



Jekyll Island Environmental Assessment Procedure (EAP):

Report summarizing the findings of the EAP Committee considering renovation plans for the hotel property currently known as the Quality Inn to become known as the Best Western.

Date of EAP Committee meeting: 3/29/2016

EAP Committee members present:

Ben Carswell, Director of Conservation, JIA

Cliff Gawron, Director of Landscape and Planning, JIA

Kimberly Andrews, Research Coordinator, JIA/Georgia Sea Turtle Center

Yank Moore, Conservation Coordinator, JIA

Jessica Brown, Stormwater Specialist, UGA Marine Extension and Georgia Sea Grant

Invited but not able to attend:

Alice Vick, Georgia DNR Environmental Protection Division

David Buisson, Jekyll Island Resident

Project under consideration

The new owners of this property, Buckhead America, plan to do a thorough interior and exterior renovation of the structures and landscape elements of the property. This project has already been thoroughly reviewed and details negotiated through the design process, which has included input from the JIA Director of Conservation. Some matters already discussed with the owners are raised again here simply for emphasis and documentation through the EAP.

Assessment

The EAP Committee finds this that this project poses no inherent conflicts with the Jekyll Island Conservation Plan and, rather, presents some good opportunities to enhance the sustainability portfolio of this property and improve the development's alignment with the Conservation Plan. Conditions of the committee's favorable review of this project follow. *Requirements* are not optional. *Recommendations* are also provided that the Committee believes would be beneficial investments in the property. Note that this review does not absolve or supersede any other regulatory, permitting, or mitigation requirements imposed by the JIA, Glynn County or the State of Georgia. JIA staff stand ready to consult with the project team regarding implementation of any points presented in this report.



Requirements

1. Landscape Elements

- Drainage swales established beyond the lease boundaries must be planted with native plants appropriate for the elevation and soil moisture, while still being aesthetically pleasing. This approach to stormwater management is commonly referred to as bioswales or raingardens. Practices used for stormwater management should be compliant with the Glynn County Water Resources Protection Ordinance and Glynn County NPDES permit, if applicable. The University of Georgia's app, available at the following link provides useful tools and guidance on rain garden design.

<http://gacoast.uga.edu/outreach/resources-outreach/rain-garden-app/>

Additional policy, criteria, and information, including specifications and standards are provided in the Glynn County *Local Design* Manual, available at

<https://www.glynncounty.org/DocumentCenter/Home/View/109>

Note that this expectation will also apply to Buckhead's pending Home2 development project on Jekyll, so the Quality Inn / Best Western project provides an opportunity for the development team to become familiar with this beneficial green-infrastructure practice.

2. Lighting

- Lighting plans, including for the pool area, **must** comply with the [Jekyll Island Beach Lighting Ordinance](#) (in effect May 1 – October 31 each year) and **must** be reviewed and approved by the Georgia Department of Natural Resources, non-game conservation section, prior to installation. DNR Wildlife Biologist [Mark Dodd](#), is the point of contact for this review, and the JIA should be copied on all communications. We advise addressing this requirement as soon as possible. This can be a challenging process that necessitates significant cross organization/company communication.
- Any construction-related lighting must also comply with this ordinance.

3. Waste management

- Trash and recycling containment must be provided with compactors rather than dumpsters. Separate trash and recycling compactors are required.
- Wildlife-proof waste-management components are an essential measure that has been proven to reduce operational costs on Jekyll Island. Any outdoor trash and recycling bins



must prevent access by raccoons, feral cats, or other animals. This measure will keep the property cleaner and safer for guests and staff, and eliminate wasted time/money spent cleaning up trash scattered by animals.

- Ample opportunity to recycle must be made available to guests and staff.

6. Construction-site cleanliness and cleanup

- During construction, any debris that escapes the boundaries of the site (carried by the wind or in stormwater runoff) should be routinely cleaned up and must not remain beyond the completion of construction.
- Any stormwater conveyances leading off site must be left free of any debris or sediment following construction. All conveyances must comply with post-construction runoff standards.
- Stormwater management and erosion control BMPs must be in place in accordance with all county and state regulatory requirements throughout the project.

Recommendations

1. Landscape

- Where drainage basins fall within the lease boundary, raingarden/bioswale appropriate native plantings are highly recommended, to provide a consistent aesthetic with plantings in basins outside the leased boundaries and because turfgrass in drainage swales of a comparable depth in this area (at the Holiday Inn), has proven very difficult to maintain during wet periods.

2. Stormwater management and irrigation

- Rainwater cisterns should be considered to supply irrigation needs in supplement or instead of well water.
- Voluntary compliance with the Georgia Water Stewardship Act of 2010, which restricts outdoor watering to hours between 4 p.m. and 10 a.m. is strongly encouraged.