

Sumter City-County Planning Commission

March 28, 2012

MSP-11-51/HCPD-11-58, 650 Jefferson Rd. Caterpillar Plant Expansion (County)

I. THE REQUEST

- Applicant:** Thompson Turner Construction- Mark Martin
- Status of the Applicant:** Contractor for project
- Request:** Major site plan and Highway Corridor approval for an expansion to the existing Caterpillar Hydraulics Plant Facility resulting in 171,000 sq. ft. of additional manufacturing space and enhanced distribution capabilities. Plans include additional paved parking, landscaping and three new access drives.
- Location:** 650 Jefferson Rd. (Southwest corner of Jefferson Rd. & N. Wise Dr.)
- Size of Property:** Existing 18.55 acres with proposed 12.59 acre of additional acreage to be added to existing parcel west of the existing parcel boundary.
- Present Use:** Caterpillar Manufacturing Hydraulics Plant
- Zoning:** Heavy Industrial (HI)
- Proposed Use:** Caterpillar Plant Expansion
- Tax Map Reference:** 230-00-01-053 & 230-00-01-015(PT)

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval for an expansion to the existing Caterpillar Hydraulics Plant building pictured to the right. Upon completion the facility will have an additional

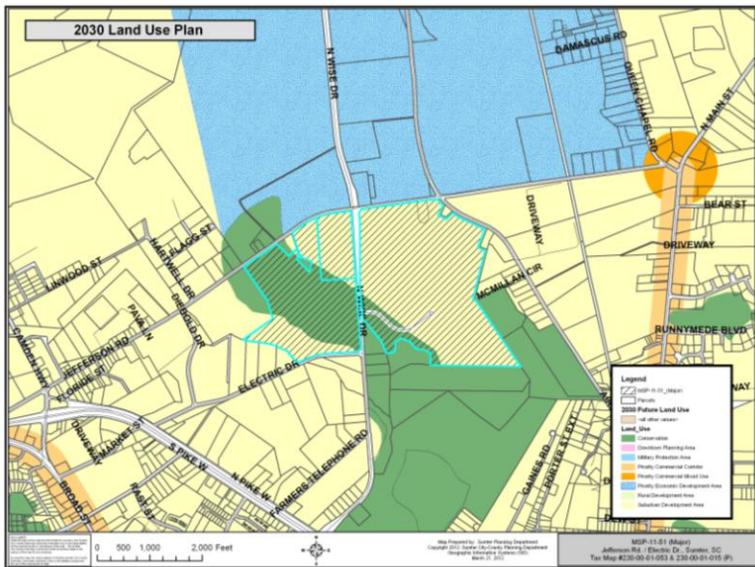


171,000 sq. ft. of manufacturing space along with enhanced distribution capabilities. Plans include additional paved parking, landscaping and 3 additional access drives.

The submission, dated March 15, 2012, prepared by MJM Civil Engineering includes existing & proposed site plan conditions, full engineering to include stormwater, utilities and land disturbance.

The property, with the added acreage, will have 600 +/- feet along Jefferson Rd.. and approximately +/- 2000 ft. of frontage on N. Wise Dr. As currently configured, the property has one building with approximately 100,800 sq. ft. of gross floor area and 2 parking lots with a total 180 spaces to include 4 HC spaces. The proposed addition will result in a total floor area of around 272,000 sq. ft. of combined floor area and an additional parking area (188 spaces to include 4 HC spaces) with landscaping and 3 new access drives. Access for the existing facility is currently provided via one full movement drive on Jefferson Rd. approximately 600 feet west of N. Wise Dr. As part of this expansion, one additional access drive is planned for Jefferson that will serve as truck shipping access along with two new drives on N. Wise Dr. One new drive on N. Wise will service trucks related to inbound receiving (right in/ right out) and one new drive for combined access for employees and truck receiving access with full movement.

Land Use & Zoning Compatibility:



As shown in the 2030 Land Use Plan map to the left, the property is influenced by the Suburban Development (SD) and Conservation land use designations. Currently the property is zoned Heavy Industrial (HI)

The intent of the Heavy Industrial zoning district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses and to preserve land for future industrial development.

The primary objective of the Suburban Development area is to manage the existing development patterns and identify new industrial & commercial locations where form and design are a focus. The expansion of this existing industrial facility certainly complies with this land use designation. The Conservation designation on the rear portion of the property is because of the floodplain boundaries on this property.

The following table details the adjacent properties zoning and land use designations, as well as their compatibility to the proposed project.

	Zoning	2030 Land Use Designation	Type of Uses	Compatible w/ proposed use
North	HI	PED	Jefferson Rd./vacant land	Yes
South	HI	CP	Vacant land	Yes
East	HI	SD/PED	N. Wise Dr./vacant land	Yes
West	HI	SD/C	Vacant land/City water tower/Black river substation	Yes

*PED = Priority Economic Development, CP= Conservation Preservation, SD = Suburban Development; HI-Heavy Industrial

Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed site upgrades, this site plan and expansion is compatible with the plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Civil plans titled, “Project Encore of Sumter, South Carolina, 650 Jefferson Rd.,” Sheet C1 through C6.1, dated March 15, 2012; prepared by MJM Civil Engineering.

Building elevations titled, “Encore Project Plant Expansion, Sumter, SC” Sheet A104, dated March 15, 2012; prepared by TiGroup Architects.

Submitted plans include the following sheets:

- Overall Existing Site Plan (C1 of 7)
- Overall Proposed Site Plan (C1.1 of 7)
- Site Details (C6.1 of 9)
- Proposed Erosion Control Plan (C1.2 of 7)
- Erosion Control Details (C6 of 9)
- Demolition Plan (C2 of 7)
- Proposed Utility Plan (C3 of 7)
- Proposed Grading Plan(C4 of 7)
- Overall Proposed Landscaping Plan (C5 of 7 & C5.1 of 7))
- Grading & Paving Plan (C4.1 of 6)
- Exterior Elevations (A104)

Setbacks & Bufferyards:

- Jefferson Rd. – 100’ existing building setback & landscaping is established;
- N. Wise Dr. – 50’ setback with 10 ft. street front buffer. The buffer continues landscaping as established for existing building with additional plantings at new entrances and parking lot;
- Interior Side – 15’ with no required buffering;
- Rear- 25’ with no required buffering;

Maximum Building Height: 120’

Maximum Impervious Surface Ratio for the HI zoning district is 80%

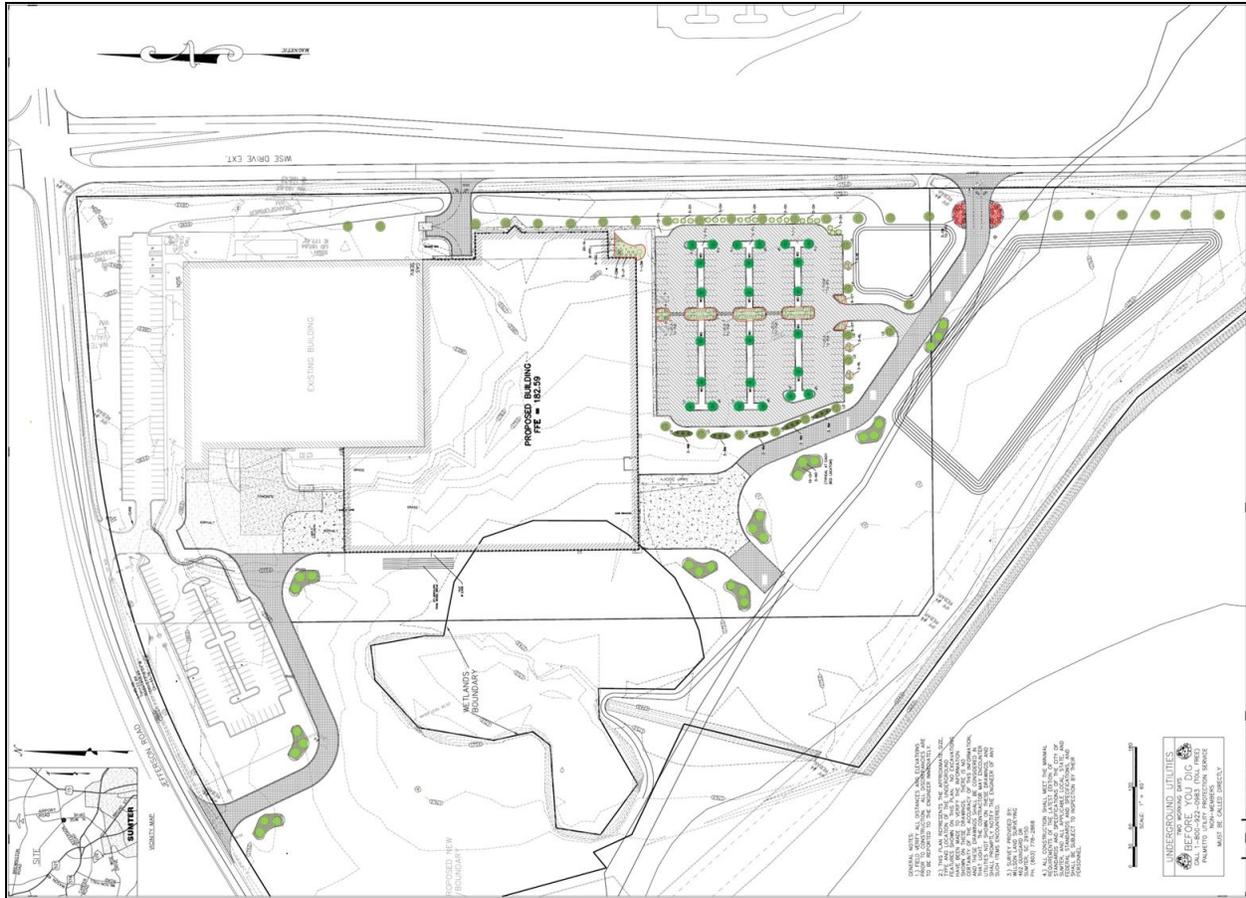
Based on review of the submitted civil plans, the site appears to meet overall development standards as required by the Zoning & Development Standards Ordinance.

Landscaping & Tree Protection Plan:

There are established trees and existing landscaping currently on site for the existing building and parking lots. The applicant has submitted a landscape plan that addresses landscaping for the new addition and parking area as well as street front buffering.

In addition to the established plantings, the overall plan calls for the following:

Plant Schedule for Catepillar Plant on Jefferson Road					
<u>Symbol</u>	<u>Genus Species</u>	<u>Common Name</u>	<u>Size</u>	<u>Quantity</u>	<u>Comments</u>
LO	Quercus Virginia	Live Oak	2" cal./10-12 ft	13	
WO	Quercus Phellos	Willow Oak	2" cal./10-12 ft	24	
NO	Acer Rubrum	Nuttall Oak	2" cal./10-12 ft	18	
BC	Taxodium Distichum	Bald Cypress	2" cal./8-10ft	9	
SSCM	Lagerstroemia Natchez	Natchez-Crepe Myrtle	2" cal./8-10ft	16	Single Stem
CM	Lagerstroemia Tuscarora	Tuscarora-Crepe Myrtle	2" cal./8-10ft	15	Multi Stem
LGM	Magnolia "Little Gem"	Little Gem Magnolia	6-7 ft.	2	
CBM	Acer Palmatum	Coral Bark Maple	6-7 ft.	2	
WM	Myrica Cerifera	Wax Myrtle	3 gal.	15	
AZ	Ilex Carrissa	Carissa Holly	3 gal.	118	
MG	Miscanthus Gracillimus	Miscanthus Grass	3 gal.	36	
RL	Loropetalum	Ruby Loropetalum	3 gal.	9	
PJ	Juniperus Squamata	Parsonii Juniper	3 gal.	43	
FPG	Gardenia Jasminoides Radican	Frost Proof Gardenias	3 gal.	48	
PPL	Loropetalum	Purple Pixie Loropetalum	3 gal.	18	
JY	Podocarpus Macrophyllus	Japanese Yew	3 gal.	14	
BBL	Liriope	Big Blue Liriope	1 gal.	240	
EGL	Liriope	Evergreen Giant Liriope	1 gal.	18	
VL	Liriope	Verigated Liriope	1 gal.	50	
DY	Hemerocallis	Stella d'Oro Daylily	1 gal.	63	



Parking Plan:

As per the requirements found in Article 8, Exhibit 23, the parking requirement for manufacturing facilities are as follows:

- One space per every two employees according to the maximum employment number
- One space for each managerial staff member; and
- One space for each company vehicle that will be operating from the premises; and

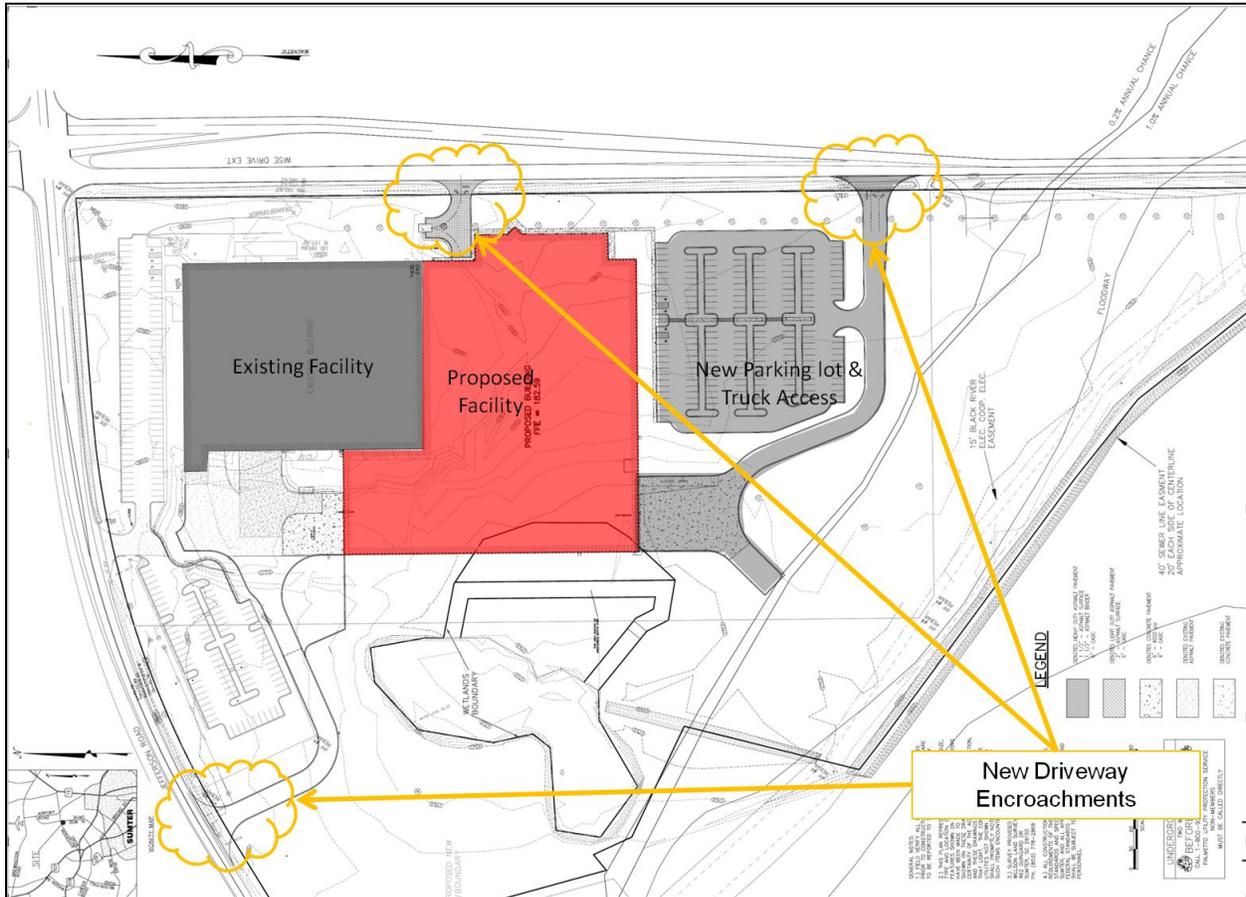
Based on the combined numbers required above, the development would be required to have 111 parking spaces. The submitted plans make accommodation for 188 more parking spaces, as shown on the following page. This meets the Zoning Ordinance requirement for the proposed addition.

Traffic Impact Analysis and Access Management Review:

The company has submitted a Traffic Impact Study. After reviewing the submission, the Staff has the following findings and recommendations.

As shown in the graphic on the following page, a parking lot with 188 parking spaces will be constructed next to the facility expansion. An approximate 70' wide drive way gives access to

the 188 space employee parking lot—this parking lot includes four handicapped parking spaces and truck access to the receiving bay on the south side of the facility expansion from Wise Drive. Another drive way approximately 60’ wide provides access to mail trucks or ambulance services on the facility expansion. This access allows only right in and right out movements on Wise Drive. Both proposed driveways will be about 1,500’ apart as shown in the graphic below.



A new driveway, 60’ wide, will be constructed on Jefferson Road for truck access into the proposed facility for shipment of manufactured goods. This proposed driveway will be about 90’ from the existing access point for the employee parking lot on Jefferson Road.

Findings:

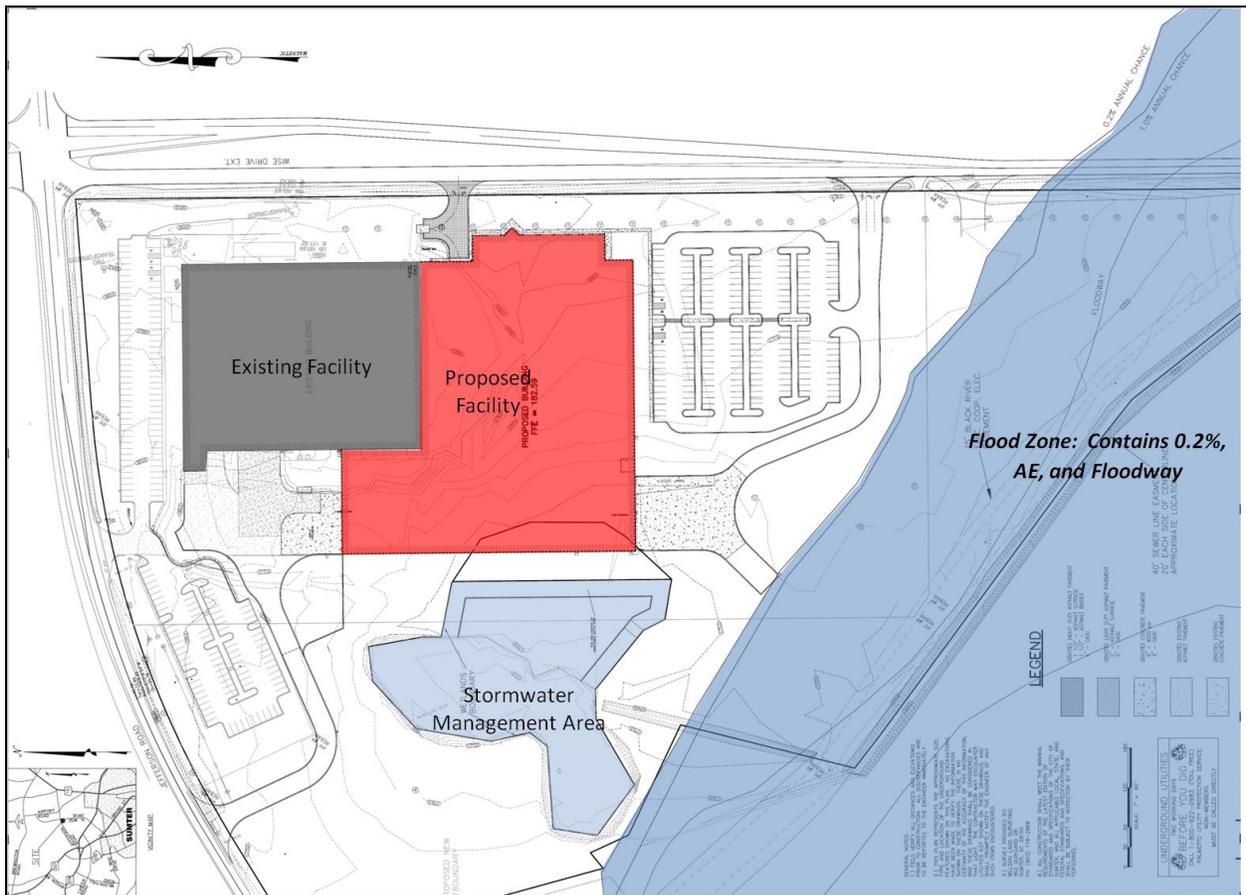
- The proposed driveways on Wise Drive meet the minimum spacing requirements of 325’ of SCDOT ARMS Figure 3-7 standard.
- The proposed “shipment” driveway and the existing employee parking lot driveway on Jefferson Road meet the minimum of 325’ spacing requirement of SCDOT ARMS Figure 3-7 standard.
- The site plan appears to have enough space for truck maneuvering for turning at the shipment and receiving bay areas.

Recommendations:

- The access points on Wise Drive and Jefferson Road must be constructed in accordance with the SCDOT standard to accommodate safe ingress and egress for vehicles and trucks.
- Median modification and separate left turn lane from northbound N. Wise Drive.

Stormwater Management:

The proposed stormwater management plan will utilize existing facilities on-site as shown below and the existing Phase 1 management plan is being amended to include this latest development.



A Stormwater approval letter has been received for only Phase 1 of this project. Phase 1 consists of installation of perimeter silt fences, construction entrances, temporary diversion swales, sediment traps, topsoil berms and rough grading within the disturbed boundary shown on the approved plan (area consist of approximately 380' wide by 640' deep directly behind the existing plant building) submitted to the Sumter County Storm Water Utility Department. Before construction of the building, parking or any impervious areas another final SWE&C plan is required to be reviewed and approved.

Utilities:

Fire: Fire Inspector has approved plans sheet C3 of 7 Utility Plans with these amendments: approved to use building hydrants instead of so many freestanding hydrants. Deleted 2 of the freestanding hydrants on west side of building and 1 in new parking lot. Installing 1 new freestanding hydrant on N. Wise Dr.

Water & Sewer: This site is already served by City Sewer and Water.

Environmental Issues

There is 100 year floodplain and a floodway located at the rear portion of this property as shown in the graphic on the previous page. No development is planned to take place in this location. Any future development within the designated floodplain areas will require compliance with the County's Flood Damage Prevention Ordinance.

IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Section 3.v.1 of the County – Zoning & Development Standards Ordinance.

3.t.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

The proposed structure does not exceed the 60% threshold.

- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This is a proposed addition to an existing structure that will utilize the same type materials as on the original structure as well as roof pitch and roofing materials.

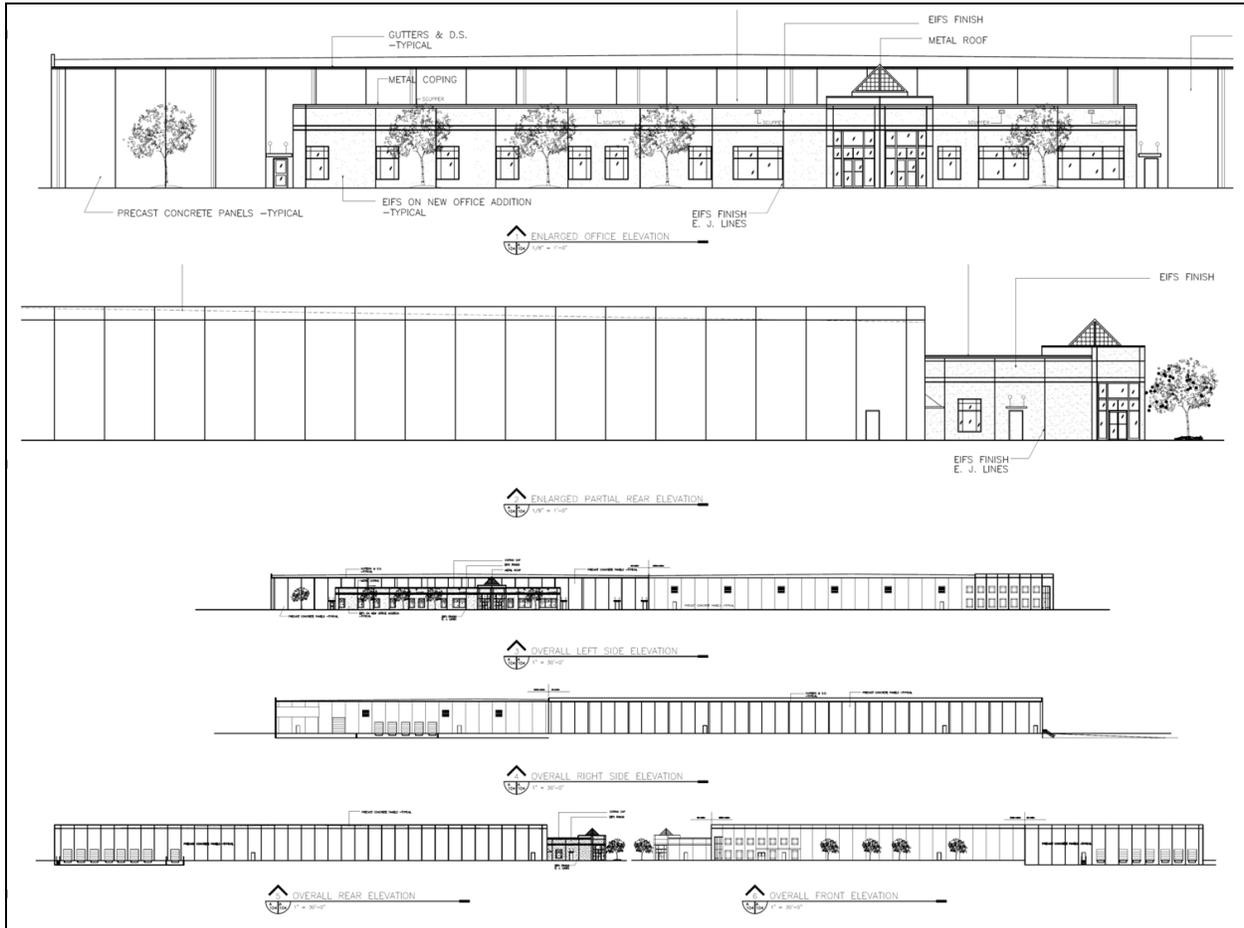
- c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly*

visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.

Proposed exterior materials consists of the following:

- Precast concrete panels with Coping Caps
- EIFS Finish on new Office addition sections
- Aluminum Storefront Doors
- Flush doors with tinted exterior glass
- Aluminum Skylight Pyramid Shape
- Typical gutters

These materials meet Ordinance requirements.



Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The

signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);

No additional freestanding signage has been proposed for this project.

d. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.

A landscape plan has been submitted that addresses canopy trees, and evergreen shrubbery in the areas designated for new expansion area, new parking lot, entrance drives and front buffering.

e. All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.

There is no proposed fencing noted on the plans

V. TECHNICAL REVIEW MEETING – March 22, 2012

The following issues are still outstanding from Technical Review.

1. Approved SCDOT encroachment Permits for the 3 new drives- applicant has contacted SCDOT Columbia office for their input before applying for these permits
2. Approval of dumpster location and screening detail to be added to landscaping plan
3. Approval of final SWE&C Plan for entire site—approval currently given for Phase I

VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-11-51 and HCPD-11-58 contingent upon the following:

- Approved encroachment permits from SCDOT for the three proposed driveways;
- Amending the landscaping plan to include dumpster location and screening details that comply with Section 8.d.7.c.2.
- Final approval of the stormwater management plan for the entire development.
- Recommendations as noted under Traffic Section of report

Applicant is aware of these recommendations and agrees to comply with all of them.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-11-51/HCPD-11-58, 650 Jefferson Rd.–Caterpillar Expansion (County), subject to staff's recommendation and the submitted civil and landscape plans titled, Civil plans titled, "Project Encore of Sumter, South Carolina, 650 Jefferson Rd.," Sheet C1 through C6.1, dated March 15, 2012; prepared by MJM Civil Engineering. Building elevations titled,

“Encore Project Plant Expansion, Sumter, SC” Sheet A104, dated March 15, 2012; prepared by TiGroup Architects.

VIII. PLANNING COMMISSION – MARCH 28, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, March 28, 2012, voted to approve this request subject to the submitted civil and landscape plans titled, Civil plans titled, “Project Encore of Sumter, South Carolina, 650 Jefferson Rd.,” Sheet C1 through C6.1, dated March 15, 2012; prepared by MJM Civil Engineering; Building elevations titled, “Encore Project Plant Expansion, Sumter, SC” Sheet A104, dated March 15, 2012; prepared by TiGroup Architects and contingent upon the following staff recommendations:

- Approved encroachment permits from SCDOT for the three proposed driveways;
- Amending the landscaping plan to include dumpster location and screening details that comply with Section 8.d.7.c.2;
- Final approval of the stormwater management plan for the entire development;
- Recommendations as noted under Traffic Section of report for modification to median to allow for left turn lane for north bound traffic on N. Wise Dr.