

# The Highlands

September 9, 2016

Dear Homeowner(s),

The Highlands Master Association felt it was important to make you aware of two petitions that are going before the Metropolitan Planning Committee on September 20, 2016. The petitions have requested to change the existing use of the property from commercial/retail to light industrial/distribution. The owners of these properties, (Alfa Properties and C-17, LLC) have agreed to hold a meeting to discuss their request with the neighbors of The Highlands on Wednesday, September 14, 2016 at 6:00 p.m. at the Godley Station K-8 School.

Highlands Logistics is proposing to use Highlands Blvd. as the access for all of their trucks and C-17 is proposing to use Benton Blvd. as their truck access. The Highlands Master Association opposes the use of Highlands Blvd. and Benton Blvd. for use as a truck route as this will affect the commute of the Highlands Residents. There is also a concern that any industrial/distribution that is adjacent to Highlands Blvd. or Benton Blvd. should have a required 100' buffer.

We would like to encourage everyone to attend the meetings noted above to express your concerns on how this will impact your commute in and out of your community on Benton Blvd. as well as Highlands Blvd.

Please find attached maps for review.



Heather Locke  
Community Association Manager  
Highlands POA

Cc: file





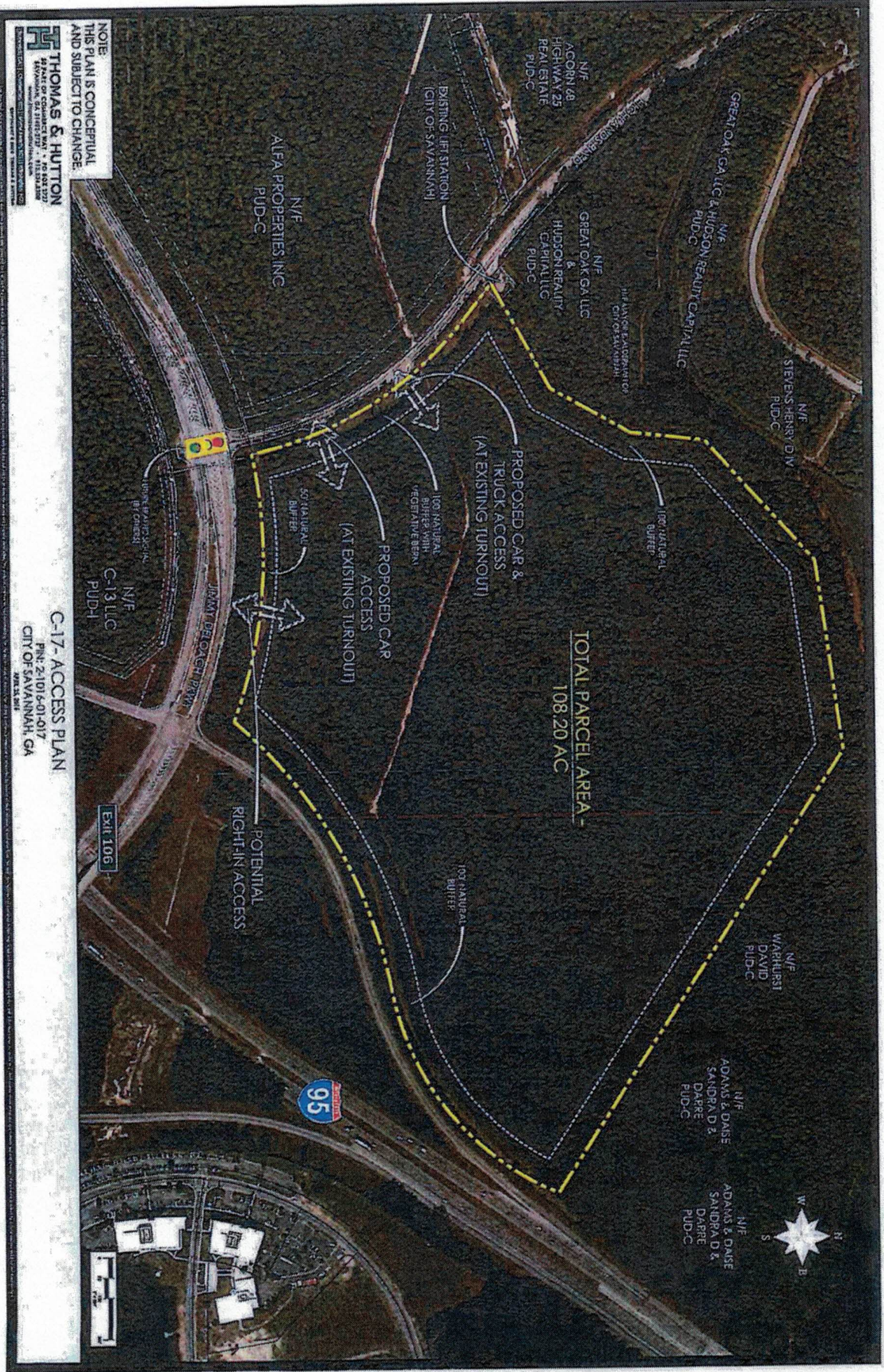
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© 2016 Google

Imagery Date: 11/20/2014 32°10'26.14" N 81°14'11.87" W elev 19 ft eye alt 15789 ft

Google earth



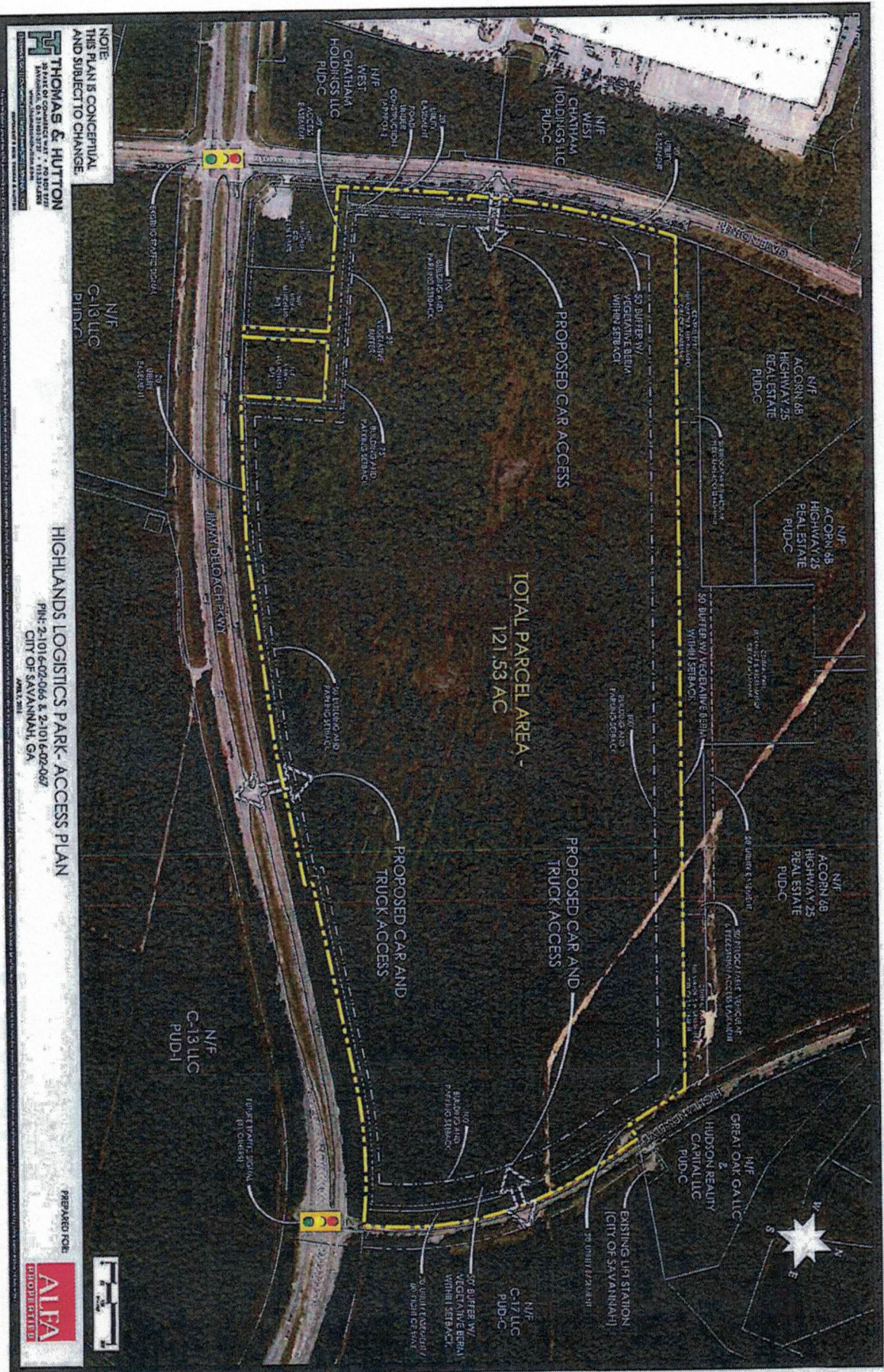


NOTE:  
THIS PLAN IS CONCEPTUAL  
AND SUBJECT TO CHANGE.

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**C-17- ACCESS PLAN**  
PNC 2-1016-01-017  
CITY OF SAVANNAH, GA  
APRIL 2017





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**THOMAS & HUTTON**  
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**HIGHLANDS LOGISTICS PARK - ACCESS PLAN**  
P/N: 2-101-6-02-066 & 2-101-6-02-067  
CITY OF SAVANNAH, GA  
JAN 1, 2011

PREPARED FOR:  
**ALFA**  
PROPERTIES



EXHIBIT A

Addendum to Zoning Petition

The subject property consists of approximately 108 acres +/- located at the northeast quadrant of Interstate 95 and Jimmy Deloach Parkway. To the west of Interstate 95 are numerous properties which are zoned both commercial and industrial, and to the east of Interstate 95 are numerous properties which are zoned both IH (heavy industrial) and IL (light industrial). See maps attached hereto as Exhibit A-1. Jimmy Deloach Parkway has become a major east west corridor for the Port of Savannah. The subject property will have its access on Jimmy Deloach Parkway which will allow for easy access to Jimmy Deloach Parkway, together with northbound and southbound access to Interstate 95.

Petitioner requests that the existing Master Plan be amended to change the "land use" designation from commercial/retail to light industrial/distribution. If the new classification is approved, the Petitioner will return to the MPC for site plan review. Petitioner will show, at that time, that there will be adequate buffers along both Interstate 95 and Jimmy Deloach Parkway. Moreover, access to Jimmy Deloach Parkway will be located close to Interstate 95, so that its traffic can immediately take advantage of the property's location next to Jimmy Deloach Parkway and Interstate 95.

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METROPOLITAN PLANNING  
COMMISSION

# Trip Generation Summary

Alternative: Alternative 1

Phase:

Project C-17

Open Date: 4/8/2016  
Analysis Date: 4/8/2016

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	* Exit	Total	* Enter	* Exit	Total	* Enter	* Exit	Total
130	INDUSTRIAL 1	3333	3333	6666	552	121	673	203	763	966
1200	Gross Floor Area 1000 SF									
<hr/>										
	Unadjusted Volume	3333	3333	6666	552	121	673	203	763	966
	Internal Capture Trips	0	0	0	0	0	0	0	0	0
	Pass-By Trips	0	0	0	0	0	0	0	0	0
	Volume Added to Adjacent Streets	3333	3333	6666	552	121	673	203	763	966

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC



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		* Enter	* Exit	* Total	* Enter	* Exit	* Total	* Enter	* Exit	* Total
820	CENTERSHOPPING 1	15946	15945	31891	413	253	666	1416	1535	2951
1080	Gross Leasable Area 1000 SF									
	Unadjusted Volume	15946	15945	31891	413	253	666	1416	1535	2951
	Internal Capture Trips	0	0	0	0	0	0	0	0	0
	Pass-By Trips	0	0	0	0	0	0	502	502	1004
	Volume Added to Adjacent Streets	15946	15945	31891	413	253	666	914	1033	1947

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

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