



Jekyll Island Environmental Assessment Procedure (EAP):

Report summarizing the findings of the EAP Committee considering the redevelopment of the future “Jekyll Island Residences” property

Date of EAP Committee meeting: 5/18/2016

EAP Committee members

Ben Carswell, Director of Conservation, JIA (chair, present)
Jim Broadwell, Projects Manager, JIA (present)
Cliff Gawron, Director of Landscape and Planning, JIA (present)
Noel Jensen, Senior Director of Facilities and Public Services, JIA (present)
John Marr, General Manager, Georgia Sea Turtle Center / JIA (present)
Kimberly Andrews, Research Coordinator, JIA (present)
Aaron Carone, Jekyll Island Resident, CBRE Hotels / PKF Consulting (present)
Alice Keyes, Associate Director, One Hundred Miles (present)

Others in attendance

Yank Moore, Conservation Coordinator, JIA (note taker)

Project under consideration

Jekyll Ocean Oaks LLC, in partnership with Carolina Holdings LLC, plan to redevelop leased property (classified as developed land) immediately adjacent to the north of the Hampton Inn. The proposed development is to include 36 free-standing residential structures, four of which will be duplexes, along with a community pool and pavilion. The 10 units along the eastern edge of the property, closest to the beach, are proposed to include detached gazebos within the adjacent maritime forest, which enters into the leased area along this edge.

Summary Assessment

The members of the EAP Committee are excited about this project and believe that it offers substantial opportunities to capitalize on an improved environmental portfolio for the property. Investments in low-impact development, energy and water conservation, and environmentally conscientious design can generate a range of benefits including reduced operating costs. The committee commends the developers for proposing a generally environmentally sensitive design and for agreeing to release two-plus acres of beachfront maritime-forest natural area - land of high conservation value - from the lease, rather than including it in the development proposal.



The Committee finds that this project, as outlined in the plans provided to us thus far, is compatible with the Jekyll Island Conservation Plan contingent upon the following requirements. Recommendations are also provided that the Committee believes would be beneficial investments in the property. As this project continues through the design approval process according to the Jekyll Island Design Guidelines, this EAP Committee will convene again to provide further recommendations as additional information becomes available. The Director of Conservation, Ben Carswell, stands ready to consult with the project manager(s) and provide technical guidance in regards to any of the points outlined below.

Requirements

1. Sustainability Certification

- The EAP requires all eligible redevelopment projects to achieve certification through [LEED](#) or an equivalent certification program. [EarthCraft](#) is a Georgia-based certification program that may be very well-suited to this project. If no certification is deemed feasible, written justification must be provided to the JIA. Simply stating that certification is not within the project budget will not be considered an acceptable justification.

2. Lighting

- Lighting elements throughout the property should be downward oriented, shielded, and minimalistic to prevent any visibility from the beach entirely, thereby avoiding the other requirements of the ordinance. This should be easy to accomplish given the heavily vegetated buffer between the property and the beach. Up-lighting should be avoided generally and especially in association with the gazebos and boardwalk beach-access points. No lighting can be approved for any portion of the boardwalk structure that will be directly visible from any point on the beach.

3. Waste management

- A wildlife-proof waste-management system is an essential measure that will reduce operational costs on Jekyll Island. All outdoor trash and recycling containers and dumpsters should prevent access by raccoons, feral cats, or other animals. This measure will keep the property cleaner and safer for residents and guests, and eliminate wasted time/money spent cleaning up trash scattered by animals. JIA and other property managers on the island have been successful using wooden trash and recycling bin containers with latching doors and heavy lids.



- Compactors are required because they are more secure against wildlife access than dumpsters. Also, because these units can go much longer without being emptied, they can drastically reduce service traffic. Compactor bays must be equipped with grease traps to capture fluids in the event of a leak.
- Recycling disposal/pickup must be made available on site for residents. Curbside pickup is recommended, with landscape design to accommodate bin storage in a slightly and wildlife-proof manner.
- The home owner's agreement or other property management arrangement must stipulate to all residents and renters that feeding pets outdoors or feeding wildlife or feral cats under any circumstances is strictly prohibited.

3. Landscape elements

- In addition to the standard tree protection plan, a canopy impact analysis must be submitted to the JIA, identifying and quantifying the need for pruning of existing trees on the property and anticipated mitigation requirements as per the Jekyll Island Tree Protection Ordinance. Furthermore, root zones must be protected as specified in this ordinance.
- **Front and rear setbacks for all lots are specified in both the Design Guidelines and JIA Ordinance Section 16-8 to be not less than 25 feet, measured from the main dwelling or attached porch/patio to the property line. A 10-foot setback would apply to the gazebo structures.** See also item #1 on page 5 below.
- The HOA or other management arrangement for the property must include a landscape management standard that will apply to all lots which partially include the maritime dune forest along the eastern edge of the lease. Specifically, these rules should protect native vegetation and prevent erosion of the dune face. The Gazebo features must avoid promoting residential access to the beach directly from individual lots – all property users must access the beach via the crossover structure.
- Included in the Jekyll Island Design Guidelines (2014 update) is a list of Invasive Plant Species. None of these plants may be included in landscape design plans and, if currently present on the site, must be removed.
- No native plants of any kind may be removed on the land beyond the lease boundaries. Requests to remove non-native plants (encouraged) or to prune any native-plant material beyond the lease boundaries must be reviewed by the JIA Director of Landscape and Planning for consideration on a case-by-case basis.
- Beach crossover structures should be raised above grade and constructed of wood or composite lumber. These designs will be required to obtain a shore protection permit and recommended specifications will be provided by DNR Coastal Resources Division regulatory staff. These structures will also be required to be open to the public.
- Any new irrigation wells to be added to this parcel must be approved and permitted.

4. Construction-site cleanliness and cleanup

- If any exterior insulation and finishing systems (EIFS) are to be installed during any phase of the project. The work must comply with the [Jekyll Island ordinance concerning EIFS](#).
- Complete compliance with all state and local erosion and sedimentation laws throughout the project is essential.
- During all phases of construction, any debris that escapes the boundaries of the site (carried on the wind or in stormwater runoff) must be routinely cleaned up and properly disposed of. **The development group must establish a plan for regular site cleanup and sediment fence inspection/maintenance that will be proactively communicated to all relevant contractors and subs.**
- Any stormwater conveyances leading off site must be left free of any construction related debris or sediment when the project is complete.

Recommendations

1. Stormwater management, bio-retention swales, and irrigation

- Stormwater infrastructure should prioritize on-site retention and incorporate bio-retention (“rain garden”) technology. This design approach will require less maintenance than turfed retention swales and will attract birds, butterflies, dragonflies, and other desirable wildlife to the property.
- The committee recommends that landscaping choices should encourage reduced irrigation demand. Rainwater cisterns for irrigation purposes are highly recommended as an alternative or supplement to other sources.
- Rainwater gutters from the rooves should be routed to either bioswale features or irrigation cisterns, not to the storm drainage system.

2. Alternative energy

- Opportunities for alternative energy use should be considered for this project. Solar energy, including solar-powered water heating, and geothermal climate control are potential technologies that could be compatible with this site. The committee recommends that a consultant specializing in alternative energy be contracted to conduct an energy analysis, prepare recommendations on project scope and technologies, and identify incentives, such as tax rebates, that may provide financial returns. Even construction that stops short of actually installing alternative energy technology, but improves the future owner’s position to elect to install later, is highly encouraged.



Information requested for further environmental review:

1. Landscape

- The committee expressed substantial concern about the current plan’s impacts to the existing naturally-vegetated buffer between the property and Beachview Road, which includes quite a few mature live-oak trees. The current plan appears likely to remove the existing vegetation from the buffer entirely. See also comments above on page 3 in bold regarding setbacks. If the justification for a variance request for reduced setbacks is to be based on enhanced tree protection within the property, then the trees in the roadside buffer must also be significantly protected. These concerns should be addressed in future design review communications and submissions.

2. Stormwater

- The stormwater management plan and anticipated permitting arrangements for the site should be made available for review by the EAP committee through the design review process. The committee had the following general questions:
 - Will it be proposed that the stormwater system for the Residences tie-in to the existing system that services the Hampton Inn property?
 - Will the Residences development be added to the stormwater permit that currently covers the Hampton Inn, or will a new permit be applied for?

3. “Permeable Rain Garden Path” along Beachview Road

- The committee posed the following questions:
 - What is the intended purpose of this path, given that paths are also proposed that would allow people to move easily through the property within the leased area?
 - What surface material is proposed?
 - What will make it a “Rain Garden” path?
 - If this path were not built, would it be possible to retain more of the existing vegetated buffer along the roadside?

4. Permeable road and parking surface material specifics

- The committee commends the proposed substantial use of permeable side roads, driveways, and parking aprons. The current drawings specify that these will be “gravel roads”. The committee had the following questions and comments for consideration:
 - What are the specifics of the proposed gravel material?
 - Have any other permeable materials been considered?
 - Would gravel roads be compatible with regular curbside trash pickup?



- JIA staff, including Noel Jensen, Cliff Gawron, and Jim Broadwell have considerable experience in construction and maintenance of various permeable surface materials on Jekyll and would be happy to provide consultation upon request about the costs and benefits of a variety of options.



Jekyll Island Environmental Assessment Procedure (EAP):

2nd Report summarizing the findings of the EAP Committee considering the redevelopment of the future “Jekyll Island Residences” property

Date of 2nd EAP Committee meeting: 10/26/2016

EAP Committee members present

Ben Carswell, Director of Conservation, JIA
Cliff Gawron, Director of Landscape and Planning, JIA
John Marr, General Manager, Georgia Sea Turtle Center / JIA
Kimberly Andrews, Research Coordinator, JIA
Aaron Carone, Jekyll Island Resident, CBRE Hotels / PKF Consulting
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Additional Feedback from the EAP Committee to supplement to initial report dated 6/1/16

- The committee advises that the JIA staff formally process a request for variance to the Jekyll Island Code of Ordinances regarding the setback along the leased-property boundary.
- The committee advises that any contaminants, including sediments, construction debris, and miscellaneous trash, that may be discharged through the stormwater drainage system into the wetland west of Beachview Road, shall be considered “Dumping into creeks, rivers, etc.” as addressed in the [Jekyll Island Code of Ordinances Section 18-13](#).