

**CYPRESS RIDGE BUSINESS/ INDUSTRIAL PARK DESIGN REVIEW BOARD  
TURKEY HILL PLANTATION  
LOG HAUL LODGE  
SEPT. 26, 2007  
10:00 A.M.**

**OFFICIALS PRESENT:**

LOUIE DAVIS, STEVE SAGER, ALAN GLASSBERG, KURT CROASMUN, ANDY FULGHUM, DR. GEORGE HOOD, CANADA SMITH, JUDITH FRANK

**OFFICIALS ABSENT:**

TOM UPSHAW, JIMMY BAKER,  
THE REPRESENTATIVE FROM THE PLANNING COMMISSION HAS NOT BEEN APPOINTED.

**DISCUSSION:**

CANADA SMITH WELCOMED EVERYONE TO THE LOG HAUL LODGE AND HE GAVE A BRIEF HISTORY OF THE CABIN.

**CALL TO ORDER AND APPROVAL OF THE MINUTES:**

CANADA SMITH CALLED THE MEETING TO ORDER. MR. DAVIS MOTIONED AND MR. SMITH SECONDED THE MOTION TO APPROVE THE MINUTES FROM THE APRIL 11, 2007 MEETING. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

**NEW BUSINESS:**

**ELECTION OF COMMITTEE CHAIRMAN**

MR. DAVIS NOMINATED MR. SMITH FOR CHAIRMAN. DR. HOOD SECONDED THE NOMINATION. THE VOTE WAS TAKEN AND MR. SMITH WAS ELECTED CHAIRMAN OF THE CYPRESS RIDGE BUSINESS/ INDUSTRIAL PARK DESIGN REVIEW BOARD. MR. SAGER SUGGESTED A VICE PRESIDENT BE ELECTED. MR. SMITH SAID THE PALMETTO ELECTRIC HAS A LONG TERM VESTED INTEREST IN THE PARK AND THE REPRESENTATIVE FROM PALMETTO ELECTRIC SHOULD BE THE VICE PRESIDENT. MR. SMITH MOTIONED AND MR. DAVIS SECONDED THE MOTION THAT THE REPRESENTATIVE FROM PALMETTO ELECTRIC BE THE VICE PRESIDENT. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

**REVIEW OF SHELL BUILDING #2 SITE PLAN:**

MR. SAGER PROVIDED THE COMMITTEE WITH COPIES OF THE COVENANTS AND A DRAWING OF THE SITE PLAN FOR SHELL BUILDING #2. MR. CROASMUN SAID THAT THE STORAGE AREA WAS MOVED TO THE NORTH END OF THE BUILDING AND THIS WAS DONE BECAUSE OF THE GRADING AND FOR THE REMOVAL OF THE RAIN WATER FROM THE ROOF. MR. CROASMUN CONTINUED TO EXPLAIN THAT THE RADIUS ON THE BACK DRIVEWAY WAS ROUNDED OFF AND SQUARED OFF TO GAIN MORE ROAD AREA AND BETTER MOBILITY. MR. CROASMUN SAID THE EXTENSION IS ABOUT 500 FEET WHICH IS MORE THAN WAS EXPECTED AND THE ROAD IN FRONT OF THE BUILDING WAS ALSO EXTENDED. THE EXTERIOR COLORS WERE PART OF THE ORIGINAL REQUEST AND THE COMMITTEE REQUESTED THAT THEY BE DONE DURING THE EARLY PART OF DEVELOPMENT. MR. GLASSBERG DESCRIBED THE LANDSCAPING AND THE REQUIREMENTS THAT ARE LISTED ON PAGE 13 OF THE COVENANTS. MR. GLASSBERG SAID ALL THE

PLANTS HE IS SUGGESTING ARE NATIVE TO THE AREA AND HE HOPED THAT THEY WOULD BE USED AS AN EXAMPLE FOR FUTURE BUILDINGS. MR. GLASSBERG SAID A MASTER PLAN FOR THE ENTIRE PARK NEEDED TO BE APPROVED. MR. SAGER SAID THE MASTER PLAN NEEDS TO ALLOW FOR VARIATIONS BASED ON THE COMPANY'S NEEDS. MR. GLASSBURG RECOMMENDED CONTINUING TO SUPPORT THE LARGE GENEROUS INTERSECTIONS IF IT IS GOING TO CONTINUE AND THEY NEED TO BE INCORPORATED INTO THE PLANNING. MR. CROASMUN STATED THAT HE FELT THERE SHOULD NOT BE THE BIG AREAS AT THE INTERSECTIONS AND THE TRACTOR TRAILERS COULD UTILIZE THE CUL DE SACS TO TURN AROUND AND THE INTERSECTIONS SHOULD NOT BE USED FOR TRAILER TRUCKS TO TURN AROUND. MR. FULGHUM SAID THAT WAS PUT IN ORIGINALLY TO HANDLE THE UNKNOWN. MR. SMITH SUGGESTED TWO ENTRANCES, ONE THAT WOULD BE FOR SERVICE TRUCK ENTRY. MR. CROASMUN SAID THE MASTER PLAN FOR THE PARK SHOULD NOT BE DONE IN PIECES, BUT A PLAN NEEDED TO BE PUT IN PLACE FOR FUTURE EXPANSION OF THE PARK. MR. SAGER SAID THAT SOME OF THE IDEAS ARE GOVERNED BY TRAFFIC ENGINEERING STANDARDS TO A DEGREE. MR. CROASMUN SAID THE MORE DETAILS COVERED IN THE MASTER PLAN THE BETTER IT WILL BE IN THE FUTURE.

MR. FULGHUM ASKED WHO WAS PAYING FOR THE IMPROVEMENTS. MR. SAGER SAID THAT THE COUNTY WAS PAYING FOR THE SITE IMPROVEMENTS FOR SHELL BUILDING II AND SINCE THE OTHERS FALL SHORT OF THE COVENANTS' CRITERIA, SHELL BUILDING II WILL SET THE TONE FOR THE PARK. MR. SAGER SAID THE BUILDING HAS THREE LARGE BAYS AND THEY NEED A LOADING DOCK TO THE REAR AND THE BUYERS WILL PAY FOR BUILDING THE LOADING DOCK. MR. DAVIS ASKED WHO WAS PAYING FOR THE ROAD AND MR. SAGER SAID THE COUNTY WILL PAY FOR EVERYTHING EXCEPT THE BUILDING.

MR. SMITH ASKED HOW MUCH BIGGER WAS SHELL BUILDING II COMPARED TO SHELL BUILDING I AND MR. SAGER SAID SHELL BUILDING I IS LESS THAN 7,000 SQ. FT. AND SHELL BUILDING II IS 25,000 SQ. FT. MR. SAGER SAID HE FELT THE 25,000 SQ. FT. BUILDING WAS A BETTER SIZE AND THE BUILDING AND THE PROPERTY IS EXPANDABLE. MR. SAGER SAID THE FOOTPRINT FOR THIS PROJECT WAS ORIGINALLY 5 ACRES AND NOW IT IS 7 ACRES. MR. SAGER SAID A PIECE OF THE WETLANDS WAS SOLD, SO THE COUNTY DOESN'T OWN THE WETLANDS.

MR. CROASMUN SUGGESTED CREATING A REGIONAL RETENTION BASIN SYSTEM, BUT THIS SHELL BUILDING STANDS ALONE. MR. GLASSBURG FELT THAT COULD BE PLANNED AND SOME LAND WOULD BE SAVED BY SHARING THE RETENTION AREA. MR. SAGER SAID THE DOWNSIDE OF THAT IS THAT SOMEONE WOULD HAVE TO OWN IT AND THERE ARE COSTS INVOLVED WITH STORM WATER MANAGEMENT. MR. SMITH SAID THAT REGIME FEES COULD COVER IT AND IT COULD BE AESTHETICALLY PLEASING. MR. CROASMUN SAID THERE WAS ROOM TO DO IT, BUT MORE ENGINEERING WOULD HAVE TO BE DONE UPFRONT AND THEY WOULD NEED TO DETERMINE HOW LARGE IT SHOULD BE. MR. SAGER SAID HE WOULD CHECK INTO IT BEFORE THE NEXT MEETING. DR. HOOD SAID THE MASTER PLAN WOULD HAVE TO BE DONE OVER. MR. SMITH SAID THEY COULD USE IT, STUDY IT, AND FIND THE BEST LOCATION FOR THE RETENTION BASIN. MR. CROASMUN SAID THAT THE LAYOUT WOULD NOT HAVE TO BE REDESIGNED, BUT THEY COULD DETERMINE THE BEST WAY AND BEST LOCATION TO HANDLE IT. MR. SMITH ASKED HOW IT WAS DECIDED WHAT COULD GO INTO THE PARK. MR. SAGER SAID INDIVIDUALS COME TO THE COUNTY AND THEN HE FINDS A SITE THAT WILL WORK FOR BOTH THE COUNTY

AND THE COMPANY. MR. SAGER SAID THAT 13 ACRES ARE RESERVED IN THE FRONT OF THE PARK FOR RETAIL COMMERCIAL. MR. FULGHUM SAID THEY PLAN TO KEEP DOING WHAT THEY HAVE BEEN DOING AS THERE IS INTEREST IN THE PARK NOW. MR FULGHUM SAID SOME ITEMS CAN BE PAID FOR WITH RDA FUNDS AND THE COUNTY COULD BUILD THEM, OWN THEM, AND LEASE THEM OR THE COUNTY COULD JUST SELL THE LAND AND GET OUT OF IT. MR FULGHUM SAID THAT SHELL BUILDING III COULD BE BUILT, BUT THE FUNDS ARE BEING FUNNELED INTO HARDEEVILLE. MR. SAGER SAID HE COULD LOOK INTO GRANT FUNDING TO GET A NEW SHELL BUILDING STARTED.

MR. DAVIS SAID HE WAS CONCERNED ABOUT RETAIL SPACE SITTING EMPTY. MR. SAGER RESPONDED THAT RETAIL OFFICE SPACE AND WAREHOUSING IS NEEDED AND CURRENTLY HE HAS TWO SALES CONTRACTS FOR THOSE PURPOSES.

MR. SAGER READ THE COVENANTS ON PAGE 13 WHICH LISTED THE ITEMS THE COMMITTEE HAD THE AUTHORITY TO APPROVE. MR. GLASSBERG SAID HE REFERRED TO THE COVENANTS WHEN HE DID THE DESIGN WORK.

LIGHTING OF THE PARK WAS DISCUSSED AND MR. GLASSBURG SAID THAT WALL PACKS WERE PLANNED AT THE APPROPRIATE DISTANCES. MR. DAVIS ASKED WHY THE OWNERS SHOULD NOT DESIGN AND PAY FOR EXTERIOR LIGHTING AND WHY WAS THIS NOT DISCUSSED PREVIOUSLY. MR. FULGHUM RESPONDED THAT IT CAN BE INCLUDED IN THE NEGOTIATIONS THAT IT WOULD BE AT THE OWNER'S EXPENSE. MR. GLASSBERG SAID THAT PALMETTO ELECTRIC HAS A LEASE POST PROGRAM AND PALMETTO ELECTRIC WOULD DO ALL THE ENGINEERING. MR. SAGER SAID THAT HE WOULD LOOK INTO IT. MR. DAVIS SAID HE WOULD ALSO CHECK INTO IT, MR. DAVIS CONTINUED THAT PALMETTO ELECTRIC DOES ALL THE UPFRONT WORK AND THE COST CAN BE INCLUDED IN THE REGIME FEE.

MR. SMITH SAID HE WOULD LIKE TO HAVE ANOTHER MEETING TO ADDRESS THE LIGHTING AND TO FINISH THE MASTER PLAN.

MR. CROASMUN SAID HE WILL WORK ON THE STORMWATER MANAGEMENT. MR. SMITH SAID A CHECKLIST WAS NEEDED AND THINGS NEEDED TO BE DOCUMENTED. MR. SMITH ASKED MR. SAGER TO PROVIDE HIM WITH A CHECKLIST. MR. DAVIS MOTIONED AND DR. HOOD SECONDED THE MOTION TO APPROVE THE SITE PLAN AS SUBMITTED PLUS THE LIGHTING AS PRESENTED. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR. MR. DAVIS MOTIONED AND DR. HOOD SECONDED THE MOTION TO HAVE THE STAFF FORMULATE A STORMWATER DRAINAGE PLAN WITH ATM AND TO DEVELOP A LIGHTING PLAN WITH PALMETTO ELECTRIC. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

MR. SMITH TOLD MR. SAGER HE WANTED A CHECKLIST PROCEDURE FOR INSPECTION.

MR. SAGER TOLD THE COMMITTEE THAT PROJECT STICKY IS A COMPANY FROM BLUFFTON CALLED MR. LABEL, AND MR. SAGER REQUESTED THAT MR. SMITH ATTEND THE OCT. 1, 2007 MEETING OF THE COUNTY COUNCIL TO SHOW HIS SUPPORT OF THE PROJECT DURING THE PUBLIC HEARING. MR. SAGER SHOWED THE COMMITTEE THE LOCATION OF MR. LABEL WHICH WILL BE LOCATED ON A 7 ACRE BLOCK. MR. SAGER SAID THAT THE 7 ACRES WILL ALLOW FOR EXPANSION.

MR SAGER SAID THAT PARCEL 25 IS A BLOCK OF 4 ACRES, PURCHASING 2 ACRES WITH AN OPTION TO PURCHASE AN ADDITIONAL 2 ACRES. MR. SAGER SAID THAT

HE HAD NO SITE PLANS FOR THE PROJECTS, BUT THEY MUST START WITHIN ONE YEAR OR THE LAND GOES BACK TO THE COUNTY.

MR. DAVIS SAID HE WAS CONCERNED ABOUT REGIME FEES FOR THE BUSINESS ALREADY IN THE PARK. MR. SAGER SAID THE FEES COULD ALSO BE CLASSIFIED AS A SPECIAL ASSESSMENT. MR. SAGER SAID THERE WERE ADVANTAGES TO A REGIONAL APPROACH. MR. SMITH SAID THE 1<sup>ST</sup> STEP WOULD BE TO DETERMINE WHAT THE REGIME FEES WOULD COVER. MR. SAGER SAID THE SITUATION NEEDED TO BE EXPLORED TO MAKE SURE OF THE BEST WAY TO HANDLE IT. MR. SMITH SUGGESTED THAT THE COUNTY ATTORNEY EXPLORE THE SITUATION AND SEE IF THE FEES CAN BE ESTABLISHED. MR. SAGER SAID HE WOULD CHECK AND SEE HOW OTHER COUNTIES HANDLE THIS.

MR. SMITH ASKED WHO WAS PURCHASING SHELL II AND MR. SAGER SAID THE BROWN CAMPBELL COMPANY AND THAT THEY ARE A COMPETITOR OF OHIO GRATINGS. MR. DAVIS ASKED HOW OHIO GRATING FELT ABOUT THEM MOVING INTO THE PARK AND MR. SAGER SAID THEY HAVE WORKED IT OUT AND HAVE A GENTLEMAN'S AGREEMENT. MR. SMITH ASKED WHAT WAS THE TIME LINE AND MR. SAGER SAID SIX MONTHS. MR. DAVIS ASKED WHEN THE PAVING START AND SAGER SAID THE PLANS WERE TO GO OUT THE END OF THE WEEK AND THEY WERE TO GO FOR THE PERMITS AND PUT IT OUT TO BID THIS WEEK. MR. SAGER SAID THE LANDSCAPING WILL MOST LIKELY BE DONE IN HOUSE AS THE FUND IS DWINDLING AND THAT HE HAD ABOUT \$11,000.00 FOR THE PLANTINGS.

MR. DAVIS ASKED ABOUT THE ENTRANCES AND MR. SAGER SAID THAT THE COST WILL DETERMINE IF THEY CAN AFFORD BOTH. MR. GLASSBERG SUGGESTED DOING THE NORTH ENTRANCE IF THERE WAS NOT ENOUGH MONEY. MR. GLASSBERG SAID THE NORTH ENTRANCE SHOULD COST ABOUT \$26,000.00. MR. GLASSBERG ASKED HOW THE COMMITTEE COULD APPROVE THE LANDSCAPING PLAN FOR THE NORTH ENTRANCE. DR. HOOD SAID IT WOULD HAVE TO BE PLACED ON THE AGENDA OF THE NEXT MEETING.

MR. SMITH SAID HE FELT THE COMMITTEE NEEDED TO MEET MORE OFTEN THAN THE QUARTERLY MEETINGS.

MR. SMITH ASKED IF ANYMORE HAS DEVELOPED REGARDING THE HAVEN HOMES HEADQUARTERS LOCATING IN THE PARK. MR. SAGER SAID HAVEN HOMES WAS DOING WELL, BUT HE DIDN'T KNOW ANYMORE ABOUT THE RELOCATION OF THEIR HEADQUARTERS AND HE WOULD CHECK INTO IT...

MR. DAVIS ASKED ABOUT THE PAVING OF THE TICO PARKING LOT AND MR. SAGER RESPONDED THAT THEY HAVE STRAIGHTENED UP THE AREA AND THEY HAVE ONE YEAR TO PAVE THE LOT. MR. SAGER SAID THEY ARE ALSO TAKING BETTER CARE OF THE PROPERTY. MR. SAGER SAID THEY CANNOT REQUIRE TICO TO PAVE THE PARKING LOT, BUT THEY CAN REQUIRE THEM TO PAVE THE DRIVEWAY. MR. SAGER SUGGESTED HOLDING THE NEXT MEETING AT HAVEN HOMES.

**ADJOURN:**

MR. DAVIS MOTIONED AND MR. SMITH SECONDED THE MOTION TO ADJOURN THE MEETING. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

RESPECTFULLY SUBMITTED BY:

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JUDITH M. FRANK, CCC  
CLERK TO COUNCIL

APPROVED BY:

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CANADA SMITH  
CHAIRMAN