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February 8, 2023

Doug Baumgartner  
York Development Group  
14021 Conlan Circle, Suite B-10  
Charlotte, NC 28277

Re: Indian Land Valvoline – Doby's Bridge Road  
Lancaster County – Trip Generation Analysis Determination

Dear Mr. Baumgartner:

Wells + Associates has completed a trip generation assessment in support of the application for a proposed Indian Land Valvoline in Lancaster County, South Carolina. The site is located at the intersection of Charlotte Highway (HWY 521) and Doby's Bridge Road.

The Applicant proposes to redevelop the site with a Valvoline store with three (3) service stations. Based on the Lancaster County Unified Development Ordinance (UDO), a traffic impact study is required for sites that are estimated to generate in excess of 50 peak hour trips.

## Proposed Site Trip Generation

Trip generation estimates for the proposed uses were determined based on the Institute of Transportation Engineer's (ITE's), Trip Generation Manual, 11<sup>th</sup> Edition rates/equations (Land Use Code 941 – Quick Lubrication Vehicle Shop). As shown on Table 1, the proposed development is estimated to generate 9 AM peak hour trips (6 in and 3 out), 15 PM peak hour trips (8 in and 7 out), and 120 average daily weekday trips.

## Determination and Conclusion

The proposed development's estimated trip generation would be less than the trip thresholds for a TIA under the Lancaster County guidelines. It is noted that the estimates are also below the South Carolina Department of Transportation (SCDOT) TIA threshold of 100 peak hour trips. We look forward to your concurrence.

Sincerely,

Grady P. Vaughan, PE, PTOE, PTP  
Senior Associate

Table 1

Indian Land Valvoline

Trip Generation Analysis <sup>1</sup>

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour			Weekday ADT
				IN	OUT	TOTAL	IN	OUT	TOTAL	
<b><u>Proposed Uses</u></b>										
Quick Lubrication Vehicle Shop	941	3	Servicing Positions	6	3	9	8	7	15	120

Notes:

1. Trips generated using Institute of Transportation Engineers (ITE) [Trip Generation Manual](#), 11th Edition.