

PET.# 260303\_AX-2

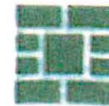
Cross Ref. Pet.# 260213\_AX-1

RECEIVED  
CLERK OF COUNCIL'S OFFICE

Return to:

Office of the Clerk of Council  
City of Savannah  
P. O. Box 1027  
Savannah, GA 31402

MAR 03 2026  
via email  
from petitioner



SAVANNAH

savannahga.gov

PLEASE ALLOW FOUR TO SIX WEEKS FOR PROCESSING

Date: February 12th, 2026

**TO THE HONORABLE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

I respectfully request your Honorable Body to

Annex a portion of Parcel #11037 02001, represented in Exhibit B and Exhibit C of this packet, into the boundary of the City of Savannah's incorporated city limits.

**Annexation Petition Amendment #1**

The property to be annexed into the City of Savannah, previously identified as Parcel Number 11037 02001 of Chatham County, Georgia, is to be identified under a new Parcel Number issued on June 2nd, 2025 by the Chatham County Board of Assessors identified in the Split & Combination Exhibit, also identified as Exhibit "E", of this Annexation Petition Amendment #1. The new Parcel Number requested to be annexed into the City of Savannah is 11037 02002. The boundary of the new Parcel Number is accurately depicted in Exhibit "D" of the originally submitted Annexation Petition on February 13th to the Clerk of Council and Exhibit "D" within this Annexation Petition Amendment #1.

*Pease* 3/3/2026

***If you need additional space to state your request, please attach additional pages, as needed.***

Signed:

Print Name: Christopher Pease

Street Address: 1480 Chatham Parkway Suite 100

City, State, Zip code: Savannah, GA 31405

Telephone Number: 912.200.3041

Email Address: cpease@colemancompanyinc.com

Attachments included: yes  no

**Notice:** "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia, in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." Requests for relief must be submitted within six months of the event giving rise to a claim.

PET.# 260303\_AX-2  
Cross Ref. Pet.# 260213\_AX-1



February 12, 2026

The Honorable Mayor and Council  
City of Savannah  
Post Office Box 1027  
Savannah, Georgia 31401

Re: Request to Annex and Rezone Property

To the Honorable Mayor and Council of the City of Richmond Hill:

Fort Argyle Developers, LLC, the petitioner and owner of the real property identified in the deed and legal description attached hereto as Exhibits B and C, also identified in the Annexation Exhibit shown in Exhibit D, ("Property") hereby respectfully request for the City of Savannah, Georgia ("City") to annex the Properties into the boundary of its incorporated city limits. Certifications authorizing application of this request signed by the Owners are attached hereto as Exhibit A. Pursuant to O.C.G.A. Section 36-36-20, the Property may be annexed into the City by the 100% rule, is contiguous to the City boundary, and no islands will be formed by its annexation.

In addition, Fort Argyle Developers, LLC respectfully requests for the City to rezone the Property to PD (Planned Development). The proposed uses of the Property, which is presently undeveloped, are Residential, Mixed Use, and Commercial.

Please do not hesitate to contact us if you have any questions or need any additional information regarding this request. Thank you in advance for your consideration.

PET.# 260303\_AX-2  
Cross Ref. Pet.# 260213\_AX-1

STATE OF GEORGIA    )  
                                  )  
COUNTY OF CHATHAM )

**PETITION FOR ANNEXATION**

Date of Submission: February 12th, 2026

To the Mayor and Council of the City of Savannah, Georgia:

1. We, the owner as signed on the Certification attached as Exhibit A, of the real property described herein, respectfully request that the Mayor and City Council of Savannah, Georgia, annex this property into the City and extend the City boundaries to include the same.
2. The property to be annexed is unincorporated, is contiguous to the City (O.G.G.A. Section 36-36-20), will not create any islands (O.C.G.A. Section 36-36-4) and such property is described as follows:

Owner	Legal Description	PIN
Fort Argyle Developers, LLC	See Exhibit C	PTN of 11037 02001

3. It is requested that the property be zoned PD (Planned Development). It is currently zoned R-A (Residential Agricultural) in unincorporated Chatham County.

Respectfully submitted this 12<sup>th</sup> day of February 2026.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE APPEARS ON ATTACHED CERTIFICATION, ON THE FOLLOWING PAGE.



P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

**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)

[Handwritten 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 \_\_\_\_\_

Denise C Buckner  
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



Type: WD  
Kind: WARRANTY DEED  
Recorded: 5/5/2025 8:54:00 AM  
Fee Amt: \$5,425.00 Page 1 of 5  
Transfer Tax: \$5,400.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court  
BK 3658 PG 396 - 400

CERTIFIED TO BE A TRUE &  
EXACT COPY OF ORIGINAL



[Space Above This Line For Recording Data]

Please return recorded deed to:  
Zeigler & Walker, P.C.  
636 Stephenson Avenue Suite A  
Savannah, Georgia 31405

8839JW

**LIMITED WARRANTY DEED**

THIS LIMITED WARRANTY DEED (this "Deed"), made as of the 20<sup>th</sup> day of April, 2025, is executed and delivered by LEWIS COMMERCIAL PROPERTIES, LLC, a Georgia limited liability company ("Grantor"), to and for the benefit of BROOKHAVEN DEVELOPMENT, LLC, a Georgia limited liability company (hereinafter "Grantee"; the terms Grantor and Grantee to include their respective successors, assigns and legal representatives where the context hereof requires or permits).

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, that certain tract or parcel of land lying and being in Chatham County, Georgia, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, together with all of the rights, licenses, easements, privileges, and appurtenances pertaining thereto (hereinafter all of the foregoing is collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, its successors, successors-in-title, legal representatives and assigns, forever, IN FEE SIMPLE; subject only to all matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof (hereinafter referred to as "Permitted Exceptions").

AND GRANTOR will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee, its successors, successors-in-title, legal representatives and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

[signatures to commence on following page]

PET.# 260303\_AX-2  
Cross Ref. Pet.# 260213\_AX-1

This instrument is executed on the date set forth on the acknowledgement set forth below,  
but is effective for all purposes as of the 29<sup>th</sup> day of April, 2025.

**GRANTOR:**

**LEWIS COMMERCIAL PROPERTIES,  
LLC**, a Georgia limited liability company

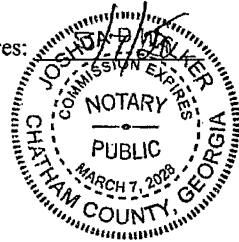
Sworn to and subscribed before  
me this 29<sup>th</sup> day of April, 2025.

Kristen M. Judsey  
Witness

\_\_\_\_\_  
Notary Public

My commission expires:

[SEAL]



By: \_\_\_\_\_

Name: J. Curtis Lewis, III  
Title: Managing Member

PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OF LAND 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 R, PAGE 63 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 ROD; 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 1097.89' 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 HAMPSTEAD HOLDINGS LLC, RECORDED IN DEED BOOK 1246, PAGE 762, S88°03'56"E A DISTANCE OF 2179.56' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF 160.75 ACRE LANDS NOW OR FORMERLY OWNED BY CHATHAM SANDS, LLC AND DESCRIBED IN DEED BOOK 1535, PAGE 588, S03°23'29"W A DISTANCE OF 2091.97' TO AN IRON PIPE; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 2 OF THE TILLMAN SUBDIVISION, NOW OR FORMERLY OWNED BY DBEL, LLC AND DESCRIBED IN DEED BOOK 393J, PAGE 275, 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 393J, 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 4619.97', 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 2934.79', 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 3889.72', 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 5659.58', 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 123.159 ACRES OR 5,364,824 SQUARE FEET.






# 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

PET.# 260303\_AX-2  
Cross Ref. Pet.# 260213\_AX-1

 Outlook

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FW: [Caution - External Email] City of Savannah Annexation Petition - PTN of Parcel #11037 02001

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From Mark Massey <MMassey@Savannahga.Gov>  
Date Tue 3/3/2026 11:33 AM  
To Clerk of Council <clerkofcouncil@savannahga.gov>

 1 attachment (1 MB)  
3.3.2026 Annexation Petition Amendment #1.pdf;

Mark Massey  
Clerk of Council  
Elections Superintendent  
Open Records Custodian  
Parliamentarian

City of Savannah  
912.651.6441  
<http://savannahga.gov/391/Clerk-of-Council>



**REGION III DIRECTOR**

*Alabama, Florida, Georgia, North Carolina, South Carolina*

**From:** William Cunningham <wcunningham@colemancompanyinc.com>  
**Sent:** Tuesday, March 3, 2026 10:40 AM  
**To:** Mark Massey <MMassey@Savannahga.Gov>  
**Cc:** Bridget Lidy <blidy@Savannahga.Gov>; John Anagnost <John.Anagnost@Savannahga.Gov>; Bryan Wardlaw <bwardlaw@landmark24.com>; Cole Chenowith, P.E. <cchenowith@landmark24.com>; Christopher Pease <cpease@colemancompanyinc.com>; Neil McKenzie <nmckenzie@colemancompanyinc.com>  
**Subject:** RE: [Caution - External Email] City of Savannah Annexation Petition - PTN of Parcel #11037 02001

Good morning,

Please see the Annexation Petition Amendment #1 attached, intended to correct the Parcel Number being annexed into the City of Savannah. Thank you for your attention and let us know of any questions you may have.

Thank you,

PET.# 260303\_AX-2

Cross Ref. Pet.# 260213\_AX 1



~~WILLIAM CUNNINGHAM~~

Land Development Coordinator

O: 912-200-3041

C: 850-520-0266

E: [WCunningham@ColemanCompanyInc.com](mailto:WCunningham@ColemanCompanyInc.com)

COLEMAN COMPANY



1480 Chatham Parkway Ste. 100  
Savannah, GA 31405

[www.ColemanCompanyInc.com](http://www.ColemanCompanyInc.com)

Please note: Coleman Company's web and email domains have changed. Please update my email address in your contacts and use the new email for all future correspondence.

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**From:** Mark Massey <[MMassey@Savannahga.Gov](mailto:MMassey@Savannahga.Gov)>

**Sent:** Friday, February 13, 2026 12:45:54 PM

**To:** Christopher Pease <[cpease@colemancompanyinc.com](mailto:cpease@colemancompanyinc.com)>; Clerk of Council <[clerkofcouncil@savannahga.gov](mailto:clerkofcouncil@savannahga.gov)>

**Cc:** Bridget Lidy <[blidy@Savannahga.Gov](mailto:blidy@Savannahga.Gov)>; John Anagnost <[John.Anagnost@Savannahga.Gov](mailto:John.Anagnost@Savannahga.Gov)>; Edward Morrow <[morrowe@thempc.org](mailto:morrowe@thempc.org)>; Sally Helm <[helms@thempc.org](mailto:helms@thempc.org)>; Bryan Wardlaw <[bwardlaw@landmark24.com](mailto:bwardlaw@landmark24.com)>; Cole Chenowith, P.E. <[cchenowith@landmark24.com](mailto:cchenowith@landmark24.com)>; Neil McKenzie <[nmckenzie@colemancompanyinc.com](mailto:nmckenzie@colemancompanyinc.com)>; Mike Schmidt <[mschmidt@colemancompanyinc.com](mailto:mschmidt@colemancompanyinc.com)>

**Subject:** RE: [Caution - External Email] City of Savannah Annexation Petition - PTN of Parcel #11037 02001

Greetings,

Received for the record of the Mayor and Aldermen. We will route your petition accordingly.

Thank you,

Mark Massey  
Clerk of Council  
Elections Superintendent  
Open Records Custodian  
Parliamentarian

City of Savannah  
912.651.6441

<http://savannahga.gov/391/Clerk-of-Council>



**REGION III DIRECTOR**

Alabama, Florida, Georgia, North Carolina, South Carolina

PET.# 260303\_AX-2

Cross Ref. Pet.# 260213\_AX-1

From: Christopher Pease <[cpease@colemancompanyinc.com](mailto:cpease@colemancompanyinc.com)>

Sent: Friday, February 13, 2026 12:26 PM

To: Clerk of Council <[clerkofcouncil@savannahga.gov](mailto:clerkofcouncil@savannahga.gov)>

Cc: Bridget Lidy <[blidy@Savannahga.Gov](mailto:blidy@Savannahga.Gov)>; John Anagnost <[John.Anagnost@Savannahga.Gov](mailto:John.Anagnost@Savannahga.Gov)>; Edward Morrow <[morrowe@thempc.org](mailto:morrowe@thempc.org)>; Sally Helm <[helms@thempc.org](mailto:helms@thempc.org)>; Bryan Wardlaw <[bwardlaw@landmark24.com](mailto:bwardlaw@landmark24.com)>; Cole Chenowith, P.E. <[cchenowith@landmark24.com](mailto:cchenowith@landmark24.com)>; Neil McKenzie <[nmckenzie@colemancompanyinc.com](mailto:nmckenzie@colemancompanyinc.com)>; Mike Schmidt <[mschmidt@colemancompanyinc.com](mailto:mschmidt@colemancompanyinc.com)>

Subject: [Caution - External Email] City of Savannah Annexation Petition - PTN of Parcel #11037 02001

Good afternoon,

See the attached Petition for Annexation regarding Parcel #11037 02001, also referred to as 0 Fort Argyle Road, attached for your review and consideration. Please inquire if you have any questions or concerns.

Best regards,



**CHRISTOPHER J. PEASE, PE**

Project Manager

COLEMAN COMPANY

O: (912) 200-3041

D: (470) 412-4785

C: (770) 912-0843

E: [CPease@ColemanCompanyInc.com](mailto:CPease@ColemanCompanyInc.com)



1480 Chatham Parkway Ste. 100

Savannah, GA 31405

[www.ColemanCompanyInc.com](http://www.ColemanCompanyInc.com)

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PET.# 260303\_AX-2

Cross Ref. Pet # 260213\_AX-1

and email address. Please use the Phish Alert Button to report suspicious email to [ITSSecurity@Savannahga.Gov](mailto:ITSSecurity@Savannahga.Gov)

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Return to:

Office of the Clerk of Council  
City of Savannah  
P. O. Box 1027  
Savannah, GA 31402



SAVANNAH

RECEIVED  
savannahga.gov  
CLERK OF COUNCIL'S OFFICE

PLEASE ALLOW FOUR TO SIX WEEKS FOR PROCESSING

Date: February 12th, 2026

FEB 13 2026  
Received via email from petitioner

**TO THE HONORABLE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

I respectfully request your Honorable Body to

Annex a portion of Parcel #11037 02001, represented in Exhibit B and Exhibit C of this packet, into the boundary of the City of Savannah's incorporated city limits.

***If you need additional space to state your request, please attach additional pages, as needed.***

Signed:

Print Name: Christopher Pease

Street Address: 1480 Chatham Parkway Suite 100

City, State, Zip code: Savannah, GA 31405

Telephone Number: 912.200.3041

Email Address: cpease@colemancompanyinc.com

Attachments included: yes  no

**Notice:** "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia, in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." Requests for relief must be submitted within six months of the event giving rise to a claim.



February 12, 2026

The Honorable Mayor and Council  
City of Savannah  
Post Office Box 1027  
Savannah, Georgia 31401

Re: Request to Annex and Rezone Property

To the Honorable Mayor and Council of the City of Richmond Hill:

Fort Argyle Developers, LLC, the petitioner and owner of the real property identified in the deed and legal description attached hereto as Exhibits B and C, also identified in the Annexation Exhibit shown in Exhibit D, ("Property") hereby respectfully request for the City of Savannah, Georgia ("City") to annex the Properties into the boundary of its incorporated city limits. Certifications authorizing application of this request signed by the Owners are attached hereto as Exhibit A. Pursuant to O.C.G.A. Section 36-36-20, the Property may be annexed into the City by the 100% rule, is contiguous to the City boundary, and no islands will be formed by its annexation.

In addition, Fort Argyle Developers, LLC respectfully requests for the City to rezone the Property to PD (Planned Development). The proposed uses of the Property, which is presently undeveloped, are Residential, Mixed Use, and Commercial.

Please do not hesitate to contact us if you have any questions or need any additional information regarding this request. Thank you in advance for your consideration.

STATE OF GEORGIA    )  
                                  )  
COUNTY OF CHATHAM )

**PETITION FOR ANNEXATION**

Date of Submission: February 12th, 2026

To the Mayor and Council of the City of Savannah, Georgia:

1. We, the owner as signed on the Certification attached as Exhibit A, of the real property described herein, respectfully request that the Mayor and City Council of Savannah, Georgia, annex this property into the City and extend the City boundaries to include the same.
2. The property to be annexed is unincorporated, is contiguous to the City (O.G.G.A. Section 36-36-20), will not create any islands (O.C.G.A. Section 36-36-4) and such property is described as follows:

Owner	Legal Description	PIN
Fort Argyle Developers, LLC	See Exhibit C	PTN of 11037 02001

3. It is requested that the property be zoned PD (Planned Development). It is currently zoned R-A (Residential Agricultural) in unincorporated Chatham County.

Respectfully submitted this 12<sup>th</sup> day of February 2026.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE APPEARS ON ATTACHED CERTIFICATION, ON THE FOLLOWING PAGE.

**EXHIBIT A**

P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

**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)

[Handwritten Signature]  
Signature(s)

2-11-26  
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 \_\_\_\_\_

Denise C Buckner  
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



**EXHIBIT B**

Type: WD  
Kind: WARRANTY DEED  
Recorded: 5/5/2025 8:54:00 AM  
Fee Amt: \$5,425.00 Page 1 of 5  
Transfer Tax: \$5,400.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

CERTIFIED TO BE A TRUE &  
EXACT COPY OF ORIGINAL

BK 3658 PG 396 - 400

[Space Above This Line For Recording Data]

Please return recorded deed to:  
Zeigler & Walker, P.C.  
636 Stephenson Avenue Suite A  
Savannah, Georgia 31405

8839JW

**LIMITED WARRANTY DEED**

THIS LIMITED WARRANTY DEED (this "Deed"), made as of the 20<sup>th</sup> day of April, 2025, is executed and delivered by LEWIS COMMERCIAL PROPERTIES, LLC, a Georgia limited liability company ("Grantor"), to and for the benefit of BROOKHAVEN DEVELOPMENT, LLC, a Georgia limited liability company (hereinafter "Grantee"; the terms Grantor and Grantee to include their respective successors, assigns and legal representatives where the context hereof requires or permits).

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, that certain tract or parcel of land lying and being in Chatham County, Georgia, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, together with all of the rights, licenses, easements, privileges, and appurtenances pertaining thereto (hereinafter all of the foregoing is collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, its successors, successors-in-title, legal representatives and assigns, forever, IN FEE SIMPLE; subject only to all matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof (hereinafter referred to as "Permitted Exceptions").

AND GRANTOR will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee, its successors, successors-in-title, legal representatives and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

[signatures to commence on following page]

This instrument is executed on the date set forth on the acknowledgement set forth below, but is effective for all purposes as of the 29<sup>th</sup> day of April, 2025.

**GRANTOR:**

**LEWIS COMMERCIAL PROPERTIES,  
LLC, a Georgia limited liability company**

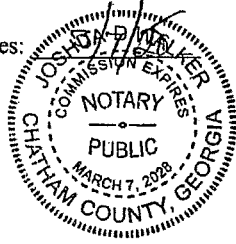
Sworn to and subscribed before  
me this 29<sup>th</sup> day of April, 2025.

Kristen M. Judsey  
Witness

\_\_\_\_\_  
Notary Public

My commission expires:

[SEAL]



By: \_\_\_\_\_  
Name: J. Curtis Lewis, III  
Title: Managing Member

**EXHIBIT C**PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OF LAND 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 R, PAGE 63 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 ROD; 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 1097.89' 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 HAMPSTEAD HOLDINGS LLC, RECORDED IN DEED BOOK 1246, PAGE 762, S88°03'56"E A DISTANCE OF 2179.56' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF 160.75 ACRE LANDS NOW OR FORMERLY OWNED BY CHATHAM SANDS, LLC AND DESCRIBED IN DEED BOOK 1535, PAGE 588, S03°23'29"W A DISTANCE OF 2091.97' TO AN IRON PIPE; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 2 OF THE TILLMAN SUBDIVISION, NOW OR FORMERLY OWNED BY DBEL, LLC AND DESCRIBED IN DEED BOOK 393J, PAGE 275, 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 393J, 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 4619.97', 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 2934.79', 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 3889.72', 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 5659.58', 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 123.159 ACRES OR 5,364,824 SQUARE FEET.



**Renee Osborne**

---

**From:** Christopher Pease <cpease@colemancompanyinc.com>  
**Sent:** Friday, February 13, 2026 12:26 PM  
**To:** Clerk of Council  
**Cc:** Bridget Lidy; John Anagnost; Edward Morrow; Sally Helm; Bryan Wardlaw; Cole Chenowith, P.E.; Neil McKenzie; Mike Schmidt  
**Subject:** [Caution - External Email] City of Savannah Annexation Petition - PTN of Parcel #11037 02001  
**Attachments:** Annexation Packet.pdf

Good afternoon,

See the attached Petition for Annexation regarding Parcel #11037 02001, also referred to as 0 Fort Argyle Road, attached for your review and consideration. Please inquire if you have any questions or concerns.

Best regards,

RECEIVED  
CLERK OF COUNCIL'S OFFICE

FEB 13 2026



**CHRISTOPHER J. PEASE, PE**  
Project Manager

**O:** (912) 200-3041  
**D:** (470) 412-4785  
**C:** (770) 912-0843  
**E:** CPease@ColemanCompanyInc.com



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