

**Notes from NWQ Study Committee
August 6, 2009**

Attending: Palmer, Gadson, Bellew, Smalley, Goode, Hefner
Others: Thompson, Morehead, Keyserling

Evan Thompson presented an overview of preservation history in Beaufort. Most importantly is the explanation of the boundaries of the National Historic Landmark District and the importance of the Northwest Quadrant to the designation. It is the City's ordinance that has governance over the district. Distributed a map of contributing resources in the NWQ from the most recent update to Beaufort's NHL listing (2000).

Mayor Keyserling: The goal is to make the NWQ stronger, a neighborhood that contributes to the vibrancy of the entire district.

Pete Palmer: The Gazette will be doing a series on the NWQ and this will be an excellent way to publicize the Q and to educate the public.

John Gadson: I do not believe that the group has communicated the totalness of the NWQ. We must strive to understand the "real" neighborhood. Has everyone had an opportunity to read my outline that I e-mailed. I would like to briefly go over it.

Pete Palmer: It seems that we are saying many of the same things in different ways.

Henrietta Gadson: The neighborhood association is coming along well. On August 15 Anita Prather is hosting a back to school breakfast on Monson Street. She distributed a flyer. We are all trying to put a "new face" to the Quadrant. August 19 is the next meeting of the association when we will officially organize and elect officers.

Billy Keyserling: We must remember that this committee is not neighborhood driven. There are representatives from various groups: HBF, HRB, Redevelopment Commission and the neighborhood. Our goal is to come up with recommendations for Council on the 25th of August.

Al Hefner: Has everyone had read the draft form-based code from Garrett Budds. While I think it is well done, I am wondering if it would not be simpler to adopt the same code as the Old Commons has done recently.

Donna Alley: It is recommended in the Update to the Preservation Plan and it is the Planning Department's goal to study the Northwest Quadrant for rezoning just as was done in the Old Commons. The NWQ would be TBR-NWQ; in other words be designated Traditional Beaufort Residential zoning as the Point and Old Commons, but

with its own unique “development” standards. The plan is to also study the Bluff neighborhood for rezoning to TBR-The Bluff.

Billy Keyserling: The value of a form-based code is that it provides lots of pictures with examples of appropriate infill. It would not usurp the HRB review process, but simply make it easier to administer. It should not be confused with the design review process.

Al Hefner: HBF will help produce brochures to explain the process. It could be distributed to realtors, applicants, etc.

Pete Palmer: Evan has offered to work on a draft outline of our presentation to Council in an attempt to pull together all of our ideas. If anyone has anything else to include, please share it with Evan as soon as possible.

James Bellew: I have met with three individuals and am working on opportunities for each. I still have a few more to talk with. I have shared a spread sheet with all.

Dwayne Smalley: I would recommend that we not have the public meeting on Aug. 12 as we had discussed. I think that two back to back neighborhood meetings (12 and 19) would be over kill. I think we (Henrietta, John and I – as members of this committee) could brief the neighborhood as an item on the agenda of the meeting on Aug. 19.

Pete Palmer: It seems to be the consensus of the group to eliminate the meeting on the 19. We could plan to get out into the neighborhood individually and meet and greet. The breakfast on the 15 is a good opportunity I think. I will plan to attend.

Evan Thompson: Could we meet next Wed. Aug. 12 as our regular weekly meeting instead of Thurs.? Several of us will be at another function.

Pete Palmer: It seems that we can all meet on Wed. instead of Thurs. Let’s try to have a draft of our presentation to Council by then. Evan and I will work toward that goal.

Notes taken by Donna Alley