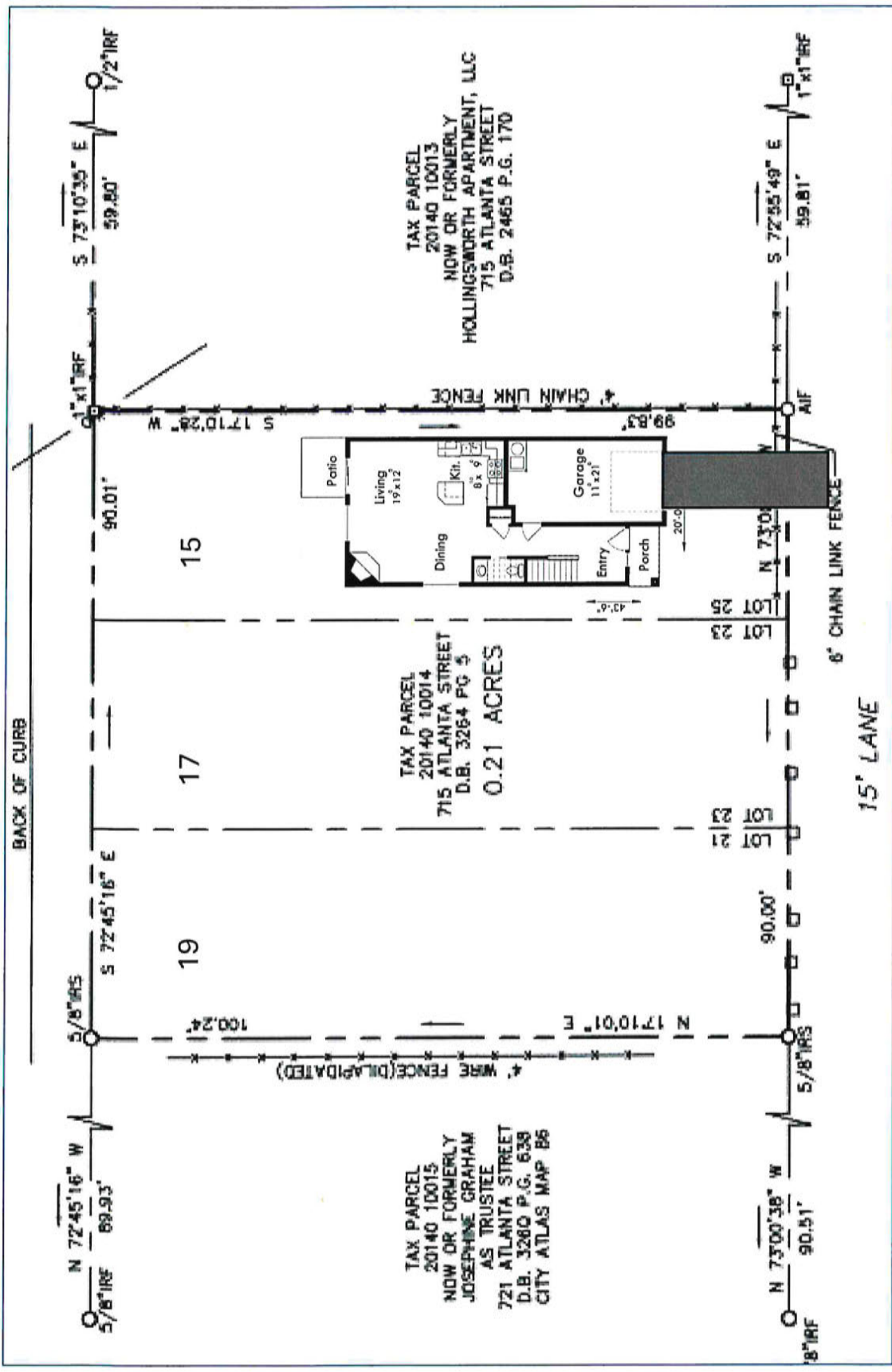
THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051001400L, REVISION 06/16/2016, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- FOR THIS SURVEY, THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE SURVEY AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR CONSTRUCTION OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.

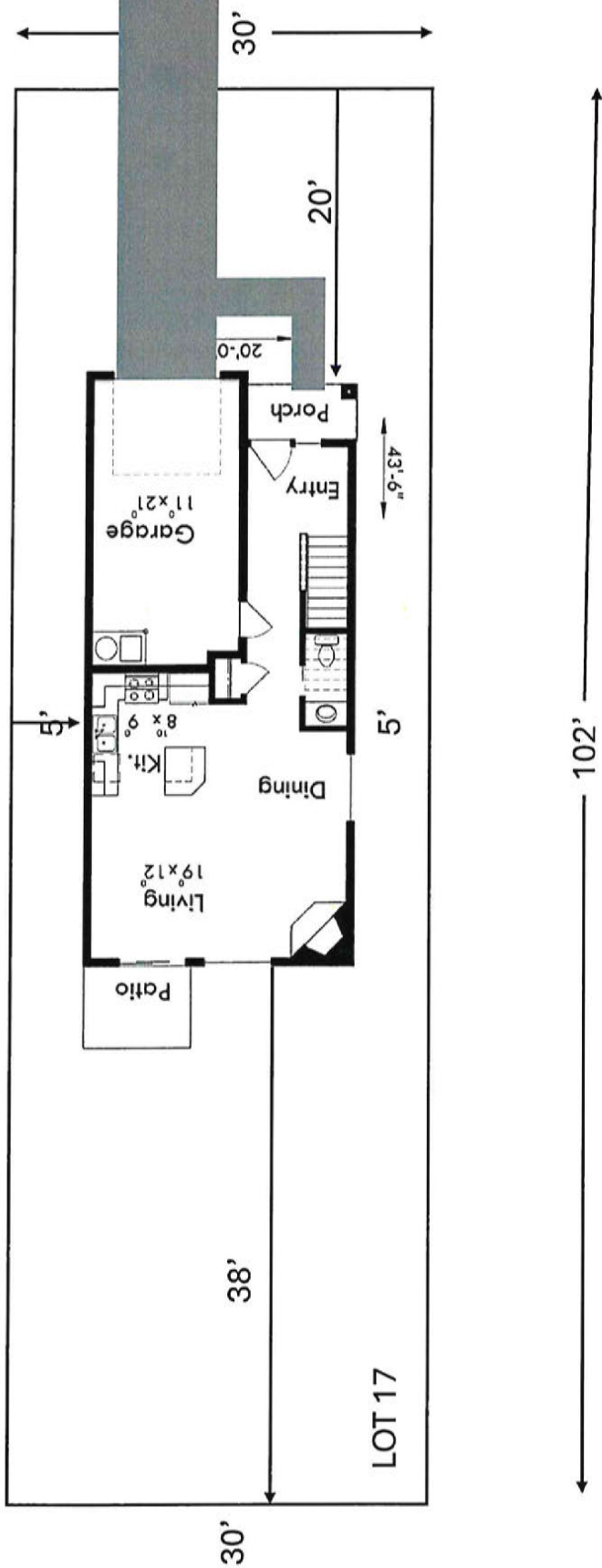
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE PLAT CHANGES WITH THE EXCEPTED STANDARD FOR PROFESSIONAL SURVEYING. THE SURVEYOR HAS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

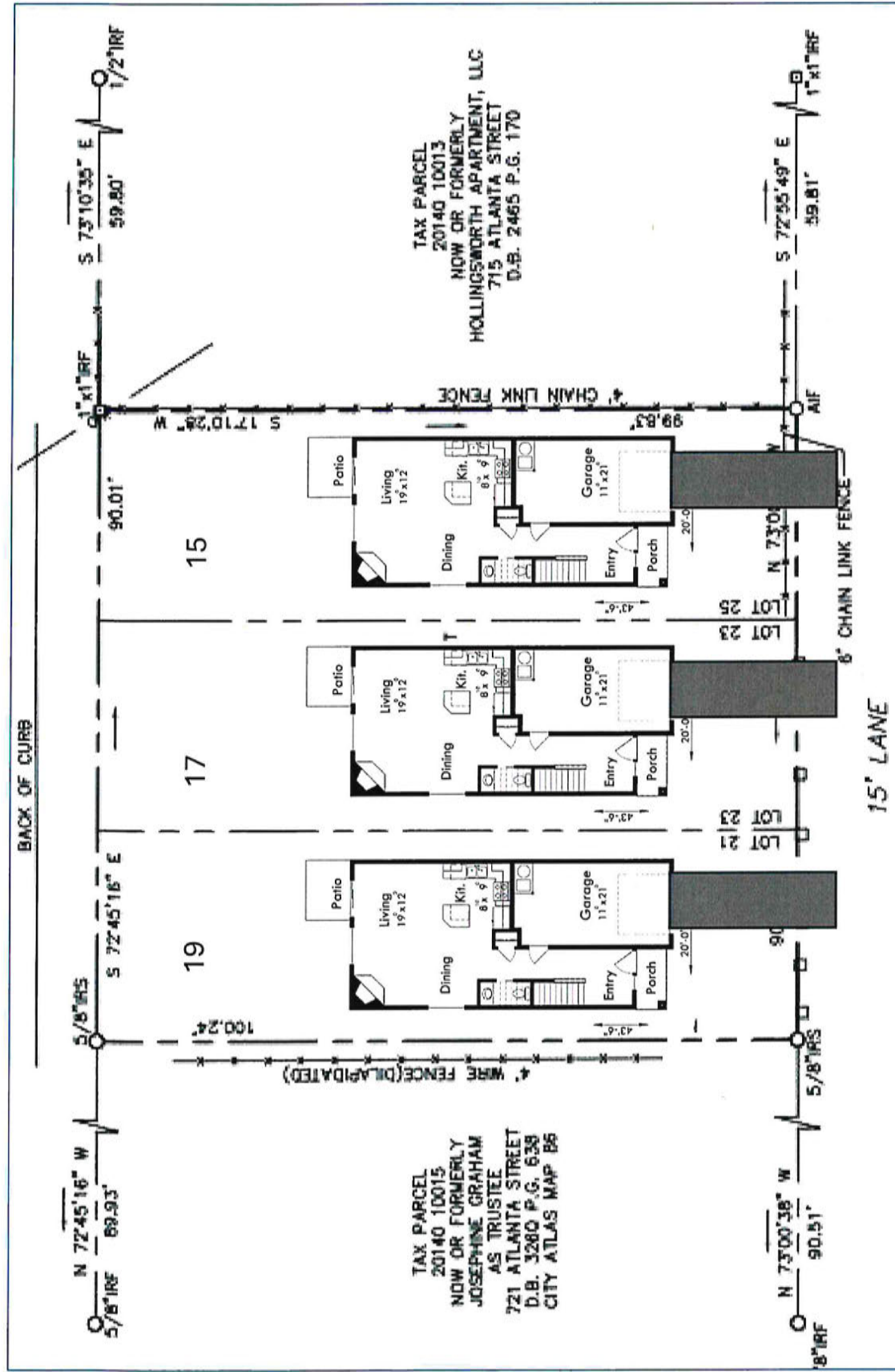




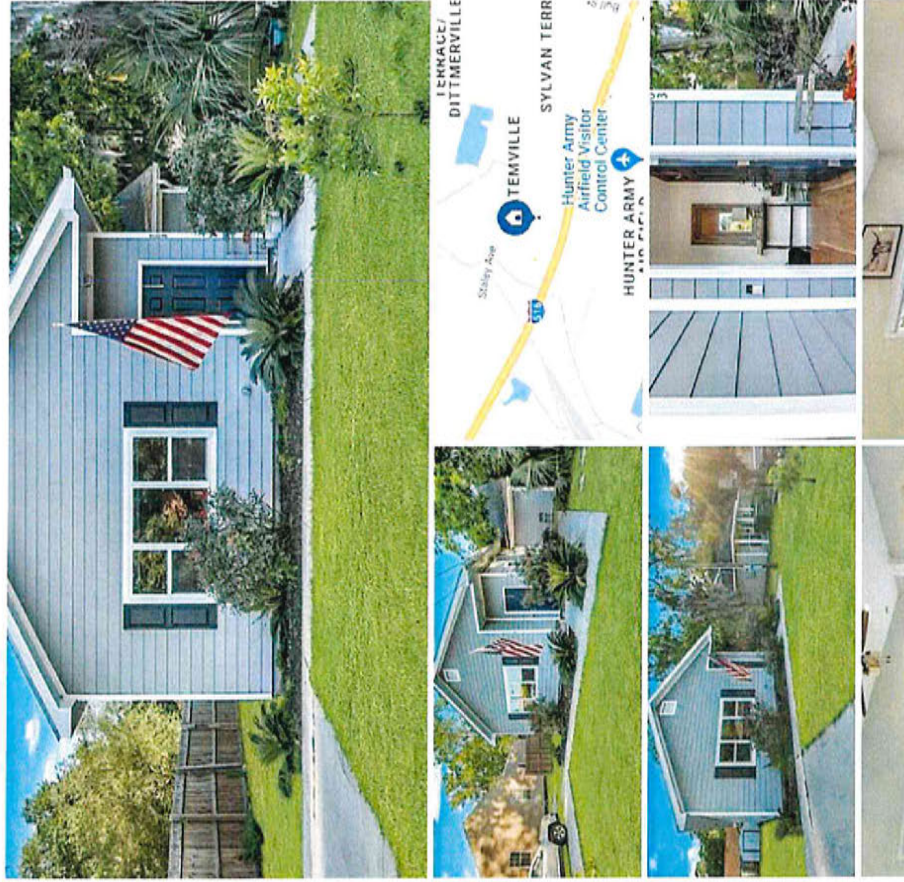


ATLANTA STREET





RECENT SALES



Save Share More

3 bd 2 ba 1,450 sqft
703 Atlanta St, Savannah, GA 31405

Closed

Sold on 07/07/23 Zestimate®: \$288,100

Est. refi payment: \$1,629/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value



Zestimate

\$288,100



Zestimate range

\$268,000 - \$311,000



Last 30-day change

+ \$1,152 (+0.4%)



Zestimate per sqft

\$199

RECENT SALES



Save Share More

3 bd 2 ba 1,292 sqft

812 Dixon St, Savannah, GA 31405

Closed

: \$250,000 Sold on 06/28/23 Zestimate®: \$272,600

Est. refi payment: \$1,538/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value



Zestimate

\$272,600



Zestimate range

\$254,000 - \$294,000



Last 30-day change

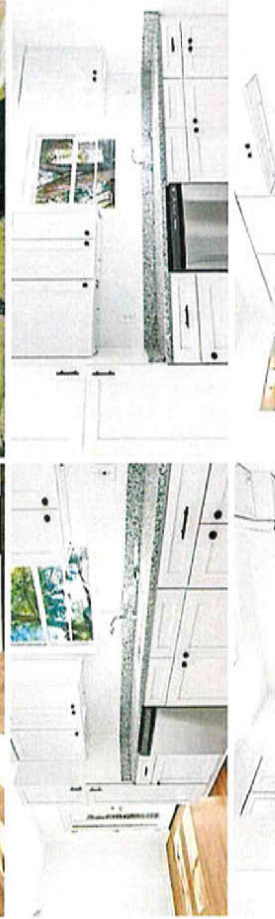
+ \$1,394 (+0.5%)



Zestimate per sqft

\$211

RECENT SALES



Save Share

4 bd 2 ba 1,311 sqft
805 Tatem St, Savannah, GA 31405

Closed

: \$269,000 Sold on 11/20/23 Zestimate®: \$282,800

Est. refi payment: \$1,655/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value



Zestimate

\$282,800



Zestimate range

\$263,000 - \$303,000



Last 30-day change

+ \$2,142 (+0.8%)



Zestimate per sqft

\$216

Builder

Bryant Maude
Texas Atlantic Holdings, LLC
License Number: RBCO007690

Bryant.maunder1@gmail.com
912-312-04171

Recent Builds in Savannah:

[706 W 44th St, Savannah, GA 31405 | Zillow](#)

[2142 New York Ave, Savannah, GA 31404 | Zillow](#)

[2144 New York Ave, Savannah, GA 31404 | Zillow](#)

[3105 Harris St, Savannah, GA 31404 | MLS #307586 | Zillow](#)

Bonzo C. Reddick
Post Office Box 2505
Savannah, Georgia 31402
File:

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

QUIT CLAIM DEED

THIS INDENTURE, made this 14th day of December, 2023 by and between
JOHNNIE S. HOLMES, of Chatham County, Georgia, as Party of the FIRST PART, and
LATRONYA HOLLINGSWORTH, of Chatham County, Georgia, as Party of the SECOND
PART.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of ONE and
00/100 (\$1.00) DOLLARS, the receipt of which is hereby acknowledged, has bargained, sold
and does by these presents remise and release, and forever Quit Claim to the said Party of the
Second Part, her heirs, successors and assigns, all the right, title, interest, claim or demand the
said Party of the First Part has or may have in and to:

ALL those certain lots, tracts or parcel of land lying, situate, and being in the State of Georgia
and County of Chatham near the Southwestern limits of the City of Savannah and being more
fully described as follows: Lots No. Twenty-one (21), Twenty-three (23) and Twenty-five (25),
in Block "Q" of a Subdivision of Lot Thirty-four (34) of the Henry Wayne Lots, said Henry
Wayne Lots being a Subdivision of Farm Lot Number Ten (10), Third Tything, Anson Ward, a
map or plan of said Subdivision of said Farm Lot Number Ten (10) being of record in Chatham

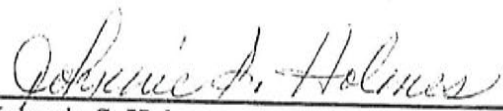
County, Georgia, Land Records, Book of Deeds 4 G's, Folio 7 and 8. East of the said numbered lots having a frontage on the South side of Atlanta Street of ~~ninety~~ ^{ninety} feet and a rectangular depth of One Hundred (100) feet and being bounded as follows: On the North by Atlanta Street, on the East by Lot Number Twenty-seven (27), on the South by a lane, and on the West by Lot No. Nineteen (19), all in Block "A" of said Subdivision. Further identified by present system of house numbering as 0 Atlanta Street, Savannah, Georgia 31405.

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

With all rights, members, and appurtenances to the said Party of the Second Part in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said above described property to the said Party of the Second Part, so that neither the said Party of the First Part, nor her heirs, successors or assigns, or any other person or persons claiming under her shall at any time, by any ways or means, have claim or demand right or title to the aforesaid described property or their appurtenances or any right thereof.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand and affixed her seal this day and year above written.

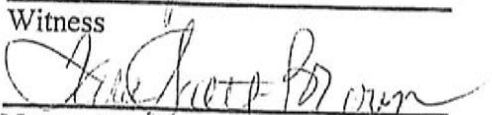


Johnnie S. Holmes

Signed, sealed and delivered in
the presence of:



Witness



Notary Public

