

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP AT 0 FORT ARGYLE ROAD AND 1150 FORT ARGYLE ROAD (PIN 11037 02002 AND 21037 01001) FROM R-A (RESIDENTIAL AGRICULTURE) AND RSF-6 TO THE ARGYLE GROVE PLANNED DEVELOPMENT PD (PLANNED DEVELOPMENT); TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property at 0 Fort Argyle Road and 1150 Fort Argyle Road (PINs 11037 02002 and 21037 01001) be amended on the City of Savannah Zoning Map from R-A and RSF-6 to PD.

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 HAMPSTEAD 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 OGEECHIE 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 393J, PAGE 275 THE FOLLOWING COURSES AND 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 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 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.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 18th day of July 2019, and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 10th day of June 2026, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: On this the ____ day of _____ 2026.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey Clerk
of Council

USA TODAY CO.



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AFFIDAVIT OF PUBLICATION

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STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

SAV Savannah Morning News 06/10/2026
SAV savannahnow.com 06/10/2026

and that the fees charged are legal.
Sworn to and subscribed before on 06/10/2026

Legal Clerk
[Signature]

Notary, State of WI, County of Brown
[Signature]
6/30/2029

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AMY KOKOTT
Notary Public
State of Wisconsin

PUBLIC NOTICE

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public/zoning hearing regarding text amendments to the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of property described below on Thursday, June 25, 2026, at 2:00 p.m. in Council Chambers on the 2nd Floor of City Hall, 2 East Bay Street, Savannah, GA.

Petition of Coleman Company, Inc. on behalf of Brookhaven Development, LLC for Fort Argyle Developers, LLC, and Chatham Sand, LLC for a Zoning Map Amendment at 0 Fort Argyle Rd and 1150 Fort Argyle Road (11037 02002 and 21037 01001) to Rezone ~274.29 acres from R-A (Residential Agriculture - Chatham County) and RSF-6 (Residential Single Family - 6 City of Savannah) to Argyle Grove Planned Development (City of Savannah) to Allow a Residential, Commercial, and Mixed-use Development (26-001014-2A). This Supports the Annexation of 0 Ft. Argyle Road (11037 02002).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time, may be heard, and may submit evidence, including written comments.

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice.

If You Cannot Attend the City Council Meeting: Anyone who cannot attend the meeting and whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to planning@savannahga.gov or by calling 912-651-3108. Please reference the file number located on this notice. Written comments become public record and are shared with the Mayor and Aldermen prior to the Council meeting.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or planning@savannahga.gov.
Envie un correo electrónico a planning@savannahga.gov para solicitar esta notificación en Español.

SAVANNAH MORNING NEWS - SPECIAL NOTICE COLUMN
Please insert the above notice in the Special Notice Column of the Savannah Morning News: **Wednesday, June 10, 2026.**
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