

**CYPRESS BUSINESS INDUSTRIAL PARK  
DESIGN AND REVIEW BOARD  
LOG HALL LODGE  
TURKEY HILL PLANTATION  
JUNE 30, 2008  
10:00 A.M.**

**OFFICIALS PRESENT:**

CANADA SMITH, CHAIRMAN  
LEWIE DAVIS  
JAN BAXTER (REPRESENTING TOM UPSHAW)  
WILLIAM YOUNG  
ANDREW FULGHUM  
JUDY FRANK, SECRETARY

**OFFICIALS ABSENT:**

DR. GEORGE HOOD

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT THE ELECTRONIC AND PRINT MEDIA WERE NOTIFIED.

DURING PERIODS OF DISCUSSION AND/OR PRESENTATIONS MINUTES ARE TYPICALLY CONDENSED AND PARAPHRASED.

THE MEETING WAS CALLED TO ORDER AT 10:00 A.M.

**APPROVAL OF THE MINUTES:**

LEWIE DAVIS MOTIONED AND WILLIAM YOUNG SECONDED THE MOTION TO APPROVE THE MINUTES OF MARCH 25, 2008. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

**ROAD NAMING:**

JAN BAXTER ASKED IF A ROAD COULD BE NAMED FOR HENRY MOSS SINCE HE WAS INSTRUMENTAL IN GETTING THE PARK STARTED. MR. FULGHUM EXPLAINED THAT THE NAMES HAVE TO GO TO THE RIDGELAND JOINT PLANNING COMMISSION FOR APPROVAL AND THEN THEY COME TO COUNCIL FOR APPROVAL. MR. FULGHUM SAID THAT BROWN CAMPBELL NEEDED TO GET AN ADDRESS AND HE RECOMMENDED COMING UP WITH ANOTHER NAME FOR THAT ROAD. MR. FULGHUM PRESENTED THREE ROAD NAMES SUGGESTED BY HONEY JOHNSON – CAROLINA CHERRY, YELLOW JASMINE, OR MORNING GLORY. JAN BAXTER MOTIONED AND LEWIE DAVIS SECONDED THE MOTION TO NAME THE ROAD TO BROWN Campbell, CAROLINA CHERRY RD. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

LEWIE DAVIS MOTIONED AND WILLIAM YOUNG SECONDED THE MOTION TO NAME THE OTHER ROAD HENRY MOSS DR. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

CANADA SMITH MOTIONED AND LEWIE DAVIS SECONDED THE MOTION TO THE SOUTH ENTRANCE ROAD TO THE PARK BE KNOWN AS CYPRESS RIDGE DRIVE SOUTH AND THE NORTH ENTRANCE TO THE PARK BE KNOWN AS CYPRESS RIDGE DRIVE NORTH AND THE SECTION IN BETWEEN BE KNOWN AS CYPRESS RIDGE DRIVE. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR. MR. FULGHUM STATED THAT HE WOULD TAKE CARE OF THE PAPER WORK AND HAVE THE ROAD NAMES SUBMITTED.

**HAVEN HOMES NEW BUILDING:**

MR. FULGHUM INFORMED THE BOARD THAT HAVEN HOMES IS BUILDING ANOTHER BUILDING BEHIND THEIR EXISTING BUILDING. ALAN GLASBERG ASKED IF THEY HAD TO SUBMIT THEIR PLANS TO THE REVIEW BOARD FOR APPROVAL. MR. FULGHUM SAID THAT THE PARK IS IN THE JOINT PLANNING AREA OF RIDGELAND AND HE WAS WORKING ON A FORMAL AGREEMENT WITH RIDGELAND AS TO HOW THIS WAS TO BE HANDLED AND WHO SHOULD SEE AND APPROVE THE PLANS PRIOR TO SOMETHING BEING BUILT. MR. FULGHUM SAID THAT HE WAS NOT SURE WHAT RIDGELAND WANTS TO DO AND HE WOULD LET THEM KNOW THAT IF ANYTHING IS GOING TO BE BUILT IN THE PARK THAT IT MUST BE APPROVED BY THIS REVIEW BOARD. MR. GLASBERG SAID HE FELT THE CYPRESS RIDGE REVIEW BOARD COULD DO IT AND IT WOULD MAKE THE PROCESS EASIER AND HE SUGGESTED THAT MR.FULGHUM MAKE THAT RECOMMENDATION. MR. FULGHUM SAID HE WOULD WORK WITH MR. CROASMUN AND SEE WHAT COULD BE WORKED OUT.

**SPEC BUILDING II:**

MR. FULGHUM SAID SPEC BUILDING II NEEDED TO BE SEALED AND HE HAD THE BID ON THAT. MR. FULGHUM SAID HE WAS WORKING ON A COLOR SCHEME AND WOULD REPORT BACK TO THE COMMITTEE FOR APPROVAL. MR. DAVIS SAID HE FELT THAT BROWN CAMPBELL SHOULD PICK THE COLOR. MR. FULGHUM SAID HE WOULD GET THE COLOR AND CIRCULATE IT TO THE BOARD MEMBERS. MR FULGHUM SAID THAT PHASE B OF THE ROAD IS WAITING FOR A PERMIT FROM DHEC.

**SOLD PROPERTY:**

MR. FULGHUM INFORMED THE BOARD THAT ALL THE PROPERTY IN THE PARK THAT HAS BEEN SOLD HAS CLOSED. MR. FULGHUM SAID THAT PRO AIR HAS STARTED TO CLEAR THE PROPERTY AND THEY WILL NEED THE MOST ASSISTANCE FROM THE STAFF. MR. FULGHUM SAID HE DID NOT HAVE A TIMELINE FOR ANY OF THE PROJECTS. THE COMMITTEE DISCUSSED PARCEL 8 FOR THE NEXT SPEC BUILDING. JAN BAXTER SAID THAT IT SHOULD HAVE BEEN STARTED IN MARCH AND COMPLETED BY

DECEMBER, BUT SHE WOULD LIKE TO SEE SOME PROGRESS. THE COMMITTEE DISCUSSED THE DRAINAGE AND RETENTION POND AND MR. FULGHUM SAID HE WOULD BE MEETING WITH MR. CROASMUN ABOUT THIS.

**LIGHTING:**

CANADA SMITH ASKED ABOUT THE LIGHTING. MR. DAVIS SAID THAT MR. SAGER WAS TO CONTACT PALMETTO. MR. DAVIS SAID HE WOULD HAVE SOMEONE CONTACT MR. FULGHUM.

**ENTRANCES:**

MR. GLASBERG SAID THE PLANS AND PRICING HAVE ALREADY BEEN DONE. MR. GLASBERG SAID THE COUNTY NEEDED TO HIRE A PROPERTY MANAGEMENT COMPANY AND HAVE A REGIME SET UP. MR FULGHUM SAID HE WOULD COMPARE WHAT BEAUFORT COUNTY HAS IN PLACE. JAN BAXTER ASKED IF ANY OF THE EXISTING OWNERS HAVE BEEN CONTACTED ABOUT A REGIME. MR FULGHUM SAID HE WAS NOT SURE, BUT HE WOULD CHECK INTO IT. MR. SMITH SAID THAT A LIST OF ITEMS THAT WOULD BE COVERED SHOULD BE PRESENTED SO THAT THEY WOULD KNOW WHAT THEY ARE PAYING FOR. CANADA SMITH ASKED ABOUT THE TIMELINE FOR THE ENTRANCES. ALAN GLASBERG SAID IT HAS NOT GONE OUT TO BID, THEY ONLY HAD COST ESTIMATES. MR. FULGHUM SAID THERE ARE OTHER PROJECTS THAT NEEDED TO BE DONE AND THEN THEY COULD SEE WHAT THE BUDGET ALLOWED. BILL YOUNG ASKED ABOUT SEWERS. MR. FULGHUM SAID THAT ONLY CERTAIN AREAS OF THE PARK HAD SEWERS AND HE WAS GOING TO HAVE THE AREAS SHOWN ON A MAP OF THE PARK. MR. DAVIS SAID BOTH ENTRANCES DID NOT HAVE TO BE DONE AT THE SAME TIME. MR. GLASBERG SAID THE ESTIMATE FOR THE NORTH ENTRANCE'S LANDSCAPING AND GENERAL CONSTRUCTION WAS ABOUT \$23,000.00. CANADA SMITH SAID HE FELT IT WOULD BE MONEY WELL SPENT FROM THE MARKETING STAND POINT. THE COMMITTEE DISCUSSED A CREPE MYRTLE TREE THAT NEEDS TO BE REMOVED AS IT IS OBSTRUCTING THE VIEW OF TRAFFIC. THE COMMITTEE ALSO DISCUSSED THE NEED FOR A SERVICE ENTRANCE.

**SPEC BUILDING III:**

MR. FULGHUM SAID THE NEXT COMMITMENT THE COUNTY HAS FOR THE PARK IS SPEC BUILDING III AND HE HAS TO SEE HOW MUCH MONEY THAT THE COUNTY HAS. MR. FULGHUM SAID THAT OHIO GRATING MADE THE BALLOON PAYMENT THAT WAS DUE, BUT THE RENT IS NOW HALF OF WHAT IT WAS. JAN BAXTER SAID THE PARK IS LOOKING BETTER THAN IT EVER HAS LOOKED AND THAT SHOULD MAKE MARKETING IT A LOT EASIER.

**TICO PAVING:**

CANADA SMITH SAID THE TIMELINE FOR TICO TO PAVE THE PARKING LOT IS ABOUT TO BE UP AND ASKED MR. FULGHUM TO SEND A LETTER OR MEET WITH THEM CONCERNING PAVING THE PARKING LOT. MR FULGHUM SAID HE WOULD SEND THEM A LETTER AND ALSO INVITE THEM TO THE NEXT MEETING.

MR. GLASBERG SAID HE SPOKE WITH MR. SAGER RECENTLY ABOUT A SMALL TRIANGLE OF LAND OWNED BY THE COUNTY AND HE SUGGESTED APPROACHING GOPHER HILL ASSOCIATES REGARDING A LAND SWAP OR POSSIBLY PURCHASING THE LAND. JAN BAXTER ASKED WHO GOPHER HILL ASSOCIATES WERE AND MR. FULGHUM SAID TICO IS PART OF IT AND MR. FULGHUM SAID THAT SOMETHING NEEDS TO BE DONE AND THE COUNTY SHOULD TRY TO PURCHASE THAT PROPERTY. JAN BAXTER ASKED WHAT THE ACREAGE WAS SELLING FOR AND MR. FULGHUM SAID THAT IT WAS SELLING FOR \$10,000.00 - \$15,000.00 PER ACRE. MR. FULGHUM ASKED IF THEY WANTED TO MAKE A RECOMMENDATION TO COUNCIL AS TO WHAT THEY FELT THE LAND SHOULD SELL FOR AND IT WAS THE CONSENSUS OF THE BOARD TO WAIT. MR. SMITH SAID A PROFESSIONAL SHOULD PROVIDE THAT NUMBER AND MR. FULGHUM SAID HE WILL CHECK WITH OTHER COUNTIES AND SEE WHAT THE PRICE OF LAND IN THEIR BUSINESS PARKS IS SELLING FOR. MR. GLASBERG SUGGESTED GOING TO THE TRANSPORTATION COMMITTEE FOR FUNDING FOR THE WASTE WATER MANAGEMENT WHICH HE SAID MAY BE CONSIDERED. MR. FULGHUM SAID THE TRANSPORTATION COMMITTEE JUST FUNDS ROADS.

**CONCERT:**

MR. FULGHUM SAID THE CONCERT IS SCHEDULED FOR SEPTEMBER 6, 2008 AND SEVERAL BIG NAMED COUNTRY ARTISTS HAVE BEEN SIGNED TO APPEAR. MR. FULGHUM SAID THE LAYOUT THE PROMOTER PROVIDED TOUCHES EVERY PROPERTY IN THE PARK. MR. FULGHUM SAID THEY WERE WORKING ON GETTING RELEASES FROM THE PROPERTY OWNERS. CANADA SMITH ASKED WHAT PROCEEDS COME TO THE COUNTY. MR. FULGHUM SAID HE THOUGHT ABOUT \$20,000.00-\$30,000.00 WHICH WOULD BE SHARED WITH THE CHAMBER OF COMMERCE.

**ADJOURN:**

LEWIE DAVIS MOTIONED AND WILLIAM YOUNG SECONDED THE MOTION TO ADJOURN THE MEETING. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

THE MEETING ENDED AT 11:00 A.M.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

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JUDITH M. FRANK, CCC  
SECRETARY

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CANADA SMITH  
CHAIRMAN