

Twelve Common Objectives



The following Twelve Common Objectives are based on public input received at a special Town Meeting held on September 29, 2008. During the meeting, some 170 residents of Summerfield identified over 600 concerns and ideas for the future of their community. After the meeting, all the ideas were reviewed for common themes. The following objectives emerged from those common themes.



1. Appropriate, Limited Commercial Development

The Town of Summerfield shall prefer commercial development that reflects the feel, ambience, and charm of a small rural community. Commercial developments should be located, designed, and scaled to complement rather than detract from residential development forms, and enhance existing commercial areas.



2. Sidewalk, Bikeway and Trail System

The Town of Summerfield shall strive to become a walkable and bikeable community. Working in cooperation with private sector interests, the Town shall pursue a high level of connectivity between neighborhoods and other destinations in town such as schools, parks, and shopping. A well-integrated network of streets, sidewalks, bikeways, hiking trails, and horseback riding trails will provide for a multitude of driving, walking, and bicycling alternatives.



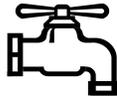
3. Community Character Preservation

The Town of Summerfield shall work to preserve a natural and built environment that honors the rural, small town heritage of the community. The Town shall set itself apart from other typical suburban bedroom communities by promoting diverse park and open space assets, "green" highway corridors, protected environmentally sensitive lands, and viable small family farms and equine facilities. New development shall preserve tree cover while avoiding "Anywhere USA" formulaic commercial architecture.



4. Transportation Improvements

The Town of Summerfield shall work proactively with the State DOT toward an efficient system of transportation, including thoroughfares, local roads, sidewalks, and trails. Advanced planning and follow-through shall be employed to create a functional system of streets and highways. New developments shall exhibit an inter-connected network of streets, sidewalks, trails, and bike paths to foster the continued evolution of Summerfield toward a more walkable and bikeable community. The Town will cooperate with efforts to provide public transit service between Summerfield and other areas.



5. Water Supply and Sewage Treatment Options

The Town of Summerfield recognizes the singular importance of plentiful, safe, potable water to present and future residents and businesses. To preserve the availability of this resource, the Town shall make water supply, water conservation and groundwater recharge very high priorities and shall encourage its citizens to do likewise. Wastewater treatment technologies shall be employed to work in harmony with growth and development policies to conserve open space and rural character, and to return water to the groundwater system, while protecting the quality of the groundwater to meet all state standards.



6. Appropriate Housing and Residential Development

Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town.



7. Parks and Recreation Improvements

Summerfield values its open space and park and recreation facilities, which help define the community's image and quality of life. To serve the increasing numbers of children, families, senior citizens, and others calling Summerfield home, the Town shall provide quality parks and recreation facilities and services commensurate with community needs. Smaller parks should continue to be provided by private developments at the neighborhood level. Larger parks should be provided as a result of advanced planning and development by the Town. An extensive system of open space and greenway trails should be developed to connect large and small park areas and to serve as natural corridors for the movement of wildlife.



8. Attractive Community Appearance

Community appearance can create a positive town image and sets the tone for all development to follow. An attractive community enhances the quality of life of town residents, and attracts visitors and businesses to the area that share the same values of quality and sustainability. Community appearance deals largely with what can be seen from the public roadway. Appearance issues deserving of public policy and action include exterior lighting, junked vehicles, preservation of tree cover, the presence or absence of street trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, architectural design and building form, public and private outdoor displays, the presence or absence of overhead wires, the design and location of communication towers, and the way in which local development practices seek to preserve the natural features of land.



9. Quality School Facilities

The Town of Summerfield shall continue to work closely with Guilford County Schools and local public and private school leaders to support the construction, rehabilitation and maintenance of high quality schools serving the community. Schools should be located and designed to be accessible to the neighborhoods around them. Access to such schools by walking and biking should be encouraged, provided that safety and security issues are addressed. Rather than functioning as single purpose “factories to educate children”, schools in Summerfield should serve as true community centers, providing meeting space for community gatherings, recreational events, and other functions. Mobile classrooms should be avoided.



10. Summerfield Road Focus Area

The Summerfield Road Focus Area shall be supported as the historic and cultural center of the Summerfield community. The heart of this area should remain a varied, yet compatible, mix of residential and non-residential uses. A fire station, elementary school, community park, day care center, post office, eye doctor, feed mill, specialty auto dealership, and real estate office are representative of the non-residential uses that, together with a variety of single family homes, should continue to make up this important part of Summerfield. The Town shall also support preservation efforts associated with the National Register Historic District, and the desirability of a neighborhood level service area that includes Town Hall. Going forward, the Summerfield Road Focus Area should continue to be a natural location for community gatherings as well as basic services for local residents. Whatever uses go into this area, it is important that they be compatible, in both appearance and function, with uses on surrounding properties.



11. Historic Preservation

The Town of Summerfield will strive to preserve the rural and small town heritage of the community. The Town and its Boards and Committees will continue to work with property owners toward the identification, designation, restoration, and preservation of individual buildings, sites, and areas that contribute to the historic foundations and quality of life in the town. In addition to buildings and sites, the Town will also support efforts to document and share the unique cultural history of the area.



12. Summerfield as a Limited Services Local Government

The Town of Summerfield shall continue to control its own destiny—the Town shall remain an independent community, carefully managing its own finances and its own growth and development. Town government should be small and accessible, citizen-engaged, with services limited and taxes kept low. Town government should continue to focus on the highest priorities of area residents—managing growth and preserving and enhancing the area's quality of life.