



December 22, 2016

McCorkle & Johnson, LLP

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RE: Zoning Confirmation Letter for:  
400 Ft Argyle Rd  
PINs: [2-1034 -01-002](#) (the Property)

To Whom It May Concern,

Per your request, I hereby certify that I am the duly appointed Principal Zoning Inspector within the Development Services Department of the City of Savannah, Georgia (**the Jurisdiction**); and I am responsible for the enforcement of the Zoning Ordinance of **the Jurisdiction**. In addition, I am certified by the International Code Council (ICC) as a Zoning Inspector. Furthermore, I have access to the information required to make the following certifications:

**The Property** as of **December 22, 2016** is in the **General-Business (B-G)** and the **Light-Industrial (I-L) Zoning Districts**, as provided in the Zoning Ordinance of **the Jurisdiction** and as shown on the Zoning Map of **the Jurisdiction** adopted on July 29, 1960 as amended;

The purpose of the **B-G Zoning District** *shall be to create and protect areas in which heavy commercial and certain industrial-like activities are permitted;*

The purpose of the **I-L Zoning District** *shall be to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district;*


On May 12, 2016, **the Jurisdiction** rezoned the Frontage Portion (650 Feet from Fort Argyle) of **the Property** to **B-G** and the remainder of **the Property** to **I-L**;

On October 17, 2016, the Clerk of Superior Court of Chatham County recorded the Subdivision Plat of **the Property** creating two parcels on Plat Book 50 Page 663, which was approved by **the Jurisdiction** under Subdivision/Plat #16-004408-SUBP;

However, the Chatham County Board of Assessors has not yet confirmed the Property Identification Numbers of either parcel from;

Parcel A1, which contains 41.780 acres, is assigned the address of 400 Ft Argyle Rd and Parcel A2, which contains 331.004 acres, is assigned the address of 450 Ft Argyle Rd;

On November 4, 2016, **the Jurisdiction** issued the Site Development Permit under 16-07518-SITE for a 50,000 SF facility containing retail, office, and warehouse space for Nine Line Apparel on Parcel A1 of **the Property**;



**The Jurisdiction** is currently reviewing the Building Permit Plans for this 50,000 SF facility under Permit #16-10668-BC;

The **B-G Zoning District** permits a facility encompassing warehousing, order fulfillment, screen printing, and some retail;

The **I-L Zoning District** permits a cut and sew facility under the **Light manufacturing: Other manufacturing of a similar nature**, which includes the **Light manufacturing: Products from cloth and canvas material**;

**The Property** appears to contain or be within 100 feet of a wetland inventory area as defined by the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Map for Chatham County. [Sec. 8-3146](#) requires a wetland delineation that verifies that the proposed activity is not located within jurisdictional wetlands or permit/letter authorizing the proposed activity within the jurisdictional wetlands from the U.S. Army Corps of Engineers before the issuance of a Building Permit;

Sheet G1.2 of the Site Development Plans for Parcel A1 approved under Permit 16-07518-SITE indicates location of the wetlands and that the **I-L** portion of Parcel A1 contains wetlands and/or the proposed storm pond;

The U.S. Army Corps of Engineers approved the development of **the Property** on September 15, 2016;

[Sec. 8-3089](#) requires 60 off-street parking spaces and Sheet C1.1 indicates that **the Property** will provide 148 off-street parking spaces;

I am not personally aware of any zoning violations with respect to **the Property**, or any action or proceeding by **the Jurisdiction** pending before any Court or administrative agency with respect to the zoning of **the Property** or any improvements located thereon;

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that **the Property** will remain in the current Zoning District for any specified period of time or that the list of uses permitted in the Zoning District will remain in effect for any specific period of time.

Sincerely,



T.W. Petrea  
Principal Zoning Inspector

Enclosures