

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
March 16, 2004

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The Corridor Review Board met at the County Administration Building in Room 280, Beaufort, SC.

**Members Present:**

Wayne "Cooter" Ramsey, Chair  
Brian Coffman  
Kenneth "Mark" Dixon  
James Stevens

**Members Absent:**

Eliza Hill, Vice-chair  
William Palphreyman  
Darrell Snyder

**Staff Present:**

Robert Merchant, Development Review Planner

- I. **Call To Order:** Wayne "Cooter" Ramsey called the meeting to order at 4:30 P.M.
- II. **Review of the Minutes of the Previous Meeting:** Kenneth "Mark" Dixon motioned to approve the minutes of the March 2, 2004 meeting. Brian Coffman seconded. Motion carried.
- III. **General Public Comment:** There were no general public comments.
- IV. **Old Business:** There was no old business.
- V. **New Business:**
  - A. **Exxon Car Wash Addition, Lady's Island:** Wayne "Cooter" Ramsey recused himself. Robert Merchant gave the project background. Paul Moore of Andrews Engineering and Wayne "Cooter" Ramsey of Allison Ramsey Architects presented. James Stevens motioned to give the project final approval with the following conditions:
    - The landscaped peninsulas on either side of the proposed carwash will be narrowed and lined up with the front of the carwash to facilitate traffic flow through the Exxon station.
    - One crape myrtle proposed for the highway buffer area will be replaced with a live oak.
    - The proposed gooseneck fixtures for the exterior of the car wash will be replaced

with a similar fixture that is full cutoff.

Kenneth “Mark” Dixon seconded. Motion carried.

- VI. Other Business:** Jim Hicks, who was representing the Lady’s Island Community Preservation Committee, commented that the committee agreed to allow carwashes with service stations as a Special Use. The Committee never anticipated that a carwash would be permitted without a public hearing before the Zoning Board of Appeals. He expressed concern that several houses in the Newpoint subdivision were constructed close to Sams Point Road and would be adversely impacted by the carwash.
- VII. Adjournment:** The meeting was adjourned at 5:00 p.m.