

# **Argyle Grove Planned Development (PD)**

Prepared For:  
Fort Argyle Developers

Submitted To:  
The City of Savannah

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Prepared By:  
Coleman Company, Inc.



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## **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”).

### **I. THE MASTER PLAN**

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

#### **i. Major Amendments**

Major Amendments shall be subject to Planning Commission review and Mayor and Alderman Approval as contained in Section 6.1.10 of the City of Savannah Zoning Ordinance. Major Amendments include alterations of this document concerning the entire PD and/or alterations to the Master Plan except as described in the Minor Amendments of Subsection ii below. Any Major Amendment proposal must be accompanied by written approval from the Declarant or Declarant’s successors and assigns.

#### **ii. Minor Amendments**

Minor Amendments shall include modifications which do not affect the overall character or intensity of the development, do not adversely or substantially affect the initial basis for granting approval, and do not adversely or substantially affect the overall PD in light of intent and purpose of such development. Minor Amendments are subject to approval from MPC Staff. Any Minor Amendment proposal must be accompanied by written approval from the Declarant or Declarant’s successors and assigns. Minor modifications, include, but are not limited to:

##### **a. 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 MPC as a Site Development Plan.

##### **b. 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. Density Transfer requests shall be submitted with Site Development Plans accompanied by written approval from the Declarant or Declarant’s successors and assigns.

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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 net acre.
- iii. Mixed Use and Multifamily Designated Tracts (4, 7) shall not exceed a density of 24 residential units per net acre.

### **c. Master Plan Acreage Transfer**

The Declarant reserves the right to transfer up to 20% of any Tract's acreage with a neighboring Tract established in the Master Plan. Master Plan Acreage Transfer requests shall be submitted with Site Development Plans accompanied by written approval from the Declarant or Declarant's successors and assigns.

### **iii. Variances**

A denial of a Major or Minor Amendment with respect to matters described in Article II may be appealed to the Savannah Zoning Board of Appeals (SZBA) and the variance process shall follow the procedure established in Section 3.21.3 of the City of Savannah Zoning Ordinance.

Variances for individual Site Development Plans, accompanied by written approval from the Declarant or Declarant's successors and assigns for such variances, shall include, but not be limited to the following subject to approval by MPC Staff.

#### **a. Development Standards**

Any development standard found in this document 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.

### **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 PD pursuant to Section 3.8 of the City of Savannah

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Zoning Ordinance. Any Site Development Plan submitted to MPC Staff must be accompanied by 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.

## II. 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 Residential, Mixed Use, or Commercial Districts listed above, subject to approval by the Metropolitan Planning Commission. The future intent of the Existing Borrow Pit is to serve as a water feature and water detention area.

### 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.”

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Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
<b>RESIDENTIAL</b>					
<b>Dwelling</b>					
Single-family dwelling a. Detached	X	X			
Multi-family dwelling a. Duplex b. Single-family attached dwelling (Townhouse) c. Stacked townhouse d. Apartment e. Mixed use upper story residential		X X X	X X X X X	X X X X X	
<b>INSTITUTIONAL</b>					
Assisted Living Facility				X	X
Nursing Home				X	X
Personal Care Home				X	X
Continuing Care Retirement Community				X	X
<b>CIVIC</b>					
<b>Park / Open Area</b>					
Park, general	X	X	X	X	X
Community garden	X	X	X	X	X
<b>Places of Worship</b>					
All places of worship				X	X
<b>Community Services</b>					
Police/fire station or substation	X	X	X	X	X
Emergency Medical Services (EMS) substation/ambulance service	X	X	X	X	X
Post office			X	X	X
Library/Community Center	X	X	X	X	X
Museum				X	X

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Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
Cultural Facilities (art/photo studio, gallery; museum; theater/cinema/performing arts; event venue; hall, banquet or reception)				X	X
<b>Educational</b>					
School, public or private (K - 12)				X	X
Educational building used by a college, university or seminary				X	X
Instructional studio or classroom				X	X
School, trade, vocational or business				X	
<b>Club or Lodge</b>					
Private club or lodge				X	X
<b>Health Care</b>					
Pharmacy, drug stores				X	X
Hospice				X	X
Nursing home				X	X
Assisted living facility				X	X
Personal care home, registered				X	X
Personal care home, family				X	X
<b>COMMERCIAL</b>					
<b>Utilities</b>					
Utilities, minor	X	X	X	X	X
Utilities, major	X	X	X	X	X
Telephone exchange, gas, and electrical regulator stations			X	X	X
Cell Towers	X	X	X	X	X
<b>Office</b>					
Office, general				X	X
Office, medical				X	X

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Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
Studio/multimedia production facilities				X	X
<b>Services</b>					
Animal services, indoor				X	X
Bank				X	X
Interior decorating				X	X
Personal service shops				X	X
Services, general				X	X
Business support services				X	X
<b>Restaurants</b>					
Restaurants (on premises retail consumption dealer shall require special use approval)				X	X
<b>Indoor Recreation</b>					
Indoor amusement				X	X
Indoor sports facilities				X	X
<b>Retail Sales</b>					
Agricultural produce stand/Seafood stand				X	X
Art/photo studio; gallery					
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				X	X

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Use	Residential SF Detached (1,8)	Residential SF Attached (2,3,9)	Residential Multi Family (7)	Mixed Use (4)	Commercial (5,6)
(excluding outdoor boat yards)					
Ancillary retail dealer (off-premises consumption of alcohol)				X	X
Services, general				X	X
<b>Lodging</b>					
Hotel (16-74 rooms, 75 or more rooms)**				X	X
<b>OTHER</b>					
<b>Water-Oriented</b>					
Dock or Boardwalk (Private or Residential Community)	X	X	X	X	
<b>Signs</b>					
Incidental or Temporary	X	X	X	X	X
Announcement	X	X	X	X	X
Directional	X	X	X	X	X
Fascia	X	X	X	X	X
Principal Use	X	X	X	X	X
Separate Use Sign	X	X	X	X	X
<b>Temporary Uses</b>					
The use of public facilities or public parks for carnivals, community fairs, or other events of public interest	X	X	X	X	X
<b>Surface Mining*</b>					

\* 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. The Surface Mining Reclamation Report and Request for Release is intended to be approved by the EPD within five years from the date of approval of this document by the Mayor and Alderman of the City of Savannah.

\*\* Hotels containing 16-74 rooms are permitted by right. Hotels containing more than 74 rooms are subject to approval by the Metropolitan Planning Commission.

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### **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 (iii) accessory dwelling units (ADUs). Any use or activity not specifically identified as a permitted use in subsection (g) shall be deemed to be a prohibited use.

### **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 improvements necessary or desirable for educational, noncommercial, recreational, or cultural uses. A variety of open space and recreational, or cultural 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. Lots abutting common open space shall have a minimum side yard setback of three (3) feet.

### **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 to the extent practical, 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.

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- c. Jurisdictional Wetlands determined by the United States Army Corps of Engineers (USACE) shall require a buffer with a minimum width of 25 feet. The buffers shall be measured from the USACE approved Jurisdictional Determination and/or the USACE delineation of the waters on the site. Wetlands determined Non-Jurisdictional by the USACE shall not require a buffer along any portion of the wetland system.

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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 PERMMITTED 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)***	1,600	15	16	-**	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	60		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.

\*\*\*Duplexes shall have the same development standards as Residential - Singly Family Attached.

\*\*\*\* For residential uses, the rear setback shall be 20 feet. For commercial and mixed use buildings, 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.

- 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 buffers, 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 bed within a facility or dwelling unit, whichever is applicable.

Parking lots will be paved and striped. 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 Zoning Ordinance.

### **vi. Signage**

Signage design standards shall be in accordance with Section 9.9 of the City of Savannah Zoning Ordinance. Proposed signage for individual Site Development Plans is subject to approval by the Declarant or Declarant’s successors and assigns.

### **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. Proposed entrances for individual Site Development Plans are subject to approval by the Declarant or Declarant’s successors and assigns.

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### **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 on both sides of the roadway that connect to the New Hampstead Parkway pedestrian circulation system. 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.

Sidewalk requirements not identified in this section shall be in conformance with Chapter 2, Article G, Section 8-2022 – Streets of the City of Savannah Zoning Ordinance.

### **ix. New Hampstead Parkway**

This Planned Development involves the connection of New Hampstead Parkway to Fort Argle Road. The connection shall have a 150’ Right-of-Way width and include pedestrian circulation. 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. Proposed lighting and landscaping guidelines for individual Site Development Plans are subject to approval by the Declarant or Declarant’s successors and assigns.

## **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 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**

## ***Argyle Grove Planned Development (PD)***

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

***Net Acre:*** Acreage not including Jurisdictional Wetlands determined by the USACE.

***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

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cards honored, and other accessory information it shall be known as an incidental use sign.

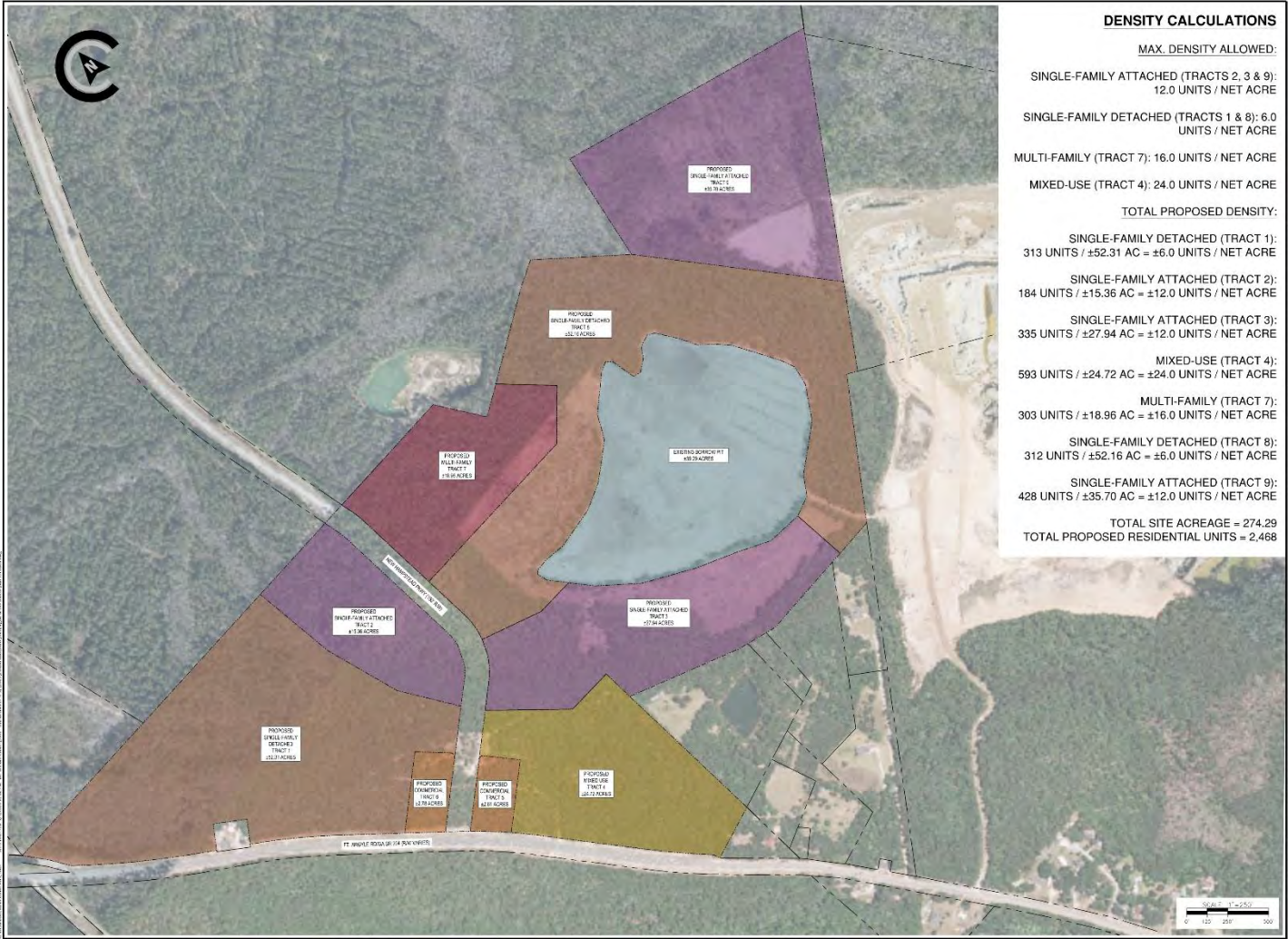
- (ii) **Directional Sign:** A sign containing information relative to the location, distance to, entrance to, and exit from structures or land use activities.
- (iii) **Facia Sign:** A single-faced sign which is in any manner attached or fixed flat to an exterior wall of a building or structure. Individual 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.

**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.

**Residential Single Family - Attached (Townhome):** Townhomes are fee simple attached single family residential units. Townhomes shall have a maximum of 6 units in a row per building.

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## Exhibit A: Argyle Grove PD Master Plan



**DENSITY CALCULATIONS**

**MAX. DENSITY ALLOWED:**

SINGLE-FAMILY ATTACHED (TRACTS 2, 3 & 9):  
12.0 UNITS / NET ACRE

SINGLE-FAMILY DETACHED (TRACTS 1 & 8): 6.0 UNITS / NET ACRE

MULTI-FAMILY (TRACT 7): 16.0 UNITS / NET ACRE

MIXED-USE (TRACT 4): 24.0 UNITS / NET ACRE

**TOTAL PROPOSED DENSITY:**

SINGLE-FAMILY DETACHED (TRACT 1):  
313 UNITS / ±52.31 AC = ±6.0 UNITS / NET ACRE

SINGLE-FAMILY ATTACHED (TRACT 2):  
184 UNITS / ±15.36 AC = ±12.0 UNITS / NET ACRE

SINGLE-FAMILY ATTACHED (TRACT 3):  
335 UNITS / ±27.94 AC = ±12.0 UNITS / NET ACRE

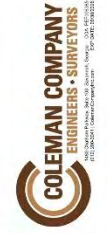
MIXED-USE (TRACT 4):  
593 UNITS / ±24.72 AC = ±24.0 UNITS / NET ACRE

MULTI-FAMILY (TRACT 7):  
303 UNITS / ±18.96 AC = ±16.0 UNITS / NET ACRE

SINGLE-FAMILY DETACHED (TRACT 8):  
312 UNITS / ±52.16 AC = ±6.0 UNITS / NET ACRE

SINGLE-FAMILY ATTACHED (TRACT 9):  
428 UNITS / ±35.70 AC = ±12.0 UNITS / NET ACRE

**TOTAL SITE ACREAGE = 274.29**  
**TOTAL PROPOSED RESIDENTIAL UNITS = 2,468**



**NOT FOR CONSTRUCTION**

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISORS:


MASTER PLAN  
**ARGYLE GROVE PD**  
SAVANNAH, GEORGIA

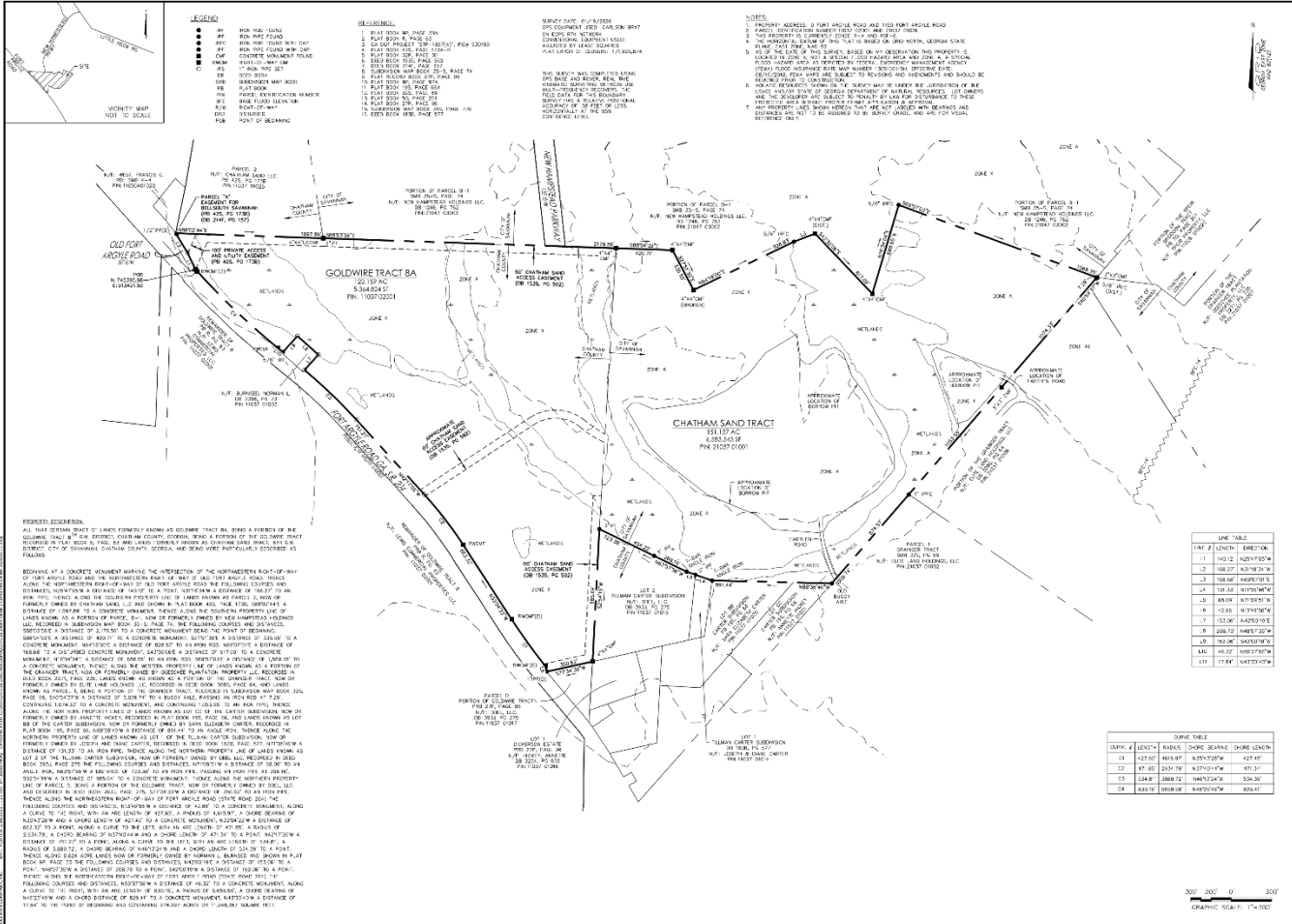
JOB NUMBER: 25-058  
DATE: 3/3/2026  
DRAWN BY: ACS  
CHECKED BY: CJF  
SCALE: AS SHOWN

GENERAL DEVELOPMENT PLAN

SHEET:  
**1**

# Argyle Grove Planned Development (PD)

## Exhibit B: Argyle Grove PD Boundary



## *Argyle Grove Planned Development (PD)*

### **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 8<sup>TH</sup> 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 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 393J, PAGE 275 THE FOLLOWING COURSES AND

## *Argyle Grove Planned Development (PD)*

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. BURNS 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.