

Bryan County UDO Community Workshop

Richmond Hill 5-2-19

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

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

- Rural feel
- Subdivision feel
- Privacy that comes from larger lots (1/2 acre+) and buffers
- Developments with less than 2 road accesses
- Natural beauty and natural resources
- Slower life and small town feel
- Lower crime rate
- Great school system
- Controlled growth, not mixing residential with industry
- Sense of community; neighborhood community
- Greenspace
- Dark sky
- Property values
- Clean air
- Larger lot size (1/2 acre minimum)
- Wildlife
- Marsh
- River
- Clean Water
- Privacy
- Buffers
- Residential, small-town feel
- Save recreational lands
- Save as much land as possible for recreational use
- Stop tiny lots
- What resources are available before development
- How can we build homes that are affordable for work force

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

- Demeris Lakes because larger lots and fewer people
- Buckhead North
- Waterways
- Redbird Creek

- Old Buckhead
- Attractive unobtrusive signage (Bluffton)
- Protected natural environments
- Greenspace development
- Bluffton
- Henderson Park
- Demeries Lake
- Sayles Landing
- Tranquilla Hall
- Berwick
- Uniform sign ordinances
- Like parks and recreation – Old Buckhead – Redbird Creek
- Consider resource – great schools with no room for all the kids
- Like Bailey Plantation

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

- Main Street because the density is too high
- Multi-family housing
- Uniform architecture/cookie cutter housing
- Apartments, high density properties
- Clear-cut developments with no attention to tree canopy replacement
- One entrance/exit subdivisions
- 4 or more homes per acre
- High density apartment complexes
- Wicklow
- Micro-lots
- Strip malls
- Cookie cutter look
- Clear cutting
- Building ahead of infrastructure
- Overloading sewage handling ability
- Runoff
- River Oaks Apartment complex should not be visible from road
- Buckhead East
- Bowridge
- Kenmare
- Less than ½ acre lots

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

- Architectural diversity
- Custom homes
- Larger lot sizes and buffers
- Strict codes and ordinances that are easy to comprehend
- Adequate traffic improvements
- Variances to be only in cases of emergency
- Hold commissioners to the rules

- Long-term plan not subject to election cycle
- Fairly implemented (residents v. developer)
- Crime rate reduction
- Protection of natural resources
- Tree ordinance
- Amount of green space rules and regulations to match the size of development
- Limit development
- Upgrade infrastructure
- Buffers
- Preserve natural resources
- Dark sky ordinance
- Tree ordinance
- Quality construction over quantity
- Process for change
- Protect our waterways
- Limit vinyl siding houses
- Traffic
- Bigger lots
- Increased buffers
- PUDs expire and no grandfathering
- Workforce housing
- Better zoning
- Traffic plan to see safety of citizens
- Buffers for the new apartment complexes and duplexes
- Protect waterways
- Increase construction codes and standards
- Limit size of houses on lots

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

- Input by the citizens will be ignored or overruled
- The standard of living and quality of life will not be maintained
- Over-developed-poorly constructed housing
- No penalty system for disregard of ordinances
- Future commissions changing rules from citizens' to builders'/developers' will
- Variances will continue to be allowed
- Greed/money will override sustainable and quality development
- Actual need for development will not be addressed
- Stricter standards for trees and greenspace
- Buffers, density and traffic
- Infrastructure first
- Like to see the size of Wardlaws subdivision
- Make meetings known for more to participate
- Quality of home or quantity and size
- Need housing that is affordable for workers, teachers, firefighters