



TOTAL PARCEL AREA -  
108.20 AC

NOTE:  
THIS PLAN IS CONCEPTUAL  
AND SUBJECT TO CHANGE.

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**C-17- ACCESS PLAN**  
PIN: 2-1016-01-017  
CITY OF SAVANNAH, GA  
APRIL 23, 2018

This document is a preliminary plan and is not intended to be used for construction or other purposes. It is subject to change without notice. The City of Savannah is not responsible for any errors or omissions in this plan. The City of Savannah is not responsible for any actions taken by anyone in reliance on this plan. The City of Savannah is not responsible for any damages, including consequential damages, arising from the use of this plan. The City of Savannah is not responsible for any actions taken by anyone in reliance on this plan. The City of Savannah is not responsible for any damages, including consequential damages, arising from the use of this plan.

## 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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**JUL 20 2016**

**METROPOLITAN PLANNING  
COMMISSION**

## Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: C17

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<br>1200 Gross Floor Area 1000 SF |                             | 3333  | 3333 | 6666  |   | 552   | 121   | 673   |   | 203   | 763  | 966   |
| 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<br>1080 Gross Leasable Area 1000 SF |                             | 15946 | 15945 | 31891   |   | 413   | 253   | 666   |   | 1416  | 1535 | 2951  |
| 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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