



Planning & Development Services

18 W. Liberty Street
York, SC 29745
(803) 909-7200
www.yorkcountygov.com

Letter of Notification for Plan Review

Mountie

Review of:
TIA - Tier 2

Status:
Approved

To:	Dyron Capers Ramey Kemp Associates dcapers@rameykemp.com 9198725115	Project:	20230087 Mountie 7149 LOGISTICS LN FORT MILL Civil Plan set Ref 20194032; Site for parking lot Building 2; Previous project 20194032 Stateline 77
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We have completed our review of the plan identified above. The plan was approved per attached comments, if any. This letter is not to be construed as a zoning compliance, grading, or building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

For approved commercial civil site plans, once the owner/developer has received NPDES approval (if applicable) for the project (this is issued by SCDHEC and can take up to 14 days from the date the project is approved by York County), you may contact the Environmental Compliance Inspector listed on your approval letter to schedule the pre-construction meeting. This meeting will occur on-site with county staff members, the financially responsible person, site engineer, and the contractor (who must be licensed in South Carolina through the SC Labor Licensing Board). Your preliminary grading permit will be issued at the pre-construction meeting. Once this meeting has occurred, building permits can be applied for.

Note for online users

Building plans submitted online do not require paper copies to be submitted upon approval of the plans. Approved plans can be viewed and/or printed at www.yorkcountygov.com/permitting under applicant login.

Sincerely,

Ashley Hill
Development Coordinator
Planning & Development Services
803-909-7200

Review Comments

TIA - Tier 2

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

Approved

Review Comments:

Planning - Transportation - Chris Stephens -
christopher.stephens@yorkcountygov.com - 803-909-7224

Approved

Review Comments:

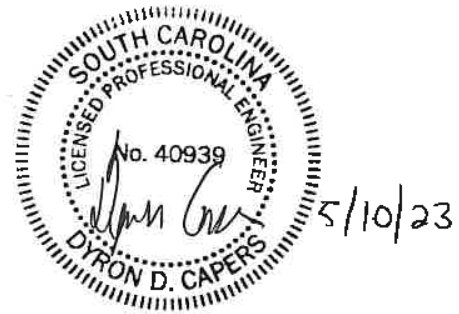
RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

To: Christopher Stephens
Planning and Development, York County
christopher.stephens@yorkcountygov.com

Allison C. Love, AICP
South Carolina Department of Transportation
LoveAC@scdot.org

From: Dyron Capers, P.E.
John Schick, PTP
Cameron Seger, EIT
Ramey Kemp & Associates, inc.
SC Corporate License #6878



Subject: Logistics Lane Manufacturing – **Traffic Impact Analysis Addendum**
York County, South Carolina

Date: May 10, 2023

Introduction/Background Information

This document provides the results from a Traffic Impact Analysis Addendum, which is a supplement to the Traffic Impact Analysis (TIA), submitted and approved in 2019, prepared for the proposed Logistics Lane Manufacturing development. The site is located on the south side of Logistics Lane and west of U.S. Route 21 in York County, South Carolina.

The site was the subject of an approved rezoning petition in 2019 that included two warehouse facilities totaling 1.1M square feet (SF). The rezoning petition in 2019 included an approved Traffic Impact Analysis (TIA). At the time of the rezoning, the intended and studied use of the site was warehousing. The development has since been constructed and one of the two buildings is now planned to house manufacturing uses. The purpose of this addendum is to determine the potential impacts to the surrounding transportation system created by the minor increase in traffic generated by the change in program, as well as recommend improvements to mitigate the impacts.

Per coordination with York County and SCDOT, this addendum includes updated analysis/ discussion of the operations at the following study intersections, listed below:

- Logistics Lane and Baxter Lane
- Central Carolina Parkway and Logistics Lane
- U.S. Route 21 and Central Carolina Parkway
- U.S. Route 21 and Regent Parkway

Refer to Figure 1 of Attachment A for the site location and study intersections included in the study.