

# Bryan County UDO Community Workshop

## Pembroke – 3/28/19

### Responses to Discussion Questions



The following is a summary list of responses to group discussion questions presented to participants in a community workshop to gather feedback on regulatory issues at the beginning of the County's process to prepare a unified development ordinance (UDO). If you participated in one of these group discussions and feel that the list fails to accurately reflect your group's comments, please send your comments to [Ayoung@Bryan-County.org](mailto:Ayoung@Bryan-County.org)

#### 1. What do you want to preserve in your neighborhood and the County as a whole?

- Large lots
- Historic Areas
- Green space
- Nature and air
- Clear entries
- Traditional residential development in Grover Hill Road/Arden Community
- Rural feel
- Agricultural land uses
- Water table
- Greenspace – maintain country feel, outdoor recreation and space for hunting and fishing
- Underground utilities
- Waterways – increases boat ramps
- Protected wetlands
- Stormwater drainage improvements
- Farmland and timberland
- Glen Echo – historic preservation

#### 2. What are some examples of developments you like in the County/region? Why?

- Buckhead North –
  - kept the trees and more than one way out
  - Amenities
  - Buildable areas
- Grover Hill Road community center – will be asset for future generations
- Waterways in South Bryan – planned community
- Development authority – has a good location, though it lacks infrastructure
- Hidden Creek Phase 1 – it has a well thought out design for the future – child-friendly roads and sidewalks.
- Tar City Road exhibit
- Golf Course, "Casino Capital of the World"
- Blitchton
- Hidden Creek Phase 1 – underground utilities
- Transit
- Gas stations with truck stops

- Corporate chains

**3. What are some examples of development the County should avoid? Why?**

- Less than one acre per house but no less than ½ acre
- Industrial near residential without sufficient buffers
- Any development closer than 300 yards to existing residences in the Grover Hill Road/Arden Community
- Mixing residential and commercial without sufficient space between
- Strip malls
- Clear cutting and eliminating all green space
- Gas stations - shady

**4. What five things would you like the UDO update to accomplish?**

- Provide opportunities to review drafts of the UDO before adoption
- Slow/strategic plan
- Schools to support development before development
- Infrastructure first
- Fair tax division between north/south Bryan County
- Require hearings in the portion of the County where the development is located
- Rename Tar City Road to Grover Hill Road
- Lot sizes
- Keep industrial
- Allow service and support businesses
- Developers to assist with infrastructure for schools
- More family businesses and businesses to keep families in Bryan County (restaurants and theaters)
- Addressing truck traffic and provide places to store trucks operated by local residents
- Options for downsizing – e.g., townhomes
- Address water table concerns
- Connectivity between Industrial park and I-16 to keep trucks out of residential areas
- Widen Wilma Edwards Road
- Post public comments from tonight
- Consistency with existing neighborhoods and between phases
- Building codes and design regulations
- Simplify inheritance proceedings for subdivisions
- Enforce codes to reduce eyesores
- Empower small businesses
- A tree bank and tree protection ordinance

**5. What are your greatest concerns about the UDO update?**

- Lack of flexibility
- Lack of opportunities for input
- That decisions are already made, and that public input is feel-good exercise
- Uniformity and consistency of implementation
- Rezoning residential areas to commercial
- Taking properties through eminent domain

- How the Black Creek River flow
- Lot sizes
- Lack of infrastructure
- Environment
- Need to be selective about what's being built
- Increased traffic
- Overcrowded schools
- That the rules will be determined by South Bryan