



P L A N N E D D E V E L O P M E N T T E X T A M E N D M E N T Q & A

INFORMATION TO HELP STAKEHOLDERS PROCESS THE PROPOSED CHANGES*

* This document will soon be available at www.summerfieldgov.com with additional links, visuals, and info.

Q: What is a Planned Development?

A: A Planned Development (PD) is an area of land that is planned, developed, maintained, and operated as a single entity. These districts are planned, designed, and built with provisions that are tailored to a particular property instead of existing zoning requirements that don't provide that flexibility. The tailored provisions become part of the approved zoning and PDs allow a variety of uses and building types that are designed to be compatible with each other and with existing neighborhoods. Uses can include various home types, retail stores or restaurants, public buildings, parks, sidewalks, and other amenities. Other similar approaches are often referred to as a Planned Unit Development (PUD) or Planned Area Development (PAD). It is currently being considered as a text amendment that would create a new zoning district option for large lots (the draft ordinance currently specifies a minimum of 75 acres).

Q: How is Summerfield's proposed PD different from others?

A: Summerfield's proposed PD uses form-based code to tie zoning and development directly to the community's goals as set forth in the community-generated Comprehensive Plan. A form-based zoning code is especially useful in addressing the visual and physical form of development to ensure it follows the Comp Plan goals and policies in regard to community character preservation. Basing the code on the Comp Plan allows flexibility to create designs that are uniquely "Summerfield." The process requires a high level of design to describe the development so the use of form-based code rather than conventional zoning standards allows each development to be planned in a unique and flexible way that is sensitive to the land itself as well as the area around it.

Q: What is form-based code?

A: Form-based code uses physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law and offers a powerful alternative to conventional zoning regulation. Focused on visual and physical form, this approach is especially useful for the Comp Plan's goals concerning community character preservation.

Q: What is the *Town of Summerfield Comprehensive Plan* and where can I find it?

A: The Comprehensive Plan (Comp Plan) is Summerfield's long-range plan for growth and development. It was created through an open-government practice of "public input guided policy," and adopted in 2010. The Comp Plan established goals for 12 areas important to the community, 106 policies to direct growth according to those goals, and suggested actions to



support the goals and policies. It sets clear boundaries for the 12 major areas: commercial development; walking and bike routes; community character and appearance; transportation; water and wastewater; housing; parks and recreation; community appearance; schools; the Summerfield Road area; historic preservation; and government. The PD text ordinance draft also includes all 106 policies of the Comp Plan.

The *Town of Summerfield Comprehensive Plan* is available at www.summerfieldgov.com and it can be printed from the site. If you're not online, there's a copy at Summerfield Town Hall for review or you staff can print a copy (nominal charges apply).

Q: What could PD look like in Summerfield?

A: Planned Development in Summerfield would reflect the goals of the community as described in the adopted Comp Plan – rural character; attractive appearance; walkable and bikeable; housing variety within larger developments; limited strip development; preservation of our natural and cultural heritage; and avoidance of tract housing. It's difficult to show comprehensive examples of neighborhoods that are already built in other towns, although some other communities have elements of the goals of Summerfield's Comp Plan. Our goals and policies were uniquely crafted through a community process and therefore our PDs would be unique and guided by the goals and policies that emerged from the Comp Plan process. The use of form-based code based on the community's goals could create designs suited to Summerfield's uniqueness.

Q: How will the proposed PD option control development, especially if it is next door to me?

A: Each PD is requested and approved separately. The request involves a more rigorous public hearing process similar to existing zoning requests. Approval is based on the Comp Plan as it sets boundaries to describe how a particular property should be developed, how that development could fit into the immediate area, and how it could fit into the community at large. The level of design required to demonstrate compliance with the Comp Plan makes the outcome of a development more predictable and sets provisions that become binding on the property. Typically the homes and lots nearest existing subdivisions are similar in size and character and other types and sizes could be feathered appropriately. The intensity of the development and its location are determined based on adjacent properties – some developments may have intensity along the edges while others may have more intensity exclusively in the interior. A form-based code is especially useful in addressing the visual and physical form of development to ensure that it mirrors Comp Plan goals and policies concerning community character preservation.

Q: How will this type of development affect property values?

A: This is a good question, especially in light of the protection of individual property rights for those developing their property and the owners of property around it. A PD requires the talent of a master developer and is complex, so it's usually most appealing to developers with a high level of skill and ability. A PD allows for a master developer to actually expand their market price points in a much smaller area and/or phase instead of a single price point, which spreads their risk. A greater variety of market price in the surrounding area tends to stabilize or raise existing



home values instead of waiting for the area to be saturated with the same price point before values can level off.

Communities are places where the interests of its people, economic prosperity, and the environment often compete. Because Summerfield's PD would be tied directly to the goals of the community rather than generic standards, development under PD zoning is intended to achieve a finer balance between those interests as they apply to Summerfield. The phrase "NIMBY" (not in my backyard) comes from concern about our own property values and quality of life amid properties we don't control. Zoning is the protection that addresses those concerns. Conventional zoning addresses those concerns on a macro level with the same standards regardless of the property. Summerfield's form-based PD could address those concerns at a micro level with standards applied based on the unique characteristics of individual properties and the area around them.

Q: How is higher density possible without municipal water and sewer and without risk to our water supply?

A: Summerfield concerns have centered on protecting the aquifers, ensuring adequate recharge, and allowing citizens to have choices. Policy Area 5 from the Comp Plan states: "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 aquifer." Wastewater treatment options have advanced beyond a simple choice between individual septic systems and public sewer. The PD could allow a developer the flexibility to demonstrate how they could safely provide and treat wastewater through modern technology. Proposed water and wastewater systems and approaches would have to demonstrate efficiency improvements.

Q: Why is this PD zoning district and text amendment needed?

A: Summerfield has lovely neighborhoods with communities set among expanses of privately-owned open space, woodlands, and pastures. The community has worked to preserve the rural, small-town heritage. We have high quality schools, both passive and active parks, and a National Register Historic District along Summerfield Road. Yet communities seldom stand still and continually grow and evolve as places for people to live, work, play, and interact. Summerfield is no exception. The Comp Plan addressed a number of pressing issues facing the town that require considerable attention and concerted action and the PD text amendment could better address these issues. (See the chart at the end of these questions.)

Q: What is wrong with Summerfield as is? Isn't this going to change us as a town?

A: While Summerfield is ranked high for our *standard of living* for economic and education qualities (studies), our community does not rank well in *quality of life* because of limited housing choices, walkability, connectivity between neighborhoods, nearby access to food and services, places for



younger people to live, and options for aging in place gracefully. A PD option could afford the choice of walkable, interconnected, mixed-use neighborhoods as an alternative to subdivisions. There is also considerable pressure from a changed housing market and Summerfield's ordinance has not kept up with the need to change our housing supply to meet changing demands. Development through design allows movement with the flow of change. However, because one of our community goals is to remain mostly low density, a PD option does not *replace* our current subdivision types but instead offers additional choice.

The suburban growth model of the last two decades has steered communities like ours towards a collection of vehicle-transportation dependent, drive-only, large-lot suburban subdivisions instead of complete and interconnected neighborhoods. Development focus in Summerfield has been commercial growth along corridors like US-220 and the upcoming I-73/Oak Ridge Rd intersection, which has left our Summerfield Road historic center comparatively neglected. The first repairs were put in motion through the Comp Plan goals and actions and included a trail system and policies for Summerfield Road that fully engage area residents and business owners.

Q: Will a PD zoning district option cause our population to grow too quickly?

A: This PD amendment wouldn't create population density; it would better distribute the density to improve quality of life. The Comp Plan and PD together could enable a more blended range of densities over a required minimum area of 75 acres (as currently proposed). Our current zoning has resulted in a narrow range of ages in our population, but a PD would be expected to help shift our population toward the broader demographic range desired by the Comp Plan, allowing for such diversity as multiple generations living in the same community

Q: What is the status of the PD text amendment and when is it expected to be in effect?

A: following direction from Town Council, the Zoning Board has carefully reviewed a draft ordinance over the course of 3 separate meetings. A draft is available for review, questions, and comments. Members of the public can speak for or against the ordinance at two separate planned **public hearings**: 1) **January 23, 2017**: the Zoning Board will hear from the public and likely make a recommendation to Council; and, 2) **February 15, 2017**: Town Council will also hear from the public and consider the amendment.

Information about the ordinance is available from Planning Director Carrie Spencer at Summerfield Town Hall. Her email is cspencer@summerfieldgov.com and her direct number is 336-643-8681.



As discussed earlier, the Comp Plan addresses important pressing issues facing Summerfield and these require deliberate attention and action. The proposed PD text amendment allows a mechanism to better address these issues and the following is from the Comp Plan’s “Introduction to the Plan” on page 2.

Sample Growth Issues	Where Addressed in Comp Plan	How Addressed by PD
<ul style="list-style-type: none"> • Allowing the appropriate level of COMMERCIAL DEVELOPMENT to serve the needs of Town residents. 	<ul style="list-style-type: none"> ▶ Policy Area 1: Appropriate, Limited Commercial Development 	<p>Allows commercial and residential development to be designed together and in harmony with existing development.</p>
<ul style="list-style-type: none"> • Responding to strong citizen interest in making Summerfield more WALKABLE AND BIKEABLE. 	<ul style="list-style-type: none"> ▶ Policy Area 2: Sidewalk, Bikeway, & Trail System 	<p>Will create walkable neighborhoods.</p>
<ul style="list-style-type: none"> • Preserving the RURAL CHARACTER of the community with emphasis on open spaces and tree preservation. 	<ul style="list-style-type: none"> ▶ Policy Area 3: Community Character Preservation 	<p>Encourages better quality of open space in the form of parks and greenways - not just landscape berms, buffers, and large rear yards.</p>
<ul style="list-style-type: none"> • Mitigating the NEGATIVE IMPACTS of the new I-73 CONNECTOR and the widening of US 220 as they pass through and divide Summerfield. Creating a connected network of local town streets. 	<ul style="list-style-type: none"> ▶ Policy Area 4: Transportation Improvements 	<p>Will require connected street networks.</p>
<ul style="list-style-type: none"> • Ensuring a reliable supply of POTABLE WATER for residents and business over the long term. Protecting the GROUNDWATER AQUIFER. 	<ul style="list-style-type: none"> ▶ Policy Area 5: Water Supply & Sewage Treatment Options 	<p>Greenspace development, with clustered development and cluster treatment, are more effective at aquifer protection.</p>
<ul style="list-style-type: none"> • Maintaining a high quality of residential development while allowing for a VARIETY OF SINGLE FAMILY HOUSING TYPES to meet the needs of empty nesters, senior citizens, and young families. 	<ul style="list-style-type: none"> ▶ Policy Area 6: Appropriate Housing & Residential Development 	<p>Offers a broader range of housing choice based on the quality of the design and mixes the range within developments.</p>
<ul style="list-style-type: none"> • Providing for adequate PARK AND RECREATION improvements commensurate with the demands of the Summerfield community. 	<ul style="list-style-type: none"> ▶ Policy Area 7: Park & Recreation Improvements 	<p>Variety in park and rec improvements including open space and passive and active parks within neighborhoods.</p>
<ul style="list-style-type: none"> • Maintaining and promoting a community that presents an ATTRACTIVE APPEARANCE AND HIGH QUALITY IMAGE. 	<ul style="list-style-type: none"> ▶ Policy Area 8: Attractive Community Appearance 	<p>PD’s form-based code, linked directly to Comp Plan, will accomplish this goal.</p>



- **Working with the County to provide for EXCELLENT SCHOOLS while serving as true community centers, accessible and well-utilized by the citizenry.**
- **Planning carefully for the future of the SUMMERFIELD ROAD focus area. Working closely with property owners, residents, and businesses on a plan agreeable to all.**
- **Striking a balance between preserving the HISTORIC CHARACTER of older properties, while allowing owners the latitude to make good use of their asset.**
- **Maintaining town government as small, accessible, and citizen-engaged, with LIMITED SERVICES and low taxes.**

► Policy Area 9: Quality School Facilities

PD's encourage civic spaces, including learning facilities, that can flow with emerging trends in education.

► Policy Area 10: Summerfield Road Focus Area

Applying form based zoning with its detail of form and design would assure area residents of the outcome much better than the current code.

► Policy Area 11: Historic Preservation

Resource map identifies historic properties and patterns, and PD allows the flexibility to work those assets in to a development.

► Policy Area 12: Summerfield as a Limited Services Local Government

Uses the citizen engaged Comp Plan as a basis for development instead of reinventing the wheel for each request.