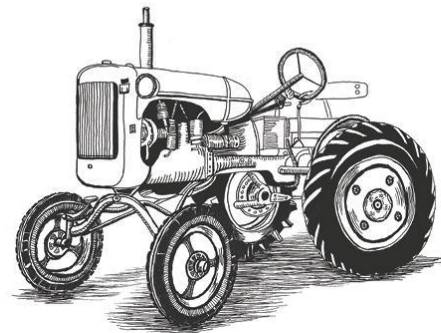


Daron 'Farmer D' Joffe

Founder, Farmer D Consulting



FARMER D
CONSULTING

Growing Community through Agriculture

***Agrihoods, a Model to
Preserve Open Space***

January 24, 2020













BAN 
SINGLE USE
 PLASTIC
BY 2020

THERE IS
NO PLANET
B

HELP

I DO
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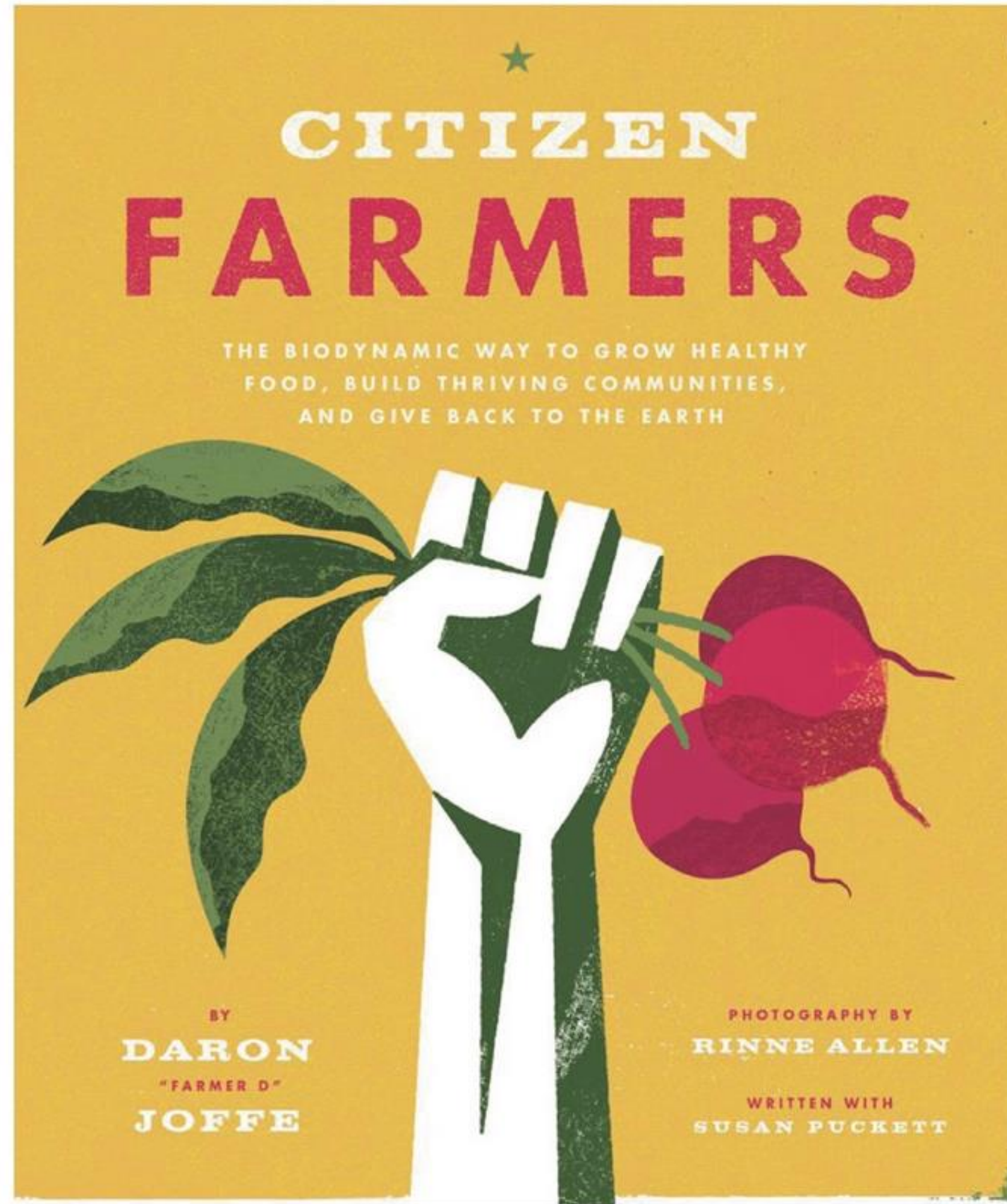
INSPIRE



CONNECT



NOURISH



Serenbe Farms

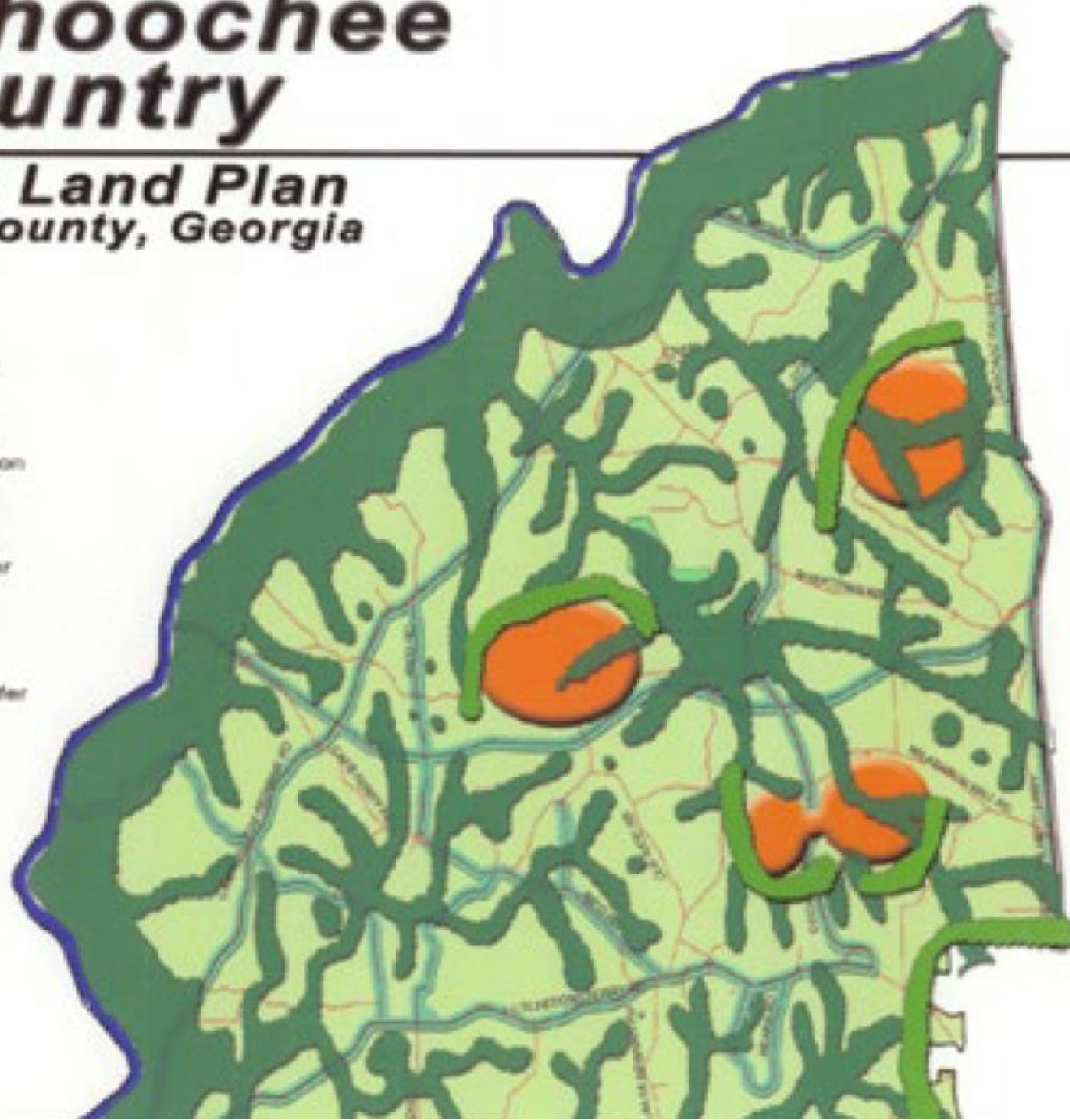
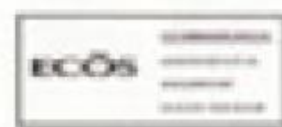


Chattahoochee Hill Country

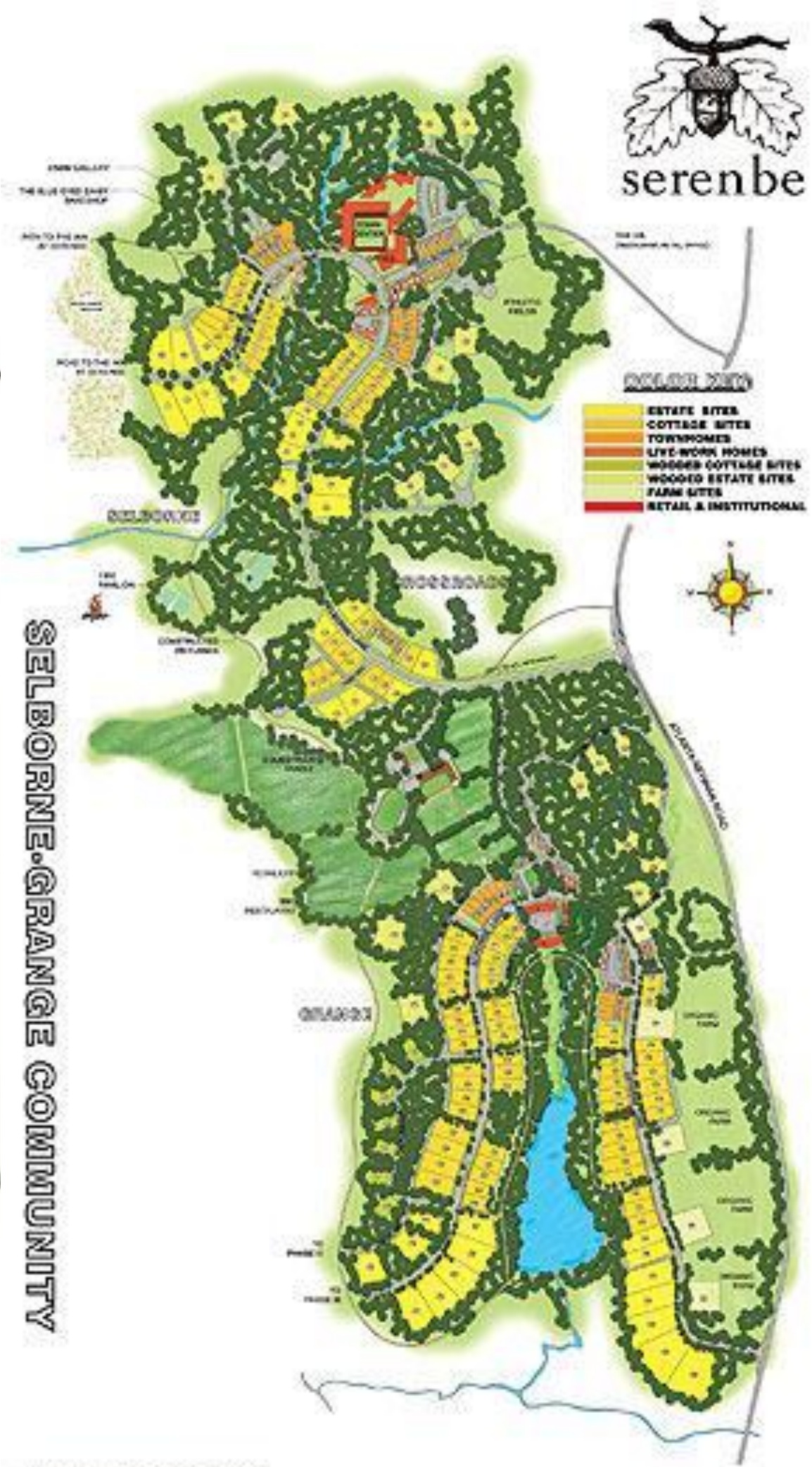
Conceptual Land Plan South Fulton County, Georgia

Legend:

- Rural Protection Buffer
- CHC Boundary
- Agricultural Conservation
- Roads
- Scenic Protection Buffer
- Village
- Riparian Protection Buffer
- Chattahoochee River

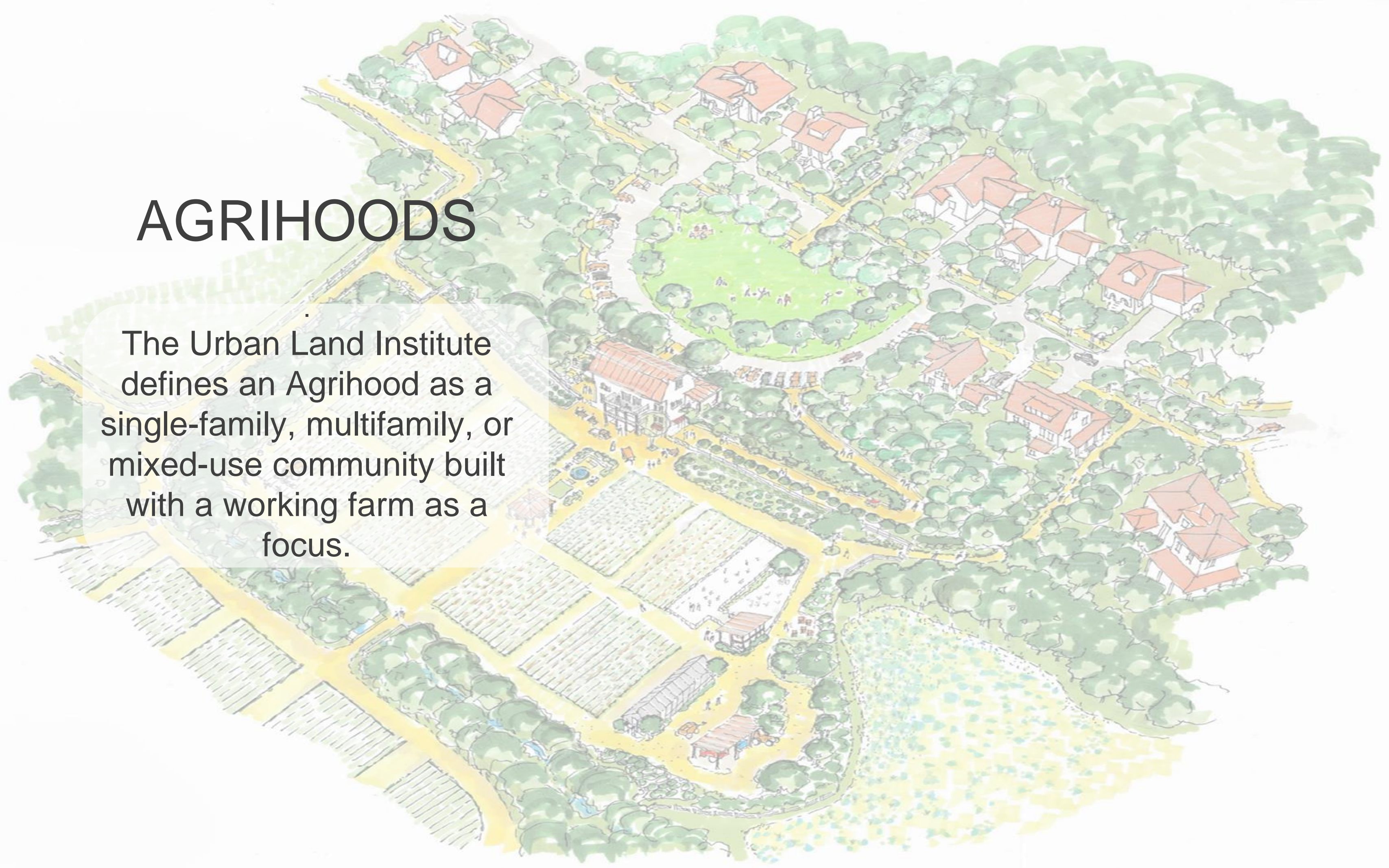


SELBORNE-GRANGE COMMUNITY



AGRIHOODS

The Urban Land Institute defines an Agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus.





CULTIVATING DEVELOPMENT

*Trends and Opportunities at the Intersection
of Food and Real Estate*



AGRIHOODS

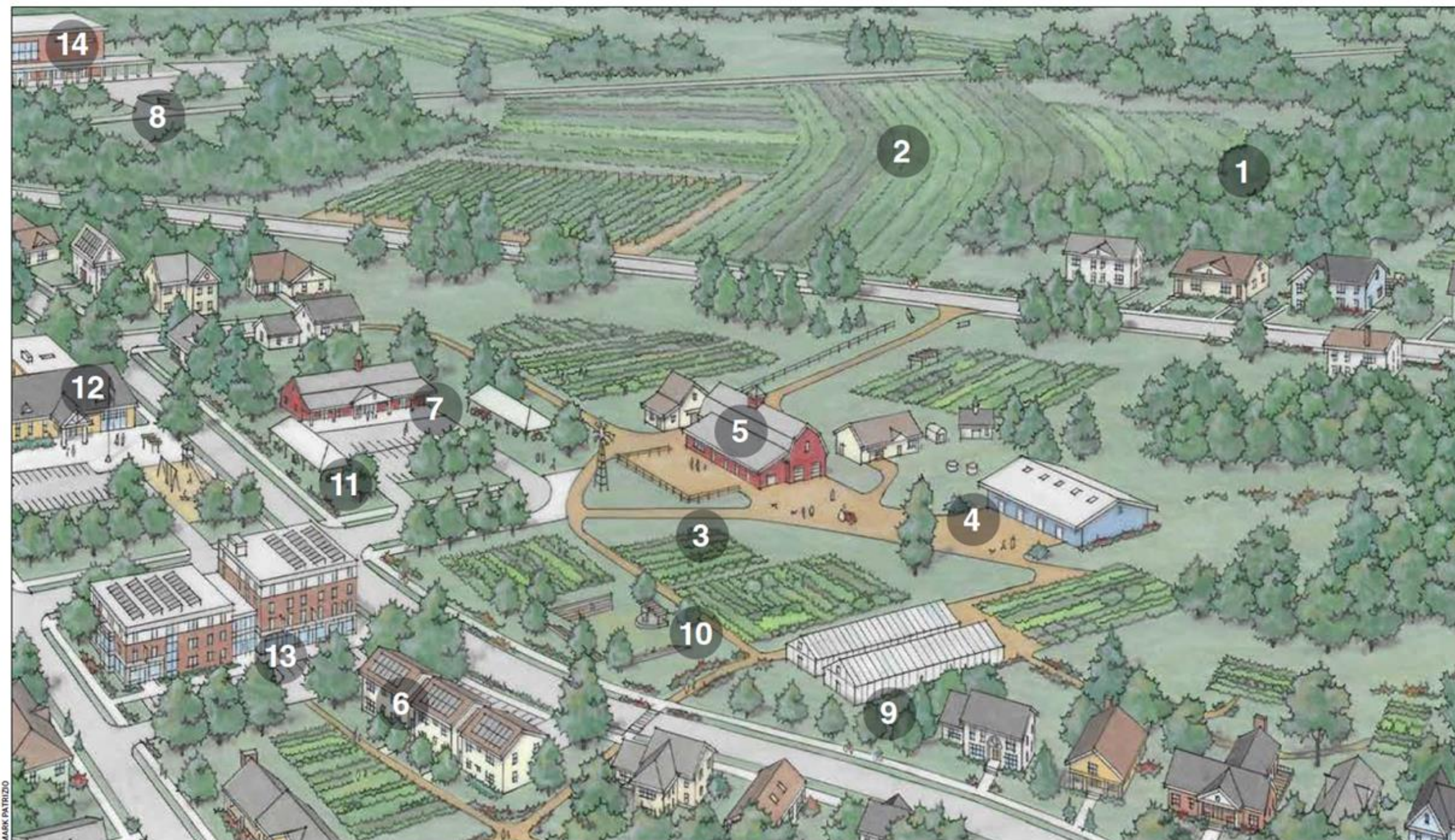
CULTIVATING BEST PRACTICES

 Urban Land Institute Center for Sustainability
and Economic Performance

AGRIHOOD FEATURES

KEY

1. Conservation area
2. Protected farmland
3. Food-production space
4. Farm service corridor
5. Event space
6. Clustered homes
7. Farm stand and market area
8. Grid pattern and connections to streets outside of development
9. Active transportation features
10. Trails
11. Edible landscaping
12. Clubhouse or community center
13. Shops and restaurants
14. Proximity to schools and other important community features



Agrihood Benefits

- **Connects** people
- **Strengthens** community
- **Increases** access to fresh food
- Provides **educational opportunities**
- **Preserves** land
- **Reduces** barriers for community farmers
- **Creates** jobs and supports local economy
- **Attracts** buyers, helps with project approvals
- Reduces carbon footprint with **less fuel, chemicals and waste**



Conservation Development Agrihoods

Rural

- Preserve Rural Character
- Medium to Large Scale Production
- Support Local Agriculture



Suburban

- Foster Agrarian Lifestyle
- Small to Medium Scale Production
- Events and Education



In-Town

- Connection to Food and Farming
- Micro to Small Scale Production
- Education and Demonstration



Conservation Development Goals for the Preservation of Farmland and Open Space on Buildable Land

Preserve 70-90%

Preserve 50-70%

Preserve 30 - 50%

HOMES AND AMENITIES

1600 SF - 3000 SF HOMES WITH GARAGE OPTION AND PRIVATE COURTYARD WITH A COMMON BACK YARD CONSISTING OF APPROX. 5 ACRES OF WOODLANDS AND FARM AND A STREAM AND WITHIN BIKING DISTANCE OF COMMERCIAL SERVICES

AMENITIES

- 1/2 MILE NATURAL TRAIL SYSTEM
- COMMON HOUSE
- POOL
- 1 TO 1.5 ACRE FARM-GARDENS/ORCHARD/VINEYARD & WOODLAND GARDEN/SMALL ANIMALS
- GARDENER/CARETAKER RESIDENCE WITH FARM SUBSCRIPTION (CSA) FOR HOUSEHOLDS AND CLOSE BY NEIGHBORS
- 5 ACRE WOODLAND
- CONSERVATION EASEMENT PROTECTING FARM AND WOODLANDS IN PERPETUITY

GENERAL SCOPE

- 3398 BRIARCLIFF RD DEKALB COUNTY GA
- 8.7 ACRES
- CHARACTER AREA (SUBURBAN)
- EXIST ZONING: R100
- PROPOSED RE-ZONING: RSM SITE PLAN SPECIFIC
- CONSERVATION COMMUNITY DEVELOPMENT: 20 MARKET RATE DWELLING UNITS AND AN AFFORDABLE GARDENER CARETAKER DWELLING UNIT
- CONSERVATION AREA: MIN. 60% OF BUILDABLE AREA- TOTAL 72% WITH CONS. EASEMENT
- DEV. AREA: MAX. 40% OF BUILDABLE AREA
- PEDESTRIAN PRIORITY UNITS FRONT TO PED. PATH/GREEN REAR TO ALLEY/GARAGE WITH SEVERAL UNITS FRONTING PRIVATE DRIVE/WOONERF (SLOW SPEED INTEGRATED WALK/DRIVE)



PENDERGRAST HISTORIC FARM

SITE PLAN CONCEPT 3/27/19



EXISTING ZONING
DEVELOPABLE AREA
R100 PLAN



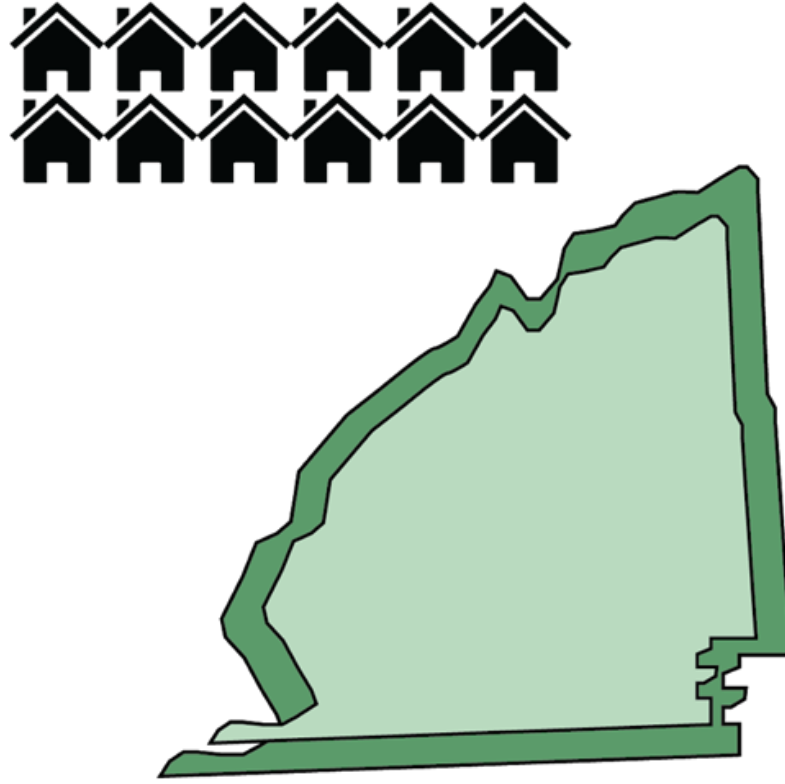
CONSERVATION
COMMUNITY PLAN
70% PRESERVATION
30% DEVELOPED AREA

Development Comparison

Chattahoochee Hill Country

Conventional Development

30,000 Homes



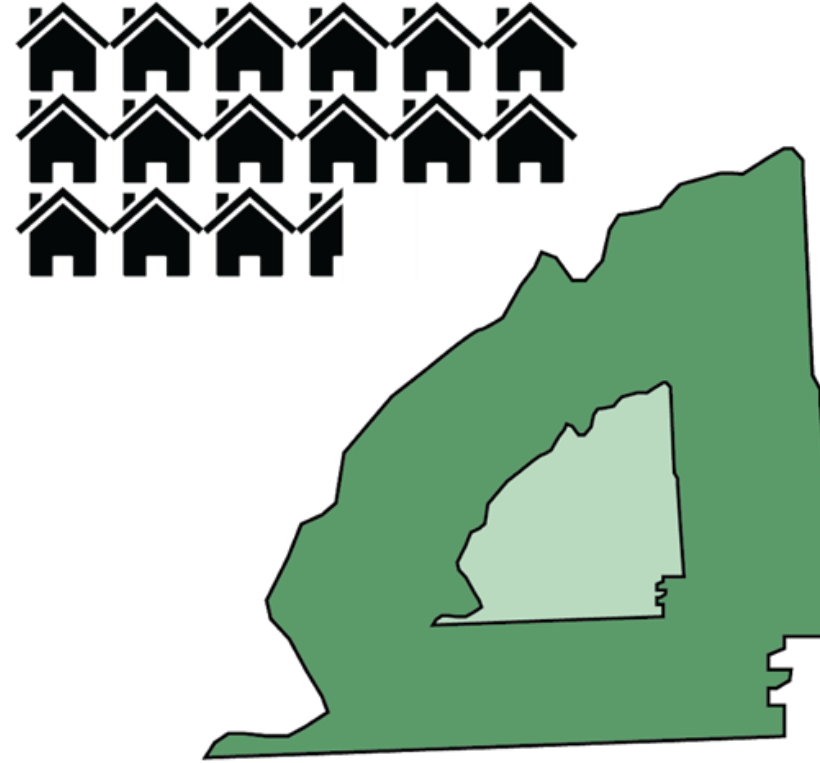
80% of Land Disturbed

40,000 Acres
75% Max Yield
= 30,000 Homes

and includes
No Commercial
No Services
No Civic

Village and Conservation Subdivision

36,000 Homes



16% of Land Disturbed

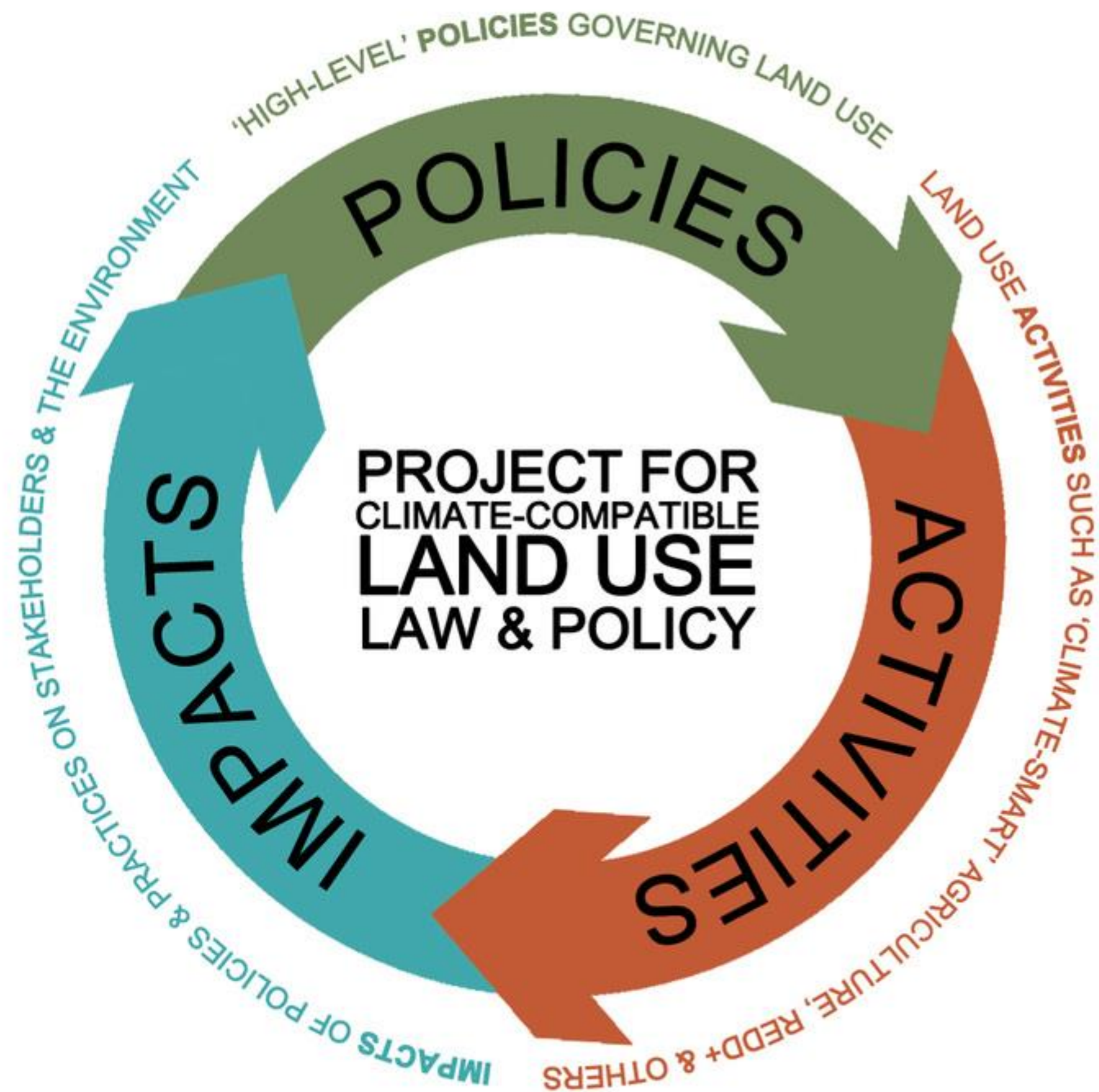
Three- 640 Acre Villages @ 6720 Units Each
480 Acres @ 8 units an Acre
160 Acres @ 18 units an Acre
= 20,160 Units in the Villages
= 1,920 Acres Disturbed

17,840 Units in Conservation Subdivision with 1/4 acre avg lot size
= 4,460 Acres Disturbed
= 6,380 Total Acres = 16% Disturbed

AND

Includes Commercial, Service and Civic



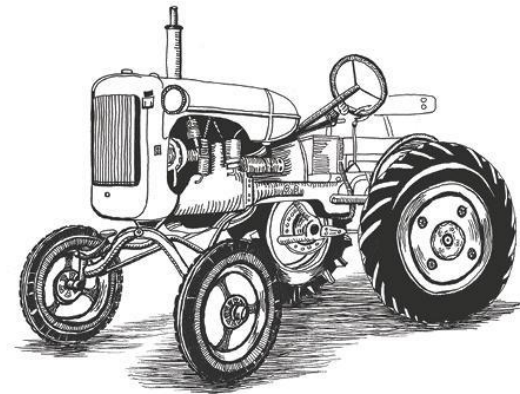


Better policies. Better projects. Bigger impacts.

the Biggest little Farm



Thank You!



FARMER D
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Growing Community through Agriculture

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