

A meeting of the Historic District Review Board was held on February 10, 2016 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Joel Newman, board members Chuck Symes, Barbara Laurie, Quinn Peitz and John Dickerson, and planning staff Lauren Kelly.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

CALL TO ORDER

Chairman Newman called the meeting to order at 2:00 p.m.

MINUTES

Mr. Dickerson made a motion, seconded by Mr. Symes, to approve the minutes of the January 13, 2016 Historic District Review Board meeting. The motion to approve as submitted passed unanimously.

REVIEW OF FULL BOARD PROJECTS

500 Port Republic Street, Identified as District R120, Tax Map 4, Parcel 963,

Dock Addition

Applicant: O'Quinn Marine Construction for Scott M. Sonoc (HR16-03)

The applicant is requesting HRB approval for an addition of a boatlift and electricity to the existing dock.

Ms. Kelly said both applications before the board have the same applicant and the same intention. The applicant is asking for a boatlift and electricity to this dock, which was recently constructed. She gave the history of the dock's approval by the board. A 104' dock was approved by the HRB, with the condition that neither a boatlift nor lighting would be added to it. In 2013, the OCRM denied the applicant's request for a 306' dock, the applicant brought a lawsuit, and the OCRM's resulting approval included a boatlift and lighting. Staff approved that dock's construction per the lawsuit, but did not approve the boatlift and lighting.

Ms. Kelly said the UDO deems "structures attached to the high ground" to be within the historic district, so the HRB has purview over the aesthetics of docks, including boatlifts, lighting, handrails, etc. She noted the applicable guidelines: the UDO's review criteria for the Historic District Review Board and the Secretary of the Interior standards.

In 2009, Ms. Kelly said, "aesthetics were a concern," which is why the HRB approved the project with the condition of it having no boatlift or lighting. The applicant's representative assured the board at that time that the boatlift and lighting were not part of the proposal. The dock is longer now than when it was originally brought to the board, Ms. Kelly said, so aesthetics are a greater concern. Staff feels the dock detracts from the effect of the house's "south-facing parti," because it interrupts the view. The

defining features, spaces, and spatial relationships of this property and of the historic district's marsh line will be altered by the boatlift and lighting, staff feels, so it recommends denial of the request. Staff believes the HRB's previous decision should be upheld, based on a shorter and less obtrusive dock.

Ms. Kelly said the application to make the dock longer had involved litigation, and the court order allowed its extension. When application was made to the city, staff approved the dock but didn't feel comfortable approving what the HRB had denied before.

Mr. Symes said the request is for "electricity," not "lighting." Ms. Kelly said she was unsure about that and recommended asking the applicant about it.

Mary Shahid, attorney for the applicant, **Scott Sonoc**, the owner of 400 and 500 Port Republic Street, said he had come to her after he was denied a dock permit. Coastal Engineers' sediment experts did an analysis near the bridge at the mouth of the tributary, she said, and determined that it was closing, at what rate, and the source of the sediment. Based on that information, "the agency entered into a consent order with us, allowing the dock to extend out to the Beaufort River." Ms. Shahid said this information is important to the HRB, because there will be other dock requests like this one in the future. Like Mr. Sonoc, other property owners in the area now have deep-water property because of "conditions in the smaller creek."

Ms. Shahid said she was not involved in the 2009 permit request. When Mr. Sonoc applied to extend the dock at 500 Port Republic Street, she was not aware that "we accepted a conditional approval" and "didn't reserve the right to ask for the boatlift again." She gave the board and Ms. Kelly photos and other documents related to the dock.

Ms. Shahid said she doesn't believe the HRB has jurisdiction over this matter: its authority is over the historic district, which she said does not extend into the Beaufort River. If the board's jurisdiction "is based on an attachment to the high ground," she said, "that's a very tenuous basis for jurisdiction." It would be "extremely easy," Ms. Shahid said, for both 400 and 500 Port Republic to be "offset from the sea wall," without any contact to the high ground. Although this would not be ideal, she said, docks attach to tidal areas, not to high ground. This is why, legally, she doesn't believe the HRB's jurisdiction extends "out into state tidelands." Mr. Symes said, according to her definition, "they couldn't get water and electricity to the dock"; Ms. Shahid said that argument could be made, but "attachment" is the issue.

Ms. Shahid discussed **Duncan O'Quinn** photos next of various boatlifts on docks in the historic district. She said Mr. Sonoc is "not introducing something new" to the area – boatlifts are "common" there, she said – so to tell him he can't have a boatlift on his dock is "inequitable." His need for the long dock arose because of an occurrence in

nature: the sedimentologists theorize, Ms. Shahid said, that when the seawall was constructed, it changed the transport of sediment, funneling it into the mouth of the creek, and transforming some properties into "Beaufort River properties."

Ms. Shahid said she doesn't believe the boatlift is the issue for the HRB, because there are other boatlifts in the historic district already. "The issue is the length" of the dock, she said, which is "a consequence of a natural change." These are multi-million dollar waterfront properties, she said, that now have deep-water access, and "you're not going to deny these people water access or the ability to utilize the property."

Ms. Shahid said other boatlifts are within view of Mr. Sonoc's property, so the HRB's denial of one to Mr. Sonoc in 2009 and now is, she believes, the board "trying to minimize the impact of this longer dock." While the applicant contests the board's jurisdiction, "we have to come here to get a building permit." To work with the board to minimize impact, she and his other representatives "will entertain any suggestion you may have," she said, "and, in fact, ORCM specifically asked us, as part of the consent order that we entered into, to consult with **Maxine Lutz** (Historic Beaufort Foundation) about the dock," so they had sent Ms. Lutz a letter, but there has been no consultation.

The board can't authorize a boatlift without authorizing electricity, Ms. Shahid said. She is unsure how lighting "became part of the conversation." Mr. Symes asked if the electricity was intended for the boatlift or for lighting. Ms. Shahid said "the use of origin is the boatlift," but it "can be put to other uses," such as a light at the end of the dock or low-level lighting along it for safety.

Chairman Newman said state statute deems the Historic District Review Board to represent a community, in this case, Beaufort's historic district, which includes "significant natural scenic areas." While a line can be drawn around "terra firma" in that district, he feels that it includes the viewshed as well.

Chairman Newman pointed out that the images Ms. Shahid had given the board are of docks on small feeder creeks and "the perimeter of the peninsula," which is different from docks on the Intracoastal Waterway or the Beaufort River. Concerning the scientific study Ms. Shahid had cited, he said the seawall was built in 1979, and he finds it difficult to imagine that it is now causing something this "dramatically different" to occur.

Mr. Sonoc is "reaching out far beyond what everybody else has," Chairman Newman said, and into the viewshed of the Historic District as well as "of everybody who comes over the (Woods Memorial) bridge," as opposed to those who have docks along the feeder creeks. He feels Mr. Sonoc's actions seem "indifferent to the community." Saying, as Ms. Shahid had, that effectively, Mr. Sonoc "could just not attach (the dock) to the land and hop over onto" it, reflects "the same kind of logic and indifference" to the community as the desire for a dock of this size.

If the board turns this application down, Chairman Newman said, he feels certain Mr. Sonoc will go to court again, but the HRB's "responsibility is to represent" this historic part of the community. It is charged with maintaining the district's "spirit and character," including the viewshed. There may be old boatlifts on The Point, he said, but they are "back in the marsh and . . . on a creek," not on the principle river in a navigation area.

The length of Mr. Sonoc's dock, Chairman Newman feels, is "ridiculous"; the time to walk to the end of it would put Mr. Sonoc halfway to the Beaufort marina, where he could have docked his boat with "constant surveillance, 24/7, and it would have cost him less than his dock." There are also three boat landings within less than a mile of Mr. Sonoc's property, Chairman Newman said. While Ms. Shahid can and "probably will" build a legal case for the boatlift, he feels the matter indicates "gross indifference to this community."

Ms. Shahid said, "I don't want to litigate it"; she wants to come to an equitable solution that does not appear indifferent to the community and is about "balancing rights" and lessening impact. When she was an attorney with DHEC/OCRM, she had worked on dock issues, so she understands the need to preserve the district's "sense of time and place." Docks and boats were a part of the historic fabric of the district, Ms. Shahid said.

She had studied the UDO in terms of the HRB's authority and the sources they are to follow, Ms. Shahid said, and she found no specific standards for the board's analysis of docks. The city's staff had used "the Department of the Interior's standard for rehabilitation," which does not apply to the construction of a dock, so the citation that staff "relied on," she said, arguably "doesn't apply to these docks."

Mr. Symes said he strongly agrees with Chairman Newman, and "everyone who comes to Beaufort sees this dock . . . You cannot *not* see it," unlike the others in the neighborhood, which are hidden and subdued because of the marsh. He thinks it's "telling" that Mr. Sonoc had sent a representative to the meeting rather than appearing himself; denying the board's authority is not a good way to begin, he added.

Chairman Newman said Mr. Sonoc chose Ms. Shahid as his attorney because of her past experience with DHEC/OCRM. Mr. Sonoc had litigated to get what he wanted, and this is "exactly the same measure here." He wants this boatlift and electricity, Chairman Newman said, and is taking "exactly the same approach" to get it as he did to get a longer dock. Mr. Sonoc had "hundreds of other opportunities" that would have gotten him "exactly what he wanted" *outside* of the historic district, which would have had no effect on the community – or may even have had its support – but "he chose this context," Chairman Newman said.

Ms. Shahid said the evidence was clear that the mouth of the creek is closing in, and

DHEC had accepted that evidence. She called it a “natural change.” Mr. Symes said he believes that in 50 years the creek will be silted in, and nothing will be there. When one buys property in the historic district, he said, there are “certain inherent things” that can and can’t be done. The Historic District Review Board has to approve everything that is done to the exterior of homes there – like windows – and as a property owner there, he accepts those conditions and the limitations. Ms. Shahid said there are no standards in the historic district that apply to docks and boatlifts that are like those that apply to the houses there, and there are docks “all through the neighborhood.”

Mr. Peitz asked why the board should do anything today about the boatlift and electricity that it didn’t do in 2009. Ms. Shahid said, “The situation has changed” because this is “a different dock . . . (that extends) to the Beaufort River.” Mr. Peitz said it’s “more visible from the gateway to the city.” Ms. Shahid said, “The compelling argument to allow a boatlift is that there’s nothing that prohibits it in any of your standards, it’s a common usage along the waterways of the historic district,” and it can sometimes be “a safety feature” – e.g., Beaufort County’s dock ordinance says “a boatlift *shall* be allowed,” Ms. Shahid said – and it can “be better for boating” for a boat not to be “tied up to a float,” where it’s “subject to constant wave action.”

Ms. Shahid said in 2009, the creek was determined to be “navigable,” which changed in 2014–15. Mr. Peitz said he doesn’t see “changed circumstances in six years.” Ms. Shahid said, “Being out to big water necessitates more stable moorage . . . It’s better for the boat,” too.

Ms. Laurie asked Ms. Shahid how she was willing to work with the board. Ms. Shahid said for 400 Port Republic Street, there seems to be “a concern about lighting.” They haven’t discussed that, but she said could ask Mr. Sonoc to agree to have no lighting on the dock, or if that was not acceptable, to present the HRB with a low-profile lighting plan. Ms. Shahid said she could also ask Mr. Sonoc to present a plan for a low-profile boatlift, and she would be happy to talk with him about not having handrails, or only having them on one side.

Mr. Symes said he doesn’t believe the board has ever approved an application without seeing any plans. What the lighting and boatlift would look like is a big question for him, so until the applicant provides the board with an option, Mr. Symes suggested, they could table the matter.

Mr. Peitz said allowing this boatlift and lighting “would adversely affect the historic district,” so doing drawings “would waste their time.” Because no boatlift was requested in 2009, the board had no opportunity to deny permission for one. Ms. Kelly said the boatlift and lighting were not requested in 2009, but “there was discussion” about them, and the condition (of not having them) was added to the board’s approval at that time. The permit now authorizes it, Ms. Shahid said.

Cheryl Neison said she has lived in the historic district for 13 years and opposed both of Mr. Sonoc's docks being built. "The nebulous character of the electricity" is a major issue because it sets precedent, she feels. The prices of the houses in the area, which Ms. Shahid had brought up, are irrelevant, Ms. Neison said. She feels Mr. Sonoc should have researched how the community felt about what has and hasn't been approved. That there is talk of others also wanting to extend their docks into the creek is irrelevant, too, Ms. Neison said.

Ms. Laurie said she understands residents' sentiments, and as a native Beaufortonian, she understands the need to maintain its historic character, but the board has to be clear about what its decision-making is based on, which should be "facts and standards," not emotional arguments. The homeowner is probably emotional, too, Ms. Laurie said, but the board's decision needs to be "based on something sound and factual," especially if this matter is litigated again.

Chairman Newman said that Ms. Shahid is saying that the board does not "have standing" because, the Historic District has "a boundary to it," but to him, "the viewshed around this area is almost as significant or more significant" than the individual historic houses because of the "significant piece" of history that is in Beaufort's "attachment to the water" that surrounds it. The applicant was allowed a longer dock based on the scientific research that was presented in the litigation, Chairman Newman said, but the HRB has "the responsibility of guiding and protecting and . . . representing the community" based on "what this place looks like."

Mr. Peitz made a motion to deny the request to add a boatlift and lighting to the dock, because "the features, spaces, and spatial relationships that characterize this property, and the marshland of the historic district as a whole, would be altered forever" if they were allowed, and it would have an adverse impact on the view shed. Mr. Symes seconded. The motion was approved 4-0, with Ms. Laurie abstaining.

400 Port Republic Street, Identified as District R120, Tax Map 4, Parcel 964,

New Dock

Applicant: O'Quinn Marine Construction for Scott M. Sonoc (HR16-04)

The applicant is requesting HRB approval to construct a new dock with a boatlift.

Ms. Kelly asked if lighting/electricity was a part of this request for the new dock. Ms. Shahid said they need an electrical charge for a boatlift. Ms. Kelly said there should be discussion about whether the handrails could be removed, and if there was a detail or a photo of their design. As she understands it, she said, this is the same as the dock that is already built, "plus the additional request of the boat landing."

Mr. Symes said the ramp appears to be aluminum and asked if ramps come in a darker color or could be made darker than aluminum. Mr. O'Quinn said Mr. Sonoc has asked him to come up with a way to design the ramp so that it's "less bright," maybe by

covering it with wood, or so that it looks like it is wood and has “the charm and the character of an old wooden dock.”

In regard to the boatlift, Mr. O’Quinn said, on Spring Island, they had lowered a boatlift to make it level with the dock so that it’s not seen until the boat is on it. He said the plan is for the boat landings to “be less obtrusive than any of the other boat landings you see” on The Point. Electricity is necessary even if there’s no lighting or boatlift, Mr. O’Quinn said, so the board could allow Mr. Sonoc to run electricity on the dock but not allow lights.

Chairman Newman said he feels certain that Mr. Sonoc will be able to litigate around the board’s decision. Mr. O’Quinn said another property owner who wants this will take it to court, not Mr. Sonoc. Mr. O’Quinn said Ms. Kelly had said that the boatlift and electricity were denied in 2009, but that’s not the case: “It never was denied because we didn’t ask for it.” He said the board spoke about these features and said they shouldn’t be allowed, “but it never was brought up by the applicant or me as his representative.”

Mr. Peitz said the specific language about docks of this length, boatlifts, etc. in the Beaufort River is not there because putting such structures there was not contemplated when the standards the board consults were written, so “maybe this is a policy issue.” Since litigation has already allowed one dock of this size that was initially denied, and another dock like it has been approved to be put next to it, and because Ms. Shahid and Mr. O’Quinn have said that other property owners in the area are considering putting in similar docks, maybe staff and city council need to look at the larger policy and change the ordinance, Mr. Peitz said. Then the HRB could administer it without departing from the zoning ordinance and the documents typically used for historic review.

Chairman Newman agreed and said the applicant could litigate to achieve a legal decision “that this isn’t in our purview, but it’s in our purview *today*.” If, like the dock extension, such litigation is successful, then “there won’t be this review,” but the board is being asked today if “this is alright in the Historic District,” he said, and it is saying, “No, we don’t.” The board’s “charge is to protect the properties and the viewshed,” Chairman Newman said, and Mr. Sonoc can go beyond the board’s authority, as he did with the dock extension, and if he’s successful, it will “create the precedent” for others who might want what Mr. Sonoc wants.

Mr. O’Quinn suggested that if that were the case, this meeting could be an opportunity to determine “the best way to put in the boatlift,” and establish precedent, for example, that the boat landing has to be “at the level of the deck.” Chairman Newman said that would be akin to the board saying in 2009 not to put in a boatlift on the shorter dock. Mr. O’Quinn contended again that what the HRB said then “was not a denial because we didn’t ask for [anything].” Mr. Symes said he feels this meeting is not the place to make such a policy. Chairman Newman agreed, saying that the board wasn’t supposed

to “design the boat landing;” the board is only meant to make a judgment on the application that is before it.

Looking at the photo of Mr. Sonoc’s dock that Ms. Kelly had taken from the Woods bridge, Mr. Dickerson said, if he zooms in and looks at it very closely, he can make out 3 other docks, but “those blend in” and are not visible; Mr. Sonoc’s is the only one he sees clearly. “This is *our* viewshed,” Mr. Dickerson said. “This is what we look at every day.” The docks that were put in earlier were built in the grass and were “rarely seen.” Some docks in the historic district are longer than others, but in this viewshed, Mr. Sonoc’s is the one that stands out, he said.

Ms. Lutz said that “the board has voted,” and what Mr. O’Quinn has said “is irrelevant to the decision.” The HRB follows certain guidelines and doesn’t make policy for the City of Beaufort.

Mr. Symes asked about handrails on the dock. Chairman Newman said it could have bumper rails. A certain kind of handrails were approved for the dock before it was extended; their detailing was the same. **Mr. Peitz made a motion to approve the application as submitted. The motion died for a lack of a second.**

Mr. Peitz made a motion to approve the removal of the existing dock and building of a new one that is 306’ with a fixed pier head. Chairman Newman said the request was for a boatlift, so if the board was not going to approve a boatlift, “the motion should reflect that.” Ms. Kelly said there’s also “a floating dock with an attached ramp,” and she doesn’t know if a boat can be put onto “a dock that doesn’t have a floating part.” Mr. Symes asked if the board has the authority to deny a floating pier head. Chairman Newman said no. As with the former dock, the HRB’s standing is limited to its appearance.

Mr. Peitz revised his motion: to approve the request as submitted but deny the boatlift. Mr. Dickerson seconded the motion for discussion. There was a discussion of the particulars of the motion. Chairman Newman said they would need to deny electricity, as well. Mr. Symes recommended that it be added to the motion that the ramp should be made to look wooden to the extent that is possible. **Mr. Peitz withdrew his motion and Mr. Dickerson his second.**

Mr. Symes made a motion to approve removal of the existing dock and building a new dock that is 306’ long, with handrails and similar construction to the dock at 500 Port Republic Street, making the ramp between the pier head and the floating dock less visible by cladding it with wood or other materials, but to disapprove the addition of a boatlift and electricity. Mr. Peitz seconded the motion.

Mr. Dickerson said the DHEC permit explicitly allows what the applicant has requested. If Mr. Sonoc has a permit, “all of that’s in there” (i.e., electricity, the boatlift, etc.)

Chairman Newman said yes, but DHEC doesn't recognize the design standards of individual communities or a historic district. DHEC bases giving its permits on land, water, and navigability. Mr. Dickerson said he feels they should get the city attorney's view on whether the HRB is doing the right thing in terms of its acceptance or denial. This request is a different than the request for 500 Port Republic Street, which is for "a change" to a dock that "is already built and in place." He expressed concern that with 400 Port Republic Street, the board is picking and choosing parts of the permit to approve, so he feels **Bill Harvey** needs to weigh in. Chairman Newman said he understands Mr. Dickerson's point, but he feels they should make their decisions based on "the original statute," which says that the board's responsibility is the historic district and significant natural scenic areas.

Chairman Newman said the applicant's request is clear, so they can't "remain silent" on parts of it, as Mr. Peitz had suggested. He and Mr. Symes agreed that this matter would be litigated, so they should stay within the realm of the HRB's legal authority. Ms. Kelly clarified the board's role in determining design aspects in Beaufort's Historic District (e.g., the HRB's approval of certain kinds of windows in historic homes).

Ms. Lutz read the applicant's request aloud. Mr. Sonoc already has approval to build a dock, she said; that's not in the board's purview. She said she would like to see the HRB "take a stand" against this dock's length in its discussion and its motion, in order to make the board's opposition to it clear to the public, even though the size of the dock is out of the board's hands. Ms. Lutz added, "It wasn't litigated. DHEC gave approval, so [Mr. Sonoc] didn't have to litigate the second dock."

There was a discussion of the lengths of the current and approved docks. Mr. Dickerson asked Mr. O'Quinn the depth of the water at the end of the existing dock. Mr. O'Quinn said it's "about 7'" at "low water." He discussed the reasons for taking out the old dock.

Chairman Newman asked what would prohibit Mr. Sonoc and others from building docks 20 years from now that "jump over (the) sand bar." It's a federal channel, Ms. Shahid said, and there's an offset.

Mr. Peitz asked Ms. Lutz how long she feels the docks should be. Historic Beaufort Foundation has taken the position that the HRB took in regard to 500 Port Republic Street, Ms. Lutz said: that "extending to the channel is an intrusion on the historic district." The current docks in the area blend in, and she thinks their length is appropriate. Mr. O'Quinn said when the Harveys' dock was built 25 years ago, it was "plainly visible."

Mr. Peitz asked, in 2009, before the matter was litigated, how long the dock was at 400 Port Republic Street. Chairman Newman said it was short and went to the inner creek. Ms. Kelly said the statute is "to navigable water," and that has been redefined.

Chairman Newman said the HRB doesn't have authority to approve or deny the building of the dock; it only has purview over the aesthetics of the dock. Permission for its length is in the DHEC permit, so it is beyond the board's purview. The HRB can contend that the handrails and details should match the dock at 500 Port Republic Street that is already built, he said, and state that they "do not want to see a boatlift." **Mr. Symes withdrew his motion and Mr. Peitz his second.**

Mr. Dickerson reiterated that the motion must only "speak to aesthetics"; the HRB can't pick apart a DHEC permit. **Mr. Peitz made a motion to approve handrails for the dock that are similar to those on the dock at 500 Port Republic Street, to disapprove the addition of a boatlift and electricity, and to clad the ramp in wood or other materials. The motion passed 4-0; Ms. Laurie abstained.**

Chairman Newman asked that Mr. Sonoc's representatives convey the message to him that this is a difficult and emotional issue for people in Beaufort. What the board has said represents feelings within the community. Ms. Shahid said Mr. Sonoc was not present because he was not available, not because he's indifferent. "He has a different opinion than you on how he should use his property," she concluded.

OTHER BUSINESS

Ms. Laurie asked for an update on the demolition at 1310 Washington Street, which had come before the board in July 2015. Ms. Kelly said staff has not gotten an update from the attorney about the matter going to court "to clear up the title," but this is around the time that he had said he would get in touch, so she would check on that.

Ms. Kelly said the HRB cannot "set a policy at a meeting," but it is within its purview "to recommend a policy to the city council." Staff could set up a work session with council for that purpose, or the HRB could recommend that a policy be incorporated into the new code.

Mr. Peitz said he feels the residents of The Point should express their opinions to their representatives on city council; some residents may support these docks. Ms. Lutz said this matter is not just affecting the residents of The Point. Chairman Newman said his opinion is that "this is a done deal." He said he's certain the applicant will take the matter to court, and all "we have to hang our hat on is a general . . . scenic view and our sense of the community." Ms. Lutz said community pressure "has not affected [Mr. Sonoc] whatsoever." Mr. Dickerson said it's worthwhile for council to have a work session to discuss this, and the HRB could request that, in order for the community to express itself about this matter. He said there are currently no guidelines, as Ms. Shahid had pointed out, so the HRB has nothing to stand on until there are.

Ms. Neison said Beaufort's Historic District is a National Historic Landmark District (NHLD), and "the integrity of it is being challenged." She feels "there needs to be input from the Department of the Interior," which "governs that," to determine "what is

detrimental to the ongoing development of the historic district.” People other than those who live on The Point oppose these docks, she said, because they are “a threat to the historic district, first and foremost.” The Department of the Interior could revoke the NHLD status, Ms. Neison said. Mr. Dickerson said it’s important that there be a good ordinance for the board to work from.

Mr. Peitz said the struggle occurs because of the conflicting regulations of the state and municipalities. In this matter, DHEC is allowing more than the community wants to be allowed. If city council takes up the matter, he feels the board’s powers and duties need to be made clear.

Reed Armstrong, Coastal Conservation League, said OCRM permits show “general conditions.” Mr. Dickerson read this section to the board. Mr. Armstrong said this was the basis for the Beaufort County dock ordinance. Mr. Peitz said the city’s ordinance could be rewritten to be made “stricter than DHEC,” and then the HRB’s hands wouldn't be tied as they were today.

Mr. Symes pointed out that the “the whole area around The Point is slowly silting in,” so this will continue to be an issue. Councilman **Phil Cromer** said the problem is that more docks lead to more shoaling; this is occurring in Factory Creek.

There was a general discussion among the board and Ms. Lutz about parliamentary procedure in regard to abstention from votes.

Carolyn Zinke said there are similar issues in her town – Geneva, Illinois – which has just passed an update to its ordinance after a year of city council argument. She went on to offer her and her husband’s perspective – as long-time visitors to Beaufort – on the dock at 500 Port Republic Street.

There being no further business to come before the board, **Mr. Symes made a motion, second by Mr. Dickerson, to adjourn. The motion passed unanimously,** and the meeting adjourned at 3:49 p.m.