



September 30, 2026

Ms. Teresa Concannon, AICP
City of Metter Building & Zoning Department
49 South Rountree Street
Metter, GA 30439

Re: Zoning Amendment Application
Traffic Memo – Property 037-004-001

Dear Ms. Concannon:

This memo is provided to accompany the rezoning application for property 037-004-001 that is proposing to rezone to Light Industrial. The anticipated trip generation for the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. Given the conceptual planning nature of this property at the time of this rezoning application, the general category of ITE Land Use Code 140 – Manufacturing was used. The vehicle trips were calculated based on the best fit equation for a weekday given a general directional distribution of 50% trips entering, and 50% trips existing the site. The proposed development gross floor area (GFA) was assumed based on the provided test fit within the rezoning application, showing approximately 257,000 square feet. The best fit equation for this ITE Code is:

$$\ln(T) = 0.68\ln(X) + 2.81$$

Where T represents the weekday vehicle trips and X represents the gross floor area in thousands of square feet.

Based on the development building of 257,000 square feet of GFA, the equation results in approximately 723 weekday vehicle trips. The final trip counts, directional split, and autos versus trucks breakdown will ultimately be determined by type of facility and operation procedures of the end user. The results provided here are for conceptual planning purposes to accompany the proposed rezoning of Property 037-004-001.

If there are any further questions, please don't hesitate to reach out.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink that reads 'Kevin Forbes'.

Kevin P. Forbes, PE
Project Manager