

Summerfield Comprehensive Plan Executive Summary



Town of Summerfield, NC
Adopted May 11, 2010

Our Town
Our Plan



TOWN COUNCIL

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Dena Barnes, Mayor Pro Tem
Alicia Flowers
Dianne Laughlin
Robert "Bob" Williams
John Wray

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Randy Tinsley, Co-Chair
Doug Canavello
Jeff Chalmers
Charlie Chappell
Al Colanero
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Alicia Flowers
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Paul Milam
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Alice Patterson
Ernie Showfety
Linda Southard

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CONSULTING PLANNER

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Community Planning and Public Involvement



Summerfield Comprehensive Plan Our Town Our Plan

NEED FOR THIS PLAN

During the 1990's and most of the 2000's the newly incorporated Town of Summerfield (1996) grew rapidly. The attractiveness of the community's pastoral setting, combined with a mild, four-season climate, proximity to a variety of services in Greensboro, small town character, low taxes, good schools, and overall quality of life, have made Summerfield a highly desirable place in which to live.

As more people have moved to the area, however, emerging growth issues must be faced, including:

- pressure for more commercial development
- loss of small town character
- declines in farmland and wooded acreage
- concerns about long term water supplies
- need for more parkland and open spaces and
- traffic on roads into and through the town.

In response to these concerns, the Town Council of Summerfield in 2007 authorized the preparation of a new *Comprehensive Plan* for the community.

COMPREHENSIVE PLAN STEERING COMMITTEE

To help guide the preparation of the plan, a Comprehensive Plan Steering Committee was appointed, made up of area residents representing a broad cross section of Summerfield's citizens. Assisting the Steering Committee in preparing the plan was the Town Staff and a community planning consultant, Glenn R. Harbeck. In addition, considerable input was received from the many citizens who were interviewed or attended special town meetings held for the plan.



Steering Committee

Back Row:

Ken Dunham
Randy Tinsley
Jeff Johnson
Jeff Chalmers
Dwayne Crawford
Al Colanero

Middle Row:

Nancy Hess
Alicia Flowers
Paul Milam
Doug Canavello
Charlie Chappell
Terry McLean

Front Row:

Linda Southard
Mia Malesovas
Anne Nusskern
Ernie Showfety
David Layton

Not Pictured:

Bill Gordon
Lewis Nash
Alice Patterson

COMMUNITY INPUT GUIDED POLICY DEVELOPMENT

In July 2008, work began in earnest on the Summerfield Comprehensive Plan. The Steering Committee held a joint kick off meeting with the Town Council and the Town Zoning Board. Plans were set in motion immediately for the three groups to host a special town meeting for the plan.

In September of 2008, some 170 town residents crowded into the Summerfield Elementary School cafeteria and voiced hundreds of concerns, hopes, and ideas for the future of their town. As a result of that town meeting, several priority topics were identified for use in drafting a new Comprehensive Plan for Summerfield.



Over the ensuing months, the Comprehensive Plan Steering Committee reviewed the many growth issues identified by the public and also evaluated growth factors associated with the Town's development. Their work resulted in the development of 12 common objectives and over 100 policies in the following categories:

1. **Appropriate, Limited Commercial Development**
2. **Sidewalk, Bikeway and Trail System**
3. **Community Character Preservation**
4. **Transportation Improvements**
5. **Water Supply and Sewage Treatment Options**
6. **Appropriate Housing & Residential Development**
7. **Park and Recreation Improvements**
8. **Attractive Community Appearance**
9. **Quality Schools**
10. **Summerfield Road Focus Area**
11. **Historic Preservation**
12. **Limited Services Local Government**

Executive Summary

On January 26, 2010, the Committee's work was presented for public review and comment at an Open House held in the Rock Gymnasium. Once again, the turnout was excellent with between 150 and 200 citizens participating.



Significantly, of the over 100 policies statements presented in a "walk-around survey", all but 7 received overwhelming votes of support from the public. Those 7 were subsequently revised by the committee or removed from the plan.

On March 18, 2010, the Comprehensive Plan Steering Committee met in a joint work session with the Town Council and Town Zoning Board to formally deliver the plan to the Town Council of Summerfield for consideration of adoption.

On May 11, 2010, the Summerfield Town Council held a public hearing to invite final public comment on the plan. The Summerfield Comprehensive plan was then adopted at the same meeting.

COMMON OBJECTIVES, POLICIES AND ACTIONS—WHAT'S THE DIFFERENCE?

This plan contains three different types of statements, each serving a special purpose:

1. **COMMON OBJECTIVES** describe a **desirable condition** for our Town the way we would like to see it. They are the foundation for Policies and Actions.
2. **POLICIES** are **officially adopted positions** of Town government with regard to preferred or required courses of action. Their primary purpose is to provide guidance to decisions and actions today.
3. **ACTIONS** (Under Separate Cover) are a **to-do-list** of things that could be done in support of the Common Objectives and Policies. Unlike an objective or policy, once an action is completed, it goes away; it gets checked off the list.

HOW TO USE THE PLAN

The Policies contained in the Comprehensive Plan have been designed for regular use to (1) guide public decisions at the Town level, (2) coordinate actions at the county, regional, state, and federal levels, and (3) provide information for private sector decisions. As officially adopted policies of the Town, they are to be used primarily in managing growth and development and as a foundation for decisions on Town facilities and services. The following paragraphs detail how various parties involved in decision-making may use the policies set forth in the Comprehensive Plan.

- ***As Used by the Town Staff***

Reviewing Development Proposals--Town staff should consult the Common Objectives and Policies in reviewing and making recommendations concerning rezoning requests, subdivision reviews, site plan reviews, driveway permits, special use permits, sign permits, etc.

Suggesting Changes in Town Services-- Town staff should consult the Common Objectives and Policies before making recommendations about changes in Town facilities and services. This is especially important during preparation of the annual work program and proposed budget.

- ***As Used by Boards and Committees***

Before their regular meetings, members of appointed boards and committees of the Town should review proposed agenda items in light of the Town's adopted policies. Town Staff should assist Town Boards and Committees, as appropriate, by pointing out policies applicable to each agenda item..

- ***As Used by Summerfield Town Council***

In their authority to rezone properties, approve proposed developments and changes in Town facilities and services, the Town Council has the final word on the actions of Summerfield government. As customary, Council should take into account and weigh the interpretation of Policy as provided by all interested parties, the Town staff, and advisory boards and committees.



- ***As Used by Other Local, Regional, State, and Federal Government Authorities***

The Town should make public officials in nearby municipalities, as well as those of Guilford County, the Piedmont Triad Council of Governments, and state and Federal agencies, aware of the Comprehensive Plan. Other governments should be encouraged to consult the plan when considering such things as water and sewer extensions, transportation, and land use planning, in particular,

- ***As Used by Development Interests***

Developers, property owners, builders, and others involved in the development community should consult the Common Objectives and Policies when formulating their own development plans. By making their plans consistent with the Town's

Comprehensive Plan Policies, the chances of development plan approval should increase, thereby saving guesswork, time, and money.

- **As Used by the General Public**

Residents of Summerfield can and should reference specific Comprehensive Plan Common Objectives and Policies, when speaking in favor or in opposition to a particular proposal before the Town Council or other appointed Town boards and committees.

KEY WORDS OFTEN USED IN POLICIES (GLOSSARY)

As the plan is used over time by the various parties identified above, a consistent decision-making pattern will evolve. Also, users of the plan will find it helpful if they employ a consistent vocabulary when interpreting the meaning of the policy statements. Certain key words are used frequently in policy statements. The glossary below conveys the specific meaning of these key words as used in Policy Statements for the Summerfield Comprehensive Plan.

1. **adequate:** sufficient to achieve the intended purpose or prevent harm
2. **allow, authorize, permit:** official action to let something happen
3. **control:** to regulate or direct
4. **discourage:** to not favor; to dissuade
5. **encourage:** to favor or foster (also see support)
6. **may:** provides the option, but not required; permissive
7. **preferred:** the favored course among alternatives but does not preclude other options
8. **prohibit:** not allowed, period; to totally prevent
9. **promote:** to proactively encourage, to take positive steps
10. **reasonable:** practical, sufficient to do the job; not extreme
11. **require:** to mandate something
12. **shall:** mandatory, not optional; a more formal term for “will”
13. **should:** preferred or recommended but not mandatory in all cases
14. **significant:** important; determined by quantity, quality or relative impact
15. **support:** to foster; may imply financial support

ZONING CHANGES AND CONSISTENCY WITH THE COMPREHENSIVE PLAN

North Carolina GS 160A-383 requires that “*prior to adopting or rejecting any zoning amendment*” each local governing board “*shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest*”. For the purposes of this statute, this document constitutes Summerfield’s *comprehensive plan*.

Town Council retains the power to approve a zoning amendment that, on its face, is not consistent with the *comprehensive plan*. At the same time, Council’s decision to approve an “inconsistent” zoning amendment must not be taken lightly; Council’s approval must be justified by reasons written into the permanent record as to why a zoning amendment found to be inconsistent nonetheless warrants approval

AMENDING THE COMPREHENSIVE PLAN

The Comprehensive Plan is the policy foundation for guiding zoning decisions, as well as a broad range of other decisions of Town government. The plan’s essential elements—the Common Objectives and Policies—are intended to remain substantially unchanged during the plan’s tenure. Frequent changes to these elements would undermine the plan’s effectiveness in directing a steady course for the Town’s growth and development over the long haul. Nevertheless, future circumstances may warrant amendment of the plan. Consult the Town Planner for procedures involved for consideration of an amendment to the Plan.

INTENT OF THE PLAN

This Comprehensive Plan represents an important new benchmark in planning for the future of Summerfield. The intent of the plan is to create a shared vision for the Town to preserve its natural and cultural heritage, and to give appropriate direction for desirable growth and development.

The Common Objectives and Policies of the Summerfield Comprehensive Plan begin on the following page.

Policy Area 1: Appropriate, Limited Commercial Development



Common Objective

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.

Commercial Development Policies

Policy 1.1: New and redeveloped commercial properties shall avoid monolithic or standardized **FRANCHISE-STYLE ARCHITECTURE**, especially such that the building itself becomes a recognizable sign. Building architecture should employ brick, stone, wood, or like and similar building materials consistent with the detailing of Summerfield's early commercial properties, as exemplified by the Town Hall or the Brittain House.

Policy 1.2: **OUTSIDE LIGHTING AND SIGNAGE** shall be understated and attractive. Commercial **SIGNAGE** should be effective in creating an awareness of area businesses, not because of its height and size, but rather due to its appealing, uncluttered design.

Policy 1.3: Groups of commercial uses should be located in **VILLAGE LIKE-CLUSTERS** set back from major roads.

Policy 1.4: For new commercial developments, a continuous **BUFFER OF TREES** should be retained or planted along main roadways.

Policy 1.5: Commercial buildings and parking areas should be situated **AMONG TREES** and well-placed landscape plantings. Landscaped areas shall also be provided where necessary to **BUFFER ADJOINING RESIDENTIAL PROPERTIES** from commercial activity, and to help absorb stormwater runoff.

Policy 1.6: Commercial site plans should consider **SHARED DRIVEWAYS**, and plan for existing and future **CONNECTIONS BETWEEN THE PARKING LOTS** of adjoining businesses, so as minimize unnecessary and sometimes dangerous turning movements on to and off of area roadways.

Policy 1.7: To minimize automobile dependency and to enhance opportunities for social interaction, **APPROPRIATELY DESIGNED AND SCALED SMALL BUSINESSES** may be located within convenient walking or biking distances of residential areas, particularly when planned as part of a newly developed neighborhood or mixed use development.

Policy 1.8: **NEIGHBORHOOD-SERVING SMALL BUSINESSES** may *also be considered for locations near (and for the convenience of)* pre-existing residential areas, provided that careful attention is given to compatible design, type of business, adequate buffering, and other neighborhood protective factors. The general consensus of nearby residents, as evidenced at a properly held public hearing by Town government, would also need to be apparent.

Policy 1.9: **LARGER-SCALED COMMERCIAL DEVELOPMENTS** shall be directed to suitable locations away from residential areas, thereby protecting and enhancing property values.

Policy Area 2: Sidewalk, Bikeway and Trail System



Common Objective

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, bicycling, and riding alternatives.

Sidewalk, Bikeway and Trail Policies

Policy 2.1: SIDEWALKS, BIKEWAYS, and TRAILS should be provided on a priority basis to connect residential areas to non-residential destinations, such as schools, parks, libraries, shopping centers or similar facilities.

Policy 2.2: The use of (1) **NATURAL GREENWAY CORRIDORS** such as streams and floodplains, and (2) **MAN-MADE GREENWAY CORRIDORS** such as utility and transportation rights-of-way and easements, should be secured as the backbone of the Town's off-road trail system.

Policy 2.3: PEDESTRIAN AND BIKEWAY UNDERPASSES, BRIDGES, and other crossing features should be constructed where necessary to maintain a continuous system of trails and bikeways.

Policy 2.4: STRIPED BICYCLE LANES and appropriate signage should be required **ALONG NEW OR IMPROVED COLLECTOR OR HIGHER LEVEL STREETS.** Bicycle lanes and signage may also be required along other streets, to be determined on a case by case basis.

Policy 2.5: PUBLIC BIKEWAY AND WALKWAY CONNECTIONS BETWEEN NEW AND EXISTING NEIGHBORHOODS should be encouraged. Local streets or connecting paths should be used as necessary to promote a town-wide network for pedestrian and bicycle travel. Public access to existing private sidewalk and trail systems shall be encouraged, especially when such trails serve as a critical link between destinations.

Policy 2.6: All FUTURE DEVELOPMENTS AND SITE PLANS should be examined for pedestrian and bicycle compatibility. Bikeway and pedestrian routes passing through or adjacent to new developments should be identified and planned for in the construction of such developments.

Policy 2.7: All new public and private non-residential developments should be encouraged to provide for **BICYCLE PARKING** and **ACCESS** if the development is within about 1000 feet of an existing or funded bikeway.

Policy 2.8: All future **ROAD CONSTRUCTION AND IMPROVEMENTS** should be examined for bikeway feasibility. In addition to the Summerfield Trail Plan, consideration should be given to state and regional hiking and biking initiatives such as the State Mountains to Sea Trail and the Greensboro Urban Area Metropolitan Planning Organization Bi-Ped Plan.

Policy 2.9: Bicycle facilities and their impacts should be included in **TRAFFIC IMPACT ANALYSES** for new developments, if such impact analysis is required.

Policy 2.10: PEDESTRIAN AND BICYCLE FRIENDLY SCHOOL ZONES should be established and implemented around all schools. Consider sidewalks as a priority near schools.

Policy 2.11: Trails and bicycle-related improvements and maintenance should be an integral component of the Town's ANNUAL BUDGET for public infrastructure. Appropriations toward the creation of a community-wide trail system shall be considered in the context of other Town budget priorities.

Policy Area 3: Community Character Preservation



Common Objective

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.

Community Character Preservation Policies

Policy 3.1: EXISTING, DESIRABLE LANDSCAPE ELEMENTS, whether natural or man-made, should continue to be incorporated into the thematic design of new developments.

Policy 3.2: LARGE TREES, PONDS, CREEKS, OR OTHER NATURAL FEATURES of the landscape should be saved when locating new streets, buildings, parking lots, etc.

Policy 3.3: FLOODPLAINS, WETLANDS, STEEP SLOPES, and OTHER LANDS that are typically not suitable for development, should be retained as permanent open space.

Policy 3.4: As some land is developed and other land is set aside in permanent open space, opportunities to **CONNECT OPEN SPACE AREAS AND CORRIDORS** shall be considered.

Policy 3.5: CLEARCUTTING OF TREES AND WOODLAND AREAS FOR DEVELOPMENT shall be avoided. Rather, new development should incorporate significant clusters of trees into the functional layout of new residential and commercial areas.

Policy 3.6: COMPATIBLE FARMLAND ACTIVITIES and the KEEPING OF HORSES OR OTHER SUITABLE LIVESTOCK shall generally be encouraged as part of the thematic and functional design of new residential areas.

Policy 3.7: TO HELP KEEP SMALL FAMILY FARMS VIABLE, agri-tourism, such as that associated with horseback riding, small produce stands (produce grown on site), corn mazes (no man-made amusements), hay-rides, farm-oriented children's camps, and similar activities of an acceptable scale and intensity, shall generally be supported.

Policy 3.8: An **OPEN SPACE ACQUISITION PROGRAM** shall be employed to acquire open spaces for the enjoyment of the public and for the long term quality of the

community. A variety of mechanisms for open space acquisition (e.g. land dedication, conservation easements, etc.) shall be considered, in addition to fee simple purchases.

Policy 3.9: GREEN SPACE BUFFER STRIPS, preserved along of edges of primary and secondary roadways in Summerfield, shall be a distinguishing feature and hallmark of the community. Clusters of trees shall be preserved or planted in informal, randomly spaced intervals as opposed to the uniformly spaced patterns often found in a more urban area. Walled off communities are not desired.

Policy 3.10: WATER QUALITY AND OPEN SPACE BUFFER STRIPS shall be preserved adjoining all perennial streams.

Policy 3.11: BUILDING ARCHITECTURE, BUILDING MATERIALS, SIGNAGE, AND SITE DESIGN that are compatible with Summerfield's rural heritage (rather than a suburban, "Anywhere USA" formula), shall be encouraged. (In particular, see Policy Area 1: Commercial Development and Policy Area 6: Housing and Residential Development)

Policy 3.12: BILLBOARDS shall be prohibited throughout the Town of Summerfield.



Policy Area 4: Transportation Improvements



Common Objective

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.

Transportation Improvement Policies

Policy 4.1: INTERSTATE 73 should be designed to minimize negative impacts on the town. Noise abatement and effective screening should be used where necessary to buffer properties adjoining the interstate. Underpasses and overpasses should be employed to maintain pedestrian and bicycle linkages between areas on opposite sides of the highway. Special highway corridor development standards, including a community-wide ban on billboards, should be established to maintain a high quality image for Summerfield. (Also see Policy Area 8 Community Appearance Policies.)

Policy 4.2: PEDESTRIAN AND BIKEWAY FACILITIES shall be encouraged as energy-efficient, healthful, and environmentally sound alternatives to the automobile. All future road construction and expansion within the town shall consider opportunities for bikeways and pedestrian ways within the project.

Policy 4.3: ACCESS TO MAJOR ROADS should generally be from intersecting minor roads, rather than private driveways. Minimum lot frontages, service roads, central medians, and other methods may also be employed to facilitate traffic movement and protect taxpayer dollars invested to build the facility.

Policy 4.4: So as to minimize unnecessary and unsafe turning movements on to and off of major roads, the Town shall require **CONNECTIONS BETWEEN PARKING LOTS OF ADJOINING COMMERCIAL DEVELOPMENTS.**

Policy 4.5: So as to (1) minimize the use of major roadways for purely local trips, (2) allow for public safety access, and (3) facilitate the development of Summerfield as a walkable and bikeable community, the Town shall encourage **STREET CONNECTIONS BETWEEN ADJOINING RESIDENTIAL AREAS,** provided that the street layout discourages cut through traffic through established residential neighborhoods.

Policy 4.6: As new neighborhoods are developed, **AT LEAST TWO POINTS OF ACCESS/EGRESS** to through streets should be planned for or provided for larger developments. The secondary access/egress may be gated with a breakaway wall for emergency services, but should allow for passage of pedestrians and bicyclists.

Policy 4.7: ACCESS TO HIGHER INTENSITY DEVELOPMENT shall generally not be permitted through an area of lower intensity development. For example, access to a multi-family development, major park facility or large traffic generator shall not be permitted through a single-family residential neighborhood.

Policy 4.8: To help avoid heavy traffic loads on local streets, **MAJOR TRAFFIC GENERATORS** such as major shopping centers, large retailers, major institutional centers, and other large non-residential developments should be located only at or near the intersection of two

or more major roadways where extensive acreage is available. For Summerfield, this means the intersection of I-73 AND HIGHWAY 220.

Policy 4.9: New developments shall be required to **MITIGATE THEIR TRAFFIC IMPACTS** so as to preserve the traffic carrying capacity of public roadways.

Policy 4.10: **PEDESTRIAN WALKWAYS** should be provided through commercial parking areas and from the public street right of way to the building(s).

Policy Area 5: Water Supply and Sewage Treatment



Common Objective

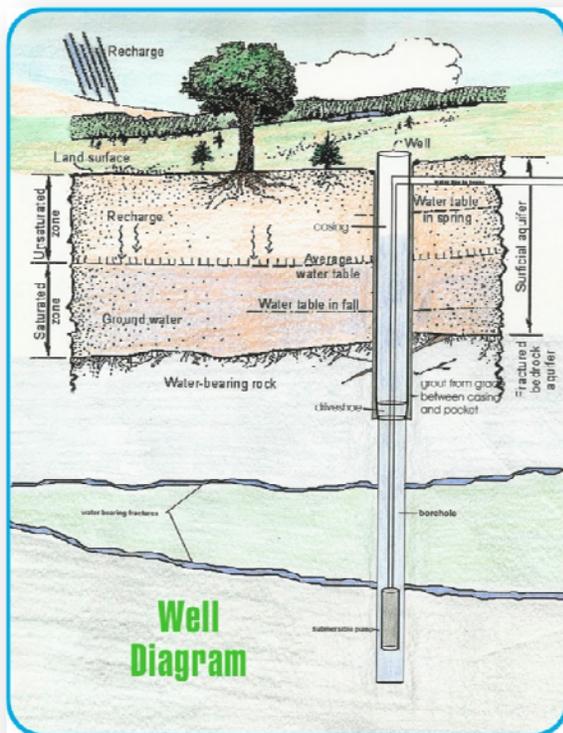
The Town of Summerfield recognizes the singular importance of plentiful, safe, potable water to present and future residents and businesses. To preserve the availability of this resource, the Town shall make water supply, water conservation, and groundwater

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.

Water Supply and Sewage Treatment Policies

Policy 5.1: The Town should work regionally on a broad range of WATER SUPPLY OPTIONS AND APPROACHES for the long term.

Policy 5.2: To improve short and long-range water supply projections, the Town shall support voluntary as well as institutional efforts to MONITOR GROUNDWATER SUPPLIES underlying the Summerfield community.



Policy 5.3: Recognizing that water and sewer services have a POWERFUL INFLUENCE ON GROWTH AND DEVELOPMENT, the Town of Summerfield shall require that the design and location of water supply and sewage

treatment facilities promote desirable development density and growth patterns.

Policy 5.4: To preserve and protect recharge to the groundwater system, and to balance supply and demand, the Town shall facilitate development forms and domestic wastewater systems that maximize the RETURN OF WATER TO THE GROUNDWATER SYSTEM. Generally, this means encouraging greenspace¹ developments, and on-site disposal or land application for treated wastewater.

Policy 5.5: The Town shall encourage site designs that FACILITATE RECHARGE TO THE GROUNDWATER SYSTEM, including but not limited to: (1) the conservation and addition of tree cover and associated forest floor debris, (2) the avoidance of curb and gutter in favor of roadside swales and retention areas (3) the preservation of open space (3) and the design of parking areas and other paved surfaces to encourage stormwater infiltration.

Policy 5.6: To conserve water supplies, developers, as well as area residents, are encouraged to plant TRADITIONAL PLANTS NATIVE TO THE AREA as well as DROUGHT TOLERANT LANDSCAPE MATERIALS.

Policy 5.7: Construction of NATURAL AND MAN-MADE RAINWATER RETENTION SYSTEMS IS ENCOURAGED. Such systems should include but not be limited to rain gardens, bio-retention areas, green roofs, cisterns, and rain barrels.

Policy 5.8: New developments may be required to size and design water retention facilities to serve as WATER RESERVOIRS TO ENHANCE NEARBY FIRE FIGHTING CAPABILITIES.

Policy 5.9: WATER SAVING DEVICES are encouraged in new and existing homes and businesses. Such water saving devices include but are not limited to: low-flow shower heads; high efficiency clothes washing machines and dish washers; and, high-efficiency toilets.

¹ For this plan, *greenspace development* is synonymous with *cluster development*, meaning that homes are brought together in neighborhood clusters with extensive greenspace located and permanently dedicated around such clusters.

Policy 5.10: The Town shall favor TWO TYPES OF DOMESTIC SEWAGE TREATMENT AND DISPERSAL: (1) individual, on-site septic systems in large lot, low density areas, and (2) cluster or decentralized wastewater treatment systems serving multiple homes where a combination of open space and cluster development is necessary or preferred.

Policy 5.11: CLUSTER OR DECENTRALIZED DOMESTIC WASTEWATER TREATMENT SYSTEMS, when employed, shall direct development to areas best suited for growth and away from areas best suited for open space and/or environmental conservation.

Policy 5.12: EFFLUENT FROM CLUSTER OR DECENTRALIZED DOMESTIC WASTEWATER TREATMENT SYSTEMS shall be disposed of in an environmentally appropriate manner and location.

Policy 5.13: The Town shall encourage the development of domestic sewer services that employ WATER REUSE TECHNOLOGIES for appropriate application of treated effluent in open spaces, golf courses and other areas.



Policy 5.14: COMMERCIAL AND INDUSTRIAL WASTEWATER treatment and disposal shall be in accordance with state permitting standards, including applicable watershed regulations.

Policy Area 6: Appropriate Housing and Residential Development



Common Objective

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.

Housing and Residential Development Policies

Policy 6.1: Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING. Appropriate instances for other housing forms, such as SMALL ATTACHED AND ACCESSORY HOUSING should also be fostered to meet a variety of housing needs.

Policy 6.2: A VARIETY OF HOUSING TYPES AND SIZES should be provided within the general bounds of large developments.

Policy 6.3: Architecturally compatible and integrated **ACCESSORY HOUSING**, such as mother-in-law suites, carriage houses, and granny flats, are encouraged to improve housing affordability and allow for extended family care, especially for senior citizens.

Policy 6.4: **OPEN SPACE RESIDENTIAL DEVELOPMENT**, also known as **GREENSPACE DEVELOPMENT**, shall be preferred as environmentally sound and economically cost effective. **LARGE LOT DEVELOPMENT** may occur when greenspace development is not feasible or appropriate to the site.

Policy 6.5: **OPEN SPACE DEDICATION** requirements should be applied equitably to all residential developments regardless of the number of planned housing units. If a development is not appropriate to set aside useful open space, a **FEE IN LIEU OF LAND DEDICATION** may be collected to help provide for future open space acquisition. (See 7.3)

Policy 6.6: **OPEN SPACE CREDITS** will continue to be offered for the provision of **SIDEWALKS, BIKEWAYS, and TRAILS** in new developments.

Policy 6.7: The Town should allow for some land development for **MODERATELY PRICED HOUSING** consistent with Policy 6.1.

Policy 6.8: **NEW INFILL HOUSING** should be architecturally compatible with existing structures, landscape features, and the streetscape within its vicinity.

Policy 6.9: So as to maintain the traffic moving function of the Town's primary roads, prevent traffic accidents, and avoid land locking interior land parcels, **RESIDENTIAL AND COMMERCIAL STRIP DEVELOPMENT** should be discouraged.

Policy 6.10: **MIXED USE DEVELOPMENT**, meaning a combination of commercial and compatible institutional (e.g. assisted living facilities) and residential development, may be encouraged at appropriate locations to reduce automobile dependency and provide for housing alternatives, and to accommodate an aging population.

Policy Area 7: Park and Recreation Improvements



Common Objective

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.

Park and Recreation Improvement Policies²

Policy 7.1: In determining **SITES FOR PARK, RECREATION AND OPEN SPACE AREAS**, multiple objectives for natural area

² Given the close relationship between (1) parks and recreation and (2) trails and greenways, the reader is also referred to the policies previously set forth in **Policy Area 2: Sidewalks, Bikeways, and Trails**.

conservation, open space connectivity, visual impacts, preservation of cultural and historic assets, watershed enhancement and flood prone area protection shall be considered.

Policy 7.2: LAND FOR PARK, RECREATION, AND OPEN SPACE FACILITIES should be acquired in advance of development pressures, if possible, to achieve desirable locations at cost effective levels, park development should be commensurate with identified community needs.

Policy 7.3: NEW DEVELOPMENTS SHALL PROVIDE FOR ADEQUATE OPEN SPACE or, alternatively, fees placed in an open space trust fund, in proportion to the demand created by the development. This may be determined, for example, by the number of dwelling units in the development and/or by a percentage of the total acreage or square footage in the development. (Also see Policy 6.5)

Policy 7.4: The Town supports the CO-LOCATION, JOINT DEVELOPMENT, and SHARED USE of park, open space, and recreation facilities in cooperation with institutions and organizations such as public schools, utility companies, and federal, state, and local government agencies.

Policy 7.5: The Town supports the planning and development of a system of open space GREENWAYS AND HIKING TRAILS that connect parks and recreation facilities throughout the community and connecting to other trail systems and parks beyond the Town limits.

Policy 7.6: The Town shall work proactively with other local and state governments, utility companies, and other major landowners in the development of WALKING AND BICYCLING TRAILS for the public.

Policy 7.7: The Town shall proactively work with organizations that provide RECREATIONAL PROGRAMMING to Summerfield residents to meet the recreational needs of the community.

Policy Area 8: Attractive Community Appearance



Common Objective

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.

Community Appearance Policies

Policy 8.1: EXTERIOR LIGHTING should be attractive, functional, and safety conscious, and shall be designed and shielded to avoid negative impacts on the night sky visibility of Summerfield.

Policy 8.2: LANDSCAPE IMPROVEMENTS AT EXISTING AND NEW COMMERCIAL DEVELOPMENTS, particularly as related to breaking up and softening the appearance of expansive parking areas, shall be encouraged.

Policy 8.3: UTILITIES should be placed underground in all new residential and non-residential developments. Individual and other smaller scale developments along a road where overhead utilities are the norm may be exempted from this requirement until such time as overhead to underground conversion is to be completed over the larger area involved.

Policy 8.4: While WIRELESS SERVICE technology should be facilitated as a significant benefit to the town and its residents, Town approval of necessary **TOWERS** (or existing structures retrofitted for same) shall take the public health, safety, and welfare of area residents, as well as the visual quality of the town landscape into consideration.

Policy 8.5: DESIGN STANDARDS should be employed so that development and redevelopment is consistent with the architectural context, community character, economic attractiveness, and livability of Summerfield. (Also see Policy Area 3: Community Character Preservation, for policies concerning tree preservation.)

Policy 8.6: The important economic and community image benefits of attractive MAJOR TRAVEL CORRIDORS through the town shall be recognized. Such entryway corridors shall receive priority attention for improved appearance and development standards, including screening, landscaping, signage, tree preservation, and underground utilities.

Policy 8.7: PARKING AREAS adjoining major roads should be generally screened from view using appropriate design elements, topographic features, and/or plantings. Plants should be tall enough at maturity to obscure views of parked cars without jeopardizing traffic safety. Service, loading, and trash dumpster areas should be completely screened.

Policy 8.8: SPECIAL ROADWAY OVERLAY ZONING should be employed to help implement roadway corridor plans, particularly with regard to development standards for buildings, signage, and parking areas within sight of the roadway.

Policy 8.9: Proper code enforcement shall be employed to deal with the public health, safety, and appearance issues of **ABANDONED AND NEGLECTED PROPERTIES**, as well as general trash and debris.

Policy 8.10: BILLBOARDS shall be prohibited throughout the Town of Summerfield.

Policy 8.11: UNLICENSED VEHICLES shall not be permitted to remain in locations visible from any public right of way, except as may be specifically permitted within an approved junkyard. Unlicensed farm vehicles, parked on farm property, should be exempt from this policy.



Policy Area 9: Quality School Facilities



Common Objective

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.

School Facility Policies

Policy 9.1: ADVANCED PLANNING FOR THE LOCATION AND CONSTRUCTION OF NEW PUBLIC SCHOOLS serving Summerfield should be a joint effort between the Guilford County School Board and the Town. The Town shall work proactively to engender a close working relationship between the two governmental authorities.

Policy 9.2: New and rehabilitated schools in Summerfield should be integrated with the

DESIGN OF THE COMMUNITY AND NEIGHBORHOODS around them.

Policy 9.3: Site planning for **TRAFFIC MANAGEMENT** in the vicinity of schools, including **PEDESTRIAN AND BICYCLE SAFETY**, shall be given careful attention. On-street and off street travel corridors within walking distance of all schools should be a priority for construction of sidewalks, bike paths, and pedestrian trails.

Policy 9.4: The Town, through its development review process, and in coordination with the County, shall encourage **OFFERS OF LAND** for the siting of new public schools, particularly in conjunction with the development of nearby neighborhoods. Acceptance of such offers shall depend upon location criteria and other factors.

Policy 9.5: The **CO-LOCATION AND JOINT DEVELOPMENT** of public parks and recreation facilities in conjunction with public schools shall be encouraged.

Policy 9.6: School design and access should give a high priority to **SECURITY CONCERNS**, during both school hours and after hours activities.

Policy 9.7: Schools should be viewed as a social and cultural cornerstone of the community they are intended to serve. **FUNCTIONS DURING NON-SCHOOL HOURS** might include, for example, senior activities, fitness classes, youth recreation, and clubs.



Policy Area 10: Summerfield Road Focus Area



Common Objective

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.

Summerfield Road Focus Area Policies

Policy 10.1: Various sections of Summerfield Road should be treated according to their **UNIQUE CHARACTERISTICS**; policies and related ordinances should respect and reinforce the “natural leanings” of each road section. Specifically, the following areas and characteristics may be described:

- A. A MIXED USE NODE AT THE INTERSECTION OF NC 150 AND SUMMERFIELD ROAD (near Town Hall)—**for local, neighborhood-oriented services convenient to town residents. With meaningful input and guidance from property owners, there also exists the potential to extend this node to the north and east toward US 220, thereby creating a gateway corridor to the heart of the community.



- B. RECOGNITION OF THE NATIONAL REGISTER HISTORIC DISTRICT** on both sides of Summerfield Road south of Town Hall to Medaris Street, and a few lots west along Oak Ridge Road—respecting the architectural character and heritage of the buildings found there. (See *Policy Area 11: Historic Preservation* for detailed land use and design policies pertaining to this area.)
- C. A CENTRAL MIXED USE AREA ALONG SUMMERFIELD ROAD** extending from Centerfield Drive at the Elementary School south to Auburn Road—for low impact non-residential uses that are able to co-exist with nearby residences. (See Policy 10.2 Below)

D. The balance of the Summerfield Road Focus Area should be for residential uses.³

Policy 10.2: BUSINESSES LOCATED IN THE CENTRAL SECTION OF THE SUMMERFIELD ROAD FOCUS AREA should ...

- be of a **RESIDENTIAL SCALE AND DESIGN** character.
- have a **MARKET AREA** serving primarily a local clientele.
- have no **OUTSIDE LIGHTING** beyond that associated with a residence.
- have understated **SIGNAGE** with low level lighting.
- have **OPERATING HOURS** compatible with a residential area.
- be of a type that generates low **TRAFFIC COUNTS**
- limit the **RATIO OF FLOOR AREA TO LOT AREA** to that of nearby residential uses.
- retain **TREES** and provide **LANDSCAPED BUFFER STRIPS** when adjoining a residential use or district and offer substantial buffering within one or two growing seasons.
- provide parking lot and site **LANDSCAPING** greater than that associated with a typical commercial use.
- provide **STORMWATER RETENTION** and release to match pre-development/redevelopment conditions.
- carefully control service and customer **VEHICULAR ACCESS** to minimize light and noise impacts.

Policy 10.3: Summerfield's off-road TRAIL AND SIDEWALK NETWORK should lead to and from the Summerfield Road Focus Area as the hub of a community-wide pedestrian system. Sidewalks and bikeways should also be required for any future development or redevelopment within the area. (Also see Policy Area 2)

³ Those sections of Summerfield Road and US 220 south of Auburn Road are not included in the Summerfield Road Focus Area and are addressed under **Policy Area 1: Appropriate, Limited Commercial Development**.

Policy Area 11: Historic Preservation



Common Objective

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.

Historic Preservation Policies

Policy 11.1: The identification, restoration, and active use of structures, buildings, monuments, landmarks, sites, and neighborhoods of HISTORIC OR ARCHITECTURAL SIGNIFICANCE should be encouraged to safeguard the heritage of the town, and to enhance their educational, economic, and cultural value to the community and state.

Policy 11.2: The DESTRUCTION OF ARCHITECTURAL, HISTORIC, AND ARCHAEOLOGICAL RESOURCES of the Summerfield community should be strongly discouraged.

Policy 11.3: MULTIPLE AND ADAPTIVE REUSE OF HISTORIC RESOURCES should be encouraged. Examples include the conversion of an historic building to a restaurant or coffee house, small retail shops, office space or a bed and breakfast. The new use should be appropriate to the location.

Policy 11.4: Appropriate development of the town's ARCHITECTURAL, HISTORIC, SCENIC, and NATURAL RESOURCES should be encouraged.

Policy 11.5: New development, redevelopment, and rehabilitation of structures and sites should occur in a manner that is consistent with the **NEIGHBORHOOD AND ARCHITECTURAL CONTEXT** of the immediate area and supportive of Summerfield's rural, small town heritage.

Policy 11.6: Owners of historic properties should be encouraged to take advantage of **STATE AND FEDERAL TAX CREDITS** when restoring their properties.

Policy 11.7: Local efforts to document and share the unique CULTURAL HISTORY of Summerfield should be supported and encouraged.



Policy Area 12: Summerfield as a Limited Services Local Government



Common Objective

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.

Summerfield Comprehensive Plan
Our **Town** Our **Plan**



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