

VILLAGES of
SUMMERFIELD
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FOR IMMEDIATE RELEASE

PLAN FOR CONSERVATION & DEVELOPMENT IN SUMMERFIELD REVEALED

Couch team announces new details for preserving green space and growing “Villages of Summerfield Farms”

Press conference: Thursday, Feb 3, 2pm, at the Main Barn at Summerfield Farms, 3203 Pleasant Ridge Road, Summerfield, NC 27358

Summerfield, NC. (02/01/2022) Longtime Summerfield Farms landowner [David Couch](#) and his team hosted a press conference to reveal a new plan for conservation and development of 973 acres in the heart of the Town. For years, community discussions have centered on how and where to preserve large-scale green spaces and protect rural roadside vistas while allowing balanced, well-designed, inclusive growth in Summerfield. In Thursday’s press interviews, Couch announced his intention to formally apply for regulatory approvals within the next week. He shared the latest maps, artists’ renderings, facts and figures describing the limited, tightly controlled form development should take on carefully chosen portions of his land.

Couch said, “This plan is a result of our intensive listening campaign, putting the best design together from looking attentively at the land, and what we learned by talking with our neighbors and community leaders over the past year.”

In 2021, Couch recruited the nationally recognized firm of [Dover, Kohl & Partners Town Planning](#) to assist in creating the plan. “All of us in Summerfield and from Dover-Kohl have been pouring our hearts and souls into this plan,” Couch said, “and I think our community will find a lot to love about the principles and drawings we put forward this week.”

In the coming weeks, Couch will host meetings to reveal the plan, answer questions, and solicit additional ideas from the neighbors and other Summerfield stakeholders.

Situated on over 973 of the acres now undergoing planning, [Summerfield Farms](#) is known for committing passionately to enhancing the life of the community by sustainably cultivating, nourishing, and celebrating authentic experiences and connections to food, health and land. For many years, David Couch and his wife Stephanie Quayle have been welcoming folks to the farm with a big helping of southern hospitality. This special place has become a popular choice for weddings, family reunions, and corporate and other special events.

For more information, please contact the Summerfield Villages team at (336) 314-2067 or info@sffarmsvillage.com.

Please see attached map of Summerfield Villages property locations. Details and a gallery of publication-ready visual material is now available.

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CONSERVATION AND DEVELOPMENT:

OPEN SPACES & MIXED-USE PLANNED VILLAGES

AT VILLAGES OF SUMMERFIELD FARMS & RELATED PARCELS

1. OVERALL VISION

This is a proposal to apply for a Text Amendment creating a new zoning category to be applied to 973 acres in and around the heart of Summerfield, North Carolina, to allow for both conservation and development that is in keeping with the Town of Summerfield's Comprehensive Plan.

This proposal is a natural outgrowth of the Summerfield Farms mission statement:

"Summerfield Farms commits passionately to enhancing lives and community by sustainably cultivating, nourishing, and celebrating authentic experiences and connections to food, health and land through education."

That mission statement is all about community, the experience of place, and personal relationships to the land. These are also the underpinnings of the vision for this proposed development.

Hospitality and coming together in community are bedrock features of both the Town of Summerfield and Summerfield Farms. Summerfield Farms has become a beloved place to gather for weddings, "tractor-treat" at Halloween, family reunions, and more. This development is a next phase in the Summerfield Farms tradition of being welcoming and providing a backdrop for happy times and memories.

This vision for these villages is based upon the conviction that, done properly, growth & change can respect a place and add to its beauty, wonder, & livability.

That premise was well proven by traditional American settlements from colonial times until the 1940s, in which certain recurring design elements were common. These elements included:

- Compact neighborhoods, villages, and hamlets as the basic building blocks of the settlement pattern;
- Interconnected systems of open spaces combining squares, parks, water bodies, agricultural greenbelts and preserves to form a "green network;"
- Mixed land uses and varied housing types, supporting mixed incomes, ages, and interests;
- Integrated networks of walkable streets, rural byways, parkways; and
- Convivial, street-oriented architecture.

By reintroducing those time-tested elements, this proposal allows for the gradual growth of the Summerfield settlement in a way that will avoid degrading suburban sprawl, gracefully adapt to future technological and market changes, and allow for the peaceful evolution of the Town and its society.

2. CONDITIONED UPON THE PROVISION OF UTILITIES

The approval of this application is to be granted upon the condition that water and sewer service will be secured for the development parcels. Development may proceed if and only if water and sewer service are established.

3. A UNIQUE OPPORTUNITY FOR SITES OF CRUCIAL IMPORTANCE

This proposal encompasses the following tracts of land:

- The **Edwards Park** parcel, between Summerfield Road and Pleasant Ridge Road
- The **Summerfield Farms** parcel, west of Pleasant Ridge Road
- **Armfield** parcels, combining undeveloped tracts from the original unfinished Armfield subdivision, reaching from Summerfield Farms on the east, across Brookbank Road, to I-73 on the west
- The **Johnson** parcel, south of Oak Ridge Road, between I-73 on the east and the western portion of the original Armfield subdivision
- The **Beeson** parcel, east of I-73 and south of Oak Ridge Road
- The **Saunders Village** parcel, north of Oak Ridge Road, between I-73 and Deboe Road
- The **Deboe** parcel, east of Deboe and north of I-73
- The **Christopher** parcel, north of Carlson Dairy Road and south of Hamburg Mill Road, adjacent to Eagle Ridge Trail north of Lake Higgins.

4. GOALS

The summary goals for this development include:

- **Conserving land and preserving Summerfield's uniqueness**, by protecting certain vistas, providing proper stewardship of the natural environment, and reinforcing the Town's historic character;
- **Respecting our neighbors** on all sides of these parcels, giving careful consideration to privacy, connections, hedgerows, visual impacts, fencing and other edge conditions;
- **Creating healthy places people love**, by growing appealing neighborhoods that deliver a high quality of life for both new residents and longtime Summerfield citizens;
- **Fostering a culture of physical activity**, by designing publicly accessible streets, trails, and green open spaces to encourage walking, biking, and regular exercise in fresh air and sunshine for people of all ages; and
- **Being welcoming to all**, by incorporating a variety of housing types, sizes and prices in open neighborhoods that support families, local commerce, and civic life.

5. SPECIFIC SKETCH PLAN VILLAGE CONCEPTS

- **Beginning with the green parts:** This planning effort began not with buildings and land uses but with the components that will forever reinforce the impression of Summerfield as a verdant, natural place. First among these plan components is the preservation of roadside rural vistas; this is to be accomplished by leaving undeveloped certain pastures that give Summerfield its signature long views across open space. Next, the plan establishes wide conservation zones that

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are to remain undisturbed on both sides of creek ways, integrated with a layout for extensive greenways and trails. Third, the plan identifies and preserves key forested areas and hillsides, including the steepest forested slopes. Fourth, the plan preserves and connects wide open pasture lands either as parkland, as greenbelts, or in their agricultural state. Fifth, the plan carves out village greens, neighborhood squares and courtyards, in a range of sizes, as focal points and gathering places within the developed areas. Last, the plan lays down a framework of shady, tree-lined streets, avenues and *allées*, tying all of the above into a continuum of green.

- **Traditional neighborhood designs:** As described above, the plan sets forth a system of open, traditional villages, each memorable with its own strong identity, its own legible central greens or focal gathering places, and tailored edges.
- **Mixing land uses:** To allow for a high quality of life, the plan provides locations where gently mixing land uses is permitted, to a tightly controlled degree. This will support some of life's daily needs within walking or biking distance of many homes, and will shorten and internally capture some car trips, reducing wasted time, energy consumption, congestion, and pollution.
- **Inclusion:** This proposal is intended to result in a variety of housing types, sizes, and prices. Summerfield Farms welcomes residents, workers, and visitors of all backgrounds, emphasizing community over isolation. Therefore, there are to be no "gated communities" here.
- **Great streets:** The most essential features of this proposal will be its walkable, bikeable, safe, connected, tree-lined streets. The idea is that the streets here will not be merely transportation thoroughfares for moving through to get to other places, but agreeable, welcoming places in their own right.

The fundamental requirement is a safe, reasonably slow *design speed* in the engineering of these streets. The right design speeds will allow for appropriately sized lanes, smaller intersections, less noise and less asphalt, all while reducing the likelihood of injury from collisions for both motorists and vulnerable road users.

To make them **walkable**, the streets will have sidewalks, shade trees, and easy-to-cross intersections.

Bikability will be accomplished by 1) employing slower design speeds on the streets in general, which will allow for more sharing of the roadway on the typical tranquil streets, and 2) equipping certain key thoroughfares with separated/protected bike lanes and/or cycle tracks, combining with the trails to fashion a network that accommodates cyclists of all ages and abilities.

Connectedness will come from exercising restraint on block sizes, favoring small blocks. It is better to have more right-sized streets than to have fewer oversized streets. The objective is to grow a pattern that is less like a branching tree and more like a web, providing several routes to wherever you need to walk, ride, or drive. This network principle is central to managing traffic impacts, reducing hazards, and having a high degree of accessibility for emergency services.

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To make these streets **beautiful and safe and green**, regularly spaced street trees will be standard, and all streets will be faced by the fronts of the adjacent buildings, not garage doors, parking lots or blank walls. The neighborly aspects of architecture (doors, windows, front porches, stoops, storefronts, and balconies) will greet passersby on these streets.

- **Form follows food:** Agriculture has long been part of life in Summerfield. This plan provides land for continuing the longstanding traditions of growing food in this place, even after development. Organic gardening, permaculture farming practices supporting the food web, one or more community-supported agriculture (CSA) operation(s), and continual improvement of the soil are all envisioned. Establishment of a farm-to-table restaurant is anticipated as part of early phases of development in the Summerfield Farm Village core. The objective is to foster a renewed sense of connection to the land, the food, and the people who grew it.

6. PROJECT'S PLANNING AND ENGINEERING CONSULTANTS

- Dover, Kohl & Partners, Town Planning & Neighborhood Design
- Maricé Chael, Architect
- Davenport Engineering, Transportation Analysis
- Zimmerman/Volk Associates, Market Research
- Civitech, Inc., Engineering
- Loci South, Development Consultant
- Fox Rothschild, Attorneys at Law
- Andrew Scott, Development Consultant
- Blue Ridge Companies, Development Consultant

7. RATIONALE FOR DEVELOPMENTAL FLEXIBILITY

This visionary project uses the flexibility of a text amendment to result in higher quality development than can be achieved under the other tools in the Town's Unified Development Ordinance alone. This proposal will allow the village founders to apply design conventions that neatly integrate walkability, compact form, variety in housing, and large-scale conservation. In turn, the neighborhood founders will impose upon themselves and all successors and partners an extensive set of customized, strict development standards.

The benefit of planning this large area in common is that the whole can be greater than the sum of the parts.

This proposed development reflects a two-pronged economic approach only possible using this district:

First, the district creates an inter-relation of all the parcels, thus allowing careful and efficient development of *parts* of the land as the incentive for the saving of a vast amount of the *rest* of the land from development, and

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Second, an interlocking master plan approval of the overall development forces constant reinforcement of the whole, which supports maximizing the quality of each individual component so as to protect the others, to build the Summerfield brand, and to raise the bar of quality and innovation with each successive phase of development.

The major open spaces that will result from this approach are much, much larger—in every dimension, and more contiguous, and more meaningful—than those that would result from perfunctory compliance with the Town’s open space goal a few dozen acres at a time, or even a few hundred acres at a time.

By contrast, for example, if twenty acres at a time were to be conventionally planned, zoned, and developed, and even if a ratio of 50% open space and buffers were achieved, only ten acres of open space would result in that case—and there is no certainty or even likelihood that those ten acres would be consolidated, contiguous and useful.

Approximately 1500 acres of land remains undeveloped today within the triangle roughly formed by Interstate 73, the City of Greensboro watershed protection area, and Highway 220.

This is an opportunity to plan almost one thousand of those acres as one comprehensive, cohesive unit, rather than piecemeal, maximizing public benefit. This will allow maximizing the preservation of meaningful open space for public enjoyment and ecological value, minimizing effects upon scenic vistas, traffic, and allowing phased development where it will help reinforce the historic town core.

This triangle is surrounded by development today, in varying degrees. However, no reasonable **east-west routes** for moving around this portion of the Town have been created to date. Cohesive development of this larger assemblage of tracts will finally allow for such routes to be created at the expense of private investors—instead of taxpayers—in a way that would likely be impossible with piecemeal development.

This project represents a **third historic chance** for the heart of Summerfield to grow according to a coherent traditional-town layout. It was attempted twice before, prior to modern times. The first was when visionaries including Henry Clay Brittain established a commercial crossroads at Oak Ridge Road and Summerfield Road, with the elaborate 1870 mercantile building (currently Town Hall) and Gordon Hardware Building. The second was in the 1910s and 1920s when developers brought forth the plan for “Morehampton Park” and began—but did not complete—what was to have been a substantial expansion of the settlement into a fully functioning town, with a grid of streets, logical subdivision, and street-oriented architecture.

Both of those ambitious attempts left behind memories, important lines upon the land, and impressive architectural hints of what might have been. For a variety of reasons, though, conditions in those days did not support bringing those visions fully to life.

Now this district allows Summerfield a new practical opportunity to mature in an orderly way that at the same time protects its beauty and tranquility.

8. PRECEDENTS

Similar developments in other locations in the Carolinas and nationwide illustrate how the proposal can be expected to function and maintain its long-term economic value. For example, contemporary comparable developments, such as Habersham outside of Beaufort, South Carolina, I'On in Mount Pleasant, South Carolina, South Main in Buena Vista, Colorado, Middleton Hills in Madison, Wisconsin and Southern Village in Chapel Hill, North Carolina, and many others indicate that this model for conservation and development is highly desirable among home seekers, cost-effective and efficient for the delivery of municipal services, and a strong contributor to a healthy tax base. At the same time, these examples show that the traditional neighborhood design approach allows for a tremendous range in the creative details and for flexibility to adapt to site-specific circumstances.

More importantly, traditional neighborhoods of this kind have proven to be places where people come to know their neighbors, cherish and protect their shared commons, and form strong bonds of community.

Historical Urbanism and Landscapes Study

The planning team undertook tours to examine recent and historical developments in Summerfield and the surrounding region, including Morehampton Park, Bruce's Crossroads, Irving Park, Old Kernersville, Fisher Park, Lindley Park, Emerywood, and many others. The team observed street and block layouts and building-to-street relationships in each of these places, informing the plan for infill development in Summerfield. In addition, the team analyzed the landscape patterns for farms and gardens in the Piedmont, noting barns, stables, outbuildings, fences, and other features.

A series of Scale Comparison maps were then created to give a sense of the amount of land involved in this plan. For example, these maps compared the central area of Summerfield Farms to historic Morehampton Park, Lindley Park, Mountain Brook Village in Alabama, Savannah's historic district and the village of Serenbe in Georgia, and Birkdale Village in North Carolina, among others. These scale comparisons led to two unmistakable conclusions. First, one cannot help but notice the vast size of the open space preservation opportunity in the center of Summerfield Farms and surrounding areas. Second, these comparisons clearly showed that there is room for *both* extensive open space preservation *and* compact hamlets, villages and neighborhoods that would be economically worthwhile and enduring.

Historical Architecture Research

The vision for this district is for its architecture to connect to—and reinvigorate and extend—the long traditions of building in the Piedmont region that reflect its climate, common building materials, and culture. These traditions include the Quaker and Frame Vernacular, Craftsman, Tudor Revival, Moravian, Log Vernacular, and Classical/Traditional styles.

The planning and architecture team undertook tours to document regional vernacular architecture in the Piedmont, including historical Summerfield, Irving Park and other neighborhoods in Greensboro, Snow Camp, Old Salem, Morehead Hill in Durham, Kernersville, Jamestown, Emerywood in High Point, Danville, Berry Hill, South Boston, and other communities.

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From these observations, the team derived common design elements, conventions and proportions to create the *Architecture Standards*. As these lessons are applied, and buildings gradually rise, and trees grow in, the aim is to create a beautiful and authentic Piedmont built environment that gives one the feeling that it has always been there. This built environment will be as integral to our experience of the place as the long vistas across the land that are to remain unchanged.

9. QUALITY CONTROL TOOLS: DEVELOPMENT REGULATIONS

There will be a suite of quality control tools applied to the development. These consist of 1) the *Village Code*, which is to be appended to the Town's Unified Development Ordinance as unique requirements for this special district application, memorialized via development agreement, and administered by the Town; and 2) the *Founders' Standards*, which are to be administered by the master developer, representing an unusually strict control over elements that will affect the whole, memorialized where appropriate as covenants running with the land, contract restrictions, and/or conditions of sale and lease.

The *Founders' Standards* are expected to include:

- Street Design Manual and Street Tree Requirements
- Greenway & Trail Design Standards
- Landscape Standards
- Architecture Standards
- Stormwater Management and Erosion Control Standards

FREQUENTLY ASKED QUESTIONS

1. What price point are you proposing?

We are working diligently to provide target price points ranging from \$250,000 (if at all possible) with a portion of the neighborhood, up to \$2M.

2. What are the plans for schools?

Space for and distribution of seats available in our public schools is overseen and governed by the Guilford Board of education. We have approached the leadership and met with them to explore potential innovative and creative solutions. We also are in discussions with other very viable solutions. This will be determined early on as development progresses and is top of mind in our planning process.

3. What are the plans for traffic?

Our plan has to achieve approval from the NC Department of Transportation. They review and approve all aspects of design and locations for road connections. We will be required to provide a Traffic Statement by phase. This phasing Traffic Statement will analyze the traffic distribution and serve NCDOT in its forecast of how best to serve the community's transportation needs over the 25-year life of this project and beyond.

4. Since Summerfield doesn't have a district for this, how do you plan to do this?

We are proposing a text amendment that will be completely regulated by a negotiated development agreement. These two documents will line out development regulations and standards in accordance with NCGS 160-A-400.

5. When will you have plans to show us?

All plans will be presented and discussed at public neighborhood meetings as well as the required public hearings where the public's feedback and comments are encouraged. This is an involved process and requires preliminary meetings that will be scheduled shortly after we submit our application for approval to the Town of Summerfield.

6. When will the public have a chance to speak?

Citizens will have numerous occasions to speak during this process of zoning. One or more public information forum, the Planning Board Hearing and Town Council meeting will all be opportunities for the public to comment. You can always send your questions to info@sfarmsvillage.com

7. What are you asking us to do?

We seek your support. Our commitment is to be open and transparent with the citizens of Summerfield, The Planning Board, Town Council, and Town Staff. We are requesting a new, innovative zoning district. Concurrently, we would apply for a rezoning and work with the town on the standards and details of a development agreement, regulating every aspect and detail of the plan.

Summerfield Farms

About Summerfield Farms

CULTIVATE, NOURISH & CELEBRATE

Summerfield Farms commits passionately to enhancing the lives and community by sustainably cultivating, nourishing, and celebrating authentic experiences and connections to food, health, and land through education.

Settled on over 600 acres in the heart of Summerfield, North Carolina, Summerfield Farms has been welcoming folks to the farm with a big helping of southern hospitality since 2012. Long before Summerfield Farms existed, the land has been a gathering ground to many over the decades.

Proprietor David Couch always dreamed of owning the land that now constitutes Summerfield Farms – Knowing it was a BIG dream to one day own the property, he would satisfy his desire by driving by the farm every now and then. The land and farmhouse eventually went up for sale and the rest is history...

In true Carolina fashion, the farm welcomes you to an authentic, restorative destination that expands wellness for people and planet in a caring, inclusive, and sustainable way.

SUMMERFIELD FARMS

HISTORY TIMELINE

Family Farm to Restorative Destination

The story of the land begins long before human history accounts for it. Prior to the revolutionary and civil wars, prior to the railroad, the rolling hills of what is now called Summerfield Farms was home to sturdy oak trees and life-giving ponds, trickling streams and grassy fields.

Recorded history catches up to the farm just after the civil war when it was known as Many Oaks farm. It was abandoned and then homesteaded, part of it owned by Katherine Hoskins, a historian of Summerfield.

1930-1940s

By the 1930s the farm was owned by the Gamble family, who raised tobacco and produced milk at Many Oaks, the sale of which allowed them to pay for their children's schooling. They used lumber from the property to build Many Oaks farmhouse and built a barn in 1946, which remains on the property today as The Barn.

1950-1960s

In the early 1950's, the Gamble children could not agree on distribution of the property and the farm went up for auction. J.C. Cowan, CEO of Burlington Industries, put in a winning upset bid for the farm. Cowan was known for the many fishing and camping

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outings he hosted for local Boy Scouts. With all its ponds, fields, shaded oaks and creeks, the farm was paradise for young boys.

1970-1980s

In the late 1970s, the Clarke family bought Many Oaks farm and began to raise Black Angus cattle for beef. They also kept horses and goats on the farm and installed a large bell at the front of the house to call the family in from the fields for dinner.

1990-2000s

Fast forward nearly 20 years to 1998, when the property was acquired by David Couch, an Asheboro native who believes he is not the owner of the land, but merely a steward of it. David purchased the property that constitutes the heart of the farm, and over the years he has acquired the adjoining parcels of what is now known collectively as Summerfield Farms.

After nearly a century of being farmed, the land was in desperate need of renewal. David introduced holistic management on the farm, a system of regenerative agricultural practices that help heal the land and improve quality of life. As part of this practice, he began to raise the highest quality beef cattle that graze to maturity on 100% grass. The result of introducing herbivores to these abused and health depleted soils has been nothing less than stunning. By way of their impact, the cattle feed the soil's microbial ecology, which in turn stimulates healthy plant growth and increases diversity.

2000-PRESENT

To offer a retail outlet for 100% grass-fed beef, The Market was converted from a tractor shed in 2014, and sells beef, Summerfield Farms organic produce, gifts, dry goods—including many paleo-friendly and gluten-free items—and beer and wine. Summerfield Farms is the exclusive North American distributor of Health20, the world's finest volcanic artesian water from Ecuador.

From 2000 to 2016, extensive renovation and restoration of the farm's original buildings created event venues and luxury lodging for entertaining and housing guests. Restoration continues today, in concert with Preservation Greensboro, to reclaim additional historic buildings such as the log cabin and the Saunders Inn, once home to William Sydney Porter's (O Henry's) grandfather.

Today, Summerfield Farms is a working farm and events venue with a focus on crafting memorable events, producing 100% grass-fed & grass-finished beef, growing certified organic produce and encouraging our community to cultivate and enjoy a healthy lifestyle.

David & Stephanie Couch

About Stephanie and David

As proprietors of Summerfield Farms and Summerfield Villages, Stephanie Quayle and David Couch share a common love of the land. They also share a deep commitment to food health and the pursuit of overall wellness of mind, body, and spirit. The husband-and-wife team revel in the opportunity to be a part of building a community grounded in healthy living and human connection. Their vision is for the farm to be a valued and trusted part of your family's most precious celebrations and memories, as well as your source for the healthiest choices on your family's table.

Stephanie, a country music singer/songwriter originally from Bozeman, Montana, and David, a real estate developer from Asheboro, North Carolina, were both raised in small communities with close ties to the farming culture. It wasn't until their journeys took them away from home, and eventually toward each other that they both began to seriously question the high volume/highly processed/low-cost food production cycle that has dominated the food chain for the last 60 years in the United States.

David's first experience with cattle was as an enterprising young teenager purchasing unwanted bull calves from the local dairies and raising them on a bottle from birth. Later in life, his love of cattle that had developed as a teen manifested in his quest to determine the origin of his food. He began raising 100% grass-fed, grass-finished beef without the use of any growth hormones, antibiotics – or any other non-natural methods for their growth and production.

For Stephanie, her music career has taken her on the road sharing stages with LoCash, Trace Atkins, Granger Smith, Chase Rice, and countless others. She also has appeared in films and on national television on Fox and Friends to tout her #1 music video on CMT's Music 12-Pack Countdown for her song "Drinking with Dolly". Far from her days of mucking horse stalls and working on her family's bison ranch in Montana, the Rebel Engine recording artist's touring life has strengthened her interest in and passion for the power of the restorative benefits of healthy food. "Growing up on a ranch in Montana I never questioned where my food came from. I always knew! Playing music while traveling from city to city really sparked my curiosity and the need to find out what I was eating. So often we choose convenience over quality and health benefits".

Planting their roots in Summerfield, North Carolina, Stephanie and David's common interest in and commitment to food health, building community and making beautiful memories is a driving principle in the evolution of Summerfield Farms. Whether it's the organic memories that transpire in the sophisticated event spaces or the organic produce cultivated by hand in the garden, Stephanie and David have built a place where all are welcome to come, enjoy and make memories while nourishing the body, mind, and spirit.

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A Note from Stephanie & David

Summerfield Farms and Summerfield Villages bring convenience and ultra-high quality to our family, friends and all those interested in the relentless pursuit of fresh, organic, small-batch, hand crafted local food products. Our 100% grass-fed and grass-finished beef contains no added hormones, steroids, or antibiotics. It comes to you under our system of complete control and source verification. We developed the term “conception to consumption” to describe our program where we and our select ranch partners are the sole sources of the cattle in our herd. Additionally, we are co-owners of the local processing facility where our beef is processed and packaged. Our offering brings you and your family complete source, processing and handling verification combined with a “two-deep chain of title” (you the end consumer and us) to provide you the closest thing to raising your own quality grass-fed beef.

Summerfield Villages will provide front porch living, tree lined streets, sidewalks to encourage outdoor living, miles of trails, housing choices and sustainable practices to serve generations to come.

Blue Ridge Companies

Blue Ridge companies creates a positive impact for all they touch so that they leave each community better than we found it.

The Blue Ridge Parkway provides the inspiration for Blue Ridge Companies, formed in 1997 in the heart of North Carolina. Founders David Couch and Chris Dunbar drew their inspiration from the determination and perseverance of the engineers who built the viaduct along the mountain. Those engineers creatively solved the challenge of navigating the mountain while maintaining the natural beauty and integrity of the mountains. For the Blue Ridge Parkway, the philosophy of creative compromise resulted in a beautiful piece of engineering, and an award-winning bridge. For Blue Ridge Companies, this same philosophy has resulted in strong relationships and success within our industry, and an award-winning company. David Couch and Chris Dunbar envisioned a company that could integrate all phases of real estate - development, construction, and management in order to operate more efficiently on behalf of its clients. They believed this synergy was the key to optimizing a real estate investment and they made it the primary focus of their company. Blue Ridge has been able to utilize creative solutions in order to solve the challenges that face our partners and clients in the industry for more than two decades.

Blue Ridge Companies works hard to make a Positive Impact in the communities we serve. Whether supporting our local food drives, Toys for Tots, Veterans' Affairs, or Special Olympics, Blue Ridge has an active commitment to making a difference in our communities.

Dover, Kohl & Partners Town Planning

The Dover, Kohl & Partners team is focused on revitalizing traditional towns, building great new places, growing neighborhoods, and fixing sprawl — by design.

Founding principals Victor Dover and Joseph Kohl are known for creating visions that guide the future of neighborhoods, cities, and regions. Dover-Kohl's revitalization plans, new community designs, corridor plans and regulatory tools nurture **valuable places where people want to be.** Since 1987, the firm's projects have ranged in scale from the redevelopment of a single street or city block to regional plans that cover thousands of square miles. **The Dover-Kohl team works directly with developers, community leaders and citizens in an interactive, engaging way.**

Their work takes them all over the USA and abroad, but here in the Carolinas, the Dover-Kohl team devised the designs for St. Albans in Davidson, I'On in Mount Pleasant, Hammonds Ferry in North Augusta, and many other community plans. They also planned the nationally recognized revitalization of Southside in Chattanooga and new neighborhoods like Glenwood Park in Atlanta and South Main in Buena Vista, Colorado. Their large-scale projects also include Plan El Paso, hailed as "America's Best Smart Growth Plan."

In recognition of this work, Dover and Kohl were awarded the John Nolen Medal for contributions to urbanism.

About Victor Dover

Nicknamed by Quint Studer not long ago as "the Michael Jordan of urban planning," Victor is an expert on how to redesign our neighborhoods and fix our streets, and, in the process, shape enduring cities that people really love. He is the co-author of *Street Design: The Secret to Great Cities and Towns* (Wiley, 2014). He is also an adjunct faculty member at the University of Miami School of Architecture. Victor is a CNU Fellow, and a Fellow of the American Institute of Certified Planners, is President of the Parks Foundation of Miami-Dade, and a board member of the National Recreation & Parks Association and the Tropical Audubon Society.

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FACT SHEET

- **11 distinct villages** – great places to grow up, raise a family, work, get health care, grab a meal, get to know your neighbors, retire, or visit
- **50% of Conservation Areas, Commons, Village greens and Shared Landscaped open space** – keeping Summerfield’s most important fields and forests green, forever
- **Neighborhood-scale places** to walk, including corner stores, a farm-to-table restaurant, and access to miles of trails.
- **24 acres new neighborhood-scale parks & squares** – 100’s of acres of additional Conservation Areas, Commons, Village greens and Shared landscaped open space
- 6 protected/upgraded **long rural vistas**, including **4 signature rural roadside vistas** – preserving Summerfield’s historic look and lifestyle
- **5.7 miles** of new **walk/bike trails** internal to the villages but open to the public – encouraging healthy daily lives and reducing and shortening car trips.
- **8.8 miles** of new **regional trails/greenways** completed within & adjacent to the villages – connecting Summerfield to the ever-expanding Piedmont Trail and other local trails, an extensive network for active mobility.
- **+4600 new street trees** – for shade, beauty, a healthy ecosystem, higher property values, and traffic calming streets
- **+6 miles** of streets with protected **bike lanes** and cycle tracks – a safe, stress-free way to move around Summerfield, for ages 2 to 102
- **26 miles** of **walkable, traffic-calmed, tree-lined, connected streets** – enduring, prestigious addresses, matched to the safe and comfortable pace of life in our town
- **3796 new homes** in a range of offerings: **19 or more different housing types** and sizes, with a range of estimated offerings from \$275,000 to priceless.
- **Total Acreage: 973.081 Acres**
- **69% Single Family Residential & Attached Single Family Homes**
- **31% Garden Style** multi-family homes
- **7.3% of the land** devoted to garden-style multi-family homes
- **+\$1.5 billion dollars tax base creation** to the area over 20 + years

This proposal encompasses the following tracts of land with working titles for 11 villages:

- The **Edwards Park** parcel, between Summerfield Road and Pleasant Ridge Road
- The **Summerfield Farms** parcel, west of Pleasant Ridge Road (Clark Farm Village, Pole barn, Cedar Ridge, The Square)
- **Armfield East and West** parcels, combining undeveloped tracts from the original unfinished Armfield subdivision, reaching from Summerfield Farms on the east, across Brookbank Road, to I-73 on the west (Armfield East, Armfield Lake Village and New Armfield Village)
- The **Johnson Village** parcel, south of Oak Ridge Road, between I-73 on the east and the western portion of the original Armfield subdivision
- The **Beeson Village** parcel, east of I-73 and south of Oak Ridge Road
- The **Saunders Village** parcel, north of Oak Ridge Road, between I-73 and Deboe Road
- The **Deboe Village** parcel, east of Deboe and north of I-73
- The **Christopher Village** parcel, north of Carlson Dairy Road and south of Hamburg Mill Road, adjacent to Eagle Ridge Trail north of Lake Higgins.

VILLAGES of
SUMMERFIELD
-FARMS-

Please see our gallery of images.