



SAVANNAH
savannahga.gov

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

www.savannahga.gov/planning

Rezoning (Map Amendment) and Comprehensive Plan Future Land Use Map Amendment Application

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



26-001014-2A

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 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 0 Fort Argyle Road, 1150 Fort Argyle Road

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 11037 02002, 21037 01001

Total acreage of the subject property: 274.29

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

II. Action Requested

A. Type of Request.

- ☒ Rezoning (Zoning Map Amendment)
☐ Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. 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):

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: R-A (Chatham County) RSF-6 (City)
- Proposed zoning district(s) for the subject property: Planned Development
(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.)

See Chapter III, Section ii, List of Permitted Uses in Planned Development Document.

**The petitioner will receive notification to obtain and post the Public Notice Sign(s)
from the City's Planning & Urban Design Office at least**

15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.

**Failure to timely post the signs shall result in the removal of the Petitioner's application
from the agenda.**

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? Planned Developm.
- What is the Future Land Use Category that allows the proposed Zoning District? Planned Development

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to Sec. 3.5.8 for the review criteria that will be used when considering your petition.

Rezoning to allow for a variety of residential, commercial, and mixed use development.
The subject property is currently vacant and in use of a surface mine, the petitioner is seeking to develop the land to its highest and best use. The surrounding uses are vacant land, large single family detached parcels, and another operating surface mine. The rezoning is consistent with the Suburban Residential character area of the 2040 comprehensive plan, implementing newly developed single family (detached and attached) residential and small scale commercial. The developer is working with the City of Savannah to ensure public facilities and infrastructure are able to serve the project.
is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? ☐ Yes ☒ No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in Table 3.2-1, Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood ~~Association~~: Neighboring property owners
- Neighborhood ~~President~~: Annette Hickey - Community Point of Contact
- Method of Notification: Call, email, text, social media
- Date Notification Sent: 3.27.2026
- Date of Neighborhood Meeting: 4.17.2026
- Time of the Meeting: 6 pm
- Location of the Meeting: local church designated by community point of contact
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: 3.27.2026
- Date of Planning Commission Meeting: April 21st, 2026

V. Property Owner Information

Name(s): Brookhaven Development, LLC / Chatham Sand, LLC

Registered Agent: Bryan Wardlaw / R. Davis McLeod

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: _____

City, State, Zip: 2702 Watley Avenue, Savannah, GA 31404 / 1132 Wilmington Island Rd, Savannah, GA 31410

Telephone: [REDACTED] Fax: _____
E-mail address: [REDACTED] _____

VI.

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): Coleman Company, Inc.

Registered Agent: Christopher Pease

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: [REDACTED]

City, State, Zip: Savannah, GA 31405

Telephone: _____

Fax: _____

E-mail address: _____

VII.

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): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Fax: _____

E-mail address: _____

Contacts

Planning & Urban Design:

20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission:

110 E. State St, Savannah, GA, 31401 (located at the State Street Garage)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 21037 01001, I (we) authorize

Christopher Pease (Agent Name) of Coleman Comany, Inc. (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): Chatlam Sand LLC

Registered Agent: R. Davis McLeod
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature]
Signature(s)

2-27-26
Date

Witness Signature Certificate

State of Georgia

County of Bibb

Signed or attested before me on 2-27-26
Date

by R. Davis McLeod
(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 X Produced Identification Type of ID Drivers License
4435

Signature of notary public

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

My commission expires: 10-18-29



VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 11037 02001, I (we) authorize

Christopher Pease (Agent Name) of Coleman Company, Inc. (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): Fort Argyle Developers, LLC

Registered Agent: Bryan Wardlaw
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature] Signature(s) 2-11-25 Date

Witness Signature Certificate

State of Georgia

County of Bryan

Signed or attested before me on 2-11-26 Date

by Jack Wardlaw
(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]
Signature of notary public



Denise C Buckner

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

My commission expires: 9-19-28

IX.

Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filed out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-6-7A).

(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. Estelle 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

Christopher Pease 3.23.2026

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

X.**Application 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.

- ☒ Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
☒ Planned Development: \$1,100 + \$155.00 per acre

XI.**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. Rezoning Review Criteria Form
☒ Part IV. Neighborhood Meeting
☒ Part V. Property Owner Information
☐ Part VI. Petitioner Information
☐ Part VII. Agent
☐ Part VIII. Letter of Authorization
☒ Part IX. Disclosure of Campaign Contribution Form
☒ Part X. Application Fee
☒ Part XI. Complete Application Checklist
☒ Part XII. Certified Application (Signed 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.

XII.**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.

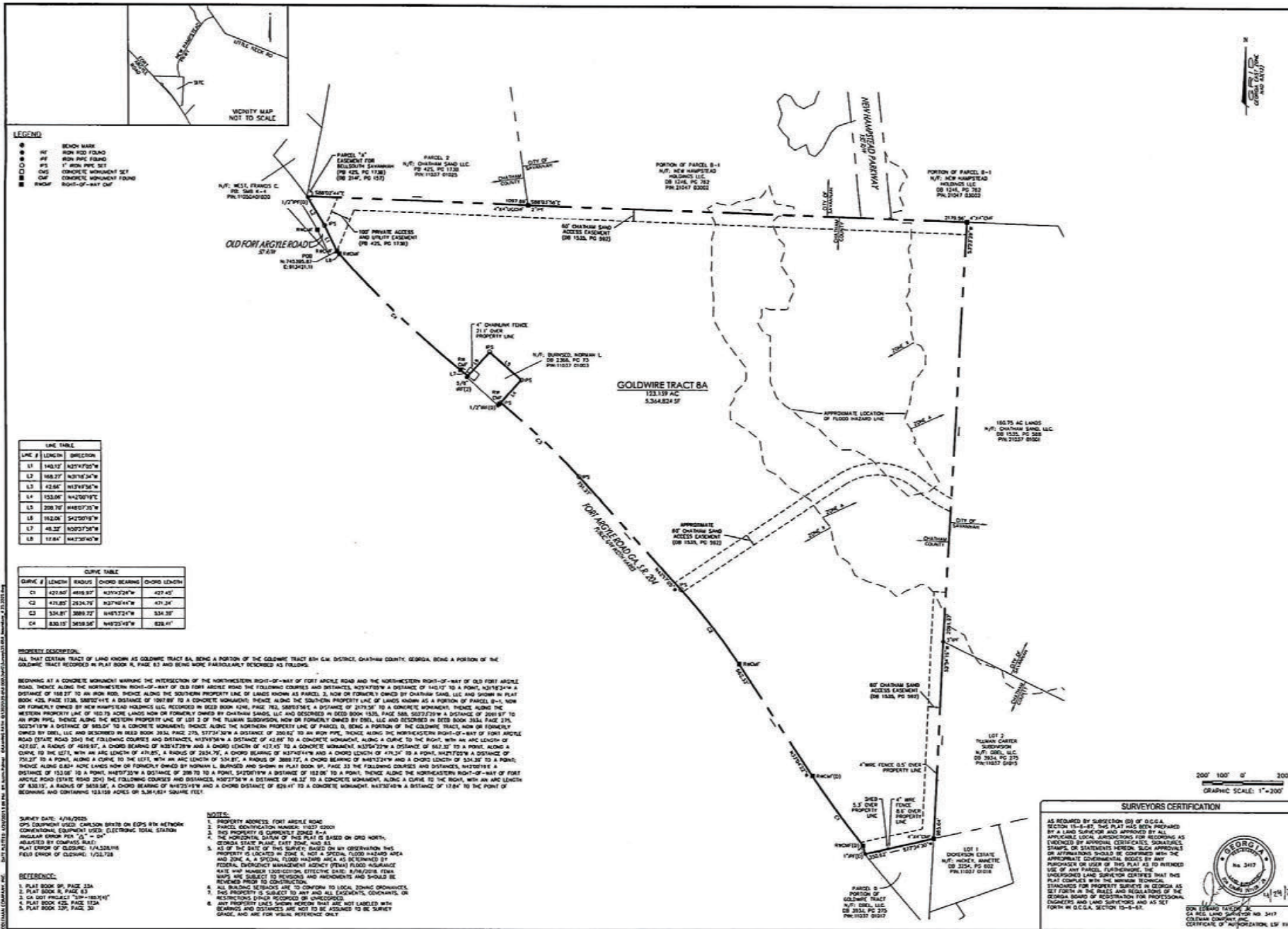
 Christopher Pease 3.23.2026

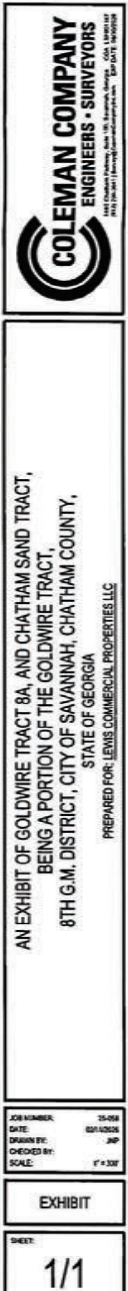
Signature of Petitioner or Petitioner's Agent Printed Name Date

11037 02 - Goldwire Tract 8A, 8th GMD

Split & Combination

Map Sheet	11037 02		
Tax Year	2026		
Plat Reference	Pending		
Date Filed	Pending		
Date Issued	6/2/2025		
Total Acreage on Plat	123.159		
Retained PIN	Lot	Acres	Address
11037 02001	Remainder	Not on Plat	Not on Plat
New PIN			
11037 02002	8A	123.159	Not on Plat





CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	427.60'	4019.97'	N23°32'28"W	427.65'
C2	471.82'	2934.79'	N37°40'44"W	471.34'
C3	534.81'	3089.72'	N46°17'34"W	534.39'
C4	830.15'	5454.54'	N46°25'49"W	829.41'

Argyle Grove Planned Development (PD)

Prepared For:
Fort Argyle Developers

Submitted To:
The City of Savannah

February 2026

Prepared By:
Coleman Company, Inc.



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I. PLANNED DEVELOPMENT

The Argyle Grove Planned Development (“Argyle Grove PD”) is hereby established to master-plan and develop property for mixed use, commercial, residential and office/institutional purposes. The Development Guidelines contained herein have been prepared by Fort Argyle Developers (“Declarant”).

II. THE MASTER PLAN

The Master Plan for Argyle Grove (“Master Plan”) is attached as Exhibit A in this document. Any change to the approved master plan, except for matters described below, shall require approval by the Mayor and Aldermen of the City of Savannah.

i. Major Modifications

Major modifications to the Master Plan that would otherwise be treated as variances under the City of Savannah Zoning Ordinance shall require review and approval by the Metropolitan Planning Commission (“MPC”) and are limited to the following:

a. Development Standards

Any development standard found in this PD where the minimum requirement, if any, is proposed to be reduced by 10 percent or more, or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or more.

b. Parking

A reduction in the number of parking spaces required by this document.

ii. Minor Modifications Permitted.

Minor modifications to the Master Plan shall require review and approval by Metropolitan Planning Commission Staff. MPC Staff may forward a minor modification to the Metropolitan Planning Commission when MPC Staff deems that a public meeting is appropriate due to the nature of the modification requested. A denial by the Metropolitan Planning Commission staff may be appealed to the Metropolitan Planning Commission.

Minor modifications, include, but are not limited to:

a. Development Standards

Any development standard found in this PD where the minimum requirement, if any, is proposed to be reduced by less than 10 percent, or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.

b. *Street relocation*

Any relocation of a street, road or lane shown on the Master Plan or any addition of a street, road or lane not shown on the Master Plan shall be submitted to the Metropolitan Planning Commission as a Site Development Plan.

c. *Density Transfer*

The Declarant reserves the right to transfer residential unit density between Tracts 1, 2, 3, 4, 7, 8, and 9 established in the Master Plan. The total number of residential units between all Tracts shall not exceed 2,468 as established in the Master Plan. Tracts exceeding their designated density established in the Master Plan shall require approval by the Metropolitan Planning Commission to transfer residential unit density at time of Site Plan Approval. The maximum density for each tract is established below.

- i. Single Family Detached Designated Tracts (1, 8) shall not exceed a density of 8 residential units per net acre.
- ii. Single Family Attached Designated Tracts (2, 3, 9) shall not exceed a density of 12 residential units per acre.
- iii. Mixed Use and Multifamily Designated Tracts (4, 7) shall not exceed a density of 24 residential units per net acre.

iii. *Variances*

A denial of a decision by the Metropolitan Planning Commission with respect to matters described in Article II may be appealed to the Board of Appeals and the variance process shall follow the procedure established in Article H (Board of Appeals).

iv. *Subdivision*

Any subdivision or recombination of lots shall be submitted to the Metropolitan Planning Commission prior to approval of a Site Development Plan.

v. *Site Development Plan*

A Site Development Plan shall be required for each proposed development within the PD which shall be consistent with the Master Plan. The criteria for submittal shall be the same criteria as set forth in the Planned Development pursuant to Section 6.1 of the City of Savannah Zoning Ordinance. Any Site Development Plan submitted to the Metropolitan Planning Commission must be accompanied with a written approval from the Declarant or Declarant's successors and assigns.

vi. Administration and Enforcement

Administration and enforcement of this Section shall follow the process described in Article 12.0 (Violations, Penalties and Enforcement) of the City of Savannah Zoning Ordinance. After the adoption of the PD, the Declarant shall execute and record a Declaration of Covenants and Restrictions ("Declaration") in the land records of Chatham County, Georgia which shall: (i) create a governing authority for the approval of design guidelines created under the Declaration; and (ii) provide for the enforcement of such design guidelines.

III. DISTRICTS AND USES

i. Establishment of Districts

The following districts are hereby established. Each district corresponds to a land use, which encompasses specific tracts of land as shown on the approved Master Plan.

Master Plan Land Classification	District – Tracts Encompassed
Residential	Single Family Detached – Tract 1 Single Family Attached – Tract 2 Single Family Attached – Tract 3 Multifamily – Tract 7 Single Family Detached – Tract 8 Single Family Attached – Tract 9
Mixed Use	Mixed Use – Tract 4
Commercial	Commercial – Tract 5 Commercial – Tract 6
Existing Borrow Pit	Existing Borrow Pit*

* In the event that a Surface Mining Reclamation Report and Request for Release is accepted by the Environmental Protection Division (EPD), the Declarant holds the right to reclassify any portion(s) of the Existing Borrow Pit District to the Single Family Detached District or Single Family Attached District requiring approval from the Metropolitan Planning Commission.

ii. Uses

Uses permitted within each zoning district are located in Table IV.1 below. A use permitted as a matter of right is identified by an "X."

Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
RESIDENTIAL					
Dwelling					
Single-family dwelling					
a. Detached	X				
Multi-family dwelling					
a. Townhouse		X	X	X	
b. Stacked townhouse		X	X	X	
c. Apartment			X	X	
INSTITUTIONAL					
Assisted Living Facility				X	X
Nursing Home				X	X
Personal Care Home				X	X
Continuing Care Retirement Community				X	X
CIVIC					
Park / Open Area					
Park, general	X	X	X	X	X
Community garden	X	X	X	X	X
Places of Worship					
All places of worship				X	X
Community Services					
Police/fire station or substation	X	X	X	X	X
Cultural Facilities (art/photo studio, gallery; museum; theater/cinema/performing arts; event venue; hall, banquet or reception)				X	X
Educational					
School, public or private (K - 12)				X	X
Educational building used by a college, university or seminary				X	X

Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
Instructional studio or classroom				X	X
Club or Lodge					
Private club or lodge				X	X
Health Care					
Hospitals and Medical Centers				X	X
Pharmacy, Drug Stores				X	X
COMMERCIAL					
Utilities					
Utilities, minor	X	X	X	X	X
Utilities, major	X	X	X	X	X
Telephone exchange, gas, and electrical regulator stations			X	X	X
Office					
Office, general				X	X
Office, medical				X	X
Research, testing, and development laboratory				X	X
Studio/multimedia production facilities				X	X
Services					
Animal services, indoor				X	X
Animal services, outdoor				X	X
Bank				X	X
Interior Decorating				X	X
Personal service shops				X	X
Restaurants					
Restaurants (on premises retail consumption dealer shall not require special use approval)				X	X
Indoor Recreation					
Indoor amusement				X	X

Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
Retail Sales					
Agricultural produce stand/Seafood stand				X	X
Fuel/gas station, including automobile wash				X	X
Dry cleaning drop-off facility				X	X
Food-oriented retail				X	X
Convenience stores				X	X
Garden center				X	X
Plant nursery				X	X
Business support services				X	X
Retail, general				X	X
Vehicle service, minor				X	X
Watercraft sales, repair, and services (excluding outdoor boat yards)				X	X
Ancillary retail dealer (off-premises consumption of alcohol)				X	X
Services, general				X	X
Lodging					
Hotel (16-74 rooms, 75 or more rooms)				X	X
OTHER					
Water-Oriented					
Dock or Boardwalk (Private or Residential Community)	X	X	X	X	
Accessory Uses					
Accessory Uses and Structures	X	X	X	X	X
Signs					
Incidental or Temporary	X	X	X	X	X
Announcement	X	X	X	X	X
Directional	X	X	X	X	X

Argyle Grove Planned Development (PD)

Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
Fascia	X	X	X	X	X
Principal Use	X	X	X	X	X
Temporary Uses					
The use of public facilities or public parks for carnivals, community fairs, or other events of public interest	X	X	X	X	X
Surface Mining*					

* The Declarant reserves the right to continue surface mining operations within the boundary of the area labeled "Existing Borrow Pit" identified in the Argyle Grove Master Plan as long as a surface mining permit with the Environmental Protection Division (EPD) is active.

iii. Prohibited Uses

The following uses and activities are not permitted: (i) the sale of firearms and adult-oriented material; and (ii) adult-oriented entertainment. Any use or activity not specifically identified as a permitted use in subsection (g) shall be deemed to be a prohibited use, unless the City Manager or her designee determines that a proposed use is similar to a permitted use in the PD.

iv. Temporary Uses

The following uses may be permitted by Declarant, or Declarant's successors or assigns, on a temporary basis: construction offices and construction storage units during the time of active construction; outdoor weddings, receptions and meetings; recreational activities; outdoor events; religious services; and the sale of seasonal plants and produce.

IV. GENERAL DEVELOPMENT STANDARDS

The following general development standards are specific to the Argyle Grove PD and are in addition to the standards provided in this Chapter and elsewhere in this Code. In the event of a conflict between this section and any other section contained herein, the standards in this section shall apply.

i. Open Space

- a. For purposes of the PD requirements, “common open space” is defined as an area of land, wetlands or water, or a combination of land, wetlands, and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the public. Common open space may contain accessory structures and improvements necessary or desirable for educational, noncommercial, recreational, or cultural uses. A variety of open space and recreational uses. A variety of open space and recreational areas is encouraged such as: children’s informal play areas in close proximity to neighborhoods or dwelling clusters; formal parks, picnic – areas and playgrounds; pathways and trails; scenic open areas and communal, noncommercial recreation facilities; and natural conservation areas.

ii. Screening and Buffers

- a. Buffer zones or strips will be established on Site Development Plans submitted pursuant to Article II. Buffer zones or strips are intended to be planted or undisturbed, except for enhancing existing buffers, drainage and/or utilities, clearing dead or dying wood, scrub growth removal, selective clearing, or opening for roads. Minimum buffer types and dimensions shall be provided in accordance with Article 9.5 of the City of Savannah Zoning Ordinance.
- b. Buffer requirements may be waived by the Declarant only if lakes, wetlands, or some other feature satisfies separations and adequately screens areas. Development activity permitted in the buffers may include driveways/road cuts, sidewalks, fencing, landscaping, irrigation, signage, lighting, earthwork, and utilities. Notwithstanding anything herein to the contrary, use buffers, as required in Article 9.5 of the City of Savannah Zoning Ordinance shall not be required for uses outside of the Argyle Grove PD located across Fort Argyle Road.
- c. Buffers along Jurisdictional Wetlands shall have a minimum width of 20 feet. The buffers shall be measured from the United States Army Corps of Engineers approved Jurisdictional Determination and/or the United States Army Corps of Engineers delineation of the waters on the site.

Argyle Grove Planned Development (PD)

iii. Residential & Mixed Use Development Standards

Table 4.3: Residential & Mixed Use Development Standards										
DISTRICT TYPE (TRACT)	MIN. LOT AREA (SQ. FT.) OR LOT AREA PER UNIT (SQ. FT.) (As Specified)	MIN. FRONT YARD (FT)*	MIN LOT WIDTH (FT) OR MIN. LOT WIDTH PER UNIT (FT) (As Specified)	MIN. SIDE (INTERIOR) YARD (FT)	MIN. SIDE (STREET) YARD (FT)	MIN REAR YARD (FT)	FROM ACCESS EASEMENT (FT)	MAX. BUILDING HEIGHT (FT)	MAX. DWELLING UNITS PERMITTED PER ACRE OF LAND AREA (DWELLING UNIT DENSITY)	MIN. PERCENTAGE OF GROSS LAND AREA, PER TRACT, TO BE RESERVED FOR OPEN SPACE
Residential – Single Family Detached (1,8)	4,000	15	40	5	10	20	5	36	Max. dwelling density shall not exceed max. density permitted in the Tract in which project is located as shown on the Master Plan.	10
Residential – Single Family Attached (2,3,9)	2,000	15	20	0	10	20	5	50		10
Residential – Multifamily (7)	N/A	15	N/A	_***	15	_****	5	50		N/A
Mixed Use (4)	N/A	15	N/A	_***	15	_****	5	50		N/A

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*Front yard setback measured from edge of street right-of-way.

** Single family detached units shall have a minimum side (interior) setback of 5 feet. Single family attached units and commercial uses shall have a minimum side (interior) setback of 0 feet.

*** For residential uses, the rear setback shall be 20 feet. For commercial uses, the minimum rear setback shall be 0 feet.

- Building separation for multifamily, townhouse, and apartments shall be provided per the requirements of the City of Savannah Fire Code.

1. Streets

- a. All streets within the Residential and Mixed Use Tracts are to be paved to applicable standards within the City of Savannah Code.

2. Rights-of-Way

- a. All streets dedicated to the City of Savannah shall have a minimum 60-foot right-of-way.
- b. All private streets shall have a minimum 50-foot right-of-way.

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iv. **Non-Residential Development Standards**

Table 4.4: Non-Residential Development Standards	
DISTRICT TYPE (TRACT)	COMMERCIAL (5,6)
MIN. LOT AREA (SQ. FT)	N/A
MIN. FRONT YARD. (FT)*	15
MIN. LOT LENGTH (FT)	N/A
MIN. SIDE (INTERIOR) YARD (FT)	0
MIN. SIDE (STREET) YARD (FT)	15
MIN. REAR YARD (FT)	0
FROM ACCESS EASEMENT (FT)	5
MAX. BUILDING HEIGHT (FT)	50
MIN. PERCENTAGE OF GROSS LAND AREA, PER TRACT, TO BE RESERVED FOR OPEN SPACE	N/A

*Front yard setback measured from edge of street right-of-way.

- o Building separation for multifamily, townhouse, and apartments shall be provided per the requirements of the City of Savannah Fire Code.
- 1. Streets
 - a. All internal streets are to be paved to applicable standards within the City of Savannah Code.
- 2. Rights-of-Way
 - a. All streets dedicated to the City of Savannah shall have a minimum 60-foot right-of-way.
 - b. All private streets shall have a minimum 50-foot right-of-way.
- 3. All businesses within the designated commercial tracts of the Master Plan shall conform to the following design standards:
 - a. Where a business directly abuts a residential district, without being separated by greenspace, wetlands, or spine road rights-of-way, side and/or rear yards shall be provided as follows:
 - i. Buildings: 25 feet
 - ii. Parking areas: 25 feet
 - b. Maximum building height shall be three (3) stories, not to exceed fifty (50) feet.

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v. Parking

All single family dwellings will require two (2) parking spaces per dwelling.

The number of parking spaces for multifamily, office and institutional uses shall be as required by the City of Savannah Zoning Ordinance. For non-single family residential units, commercial uses, and institutional / office / uses, common area parking “lots” may be provided, if desirable.

Assisted living facilities, nursing homes, personal care homes, and continuing care retirement communities will require 0.5 parking spaces per dwelling unit.

Parking lots will be paved and striped. Medians shall be a minimum of twelve (12) feet wide and shall have at least a ten (10) foot wide tree “island” at each end. Long runs exceeding twelve (12) parking spaces will be broken with landscaped planting “islands.”

The addition of larger landscaped buffers or other creative methods of reducing the parking impact may be acceptable instead of standard median and island designs. Shade trees in parking areas are required.

Except as indicated above, all off-street parking shall comply with the requirements of the City of Savannah’s Zoning Ordinance.

vi. Signage

a. Residential; Institutional

One monument sign per entrance may be erected for neighborhood identification at the entrances (*See vii. ENTRANCES, below*). The signs shall be integrated into any wall, fence, or landscape feature forming part of the total entrance design. The text area or plaque where words/logos are placed shall not exceed thirty (30) square feet nor be more than five (5) feet above ground level. The sign may be any material and with any font style, but the overall sign panel must conform to the Argyle Grove Declaration.

Temporary signs may be permissible for a maximum of sixty (60) days (except “for sale” signs). They shall be a maximum of six (6) square feet and conform to residential temporary sign prototypes.

b. Commercial; Civic

Each principal use sign shall be no more than sixty (60) square feet nor be more than twenty feet (20’) above ground level. The sign may be any material

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and with any font style, but the overall sign panel must conform to the Argyle Grove Declaration.

Each parcel with freestanding buildings may have one directional sign along the interior road on which the building faces. The frontage sign may be single or double-faced and shall be not more than twenty (20) square feet in text area. The frontage signs will be mounted on the frontage sign prototype.

Each building may also have fascia signage attached to it so long as it fits proportionally into the façade and is planned for as part of the architectural design. No signage may be mounted incidentally on any roof. If there is more than one tenant in any building, each tenant's name may be displayed once on the building. If multiple tenants share common entrances into one building, a small directory sign may be added to the face of the building, or free standing by the entrance, or as separate plaques on the frontage sign.

Announcement signage shall be permitted for each entrance or exit of a business, and shall be restricted to emergency information, business hours, credit card information or incidental information related to the business. The announcement sign shall not be more than four (4) square feet in the aggregate.

Pole signs shall be prohibited.

c. Office

Each principal use sign shall be no more than 40 square feet nor be more than 10' above ground level. The sign may be any material and with any font style, but the overall sign panel must conform to the Argyle Grove Declaration.

Each parcel with freestanding buildings may have one directional sign along the interior road on which the building faces. The frontage sign may be single or double-faced and shall be not more than 20 square feet in text area. The frontage signs will be mounted on the frontage sign prototype.

Each building may also have fascia signage attached to it so long as it fits proportionally into the façade and is planned for as part of the architectural design. No signage may be mounted incidentally on any roof. If there is more than one tenant in any building, each tenant's name may be displayed once on the building. If multiple tenants share common entrances into one building, a small directory sign may be added to the face of the building, or free standing by the entrance, or as separate plaques on the frontage sign.

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Announcement signage shall be permitted for each entrance or exit of a business, and shall be restricted to emergency information, business hours, credit card information or incidental information related to the business. The announcement sign shall not be more than 4 square feet in the aggregate.

Pole signs shall be prohibited.

vii. Entrances

The external vehicular entrances into the Planned Development shall have ingress and egress from either Fort Argyle Road or New Hampstead Parkway. Entrances internal to the PD may display a unique name, but common elements will bind the Argyle Grove PD entrances.

Neighborhood, commercial, and office/institutional identity signage must be located on private property on one or both sides of the entry, and not placed in landscaped medians for such entrance roads.

viii. Pedestrian Systems

A main spine pedestrian walk will be installed as part of the construction of the future New Hampstead Parkway extension. This walk will serve as a “collector” for all feeder walks that emerge from each tract as well as between residential and commercial areas. All residential neighborhoods will have internal pedestrian walk systems. The entry area to residential neighborhoods shall include paved pedestrian walkways, a minimum of five (5) feet in width, which shall tie into the pedestrian walkways along the future New Hampstead Parkway extension.

ix. New Hampstead Parkway

This Planned Development involves the connection of New Hampstead Parkway to Fort Argyle Road. The connection shall have a 150’ Right-of-Way width and include pedestrian circulation system to serve the PD. The connection shall have a 50’ buffer abutting the residential tracts and no buffer required abutting the mixed use and commercial tracts.

Lighting and landscaping guidelines shall abide by the Savannah UDO established at the time of approval of this document.

V. ARCHITECTURAL GUIDELINES

Contemporaneously with the adoption of the Argyle Grove PD, Declarant shall execute and record a Declaration of Covenants and restrictions (“Declaration”) in

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the land records of Chatham County, Georgia which shall: (i) establish design standards for all block designations created herein; (ii) identify additional uses that may be prohibited; (iii) create a governing authority for the approval of design guidelines created under the Declaration; and (iv) provide for the enforcement of such design guidelines. Each approval by the Declarant, or Declarant's successors or assigns, or architectural review board appointed under the Declaration shall be noted on the Master Plan or applicable Site Development Plan.

VI. DEFINITIONS

The following definitions are specific to the Argyle Grove PD Master Plan.

Definitions not listed herein shall be referenced in the City of Savannah Zoning Ordinance.

Assisted Living Facility: A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density and parking requirements.

Dwelling: One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one (1) or more persons living as a household. Dwelling shall only apply to residential uses identified in Section III as one-family, two family, three and four-family, multifamily and upper story residential dwellings.

Food-oriented Retail: An establishment primarily engaged in the sale of food products for off-premise consumption. This term includes grocery stores, butcher shops, fish and seafood markets, bakeries, produce and fruit markets and similar establishments. This term does not include restaurants, convenience stores, catering establishments, farmer's markets, or package stores.

Multi-family Residential: A residential building containing eight (8) or more dwelling units.

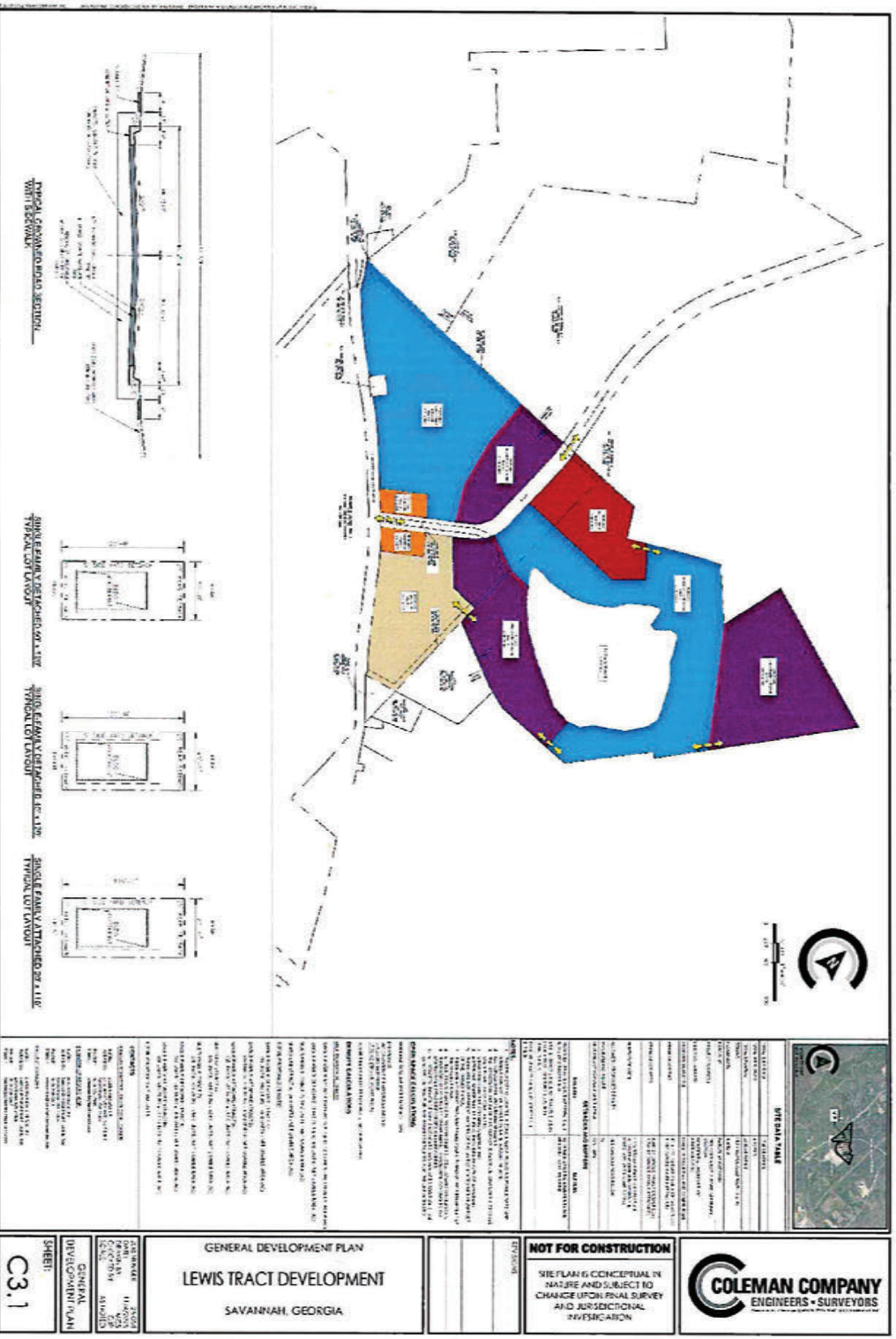
Signs: Any structure, part thereof, or device attached thereto or painted or represented thereon or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, trademark or other representation used as or in the nature of an

announcement, advertisement, direction or designation of any person, group, organization, place, commodity, product, service, business, profession, enterprise or industry which is located upon any land or any building or upon a window. The flag, emblem or other insignia of a nation; governmental unit; educational, charitable or religious group shall not be included within the meaning of this definition. For the purposes of this chapter, sign types shall be identified as follows:

- (i) **Announcement Sign:** A single-faced nonilluminated professional or announcement sign attached wholly to a building, window or door unless otherwise permitted within this Code as a freestanding illuminated sign. Where such sign only includes emergency information, business hours, credit cards honored, and other accessory information it shall be known as an incidental use sign.
- (ii) **Directional Sign:** A sign containing information relative to the location, distance to, entrance to, and exit from structures or land use activities.
- (iii) **Facia Sign:** A single-faced sign which is in any manner attached or fixed flat to an exterior wall of a building or structure. Individual letters in addition to the "box type" (i.e., letters and symbols on an attached backing) sign may also be installed.
- (iv) **Principal Use Sign:** A sign which identifies or advertises a profession, principal land use activity, or service occupying or available on the premises upon which such sign is located.
- (v) **Separate Use Sign:** An off-premises sign which advertises or directs attention to businesses, products, services or establishments not usually conducted on the premises on which the sign is located.
- (vi) **Story:** That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, HVAC equipment shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, is a story.

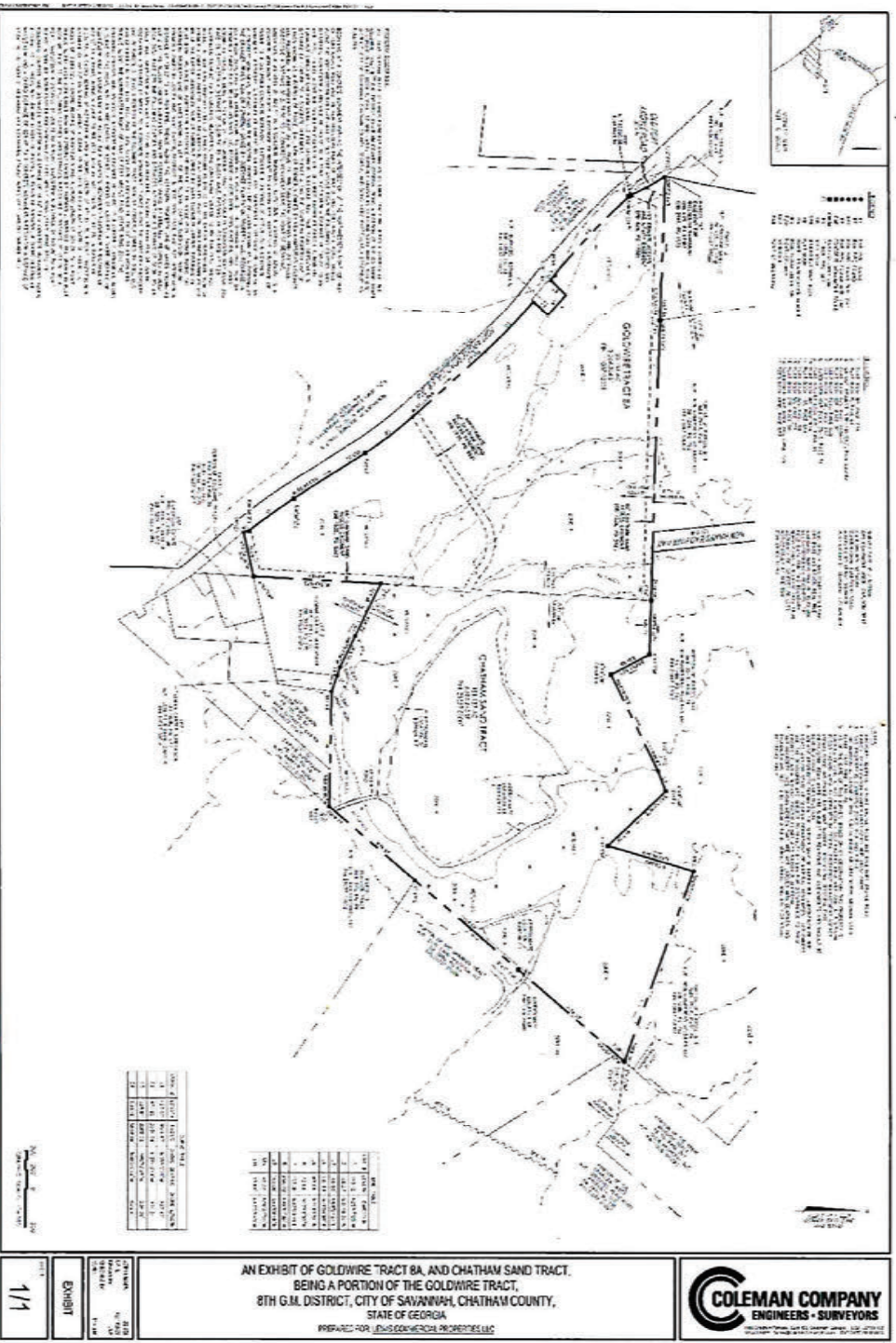
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Exhibit A: Argyle Grove PD Master Plan



Argyle Grove Planned Development (PD)

Exhibit B: Argyle Grove PD Boundary



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Exhibit C: Argyle Grove PD Property Legal Description

PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OF LANDS FORMERLY KNOWN AS GOLDWIRE TRACT 8A, BEING A PORTION OF THE GOLDWIRE TRACT 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, BEING A PORTION OF THE GOLDWIRE TRACT RECORDED IN PLAT BOOK 5, PAGE 63 AND LANDS FORMERLY KNOWN AS CHATHAM SAND TRACT, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF FORT ARGYLE ROAD AND THE NORTHWESTERN RIGHT-OF-WAY OF OLD FORT ARGYLE ROAD, THENCE ALONG THE NORTHWESTERN RIGHT-OF-WAY OF OLD FORT ARGYLE ROAD THE FOLLOWING COURSES AND DISTANCES, N25°47'05"W A DISTANCE OF 140.12' TO A POINT, N31°18'34"W A DISTANCE OF 168.27' TO AN IRON PIPE; THENCE ALONG THE SOUTHERN PROPERTY LINE OF LANDS KNOWN AS PARCEL 2, NOW OR FORMERLY OWNED BY CHATHAM SAND, LLC AND SHOWN IN PLAT BOOK 42S, PAGE 173B, S88°02'44"E A DISTANCE OF 1,097.89' TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF LANDS KNOWN AS A PORTION OF PARCEL B-1, NOW OR FORMERLY OWNED BY NEW HAMPSHIRE HOLDINGS LLC, RECORDED IN SUBDIVISION MAP BOOK 35-S, PAGE 74, THE FOLLOWING COURSES AND DISTANCES, S88°03'56"E A DISTANCE OF 2,179.56' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING, S88°04'02"E A DISTANCE OF 420.71' TO A CONCRETE MONUMENT, S27°51'30"E A DISTANCE OF 335.55' TO A CONCRETE MONUMENT, N64°18'00"E A DISTANCE OF 828.83' TO AN IRON ROD, N69°07'01"E A DISTANCE OF 168.68' TO A DISTURBED CONCRETE MONUMENT, S43°30'06"E A DISTANCE OF 617.09' TO A CONCRETE MONUMENT, N16°34'04"E A DISTANCE OF 688.65' TO AN IRON ROD, S69°57'03"E A DISTANCE OF 1,569.35' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF LANDS KNOWN AS A PORTION OF THE GRAINGER TRACT, NOW OR FORMERLY OWNED BY OGEECHEE PLANTATION PROPERTY LLC, RECORDED IN DEED BOOK 2271, PAGE 235, LANDS KNOWN AS KNOWN AS A PORTION OF THE GRAINGER TRACT, NOW OR FORMERLY OWNED BY ELITE LAND HOLDINGS LLC, RECORDED IN DEED BOOK 3080, PAGE 64, AND LANDS KNOWN AS PARCEL 1, BEING A PORTION OF THE GRAINGER TRACT, RECORDED IN SUBDIVISION MAP BOOK 32S, PAGE 69, S40°54'37"W A DISTANCE OF 3,009.74' TO A BUGGY AXLE, PASSING AN IRON ROD AT 7.29', CONTINUING 1,074.33' TO A CONCRETE MONUMENT, AND CONTINUING 1,053.55' TO AN IRON PIPE; THENCE ALONG THE NORTHERN PROPERTY LINES OF LANDS KNOWN AS LOT CC OF THE CARTER SUBDIVISION, NOW OR FORMERLY OWNED BY ANNETTE HICKEY, RECORDED IN PLAT BOOK 19S, PAGE 66, AND LANDS KNOWN AS LOT BB OF THE CARTER SUBDIVISION, NOW OR FORMERLY OWNED BY SARA ELIZABETH CARTER, RECORDED IN PLAT BOOK 19S, PAGE 66, N88°38'40"W A DISTANCE OF 891.44' TO AN ANGLE IRON; THENCE ALONG THE NORTHERN PROPERTY LINE OF LANDS KNOWN AS LOT 1 OF THE TILLMAN CARTER SUBDIVISION, NOW OR FORMERLY OWNED BY JOSEPH AND DIANE CARTER, RECORDED IN DEED BOOK 183B, PAGE 577, N71°05'46"W A DISTANCE OF 131.33' TO AN IRON PIPE; THENCE ALONG THE NORTHERN PROPERTY LINE OF LANDS KNOWN AS LOT 2 OF THE TILLMAN CARTER SUBDIVISION, NOW OR FORMERLY OWNED BY DBEL LLC, RECORDED IN DEED BOOK 393I, PAGE 275 THE FOLLOWING COURSES AND

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DISTANCES, N71°09'51"W A DISTANCE OF 68.09' TO AN ANGLE IRON, N63°57'56"W A DISTANCE OF 723.38' TO AN IRON PIPE, PASSING AN IRON PIPE AT 296.16', S02°54'19"W A DISTANCE OF 985.04' TO A CONCRETE MONUMENT, THENCE ALONG THE NORTHERN PROPERTY LINE OF PARCEL D, BEING A PORTION OF THE GOLDWIRE TRACT, NOW OR FORMERLY OWNED BY DBEL, LLC AND DESCRIBED IN DEED BOOK 3931, PAGE 275, S77°34'30"W A DISTANCE OF 350.62' TO AN IRON PIPE, THENCE ALONG THE NORTHEASTERN RIGHT-OF-WAY OF FORT ARGYLE ROAD (STATE ROAD 204) THE FOLLOWING COURSES AND DISTANCES, N13°49'56"W A DISTANCE OF 42.66' TO A CONCRETE MONUMENT, ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 427.60', A RADIUS OF 4,619.97', A CHORD BEARING OF N35°43'28"W AND A CHORD LENGTH OF 427.45' TO A CONCRETE MONUMENT, N33°04'22"W A DISTANCE OF 662.32' TO A POINT, ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 471.85', A RADIUS OF 2,934.79', A CHORD BEARING OF N37°40'44"W AND A CHORD LENGTH OF 471.34' TO A POINT, N42°17'05"W A DISTANCE OF 751.27' TO A POINT, ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 534.81', A RADIUS OF 3,889.72', A CHORD BEARING OF N46°13'24"W AND A CHORD LENGTH OF 534.39' TO A POINT, THENCE ALONG 0.824 ACRE LANDS NOW OR FORMERLY OWNED BY NORMAN L. BURNSED AND SHOWN IN PLAT BOOK 9P, PAGE 33 THE FOLLOWING COURSES AND DISTANCES, N42°00'19"E A DISTANCE OF 153.06' TO A POINT, N48°07'35"W A DISTANCE OF 208.70' TO A POINT, S42°00'19"W A DISTANCE OF 162.06' TO A POINT, THENCE ALONG THE NORTHEASTERN RIGHT-OF-WAY OF FORT ARGYLE ROAD (STATE ROAD 204) THE FOLLOWING COURSES AND DISTANCES, N50°37'56"W A DISTANCE OF 46.32' TO A CONCRETE MONUMENT, ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 830.15', A RADIUS OF 5,659.58', A CHORD BEARING OF N46°25'49"W AND A CHORD DISTANCE OF 829.41' TO A CONCRETE MONUMENT, N43°30'40"W A DISTANCE OF 17.84' TO THE POINT OF BEGINNING AND CONTAINING 274.297 ACRES OR 11,948,367 SQUARE FEET.

