



Sumter City-County

Planning Department

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CITY MANAGER

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PLANNING DIRECTOR

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COUNTY ADMINISTRATOR

MEMORANDUM

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

DATE: DECEMBER 19, 2012

SUBJECT: MAJOR SITE PLAN REVISION - CATERPILLAR HYDRAULIC PLANT FACILITY

The Planning Commission approved a major site plan for Caterpillar, 650 Jefferson Rd. on March 28, 2012. The major site plan consisted of an expansion of 171,000 sqft of manufacturing space, additional parking spaces, three new access drives and enhanced distribution capabilities.

This approval was contingent upon the recommendation as noted in their traffic study for modification to median to allow for left turn lane for north bound traffic on N. Wise Dr.

The applicant, Mark Martin with Thompson Turner Construction, is requesting a revision to the approval of the site plan regarding the time table for installing the turn lane. The applicant's reason for requesting this is that the operations within the building expansion will be an ongoing process throughout 2013. They are requesting to comply with the installation of the turn lane when either 1) their headcount in the new expansion reaches 150 people; or 2) by December 31, 2013.

Staff finds this an acceptable time line for installation of the turn lane.

PLANNING COMMISSION – DECEMBER 19, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, December 19, 2012, voted to accept Staff's recommendation and approve this request

to comply with the installation of the turn lane when either 1) their headcount in the new expansion reaches 150 people; or 2) by December 31, 2013.