



**REVISIONS TO
THE JEKYLL ISLAND DESIGN GUIDELINES
June 14, 2014 and August 21, 2017**

(NOTE: Numbering refers to numbering in original Guidelines)

I. INTRODUCTION

In 1947, as fewer and fewer residents spent time on Jekyll, the island was sold to the State of Georgia by the Jekyll Island club. Today, the island is maintained and operated by the Jekyll Island State Park Authority. As a state park, Jekyll Island has strict development guidelines which allow only 1,675 acres of the island's land mass to be developed. The remainder of the island is preserved in its natural state. This is perhaps the greatest amenity of the island.

II. PROJECT REVIEW PROCESS

A. Jekyll Island Authority Design Review Group

1. The Jekyll Island Design Review Group is established to review all proposed projects on Jekyll Island. In its review process the group may at its discretion solicit additional technical assistance from other governmental agencies and or consultants for help in the review of each project. The Design Review Group shall be comprised of members of the JIA professional management staff.
2. The JIA Board will be the final authority on all proposals, project disputes and appeals and grant approvals or denials.

B. Required Approvals

1. **Review Activities.** The approval process includes but is not limited to the following submission steps.
 - a. **Site Visit & Pre-Concept Meeting**
 - b. **Concept Plan.** The Design Group and Jekyll Island Authority Board approvals are required for this step before Schematic Design step can begin.
 - c. **Schematic Design**
 - d. **Site Staking**
 - e. **Design Development**
 - f. **Construction Document**
 - g. **Construction Site Visits**

2. **Required Approvals.** The approval of the Design Group is required for the **Site Visit and Pre-Concept Meeting; Concept Plan; Schematic Design; Design Development and Construction Document** submissions. Each approval shall be documented in written format and provided to the applicant along with any additional comments. The JIA Board will review and consider for approval the **Concept Plan, Schematic Design** and the **Design Development Plans**.
3. **Remedial Action.** The Design Group may recommend to the Board any appropriate remedial action if violations occur or if non-conforming work or work that is inconsistent with the approved plans or guidelines is identified, up to and including legal action.

C. **Design Review Process**

1. **Submission Review.** *rev. 8/15/17* The design review process is intended to review each submission and evaluate the proposed consistency project's consistency with the design intent of the concept plan and its adherence to these Design Guidelines, the Jekyll Island Master Plan and the Jekyll Island Conservation Plan (EAP Review). The review shall include, without limitation, compliance with development styles, scale, materials, colors, the relationship of proposed improvements and natural site features, grading and drainage design, landscape design, streetscape image, impacts on surrounding areas and systems, site features, and such other specific requirements detailed herein. When conducting its review of each proposed project, the Design Group may, when appropriate, allow for flexibility of design based on internal site planning considerations that present unique limitations in terms of the scope of the development, land use combinations, development patterns, or transitions in order to promote environmentally sensitive and efficient uses of the land, consistent with these Design Guidelines. For example, a proposed residential project may seek to group houses and orient them closer to the street to reduce the amount of infrastructure necessary for residential development and allow for greater open greenspace. Any such allowances shall be documented in writing through the approval process as set forth above. Compliance with building codes and life safety codes is vested in Glynn County.
2. **Peer Review.** The Design Group may seek peer review by other governmental agencies and specialty consultants as appropriate for review of each project.

D. **Submittal Requirements**

1. **General.** All plans and specifications for site development, structures and other development shall be prepared by licensed or otherwise qualified land planners, architects, landscape architects, professional engineers, or other approved designers. A team of qualified professionals shall be utilized in the preparation of development plans. All items submitted shall become the property of the Authority. Changes to approved plans shall be resubmitted to the Design Group for approval.
2. **Legal Requirements.** Applicable laws and governmental agencies controlling the physical development of Jekyll Island property by private entities, in order of legal precedence, include, but are not limited to:
 - a. **Federal**
 - i. FEMA Requirements
 - ii. USCOE Wetlands/404 Permits
 - iii. Americans with Disabilities Act
 - iv. US Coast Guard Regulations
 - v. FAA (for construction near Jekyll Airport)
 - b. **State**
 - i. Marshland Protection Act (DNR)
 - ii. Shore Protection Act (DNR)
 - iii. JIA Ordinances, including the Beach Lighting Ordinance and Flood Damage Prevention Ordinance
 - iv. JIA Master Plan
 - v. JIA Design Guidelines
 - vi. JIA Conservation Plan
 - c. **Glynn County**
 - i. Glynn County Soil Erosion, Sediment, and Storm water Permits
 - ii. Glynn County Building Code/International Building Code
 - iii. Glynn County Life Safety Code
 - iv. Swimming Pool Construction/Operations Permits (DHR)
 - v. Food Service/Operations Permits (DHR)
 - d. **Industry Practices and Standards**
 - i. U.S. Green Building Council (LEED), Sustainable Forestry Initiative, The American Tree Farm system, the Forestry Stewardship Council or any nationally recognized energy efficiency program
 - ii. Earthcraft Design Standards
3. **Document Packages.** Two sets of plans and other supporting documents as described below shall be delivered to the Design Group for processing. At each stage of review, a cover letter that explains the current status of the project and lists its owners and agents shall accompany a copy of the immediately preceding Jekyll Island Design Group's approval letters and the written comments. **The Jekyll Island Authority shall have the right**

to require payment of reasonable fees for review of proposed plans, specifications and other material.

At each stage of the design review process, a meeting may be scheduled by the proposing party by contacting the JIA at the address listed below:

The Jekyll Island-State Park Authority
100 James Road
Jekyll Island, GA 31527
Attn: **Design Review Group**

E. Submission Stages

1. **Site Visit & Pre-Concept.** A pre-concept meeting and site visit with the Jekyll Island Design Group is required prior to plan submission.
2. **Concept Plan Submission Package**
 - a. **Concept Plan** – Professionally prepared documents illustrating the proposed project, including significant details of principal functional areas, and initial investment estimate.
 - i. Preliminary Site Plan – Overall layout showing parcel limits, the Shore Protection boundary, known or potential wetlands, vehicular circulation/parking, building or unit location.
 - ii. A prototypical lot or unit plan shall also be included for each proposed floor plan configuration. The prototypical plans should indicate typical setbacks, building footprints, driveway/parking lot size and location, signage, walks and other site improvements. The plan shall tabulate total lot and floor area, total open space, number of units and gross density or intensity.
3. **Schematic Design Submission Package**
 - a. **Site Plan** – Updated site plan showing the parcel limits and other requirements from the Preliminary Plan Submission.
 - b. **Architectural Floor Plans** – Architectural floor plans of the building or unit types shall be included. This will include a ground level floor plan and a typical upper level floor plan. All rooms shall be labeled including balconies, decks, atriums, service areas, garages, and storage buildings. The square footage of the unit or building and overall dimensions shall be indicated. The entire product line shall be represented in the submission showing square footage of each unit and proposed number of units.
 - c. **Exterior Elevations** – Sketch elevations of each product type shall show overall architectural character, style, and scale, including

exterior materials, roof pitches and/or type, as well as other important design details. All four exterior elevations with dimensions, materials, colors, textures, and the lines of typical natural and finished grades shall be indicated. Buildings shall have a maximum of four stories including inhabitable roofs and dormers and a maximum height of 45 feet to the top of the structure measured from the FEMA elevation or the average site elevation, whichever is highest.

- d. **Typical Sections** – Sketch sections and profile through entire site including the building pad, structure and its relationship to the topography.
- e. **Color Rendering of Project** – To facilitate visualization and perceptions of the completed project, a color rendering shall be submitted. If applicable, a model may be added or substituted. A rendering shall meet the following specifications:

The rendering shall be an artist's original or computer generated color perspective rendering (minimum rendering size 16 x 28 inches) of the Project reflecting the approved preliminary design, matted 2 inches at top and each side and 4 inches at bottom and framed in a black aluminum frame (minimum frame size of 22 x 32 inches), said rendering to be submitted within 45 days of the Owner's approval of the preliminary design. The Project name and Design Professional's name, along with "Jekyll Island, Georgia," shall be a mat window panel (1.5 x 6 inches) within the mat and centered within the rendering. Additionally, provide a full color same size photographic reproduction of the rendering, matted, framed and labeled, same as the original rendering plus two 8 x 10 glossy photographs of the rendering. If two views of a building are required, the size of the rendering may be increased to facilitate two views on one drawing; however the scale of the drawing should be of sufficient size to demonstrate the key architectural components of the design.

- 4. **Site Staking Review.** The site is to be staked with wood stakes identifying proposed major site features including but not limited to buildings, structures, parking areas, drives and beach connections.
- 5. **Design Development Submission Package.**
 - a. **Site Plan** – The site plan shall include all of the required information illustrated in the Schematic Design package with revised information where requested.
 - b. **Grading Plan** – The grading plans shall include all final grades and elevations around the lots and proposed buildings, drainage patterns, walks, walls, drainage structures, and other site improvements. In

most, if not all situations, the Technical Review Team shall provide the final grading plan to the Jekyll Island Design Group to ensure that minimal disturbance to the natural terrain occurs.

- c. **Landscape Plan** – The final landscape plan shall indicate all planting, including trees, shrubs, and ground cover for the entire area under development. A material schedule shall indicate proposed size and quantity of all materials, miscellaneous sculptural objects, irrigation systems, accent lighting, and other physical features. All proposed walls and fences shall be submitted with dimensioned elevations and sections with materials and colors identified.
 - d. **Tree Protection Plan** – Professionally surveyed plan indicating all trees with the site boundaries at 6” calipers (measured at breast height). The plan shall indicate trees that are to be removed. At a minimum, all plans shall be in accordance with the Jekyll Island Tree Protection Ordinance §20-78, *et seq.* as well as in conformity with the Jekyll Island Conservation Plan.
 - e. **Exterior Elevations** – All exterior elevations of architectural style submissions shall include elevations with colors, materials, and finishes.
 - f. **Condominium Documents** (if applicable) – A copy of the developer’s proposed property owners/tenants documents, association rules, development guidelines, or other controlling mechanisms shall be submitted for approval.
 - g. **Useful Life Expectancy** – All structures, except temporary structures, shall meet a minimum structural requirement of a probable 30-year useful life expectancy.
6. **Construction Documents Submission Package.**
- a. Two copies of the complete and final Construction Documents, in the form to be submitted for a building permit, shall be submitted. All final construction drawings shall be drawn to scale, shall be ready for construction and shall have no “not for construction” annotations, and shall include all of the required drawings and specifications for construction of the project. The Package shall contain all required code compliance approvals from Glynn County and other regulatory agencies. Responses shall be separately provided for any comments noted in the preliminary plan package, with additional details, sections, and other materials that are required for building permits.
 - b. For design-build, construction management, and other “fast track” construction delivery methods, construction cannot begin until Design Development Documents have been approved by the Design Group and a fixed price or guaranteed maximum price has been established, and presented to the Design Group. Construction

documents for any component should be complete and approved by the Design Group.

7. Construction Site Visits.

a. Purpose and Scope of Review

1. Purpose – The purpose of the construction review is to ensure that the actual construction conform to the originally approved construction documents.

2. Scope – A periodic review of the construction of the project will be undertaken to ensure conformity to the approved design. Deviations will be brought to the owners/applicants attention along with the measures that the Design Group requires to mitigate or eliminate the deviation.

3. Technical Assistance – The Design Group may employ the services of professionals such as architects, land planners, landscape architects, or engineers to render professional advice and may charge the cost for services of such a professional to the owner/applicant but only after the owner/applicant has been informed in advance that such compensation shall be charged.

b. Site Visits. After approval of the final Construction Documents by the Design Group, the construction, alteration or other work described therein shall be commenced and completed in accordance with the described procedures. The Design Group has the right to enter the lot or premises for site visits, during normal working hours and upon not less than 4 hour notice, for the purpose of inspecting the project for compliance with the design guidelines, or at any other mutually agreeable time.

c. Remedying Violations. Construction deemed by the Design Group to be in violation of the approved drawings and of the guidelines shall be corrected as instructed by the Design Group within fourteen days of written notice to the owner of such violation. Failure to correct such unapproved or unauthorized construction within the fourteen day time frame (or such other reasonable time set by the Design Group) automatically gives the Design Group and its authorized agents the unrestricted right to enter the premises and take whatever action is necessary, including an order to **stop construction** until further notice. The cost of such abatement or removal shall be a binding obligation on the owner of the project and the costs incurred shall become a lien on the property.

d. No Liability. So long as the Design Group acts in good faith and with due diligence, neither the Design Group nor any representative thereof shall be liable to any owner or any other person for any damage, loss

or prejudice suffered or claimed on account of any review study and/or approval of any documentation. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether the design, the construction means or methods, or the accomplishment of the work proposed therein is sound or defective.

e. Additional Requirements. The Design Group may define additional requirements or make other recommendations as may be appropriate for the particular project being constructed. Any such requirements and recommendations shall normally be determined not later than the date of the **Schematic Design Documents approval**.

F. Adjustment Requests.

In the event that an applicant/contractor believes that hardship conditions exist, a request for a deviation from the Guidelines may be filed with the Design Group. However, as a condition to submission of any adjustment, consistence with the objectives and general intent of the Design Guidelines and faithful implementation of the Concept Plan must be demonstrated by the applicant. In considering the requested adjustment, the Design Group may approve other mutually beneficial requirements in place of the adjusted requirement, for example, additional green space or landscaping, to either minimize the impact of the adjusted requirement or enhance other aspects of the design. The Design Group has the authority to recommend deviations from the requirements contained in these Design Guidelines in appropriate circumstances, such as those that would create an unreasonable hardship or burden for the owner/applicant, tenant or resident. Any and all adjustment requests recommended by the Design Group will require JIA Board approval before becoming final.

G. General Notes

The Jekyll Island Design Guidelines have been adopted for the purpose of interpreting, applying, supplementing, and implementing design consistent with the history and architecture of Jekyll Island, including retail and restaurant developments, hotels, and condo/hotels. These Design Guidelines may be amended from time to time by the Jekyll Island-State Park Authority Board. A copy of the Design Guidelines is maintained in the offices of the Jekyll Island-State Park Authority, and shall be available for inspection during normal business hours at Jekyll Island Authority, 100 James Road, or on our website, by the developer, owner, or prospective owner, or architect or agent of any such owner or representative of respective owner to inform themselves as to any and all such changes in these development guidelines.

III. LANDSCAPE ARCHITECTURE

A. Preferred Plant Materials and Design

Guidelines:

- For the undeveloped areas, picnic areas and bike trails only native plant material should be utilized for all plantings.

- For the developed areas, when possible, native buffers should be enhanced with native plant materials. Once inside developed property, tropical foliage, color foliage and colorscape plantings may be used in parking islands, entrance ways and around prominent buildings. These should be used in combination with native materials wherever possible.

B. Native Plant Species with Ornamental Value

Additions

Green font indicates text to be added. Blue font indicates existing text to be retained. Red font indicates deletions.

Section B, Native Plant Species with Ornamental Value

- Native Trees
 - *Morus rubra* Red Mulberry
 - Native Herbaceous Plants
 - *Mimosa Strigillosa* Powderpuff
- Section B, Invasive Exotic Plants

- *Albizia julibrissin* Mimosa
- *Ardisia crenata* Coral Ardisia (Coralberry)
- *Asparagus aethiopicus* Asparagus Fern
- *Butia capitata* Pindo Palm
- *Clematis terniflora* Sweet Autumn Clematis
- *Datura stramonium* Jimson Weed
- *Discorea bulbifera* / *Discorea oppositifolia* Air Yam / Chinese Yam
- *Hedera helix* English Ivy
- *Imperata cylindrica* Cogon Grass Cogongrass (Japanese Bloodgrass)
- *Lantana camara* Lantana (seed-bearing varieties)
- *Lespedeza cuneata* / *L. thunbergii* / *L. bicolor* Non-native Lespedeza
- *Ligustrum sinense* / *L. lucidum* / *L. japonicum* Chinese / Glossy / Japanese Privet
- *Lonicera japonica* Japanese Honeysuckle
- *Lygodium microphyllum* Old World Climbing Fern
- *Morus alba* White Mulberry
- *Nephrolepis* sp. *obliterata* Australian Sword (Kimberly Queen) Fern
- *Phragmites australis* Common Reed
- *Phyllostachys aurea* Golden Bamboo
- *Quercus acutissima* Sawtooth Oak
- *Salsola kali* Russian Thistle
- *Sesbania punicea* Rattlebox
- *Tamarix gallica* sp. French Tamarisk

- *Verbena incompta* Brazilian Vervain
- *Wisteria sinensis* / *W. japonica* Chinese / Japanese Wisteria

Deletions (Red font)

Section B, Aggressive Native Plants

- *Morus alba* White Mulberry

Section B, Invasive Exotic Plants

- *Diervilla sp.* Bush Honeysuckle
- *Echinops ritro* Globe Thistle

Section B, Ornamental Plant Species

- *Butia capitata* Pindo Palm

V. DEVELOPMENT STANDARDS

D. Buildings

Guidelines:

Form: **Maximum 4 stories** including inhabitable roofs and dormers. **Maximum height of 45 feet** to the top of the structure, measured from the FEMA elevation or the average site elevation, whichever is highest.

JEKYLL ISLAND

Date: Oct 20, 2008

Jekyll Island
State Park Authority

the center
FOR CONSERVATIVE ARCHITECTURE
at cooper carry



Table of Contents:

I. Introduction

- a. vision
- b. design intent
- c. design guidelines
- d. workshop findings

II. Process

- a. jekyll design review committee
- b. required approvals
- c. design review process
- d. submittal requirements
- e. construction review
- f. adjustment requests
- g. general note

III. Landscape Architecture

- a. preferred plant materials
- b. list of acceptable plant species
- c. preferred hardscape materials
- d. walls and fences
- e. lighting
- f. wayfinding and signage
- g. awning and storefront signage
- h. street furniture
- i. connections to nature

IV. Architecture Patterns

- a. historic influence
- b. building massing
- c. roofs
- d. materials and color palette
- e. windows and doors
- f. porches
- g. terraces, balconies, rooftop decks and upper story porches
- h. facade variations and details
- i. arcades

V. Development Standards

- a. application
- b. parking
- c. public space
- d. buildings

VI. Commercial Guidelines

- a. streets
- b. site design
- c. buildings

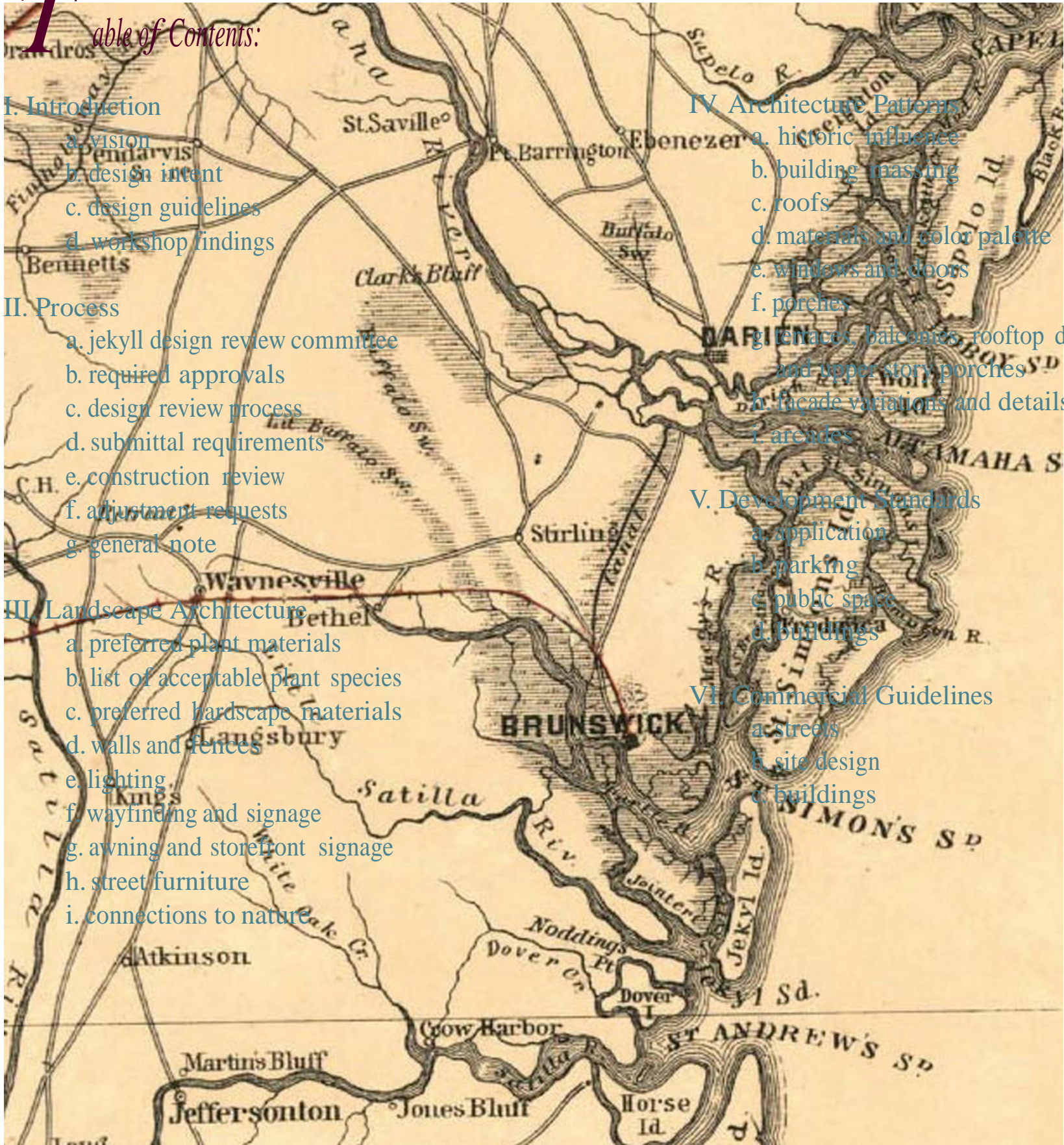
VII. Residential guidelines

- single family infill
- a. lots
- b. setbacks
- c. parking and driveways
- d. buildings
- e. massing and articulation
- f. materials
- g. roads and pedestrian paths

VIII. Eco-Village and Campground

- a. lots and building massing
- b. roads and pedestrian paths

IX. Character Images





*I*ntroduction...

...And I would I could know what swimmeth below when the tide comes in
On the length and the breadth of the marvellous marshes of Glynn.

Sidney Lanier, 1878

I. Introduction:

There is unifying language to Jekyll Island; it is the landscape. Blanketed by grand, live oaks and Spanish moss, hugged by picturesque marshes and pristine beaches, Jekyll Island has maintained its mission as a steward of nature.

The same landscape that graces the island today is that which brought northern millionaires to the island to establish an exclusive retreat, the Jekyll Island Club. In the late 19th and early 20th century Jekyll Island was home to residents who represented 1/6 of the world's wealth. They built impressive "cottages" and carved a sparse but meticulous landscape that surrounded the main hotel of the Jekyll Island Club. The rest of the island was left untouched.

In 1947, as fewer and fewer residents spent time on Jekyll, the island was sold to the State of Georgia by the Jekyll Island Club. Today the island is maintained and operated by The Jekyll Island State Park Authority. As a state park, Jekyll Island has strict development guidelines which allow only 1,675 acres of the island's land mass to be developed. The rest of the island is preserved in its natural state. This is perhaps the greatest amenity of the island.

Jekyll Island is located in the Intra-coastal Waterway, surrounded by serene marshes and breathtaking ocean front. Only a few miles away from St. Simon's Island, Sea Island and the City of Brunswick, Jekyll Island continues the chain of islands known as the Golden Isles. Although Jekyll does offer amenities such as 63 holes of golf, a beautiful and accurately restored historic district and pristine public beaches, it suffers from a lack of attractive hotel and resort destinations, and retail and restaurant options. While Jekyll Island has limited room for expansion into undeveloped land, it does have the opportunity to redevelop existing sites that are no longer financially beneficial or are under utilized, such as economically stagnant hotel sites and large swatches of beachfront surface parking lots. Jekyll Island must take advantage of the potential that lies within these sites instead of disrupting a permanent amenity such as the natural environment.

In order to set forth and maintain the ideas and goals for the redevelopment of Jekyll Island a set of design guidelines and patterns should be established. These standards will help guide the future growth of Jekyll Island. They must uphold the objective of maintaining the natural quality of Jekyll Island and encouraging development that facilitates an atmosphere of community, pedestrian environments and amenities that are available to residents and guests alike.

A) Vision:

Jekyll Island must ensure its long-term financial stability as an important community sitting within the natural coastal environment of Georgia's Barrier Islands. The island can be a place to live, to retreat, to enjoy and revere, and above all, a place to remember. In concert with The Jekyll Island State Park Authority and subsequent stakeholders, Cooper Carry seeks to

establish design guidelines that offer a balance between preserving the natural beauty of Jekyll Island and creating an engaging destination for visitors. Jekyll Island will be a destination for visitors looking for a wide range of experiences, from camping to resort getaways. In essence, Jekyll Island should offer something for every Georgian.



B) Design Intent:

Redevelopment projects will focus on contributing to one of three primary goals. The creation of convenient, walkable retail and dining options is crucial to enhance the character and economic viability of the island. Regenerating tourism is another important aspect of this and should be done while both establishing a new standard for oceanfront development and creating a variety of vacation experiences for Georgia’s residents. Finally, an increased residential base created by sensitively designed custom homes on both infill and new sites will add vitality to the island year-round.

The redevelopment of Jekyll Island will be greatly influenced by the treasured natural environment and by the historic structures built within this setting by members of the Jekyll Island Club. Protecting, maintaining, and restoring the natural landscape should be a priority for all redevelopment projects. Designers should look to the grand architectural resources on the island and their massing, scale and historic details for inspiration and aesthetic value. Thoughtful combinations of these elements give existing buildings a style unique to Jekyll. Redevelopment projects should also contribute to the creation of an active pedestrian-friendly public realm that will be the backdrop for memorable experiences for all who choose to make Jekyll Island their residence or vacation destination.

C) Design Guidelines:

Jekyll Island has the potential to become a more attractive destination for guests and residents. In order to accommodate this demand and to preserve the quality of life and environment that currently exists on Jekyll Island, the design guidelines must be laid forth in a manner which promotes environmentally sound development and prevents new development from degrading the vision and intention of the interested parties.

This document intends to guide and ensure quality development and to safeguard the original intent of The Jekyll Island State Park Authority. By providing these guidelines and a design review process, the investments of all parties are protected and enhanced.

These Design Guidelines establish a framework upon which the various aspects of development can evolve as part of a cohesive fabric. The guidelines provide criteria for project review and an objective basis for the decisions and recommendations of the Jekyll Island Design Review Committee. This review process governs all proposed development.

These guidelines for Jekyll Island are intended to direct the actions of all entities, including developers, component builders, individual businesses and homeowners as well as any related sub-associations, that intend to construct, reconstruct, or modify any permanent or temporary improvement within the island.



These guidelines and their enforcement will serve to protect property values and personal investment by ensuring quality and consistency of design, continuity, a sense of order, and the creation of community. The value of the community depends on the recognition that design affects behavior, and that a design decision will permeate the lives of residents not just visually but in the way residents live together as a community.



D) Workshop Findings

Overarching concepts for the island were developed during an initial workshop. The creation of a mixed use environment offering residential, retail and lodging options was a primary focus. An improvement to the existing convention center and providing more convenient connections between the convention center and hotels were also discussed at length. Other opinions included:

1) The redevelopment of underperforming uses in an environmentally friendly way that increases revenue for the island.

2) Jekyll Island should use its natural resources to create a “nature tourism” base that complements the region.

3) Jekyll Island should become a model for beachfront, barrier island development for the next 100 years by transforming under performing landscapes back into a natural state. This will serve as a protection from storms and will increase native wildlife habitat. Working landscapes can retain and clean stormwater runoff instead of piping it all away. This also allows groundwater to be replenished.

4) Jekyll Island should utilize an environmentally friendly transportation system, such as an electric tram system, to move people around the island. Guests will take advantage of the convenience of parking their cars in a central location, utilizing an efficient tram to move from one attraction to the next. This will reduce the negative impacts of traffic, noise, air and ground water pollution. This would probably work best and be most cost effective once the island is being used with day and overnight guests. It could not be implemented right away but could be identified as a growth opportunity.

5) A marketing plan for the island that increases the public’s awareness of Jekyll Island’s rebirth and how it is changing in a unique and responsible manner





*P*rocess...

Get a good idea and stay with it.
Dog it, and work at it until it's
done right.

Walt Whitman

ii. Project Review Process

a) Jekyll Island Authority Design Review Group

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2. The JIA Board will be the final authority on all proposals, project disputes and appeals and grant approval or denials.

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C) Design Review Process

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2. **Peer Review** The Design Group may seek peer review by other governmental agencies and specialty consultants as appropriate for review of each project.

3. Definitions

Concept Plans Concept Design consists of a preliminary site plan, building plans, sections, elevations and such other graphic and narrative information as is necessary to fully describe the proposed project for review and approval. These concept plans shall consider land use, the environment, master plans, traffic, parking, transportation, utilities, and functional relationships within the Project and building systems

Schematic Design Based upon the Design Review Committee's approval of the Concept plans, Schematic Design Documents include drawings and outline specifications. These documents shall represent a further development of the approved design concept, providing additional detail and specificity regarding the intended design solution. Typically, all

such documents shall be drawn to scale, indicating materials and assemblies as appropriate to convey the design intent and to illustrate the Project's basic elements, scale and relationship to the Site. Upon request, furnish color renderings of perspective illustrations, or if requested, physical models or 3-D computer models. (See ASTM Standard Practice E 1804-02, August 2002, Sections 6.3, 8.2 and 8.3 for more information)

Design Development Documents Based upon the Design Review Committee's approval of the Schematic Design Documents, prepare and submit for review the Design Development Documents. These documents shall consist of a site plan, building plans, floor plans, sections, elevations, typical construction details, equipment layouts, and other drawings and outline specifications. These documents will fix and illustrate the size and character of the entire Project in its essentials. Outline Specifications shall be prepared giving basic descriptions of essential components of all systems. The Outline Specifications shall identify major materials and systems and establish in general their quality levels. (See ASTM Standard Practice E 1804-02, August 2002, Sections 6.4, 8.2 and 8.3 for more information)

Construction Documents Based upon the approved Design Development Documents, Construction Documents consist of final working drawings and specifications, setting forth in detail the architectural and engineering work required for construction. Construction Documents must show building and life safety code approvals by appropriate Glynn County officials.

D) Submittal Requirements

1. **General** All plans and specifications for site development, structures and other development shall be prepared by licensed or otherwise qualified land planners, architects, landscape architects, professional engineers, or other approved designers. A team of qualified professionals shall be utilized in the preparation of development plans. All items submitted shall become the property of the Authority. Changes to approved plans shall be resubmitted to the Design Group for approval.

2. **Legal Requirements.** Applicable laws and governmental agencies controlling the physical development of Jekyll Island property by private entities, in order of legal precedence, include, but are not limited to:

- a. **Federal**
 - i. FEMA requirements
 - ii. USCOE wetlands/404 permits
 - iii. Americans with Disabilities Act
 - iv. US Coast Guard Regulations
 - v. FAA (for construction near Jekyll Airport)
- b. **State**
 - i. Marshland Protection Act(DNR)
 - ii. Shore Protection Act (DNR)
 - iii. JIA ordinances, including the Beach Lighting Ordinance and Flood Damage Prevention Ordinance
 - iv. JIA Master Plan
 - v. JIA Design Guidelines
 - vi. JIA Conservation Plan

- c. **Glynn County**
 - i. Glynn County Soil Erosion, Sediment, and Storm water Permits
 - ii. Glynn County Building Code/ International Building Code
 - iii. Glynn County Life Safety
 - iv. Swimming Pool construction/ Operations permits (DHR)
 - v. Food Service/Operations Permit (DHR)

- d. **Industry Practices and Standards**
 - i. U.S. Green Building Council (LEED)
 - ii. Earthcraft Design Standards

3. **Document Packages** Two sets of plans and other supporting documents as described below shall be delivered to the Design Group for processing. If possible, a third complete set of all plans and supporting documents shall be submitted electronically either via email or by mailing a flash drive. At each stage of review, a cover letter that explains the current status of the project and lists its owners and agents shall accompany a copy of the immediately preceding Jekyll Island Design Group's approval letter and the written comments. **The Jekyll Island Authority shall have the right to require payment of reasonable fees for review of proposed plans, specifications and other material.**

At each stage of the design process, a meeting may be scheduled by the proposing party by contacting the JIA at the address listed below:

The Jekyll Island-State Park Authority
100 James Road
Jekyll Island, Georgia 31527
Attn: **Design Review Group**
designreviewgroup@jekyllisland.com

E) **Submission Stages**
1. **Site visit & Pre-Concept.** A pre-concept meeting and site visit with the Jekyll Island Design Group is required prior to plan submission.

2. **Concept Plan Submission Package**
a. **Concept Plan** – Professionally prepared documents illustrating the proposed project, including significant details of principal functional areas, and initial investment estimate.

- i. **Preliminary Site Plan** – Overall layout showing parcel limits, the Shore Protection boundary, known or potential wetlands, vehicular circulation/parking, building or unit location.
- ii. A prototypical lot or unit plan shall also be included for each proposed floor plan configuration. The prototypical plans should indicate typical setbacks, building footprints, driveway/parking lot size and location, signage, walks and other site improvements. The plan shall tabulate total lot and floor area, total open space, number of units and gross density or intensity.

3. **Schematic Design Submission Package**
a. **Site Plan** – Updated site plan showing the parcel limits and other requirements from the Preliminary Plan Submission.

b. **Architectural Floor Plans** – Architectural floor plans of the building or unit types shall be included. This will include a ground level floor plan and a typical upper level floor plan. All rooms shall be labeled including balconies, decks, atriums, service areas, garages, and storage buildings. The square footage of the unit

or building and overall dimensions shall be indicated. The entire product line shall be represented in the submission showing square footage of each unit and proposed number of units

c. **Exterior Elevations** – Sketch elevations of each product type shall show overall architectural character, style, and scale, including exterior materials, roof pitches and/or type, as well as other important design details. All four exterior elevations with dimensions, materials, colors, textures, and the lines of typical natural and finished grades shall be indicated. Buildings shall have a maximum of four stories including inhabitable roofs and dormers and a maximum height of 45 feet to the top of the structure measured from the FEMA elevation or the average site elevation, whichever is highest.

d. **Typical Sections** –Sketch sections and profile through entire site including the building pad, structure and its relationship to the topography.

e. **Color Rendering of Project** - To facilitate visualization and perceptions of the completed project, a color rendering shall be submitted. If applicable, a model may be added or substituted. A rendering shall meet the following specifications:

The rendering shall be an artist's original (non-computer generated) color perspective rendering (minimum rendering size 16x28 inches) of the Project reflecting the approved preliminary design, matted 2 inches at top and each side and 4 inches at bottom and framed in a black aluminum frame (minimum frame size of 22 x 32 inches), said rendering to be submitted within 45 days of the Owner's approval of the preliminary design. The Project name and Design Professional's name, along with "Jekyll Island, Georgia," shall be a mat window panel (1.5 x 6 inches) within the mat and centered within the rendering. Additionally, provide a full color same size photographic reproduction of the rendering, matted, framed and labeled, same as the original rendering plus two 8x10 glossy photographs of the rendering. If two views of a building are required, the size of the rendering may be increased to facilitate two views on one drawing; however the scale of the drawing should be of sufficient size to demonstrate the key architectural components of the design.

4. Site Staking Review

The site is to be staked with wood stakes identifying proposed major site features including but not limited to buildings, structures, parking areas, drives and beach connections.

5. Design Development Submission Package

a. Site Plan – the site plan shall include all of the required information illustrated in the Schematic Design package with revised information where requested.

b. Grading Plan – the grading plans shall include all final grades and elevations around the lots and proposed buildings, drainage patterns, walks, walls, drainage structures, and other site improvements. In most, if not all situations, the Technical Review Team shall

provide the final grading plan to the Jekyll Island Design Group to ensure that minimal disturbance to the natural terrain occurs.

c. Landscape Plan – the final landscape plan shall indicate all planting, including trees, shrubs, and ground cover for the entire area under development. A material schedule shall indicate proposed size and quantity of all materials, miscellaneous sculptural objects, irrigation systems, accent lighting, and other physical features. All proposed walls and fences shall be submitted with dimensioned elevations and sections with materials and colors identified.

d. Tree Protection Plan – Professionally surveyed plan indicating all trees with the site boundaries at 6" calipers (measured at breast height). The plan shall indicate trees that are to be removed. At a minimum, all plans shall be in accordance with the Jekyll Island Tree Protection Ordinance, Sec. 20-78, *et seq.* as well as in conformity with the Jekyll Island Conservation Plan.

e. Exterior Elevations – All exterior elevations of architectural style submissions shall include elevations with colors, materials, and finishes.

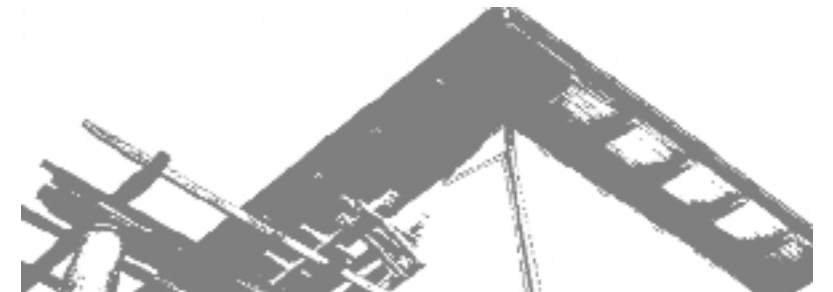
f. Condominium Documents (if applicable) A copy of the developer's proposed property owners/tenants documents, association rules, development guidelines, or other controlling mechanisms shall be submitted for approval.

g. Useful Life Expectancy – All structures, except temporary structures, shall meet a minimum structural requirement of a probable 30-year useful life expectancy.

6. Construction Documents Submission Package

a. Two copies of the complete and final Construction Documents, in the form to be submitted for a building permit, shall be submitted. All final construction drawings shall be drawn to scale, shall be ready for construction and shall have no "not for construction" annotations, and shall include all of the required drawings and specifications for construction of the project. The Package shall contain all required code compliance approvals from Glynn County and other regulatory agencies. Responses shall be separately provided for any comments noted in the preliminary plan package, with additional details, sections, and other materials that are required for building permits.

b. For design-build, construction management, and other "fast track" construction delivery methods, construction cannot begin until Design Development Documents have been approved by the Design Group and a fixed price or guaranteed maximum price has been established, and presented to the Design Group. Construction documents for any component should be complete and approved by the Design Group.



7. Construction Site Visits

a. Purpose and Scope of Review

1. **Purpose** - The purpose of the construction review is to ensure that the actual construction conforms to the originally approved construction documents.

2. **Scope** - A periodic review of the construction of the project will be undertaken to ensure conformity to the approved design. Deviations will be brought to the owners/applicants attention along with the measures that the Design Group requires to mitigate or eliminate the deviation.

3. **Technical Assistance** - The Design Group may employ the services of professionals such as architects, land planners, landscape architects, or engineers to render professional advice or may charge the cost for services of such a professional to the owner/applicant but only after the owner/applicant has been informed in advance that such compensation shall be charged.

b. **Site Visits.** After approval of the final Construction Documents by the Design Group, the construction, alteration or other work described therein shall be commenced and completed in accordance with the described procedures. The Design Group has the right to enter the lot or premises for site visits, during normal working hours and upon not less than 4 hours notice, for the purpose of inspecting the project for compliance with the design guidelines, or at any other mutually agreeable time.

c. **Remedying Violations** Construction deemed by the Design Group to be in violation of the approved drawings and of the guidelines shall be corrected as instructed by the Committee within fourteen days of written notice to the owner of such violation.

Failure to correct such unapproved or unauthorized construction within the fourteen day time frame (or such other reasonable time set by the Design Group) automatically gives the Design Group and its authorized agents the unrestricted right to enter the premises and take whatever action is necessary, including an order to **stop construction** until further notice. The cost of such abatement or removal shall be a binding obligation on the owner of the project and the costs incurred shall become a lien on the property.

d. **No Liability.** So long as the Design Group acts in good faith and with due diligence, neither the Design Group nor any representative thereof shall be liable to any owner or any other person for any damage, loss or prejudice suffered or claimed on account of any review study and/or approval of any documentation. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether the design, the construction means or methods, or the accomplishment of the work proposed therein is sound or defective.

e. **Additional Requirements.** The Design Group may define additional requirements or make other recommendations as may be appropriate for the particular project being constructed. Any such requirements and recommendations shall normally be determined not later than the date of the **Schematic Design Documents** approval.

F) Adjustment Requests

In the event that an applicant/contractor believes that hardship conditions exist, a request for a deviation from the Guidelines may be filed with the Design Review Group.

However, as a condition to submission of any adjustment, consistency with the objectives and general intent of the Design Guidelines, and faithful implementation of the Concept Plan must be demonstrated by the applicant. In considering the requested adjustment, the Design Group may approve other mutually beneficial requirements in place of the adjusted requirement, for example, additional green space or landscaping, to either minimize the impact of the adjusted requirement or enhance other aspects of the design. The Design Group will present all requested deviations to the JIA Board with staff recommendations. Any and all adjustment requests will be reviewed by the JIA Board. The Board reserves the right to approve, disapprove or require further evaluation of the request.

G) General Note

The Jekyll Island Design Guidelines have been adopted for the purpose of interpreting, applying, supplementing, and implementing design consistent with the history and architecture of Jekyll Island, including retail and restaurant developments, hotels, and condo/hotels. These Design Guidelines may be amended from time to time by the Jekyll Island-State Park Authority Board. A copy of the Design Guidelines is maintained in the offices of the Jekyll Island-State Park Authority, and shall be available for inspection during normal business hours at Jekyll Island Authority, 100 James Road, or on our website, by the developer, owner, or prospective owner, or architect or agent of any such owner or representative of respective owner to inform themselves as to any and all such changes in these development guidelines.



andscape Architecture...



O braided dusks of the oak and woven shades of the vine,
While the riotous noon-day sun of the June-day long did shine
Ye held me fast in your heart and I held you fast in mine...

Sidney Lanier, 1878

III. Landscape Architecture

A) Preferred Plant Materials and Design

The landscape should reflect the natural character of Jekyll, as well as drawing influence from the historic district, St. Simon's Island and Sea Island for native plants and landscaping. An attempt should be made to ensure a continuity of materials throughout the island. The buffer requirement is not intended for the primary village core except for where parking lots are adjacent to the street. In the primary village core, an active pedestrian environment is desired and so on-street parking should be utilized to buffer pedestrians from traffic.

- Guidelines:
- Imitate local plant ecosystems rather than importing exotic species. Native species require lower levels of water, fertilizers and maintenance. Select non-native plants are permissible but must be evaluated by the Jekyll Island Technical Review Team.
 - The use of deciduous shade trees or live oaks along the south and west facing building facades is encouraged.
 - Restrict turf grasses to active recreational areas, such as golf courses and lawns.
 - Select trees, shrubs and flowers that provide food and habitat for wildlife.
 - Mulch trees and shrubs where applicable.
 - Vegetated buffers should exist along and between roadways and bike paths.
 - Signature entryways should be provided with

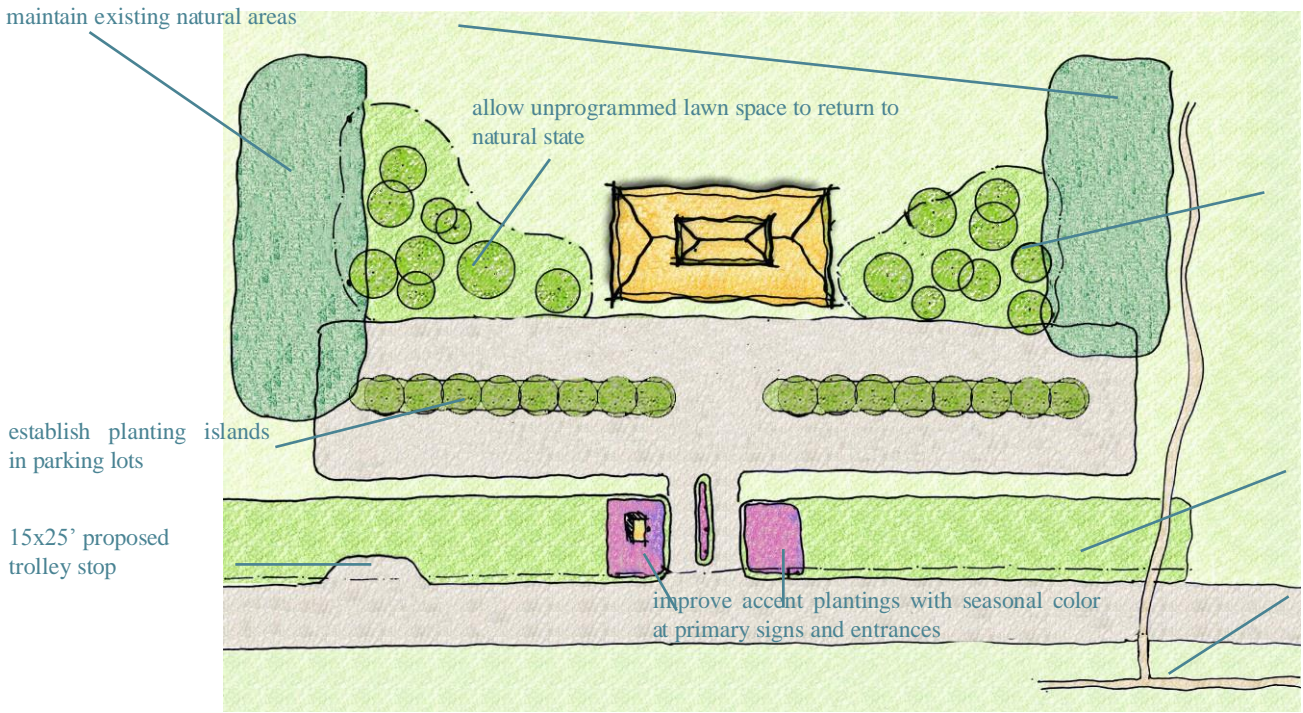
- seasonal color and enhanced planting.
- Maintain natural areas.
 - For the undeveloped areas, picnic areas and bike trails only native plant material should be utilized for all plantings.
 - For the developed areas, when possible, native buffers should be enhanced with native plant materials. Once inside developed property tropical foliage, color foliage and colorscape plantings may be used in parking islands, entrance ways and around prominent buildings. These should be used in combination with native materials wherever possible.
 - Tree canopies should be maintained in non-recreational areas or unprogrammed space to allow a native understory to grow. This prevents the need for extensive trimming of the tree canopy.



landscaped lawn space with live oaks



native understory with natural tree canopy



jekyll island, georgia

B) list of plant species:

native plant species with ornamental value

botanical name	common name
Native Trees:	
<i>Acer rubrum</i>	Red Maple
<i>Carya glabra</i>	Pignut Hickory
<i>Celtis laevigata</i>	Sugarberry
<i>Chionanthus virginicus</i>	Fringe Tree
<i>Gordonia lasianthus</i>	Loblolly Bay
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex opaca</i>	American Holly
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia virginiana</i>	Sweet Bay
<i>Morus rubra</i>	Red Mulberry
<i>Nyssa sylvatica</i>	Black Gum
<i>Pinus elliotii</i>	Slash Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Pinus palustris</i>	Longleaf Pine
<i>Platanus occidentalis</i>	American Sycamore
<i>Prunus Caroliniana</i>	Cherry Laurel
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus michauxii</i>	Swamp Chestnut Oak
<i>Quercus nigra</i>	Water Oak
<i>Quercus virginiana</i>	Live Oak
<i>Sabal palmetto</i>	Cabbage Palm
<i>Sideroxylon tenax</i>	Buckthorn
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus americana</i>	American Elm
<i>Zanthoxylum clava-herculis</i>	Toothache Tree

botanical name	common name
Native Shrubs:	
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
<i>Aesculus pavia</i>	Red Buckeye
<i>Aralia spinosa</i>	Devils Walking Stick
<i>Arundinaria gigantea</i>	Giant Cane Bamboo
<i>Arundinaria tecta</i>	Bamboo Cane
<i>Asimina reticulata</i>	Paw Paw (Dog Apple)
<i>Baccharis halimifolia</i>	Eastern Baccharis
<i>Callicarpa americana</i>	American Beautyberry
<i>Calycanthus floridus</i>	Sweetshrub
<i>Cephalanthus occidentalis</i>	Button Bush
<i>Clethra alnifolia</i>	Summer Sweet
<i>Forestiera segregata</i>	Florida Privet
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Ilex glabra</i>	Inkberry
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Illicium floridanum</i>	Florida Anise
<i>Iva imbricata</i>	Marsh Elder
<i>Lyonia lucida</i>	Fetterbush
<i>Morella cerifera</i>	Wax Myrtle
<i>Prunus angustifolia</i>	Chickasaw plum
<i>Rhapidophyllum hystrix</i>	Needle Palm
<i>Rhododendron austrinum</i>	Orange Azalea
<i>Rhododendron canescens</i>	Piedmont Azalea
<i>Serenoa repens</i>	Saw Palmetto
<i>Vaccinium arboreum</i>	Sparkleberry
<i>Viburnum obovatum</i>	Waltler's Viburnum
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Yucca gloriosa</i>	Moundlily Yucca
<i>Zamia pumila</i>	Coontie Palm

botanical name	common name
Native Herbaceous Plants:	
<i>Asclepias incarnata</i>	Pink Milkweed
<i>Asclepias tuberosa</i>	Butterflyweed
<i>Baptisia alba</i>	False Indigo
<i>Canna flaccida</i>	Yellow Canna
<i>Croton punctatus</i>	Beach Croton
<i>Gaillardia pulchella</i>	Blanket Flower
<i>Helianthus debilis</i>	Dune Sunflower
<i>Hibiscus grandiflorus</i>	Swamp Rosemallow
<i>Hibiscus moscheutos</i>	Crimson-eyed Mallow
<i>Hymenocallis floridana</i>	Florida Spiderlily
<i>Hypericum cistifolium</i>	St. John's Wort
<i>Hypericum hypericoides</i>	St. Peter's Wort
<i>Iris hexagona</i>	Dixie Iris
<i>Iris virginica</i>	Southern Blue Flag
<i>Kosteletzkya virginica</i>	Seashore Mallow
<i>Liatris spicata</i>	Blazing Star
<i>Mimosa strigillosa</i>	Powderpuff
<i>Oenothera humifusa</i>	Evening Primrose
<i>Passiflora incarnata</i>	Passion Flower
<i>Phlox spp.</i>	Phlox
<i>Pluchea odorata</i>	Saltmarsh Flea-Bane
<i>Pontederia cordata</i>	Pickereelweed
<i>Rhexia alifanus</i>	Meadow Beauty
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Sabatia stellaris</i>	Marsh Gentian
<i>Sagittaria lancifolia</i>	Arrowhead
<i>Sarracenia flava</i>	Golden Horn
<i>Saururus cernuus</i>	Lizards Tail
<i>Spiranthes praecox</i>	Ladies Tresses
<i>Teucrium canadense</i>	Wood-sage

B) list of plant species:

native plant species with ornamental value

botanical name common name
Native Herbaceous Plants (cont.):

Thalia dealbata Thalia *Thalia*
geniculata Fire Flag
Tradescantia virginiana Spiderwort
Zephyranthes atamasca Atamasco Lily

Ferns:

Dryopteris ludoviciana Southern Woodfern
Osmunda cinnamomea Cinnamon Fern
Thelypteris hispidula Roughhair Maiden Fern
Thelypteris kunthii Southern Shield Fern
Thelypteris palustris Eastern Marsh Fern
Woodwardia virginica Chain Fern

Native Grasses:

Andropogon capillipes Chalky Bluestem
Distichlis spicata Saltgrass
Eleocharis cellulosa Gulf Coast Spikerush
Eragrostis spp. Love Grass
Eremochloa ophiuroides Centipede Grass
Hypoxis juncea Yellow Star Grass
Juncus bufonius Rush
Juncus effusus Soft Rush
Juncus roemerianus Needlegrass Rush
Muhlenbergia capillaris Sweet Grass
Panicum spp. Panic Grass
Paspalum vaginatum Seashore Paspalum
Pennisetum setaceum Fountain Grass

botanical name common name
Native Grasses (cont.):

Rhynchospora colorata Starrush
Rhynchospora decurrens Beaksedge
Schizachyrium scoparium Little Bluestem
Spartina bakeri Sand Cordgrass
Spartina patens Salt Meadow Cord Grass
Sporobolus virginicus Seashore Drop Seed
Stenotaphrum secundatum St. Augustine Grass
Tripsacum dactyloides Fakahatchee Grass
Uniola paniculata Sea Oats
Uniola sessiliflora Spike Grass

Native Vines:

Ampelopsis arborea Pepper Vine
Bignonia capreolata Cross Vine
Campsis radicans Trumpet Vine
Clematis virginiana Satin Curls
Cocculus carolinus Carolina Coralbead
Gelsemium sempervirens Yellow Jessamine
Ipomoea pes-caprae Railroad Vine
Lonicera sempervirens Coral Honeysuckle
Parthenocissus quinquefolia Virginia Creeper
Smilax laurifolia Greenbrier
Vitis rotundifolia Muscadine
Wisteria frutescens American Native Wisteria

botanical name common name
Aggressive Native Plants:

Cenchrus tribuloides Sandspur
Cirsium horridulum Purple Thistle
Eupatorium capillifolium Dog Fennel
Hydrocotyle bonariensis Pennywort
Senna obtusifolia Sickle Pod
Stellaria media Chickweed

Invasive Exotic Plants:

Ailanthus altissima Tree of Heaven
Albizia julibrissin Mimosa
Ardisia crenata Coral Ardisia
Asclepias curassavica Mexican Milkweed (Bloodflower)
Asparagus aethiopicus Asparagus Fern
Butia capitata Pindo Palm
Cinnamomum camphora Camphor tree
Clematis terniflora Sweet Autumn Clematis
Datura stramonium Jimson Weed
Discorea bulbifera Air Yam
Discorea oppositifolia Chinese Yam
Hedera helix English Ivy
Imperata cylindrica Cogongrass (Jap. Blood Grass)
Lantana camara Lantana (seed-bearing varieties)
Lespedeza cuneata Non-native Lespedeza
L. thunbergii
L. bicolor
Ligustrum sinense Chinese Privet
L. lucidum Glossy
L. japonicum Japanese Privet
Lonicera japonica Japanese Honeysuckle

jekyll island, georgia

<i>Lygodium japonicum</i>	Japanese Climbing Fern
<i>Lygodium microphyllum</i>	Old world Climbing Fern
<i>Morus alba</i>	White Mulberry
<i>Melia azedarach</i>	Chinaberry
<i>Nephrolepis</i>	Sword Fern
<i>Paulownia tomentosa</i>	Princess
<i>Phragmites australis</i>	Common Reed
<i>Phyllostachys aurea</i>	Golden Bamboo
<i>Quercus acutissima</i>	Sawtooth Oak
<i>Pueraria montana</i>	Kudzu
<i>Ruellia brittoniana</i>	Mexican petunia
<i>Salsola kali</i>	Russian Thistle
<i>Sesbania punicea</i>	Rattlebox
<i>Tamarix</i>	Tamarisk
<i>Triadica sebifera</i>	Chinese Tallow Tree
<i>Verbena incompta</i>	Brazilian Vervain
<i>Vernicia fordii</i>	Tungoil Tree
<i>Vitex rotundifolia</i>	Beach Vitex
<i>W.japonica</i>	Japanese Wisteria
<i>Wisteria sinensis</i>	Chinese Wisteria

B) list of plant species:

ornamental plant species

botanical name
Ornamental Trees:

<i>Cedrus deodora</i>	Deodar Cedar
<i>Citrus aurantium</i>	Sour (Seville) Orange
<i>Citrus lemon</i>	Lemon Tree
<i>Citrus sp.</i>	Orange Tree
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Eriobotrya japonica</i>	Loquat
<i>Fortunella japonica</i>	Nagami Kumquat
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Magnolia soulangiana</i>	Saucer Magnolia
<i>Olea europaea</i>	Olive Tree
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Prunus persica</i>	Common Peach
<i>Punica granatum</i>	Pomegranate
<i>Pyrus communis</i>	Common Pear
<i>Ulmus parvifolia ‘Drake’</i>	Chinese Elm

botanical name
Ornamental Shrubs:

<i>Agave americana</i>	Century Plant
<i>Azalea indica</i>	Formosa Azalea
<i>Azalea obtusa japonica</i>	Kurume Azalea
<i>Buxus microphyllus japonica</i>	Japanese Boxwood
<i>Camellia japonica</i>	Camellia
<i>Chaenomeles japonica</i>	Flowering Quince
<i>Chimonanthus praecox</i>	Fragrant Wintersweet
<i>Cycas revoluta</i>	Sago Palm
<i>Forsythia suspensa</i>	Forsythia
<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Juniperus chinensis</i>	Pfitzer Juniper
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Nandina domestica</i>	Nandina
<i>Nerium oleander</i>	Oleander
<i>Pittosporum tobira</i>	Tobira Pittosporum
<i>Podocarpus macrophyllus</i>	Yew Plum Pine
<i>Pyracantha koidzumi</i>	Formosa Firethorn
<i>Raphiolepis indica</i>	India Hawthorn
<i>Spiraea cantoniensis</i>	Double Reeves Spiraea
<i>Spiraea prunifolia</i>	Bridalwreath Spiraea
<i>Spiraea x vanhouttei</i>	Vanhoutte Spiraea
<i>Viburnum odoratissimum</i>	Sweet Viburnum
<i>Viburnum suspensum</i>	Sandankwa Viburnum
<i>Viburnum tinus</i>	Laurustinus Viburnum

botanical name
Ornamental Vines:

<i>Anisostichus capreolata</i>	Cross vine
<i>Bougainvillea sp.</i>	Bougainvillea
<i>Ficus pumila</i>	Climbing fig
<i>Rosa banksiae</i>	Lady Bank’s Rose
<i>Rosa laevigata</i>	Cherokee Rose
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine

Ornamental Groundcovers:

<i>Aspidistra elatior</i>	Cast-iron Plant
<i>Cynodon dactylon</i>	Bermuda grass
<i>Lantana camara</i>	Lantana
<i>Plumbago capensis</i>	Cape Leadwort

Ornamental Annuals,Perennials, & Bulbs:

<i>Agastache mexicana</i>	Agastache
<i>Ageratum houstonianum</i>	Ageratum
<i>Alternanthera sp.</i>	Joseph’s coat
<i>Angelonia angustifolia</i>	Angelonia
<i>Antirrhinum majus</i>	Common Snapdragon
<i>Begonia cocinea</i>	Angel Wing Begonia
<i>Begonia x semperflorens-cultorum</i>	Fibrous Begonia
<i>Beta vulgaris</i>	Swiss chard ‘Ruby’
<i>Brassica oleracea</i>	Flowering cabbage & kale
<i>Calendula officinalis</i>	Potmarigold calendula
<i>Canna x generalis</i>	Canna
<i>Catharanthus roseus</i>	Annual vinca
<i>Coleus x hybridus</i>	Coleus

B) list of plant species:

ornamental plant species

botanical name	common name
Ornamental Annuals, Perennials, & Bulbs:	
<i>Cyclamen persicum</i>	Cyclamen
<i>Dianthus x species</i>	Dianthus
<i>Diascia barberae</i>	Diascia
<i>Gypsophila elegans</i>	Babysbreath
<i>Impatiens sp.</i>	Impatiens
<i>Ipomea batatas</i>	Sweet potato vine
<i>Lathyrus odoratus</i>	Sweet pea
<i>Linaria maroccana</i>	Linaria
<i>Lobularia maritima</i>	Sweet alyssum
<i>Mathiola incana annua</i>	Annual stock
<i>Narcissus poeticus</i>	Daffodil
<i>Nemesia strumosa</i>	Nemesia
<i>Nicotiana alata</i>	Nicotiana
<i>Penta lanceolata</i>	Penta
<i>Petunia grandiflora</i>	Petunia
<i>Phlox drummundi</i>	Annual phlox
<i>Portulaca grandiflora</i>	Portulaca
<i>Portulaca oleracea</i>	Purslane
<i>Salvia Victoria</i>	Blue salvia
<i>Strobilanthus dyerianus</i>	Persian Shield
<i>Tagetes sp.</i>	Marigold
<i>Torenia fournieri</i>	Torenia
<i>Verbena hybrida</i>	Verbena
<i>Viola cornuta</i>	Viola
<i>Viola tricolor hortensis</i>	Garden pansy
<i>Zinnia angustifolia</i>	Narrow leaved zinnia



flowering dogwood



oldeander



cherokee rose



saw palmetto



muscadine



yellow jessamine



southern magnolia



cabbage palm

jekyll island, georgia

C) preferred hardscape materials

- Guidelines:
- All paving materials shall be pervious or spaced to allow penetration of stormwater between pavers, excluding roads and sidewalks.
 - Connections to bike paths from new properties should be of a consistent material to that of the bike path.
 - Crosswalks should be of a consistent material with those used for hardscape within the site. Material should contrast in color and texture to visually highlight pedestrian crossings.

- Paving materials include:
- Concrete pavers laid in sand
 - Regional stone
 - Fine gravel or crushed lime rock
 - Crushed shells
 - Tabby Concrete
 - Brick
 - Gravel Pave



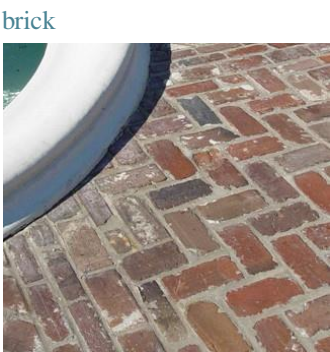
crushed shell



tabby concrete



crushed lime rock



brick

D) walls and fences

- Guidelines:
- Retaining walls should be a complementary material to adjacent structures
 - Fences should be and no higher than 42 inches for front yard fences and no higher than 6 feet for rear yard fences.
 - Fencing/screening of trash containers or dumpsters should be a minimum 8 feet high.
 - Chain link fencing or vinyl fencing is discouraged.
 - Using low hedges as a fence similar to Jekyll's historic properties is encouraged.
 - Fence installation must be approved by the Jekyll Island Design Review Committee.
 - Wrought iron railing is permissible.



hedge fences



picket fences



wrought iron railing



paths with picket and hedge fence



boardwalks

E) lighting

The beauty of Jekyll Island's natural environment can be enjoyed at night as well as the day. Lighting can accentuate this experience or detract from it. The goal for any lighting plan for the island should be to provide safe illumination in vehicular and pedestrian areas while preventing glare on beaches, natural areas or adjacent properties. The Jekyll Island Beach Lighting Ordinance should be strictly followed in applicable situations.

Guidelines:

- Site lighting throughout the island should be kept to a minimum and used only to illuminate roads, pathways, signage and buildings within the developed areas.
- Street light fixtures should be no higher than 16 feet above grade including pole and luminary.
- All lighting shall be low level and full cutoff fixtures following "dark sky" initiatives, casting light downward.
- The lighting strategy for path lighting and boardwalk access to the beach should follow the amended Beach Lighting Ordinance, with special consideration given to sea turtle requirements.
- Moon lighting (down lighting by tree mounted fixtures) is encouraged where permitted.



street light path



light street light



jekyll island, georgia

F) wayfinding and signage recommendations

Guidelines:

- Wayfinding signage should be consistent in color and material throughout the island to help visitors navigate.

This should include:

- Entry signage clearly indicating directions to the historic district and town center as visitors arrive from the causeway.

- Secondary signage providing direction to the other resort areas and amenities from the town center and historic district.

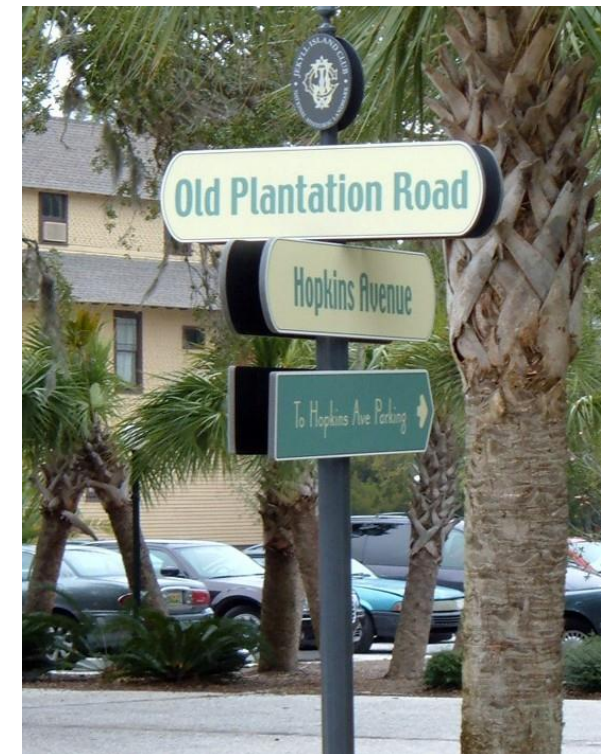
- Smaller scale signage marking entrances to nature trails, beaches and nature preserves.

- All wayfinding and private signage should be illuminated with full cutoff fixtures, which cast light only upon the sign.

- All pole mounted signs should be mounted on black or dark green poles with matching cap.

- Each property will have one sign to be placed at main entrance of the property. This will include lighting and landscape improvements.

- Neon or internally illuminated signs are prohibited.



G) commercial/retail awning and storefront signage recommendations

Guidelines:

- Awnings should be constructed of fabric or standing seam metal consistent in color and character with the building.
- Ground floor awnings may extend up to 8 feet beyond the facade of the building to provide coverage for such uses as outdoor cafe seating.
- Ground floor awnings must extend a minimum of 5 feet beyond the facade of the building.
- Ground floor awnings shall be mounted at 8 feet above grade with the lowest portion of the awning at 7 feet 6 inches.
- Awnings above the first story should be placed at the separation of individual stories.
- Awnings above the first story may extend a maximum of 42 inches from the facade of the building.
- Blade signs are encouraged for storefront signage.
- Storefront signs attached to the facade of the building should be placed above the awning and form a harmonious horizontal band with adjacent storefront signs.
- Signs on buildings without awnings should provide a continuity in scale and placement with adjacent storefront signs.
- Two signs are permitted per business.
- Signs may be mounted to the building above the storefront, printed on awnings, hung from the building, or hung beneath arcades. The lowest point of hung signage must be mounted at 7 feet 6 inches or above.
- Internally lit or neon signs are prohibited.
- Building signs mounted above 20 feet are not permitted.



H) street furniture

Guidelines:

- Benches should be made of black metal or treated wood.
- Handicap accessible trash receptacles are required.
- Trash receptacles should be of a similar style to street furniture, i.e. benches.
- All street furnishing should comply with ADA standards.
- Bike racks should be available throughout the island.
- Potential trolley stops could be placed at each development site and existing sites.
- Sites should accommodate a 15x25 foot zone for trolley stop adjacent the primary ROW.
- Design of trolley stop should be reflective of property's aesthetic character.
- Information kiosks should be placed at the intersection of Beachview Drive and the island entry drive.
- Other street furniture including benches, trash receptacles, newspaper dispensers, mailboxes, clocks or other public art should be placed in between street trees and street lights along the edge of the curb.



nature connections and open space: precedent images



Landscaped Open Space



Connection to Nature



Natural Open Space



Recreational Open Space



Landscaped Open Space



Connection to Nature



Natural Open Space



Recreational Open Space

I) connections to nature

Guidelines:

- Connective pedestrian bridges and boardwalks must follow the construction standards laid forth by the Department of Natural Resources for wetlands, marshes, dunes and beaches.
- Boardwalks shall be constructed of pressure treated wood, Ipe wood (Brazilian Ironwood), wood composite boards, or high quality composite products for walking surfaces only. No vinyl, plastic, or metal boardwalks are allowed.
- All handrails, posts and other boardwalk members should be pressure treated wood or a high quality composite product.



A

rchitecture Patterns...

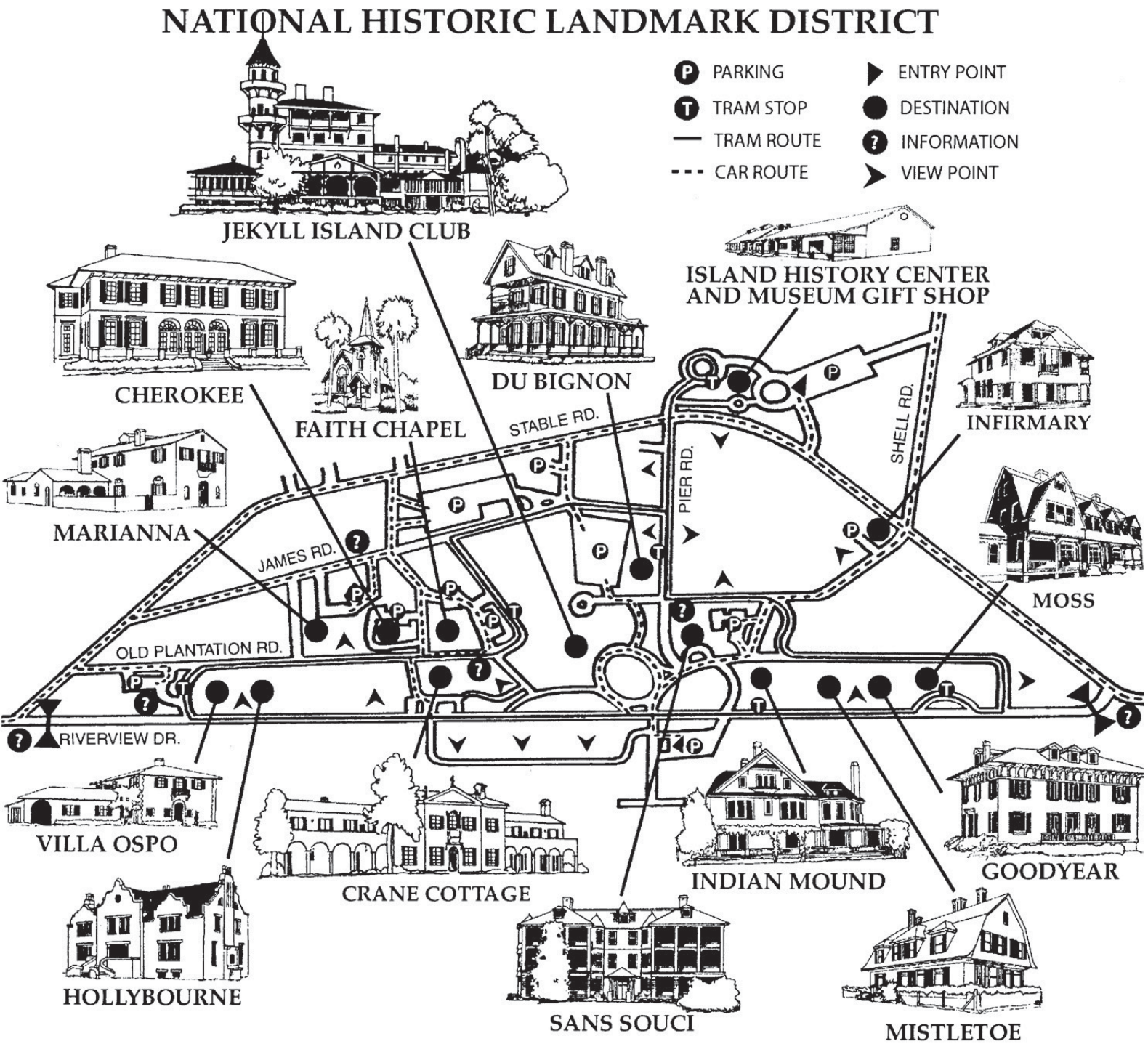
If you have built castles in the air,
your work need not be lost; that is where they should be.
Now put the foundations under them.

Henry David Thoreau, 1854

iv. Architecture

a) historic influence

up of an eclectic collection of styles including Jekyll’s historic architectural character is made Italianate, Queen Anne, Shingle, Italian Renaissance, Tudor and Victorian Stick. These grand architectural resources should be referenced for inspiration and aesthetic value for new development on the island. Larger structures such as hotels or condominiums should mimic the massing, roof lines and scale of these buildings, as well as historic detail. Smaller structures can evoke a Jekyll style as well by incorporating some of the historic details from the following Jekyll patterns. Other sources of architectural character for smaller residential and mixed use buildings include nearby historic downtown Brunswick, St. Simon’s and other coastal resort areas.



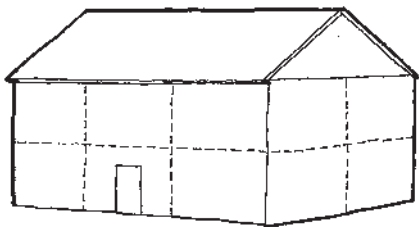
dition

archite

jekyll island, georgia

b) building massing

Jekyll’s historic buildings are generally simple, rectangular boxes. The most common basic form is a 2 story massed plan with a gable roof. The hip roof is a variation of this form that is also frequently used.



Exterior walls are primarily flat. This being said, Jekyll’s larger historic buildings make grand gestures projecting from the façade that are vertical masses rising all the way up to the cornice line of the main roof and expressing themselves in the roof line, rising above the main roof line and reading as a dormer or tower, or stopping one story below the main roof capped with a hip, shed or rounded roof or uncovered terrace. Holding the façade flat everywhere else allows these limited gestures to be more dramatic, making the form of the overall building more unique and less busy.

These projections include:

- 1) Stacked covered porches
- 2) Deep bay rectangular or angled bay windows
- 3) Rounded corners and/or towers
- 4) Projected portals

design guidelines



stacked porches expressing themselves in the roofline

bay windows



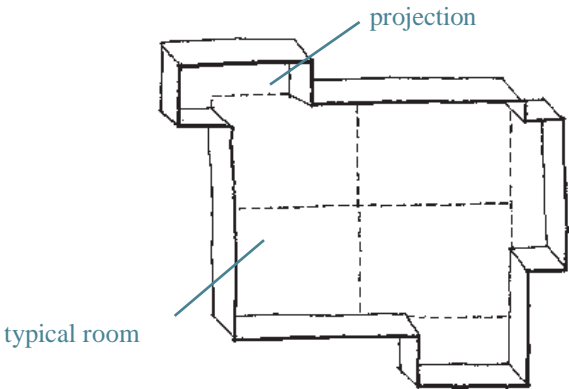
tower rising above the main roofline

rounded corners



projected portals stopping one story below main roof capped with hipped roof

These projections from the principle mass should be smaller than a typical room.



typical room

typical plan

jekyll island, georgia

c) roofs

The gable roof is the predominant roof form of Jekyll Island's historic structures. However it is simply the base form and the projection of a variety of well proportioned and detailed dormers, chimneys, towers, and covered porches that break up the massing of these larger buildings help create an architectural character unique to Jekyll Island. Other base roof forms include a hip roof or gambrel. The use of flat roofs is discouraged.

Preferred Roof Types:

- 1) Simple Hip Roof less than 45 degrees
- 2) Front or Side Gable Roof 30 degrees or greater
- 3) Gambrel Roof 30 degrees or greater



gable roof



gambrel roof



hip roof

Roof Dormer Types:

- 1) Hip Roof
- 2) Gable Roof
- 3) Shed Roof



gable roof



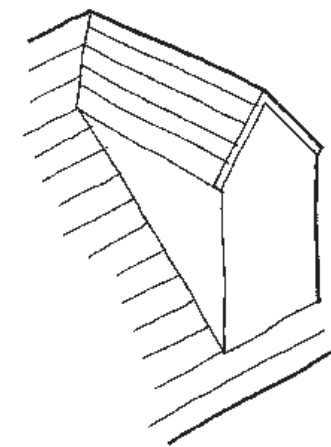
shed roof



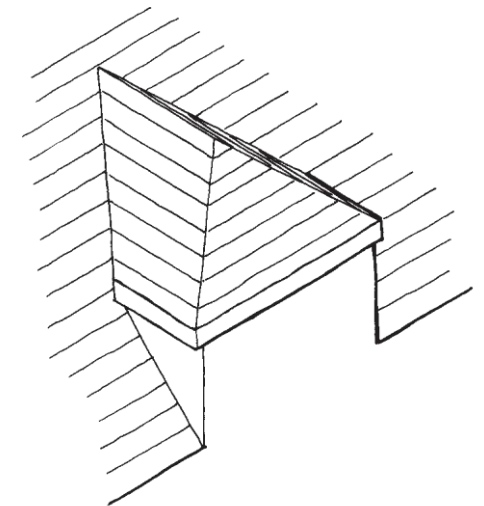
hip roof

Wall Dormer Types:

- 1) Hip Roofs



roof dormer

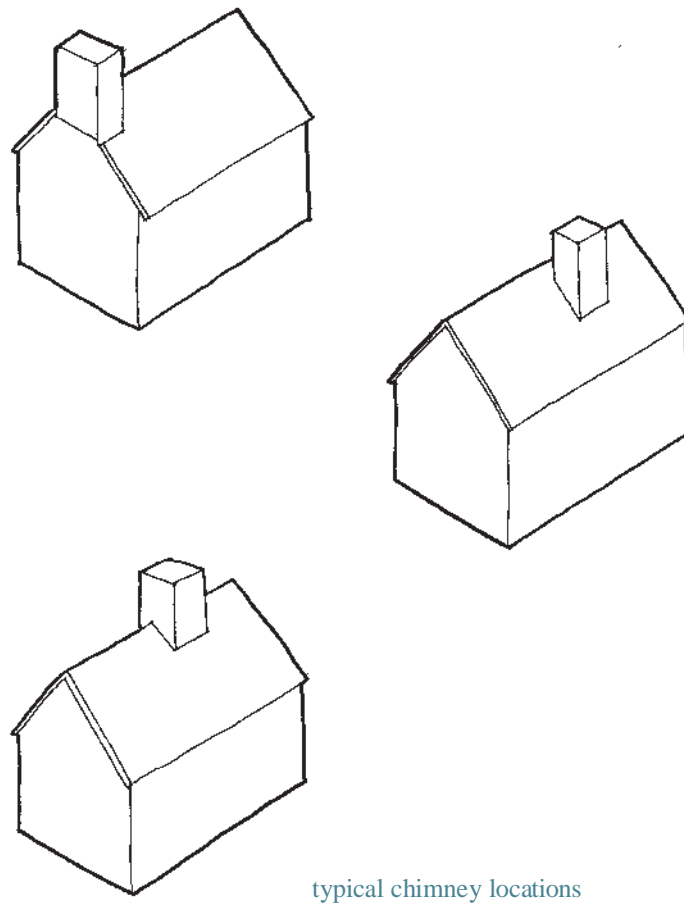
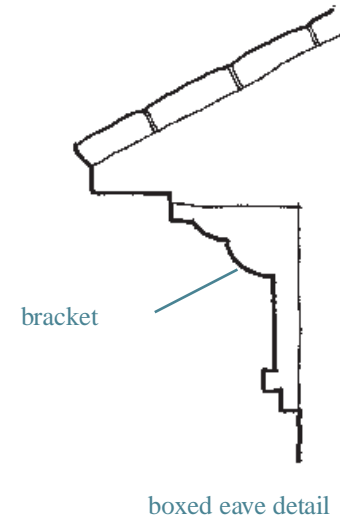


wall dormer

c) roofs

Guidelines:

- Incorporate broadly overhanging, boxed eaves with decorative brackets where the wall meets the roof.
- Main roofs shall have a minimum one foot overhang.
- Dormers, porches and other secondary roof elements shall have a minimum 6 inch overhang.
- Dormers without sidewalls are prohibited.
- Chimneys should project from the interior of the roof, so that the base of the fireplace is not visible from the exterior.



cornice detail



eave detail



d) materials and color palette

Siding Materials:

- Tabby
- Unpainted red brick
- Painted brick (colors: yellow, cream, beige or white)
- Stucco (colors: yellow, cream, beige or white)
- Smooth wood or cement/wood-fiber composite clapboard siding (colors: blue, green, orange, beige, brown, yellow, cream or white)
- Vertical siding in a channel and/or picket fence pattern may be used as an accent pattern in gables (colors: blue, green, orange, beige, brown, yellow, cream or white)
- Wood or cement/wood-fiber composite shakes in a coursed, or plain, pattern (colors: natural, blue, green, orange, beige, brown, yellow, cream or white)



tabby facade



tabby detail



wood shakes



vertical siding
with picket fence detail



tile detail



metal roof



red ceramic tile

Roof Materials:

- Asphalt or fiberglass shingles
- Solar shingles used with asphalt or fiberglass shingles
- Wood shakes
- Red ceramic tile
- Gray or galvanized standing seam metal
- Chimneys should be brick

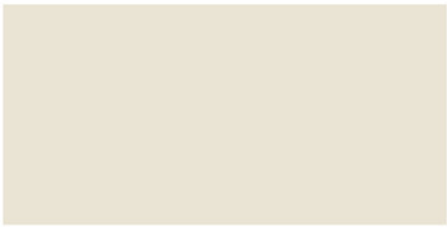
Color Palette:
-The following colors drawn from the Historic District, are preferred in new development on Jekyll Island.



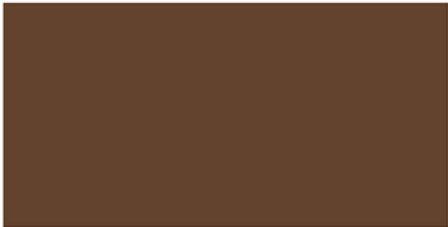
goodyear stone
107, 95, 75



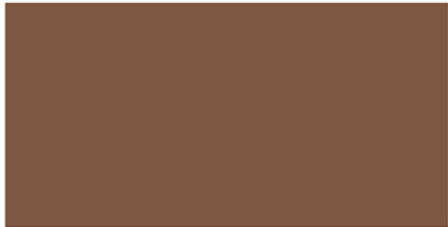
club stables gray
181, 173, 146



goodyear stucco
233, 228, 212



hollybourne 1890 brown
99, 66, 46



hollybourne 1915
126, 89, 65



mistletoe tan
214, 164, 112



moss tan
208, 167, 104



hollybourne tan
226, 196, 152



goodyear tan
236, 194, 129



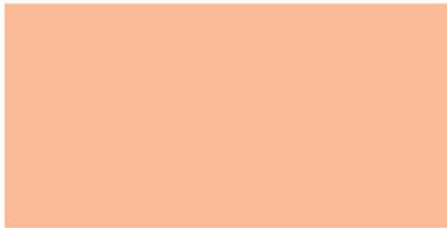
club stables red
115, 56, 51



hollybourne green
19, 85, 54



moss green
25, 58, 45



mariana stucco
251, 186, 151



mistletoe gray
154, 154, 154



indian mound gray
180, 180, 180



moss gray
214, 214, 214



club stables white
154, 154, 154

e) windows and doors

Guidelines:

- All windows should be taller than wide with the exception of small, square windows used sparingly.
- Windows may be double hung, casement, fixed or awning windows.
- Windows should be insulated with different variations of divided lites.
- Shutters should be $\frac{1}{2}$ the width of the window and be mounted on the inside face of the window opening, so that if closed the shutters would cover the entire opening.
- Shutters should be operable

Facades with Wood Siding

- Windows should be rectangular or square. Rectangular windows should be double hung or casement windows with or without shutters. Square windows should be awning or casement windows.
- Wood trim surrounding windows, as well as window frames and muntins, should be painted a contrasting color to the siding. Trim colors include white, blue, green, orange, beige, brown, yellow, or cream.

Brick or Stucco Facades

- Window frames, trim and muntins should be white or other light neutral color or be painted to match painted brick.
- Windows should have one of the following:
 - 1) Arched openings
 - 2) Transom windows. Transom windows should be no higher than the width of one pane of the window or door below or be in the form of an arched window.
 - 3) Windows with neither of the above should have shutters with a contrasting color to the brick.



shutters with contrasting colors



awnings over windows



double hung window



square window



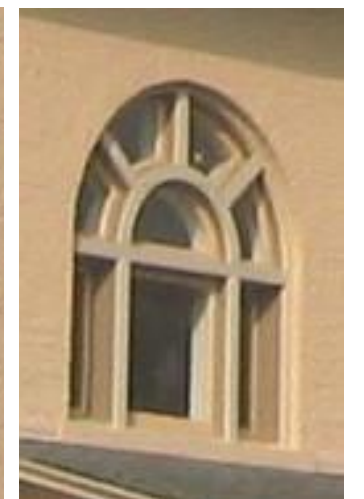
casement windows



transom windows



arched openings





SHUTTERS



BRACKETS OVER WINDOWS

f) porches

Guidelines:

- One story porches should be covered with either a shed roof or a hip roof that is separate from the main roof of the house.
- The roof of stacked porches should either stop one story below the main roofline of the main structure or tie into the main roof matching the cornice line of the main roof.
- Porches should be a minimum of 8 feet in depth.
- Porches should be elevated a minimum of 2 feet from the ground.
- Column and railing colors should complement the main structure.
- Railings should be simple pickets or balusters
- Wrap around porches are encouraged, particularly on corner lots.
- Decorative brackets should be used where columns meet the fascia or on the underside of eaves. The style of bracket should be consistent with the style of the building.



shed roof



wrap around porch with simple picket rail



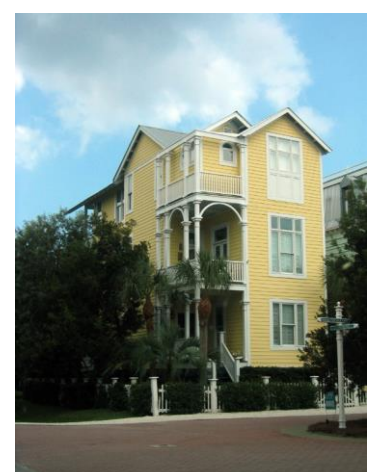
wrap around porch with balustrade rail



deep porches



stacked porches



jekyll island, georgia

g) terraces, balconies, rooftop decks and upper story porches



upper story porch with shed roof supported by brackets

Guidelines:

- Columns and railings should complement the colors of the main structure.
- Railings should be simple pickets.
- Roof should have exposed rafters.
- Columns should have diagonal braces.



rooftop decks

Guidelines:

- Railings should be white or cream and match the trim of the main structure.



terrace with balustrade

Guidelines:

- Terraces should complement mass and character of main structure
- Railings should be wood or wrought iron.
- Colors of wood railings should match the trim of the main structure.



balcony with wood balustrade supported by decorative brackets

Guidelines:

- Railings should be wood or wrought iron.
- Colors of wood railings should match the trim of the main structure.



terrace with wrought iron



balcony with wrought iron

h) façade variations and details



rounded corners as projections from facade



slight overhangs, either real or simulated with siding material, to avoid smooth wall appearance



columns raised to the level of the porch railing

i) arcades





*D*evelopment Standards...

The art of progress is to preserve order amid change
and to preserve change amid order.

Alfred North Whitehead

v. Development Standards

a) application

The following general standards apply to all new development on Jekyll Island. Single-family residential development is subject to part C only (see section VII [pg. 48-51] for additional single family guidelines).

b) parking

Parking decks allow for the compact storage of a large number of vehicles. They reduce the surface area required to park those vehicles thereby minimizing the environmental impact and creating more open space. Surface parking is the more economical option typically used. All parking requires proper design to blend into the built and natural environment.

Guidelines:

- Parking shall be accommodated in shared surface parking or parking decks located behind buildings.
- Parking lots shall not be located within 15 feet of a street or the beach.
- No off-street parking should exist in front of buildings in the primary village core. On-street parallel parking is encouraged here instead.

- Surface parking lots should be surrounded by planted ditches or vegetated swales to capture stormwater run off and allow it to infiltrate into the ground.

- Developers are encouraged to incorporate pervious hardscape materials into parking lots to reduce the quantity of run off. See Landscape section for list of hardscape materials (pg. 21).

- Parking lots should be visually broken up with a continuous planting strip between parking aisles. One tree shall be planted within the parking lot for every 10 parking spaces.

- Parking lots shall be screened from the beach as well as the street with landscaping. 2 trees shall be planted for every 50 feet of parking lot frontage along a street.

- Locate parking decks in such a manner as to minimize their effect on the pedestrian environment.

- Provide clear pedestrian pathways to the deck and ample wayfinding to minimize user confusion.

- Articulate decks in an architecturally interesting way using elements such as screens, grilles, canopies, and awnings. Entrances and stair towers can be emphasized to add interest to the façade.

- Consider cladding material and details similar to the building the deck supports.

- Utilize vegetation to screen the deck and help it blend into its natural surroundings
- Sensitively design lighting to provide safety for users of the deck but minimize light pollution on the site.

- Adhere to the appropriate height guideline for buildings on the site. Minimize the size of the deck to the greatest extent possible.

- Parking ratios are as follows:

Office: 5.0 spaces per 1000 GSF*

Retail: 5.0 spaces per 1000 GSF

Restaurant: 15 spaces per 1000

GSF patron space

Conference Center: 15 spaces per 1000 GSF patron space

Convention Center: 15 spaces per 1000 GSF patron space

Guestroom: 1.1 spaces per sleeping room

Condominium: 1.5 spaces per suite

*GSF = Gross Square Feet

- In mixed-use situations a reduction can be granted for shared parking according to the Urban Land Institute shared parking guidelines.

- See Residential Guidelines for single family residential parking guidelines (pg. 50).



c) public space

Guidelines:

- Maintain public beach access for visitors and residents alike.
- Create public space along the shore edge verses the privatizing of such space.
- Street trees shall be spaced 30 feet apart.
- Pedestrian street lights shall be evenly spaced between street trees. These fixtures should be black, maximum 16 feet high, with a decorative base, round pole and capped luminary that does not light upward.
- On street parking should exist.
- Curbs are optional to encourage natural infiltration unless otherwise noted.
- Encourage use of open storm drainage system.

d) buildings

Guidelines:

Form: Height restrictions were determined based on the historic structures of the island. The Jekyll Island Club Hotel is the tallest existing structure and became the basis for the guidelines. No building may exceed its height, and only buildings in the primary village core may match it according to the guidelines in the Commercial section. Other non-single-family residential buildings must follow the below standard in order to preserve a sense of hierarchy on the island and to protect the residential areas in other parts of the island.

Form: Maximum 4 stories including inhabitable roofs and dormers. Maximum height of 45 feet to the top of the structure, measured from the FEMA elevation or the average site elevation, whichever is highest.

Siding Materials:

Wood clapboard or shake siding or cement/wood-fiber composite siding substitutes
Red or painted brick
Stucco

Roof Materials:

Standing seam gray or galvanized metal roof
Asphalt or fiberglass shingles

Hotels:

- Minimum size for hotel guestrooms should be 325 SF.
- Interior walls should have a sound transmission coefficient of 55 (48 along corridor) as determined by the individual hotel chain and tested by the Gypsum Association or Underwriter's Laboratories, Inc.
- Exterior/external venting is recommended for kitchen, laundry and bathroom facilities.

Condominiums:

- Minimum size for condominiums:

Studio: 600 SF

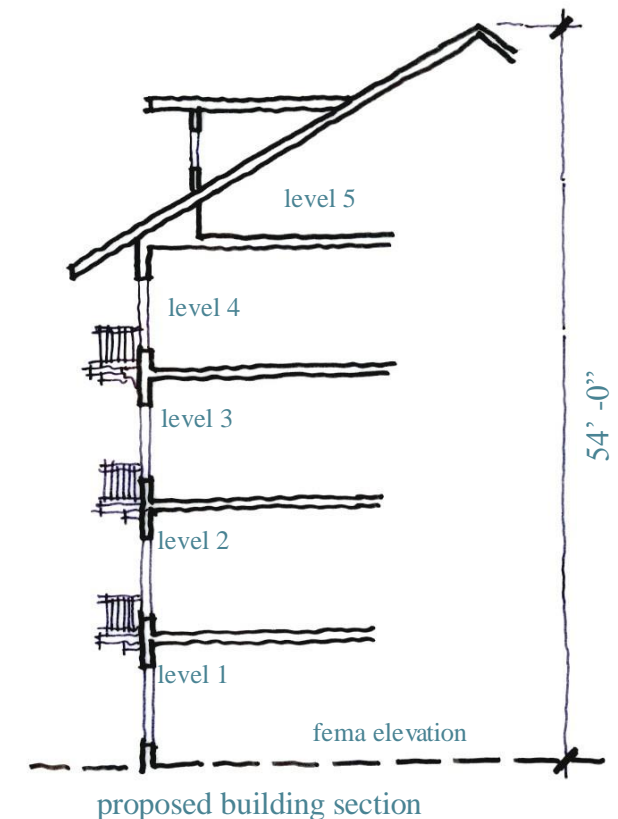
One bedroom: 800 SF

Two bedroom: 1100 SF

Three bedroom: 1440 SF

- For any commercial property all utilities, including power, telephone, TV cable, fiber optic, etc., should be located underground within the site.

- Mechanical and utility equipment, dumpsters, and loading docks shall not be located within 20 feet of ground floor street frontage. These should be screened from public view with landscaping or accommodated internally within the building and accessed from parking lots.





*C*ommercial Guidelines...

I am of the opinion that my life belongs to the community, and as long as I live it is my privilege to do for it whatever I can.

George Bernard Shaw

vi. Commercial

Much of the commercial development on the island will take place within the primary village core. This area will link what is now the historic district to the beach. It will reflect the original intent of the Jekyll Island Club to create a connectivity and synergy between the two. The focus of development will be near the beach end of this connection.

a) streets

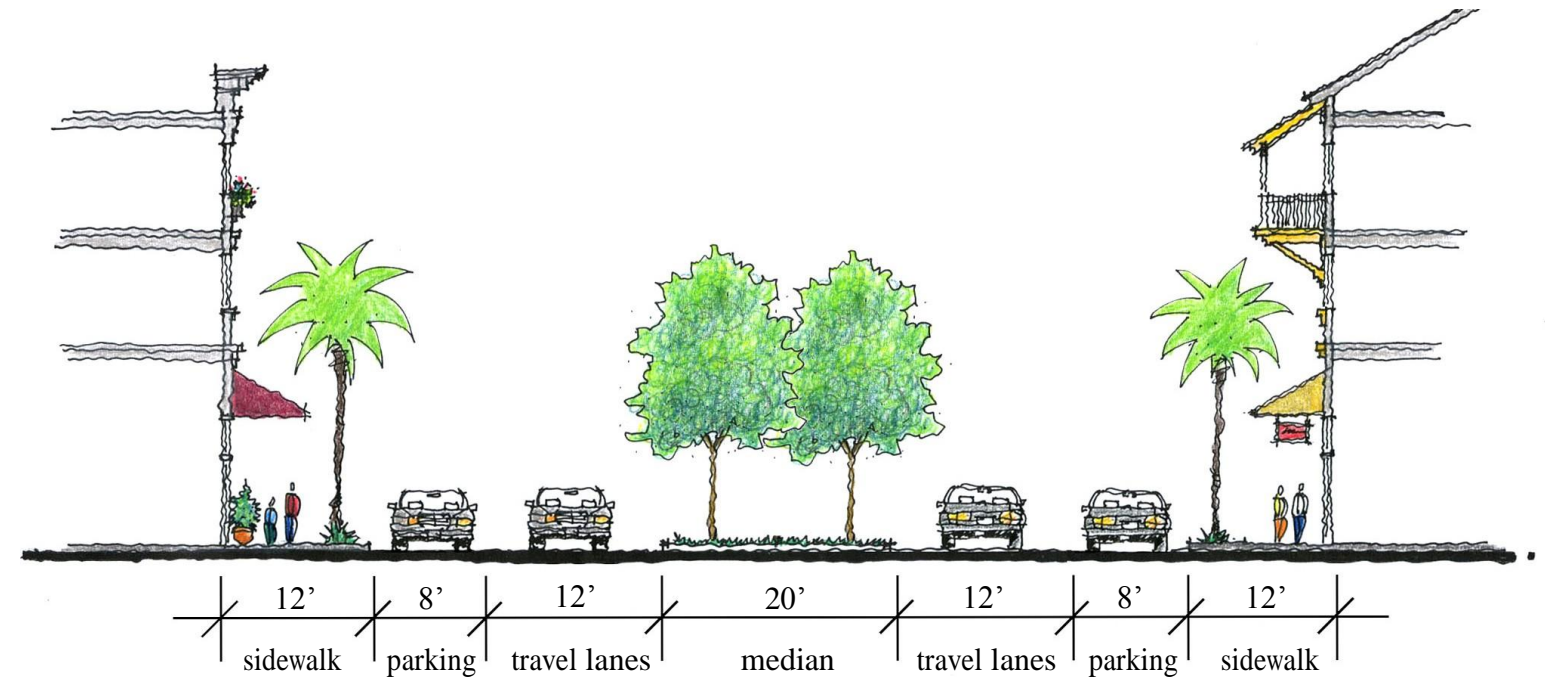
Guidelines:

- Sidewalks shall be decorative brick, concrete pavers, or oyster shell concrete.
- See adjacent sections for street dimensions.
- Other street furniture including benches, trash receptacles, newspaper dispensers, mailboxes, clocks or other public art should be placed in between street trees and street lights along the edge of the curb.
- Ground floor tenants may place movable planters or café tables and chairs directly adjacent to their storefront to add color and interest to the street as long as a minimum 5 foot clear pedestrian path is maintained on the sidewalk.

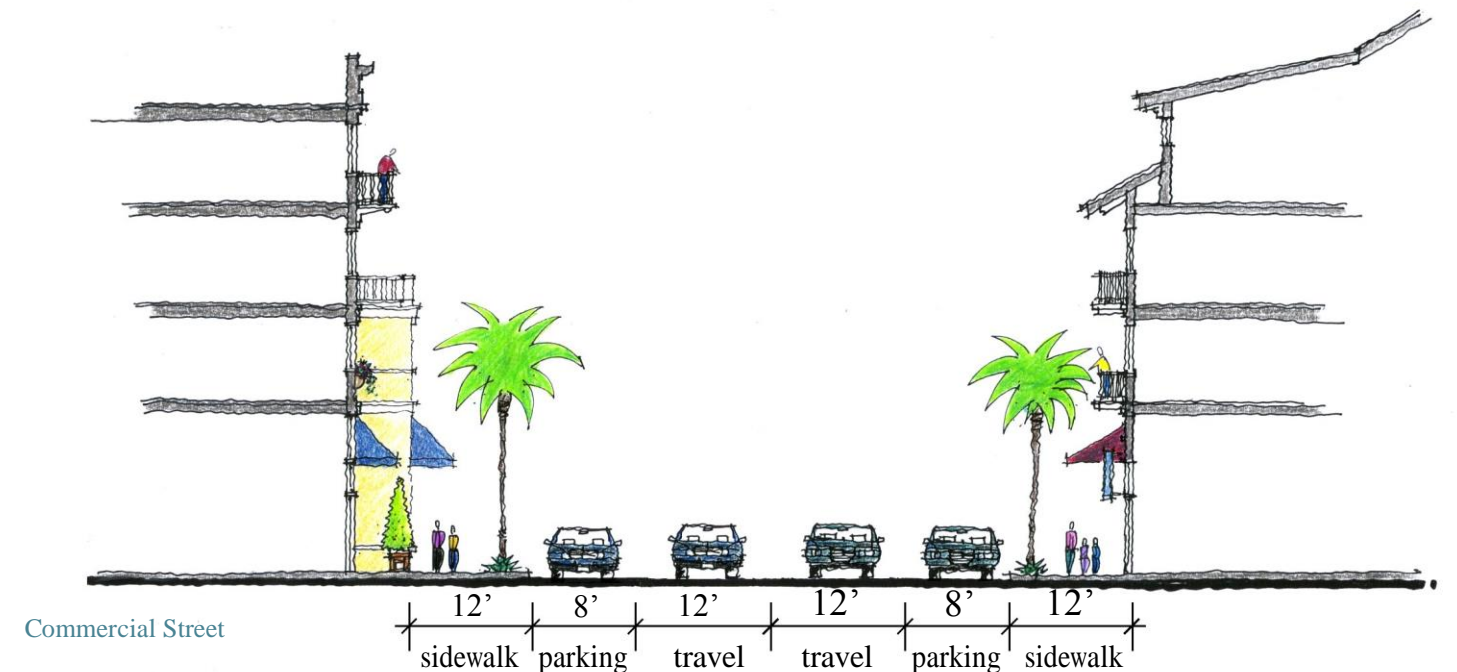
b) site design

Guidelines:

- Align buildings to front the street or beach. Service areas must be screened and not located along the street front in order to minimize their effects on the pedestrian environment.
- The ground floor of buildings should be built to the back of sidewalk with zero setback.
- Maximum coverage of impervious materials shall be 70%.
- Where the natural landscape along the shoreline or other open space areas has been destroyed, developers should restore the natural dunes and vegetation.
- Common area parcels may be created at the discretion of the Jekyll Island Design Review Committee. Such a parcel will allow multiple buildings under the same ownership to be constructed on one parcel. This parcel will be treated the same as a single parcel in terms of setbacks, access, buffers, etc.
- Each hotel may have one access point to the beach over the dunes. See Landscape section (pg. 25) for beach access guidelines.
- Hotels in the primary village core may setback further in order to accommodate a porte-cochere either in front of the building off the street or on the side of the building. Portecochores may not be located on the parking lot side of buildings.



Boulevard Street



Commercial Street

- Hotels outside the primary village core should orient to maximize ocean views and preserve existing trees and dunes.
- Hotel roads and parking lots should not have curbs to allow stormwater to flow into planted zones or infiltration basins.
- Hotel parcels outside the primary village core should be well connected to the main road via a wide pedestrian and bicycle path that's illuminated at night and marked with wayfinding signage. See existing Jekyll Island standards for paths.
- 30% of hotel parcels outside the primary village core should be open space. Open space may be formal landscaping or preserved natural vegetation.
- A minimum 25 foot landscaped buffer should sit between the pedestrian path and the developed portion of hotel parcels outside the primary village core to screen buildings and parking lots from the road and create a pedestrian scale edge along the pedestrian path. This buffer may be counted toward the 30% open space requirement.



hotel: kiawah
design guidelines

c) buildings

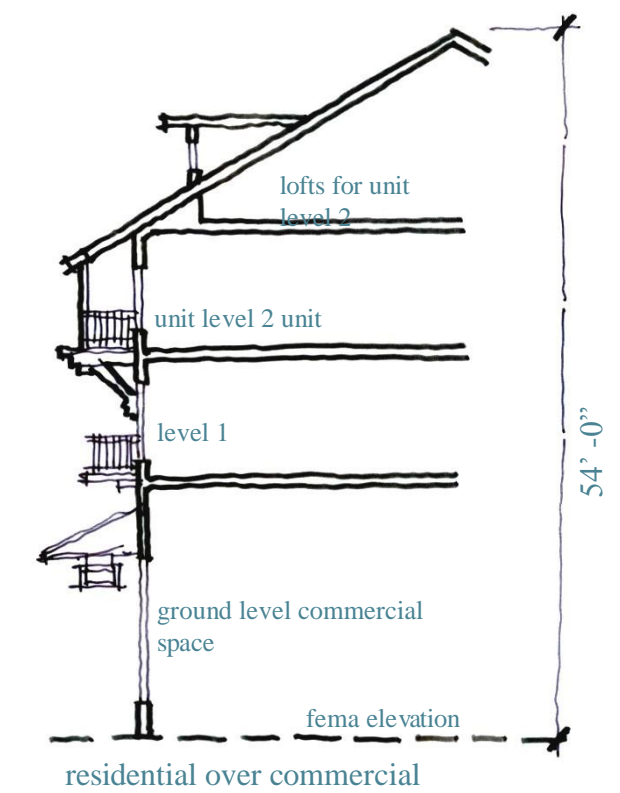
Guidelines:

- Condominium buildings should be a maximum of 54 feet tall including first floor retail and the roof
- Hotel building height guidelines within primary village core (total height including roof):
 - 70% of building may not exceed 54 feet
 - 30% of building may not exceed 64 feet
- Unoccupied tower element shall not exceed 72 feet
- Hotels outside primary village core shall adhere to building height guidelines in development standards section.
- All building heights shall be measured from the FEMA elevation or average site elevation, whichever is highest.
- Roofs shall have sloped hip or gable roofs with overhangs and decorative brackets. Roof top terraces are encouraged.

- Building corners should be celebrated with special architectural features at high profile corners, such as where one enters the commercial core or at the main intersection.
- Facades facing commercial streets or the town green should have active uses, such as shops or restaurants on the ground floor and balconies, covered porches or awnings above.
- Shed form canvas awnings are highly encouraged over storefront windows and may also be used over upper story windows. Awnings should be no wider than the window or storefront below it. These may incorporate other bright colors outside the Jekyll color palette for accent.
- Arcades may be used to achieve both vernacular character and practical sun shade. These may not encroach onto the sidewalk.
- Covered porches shall have shed or hip roofs.
- Canopies are discouraged.



Mixed Use street elevation



sidewalks



brick building
with parapet and awnings



hotel



tower element on town green



tower element



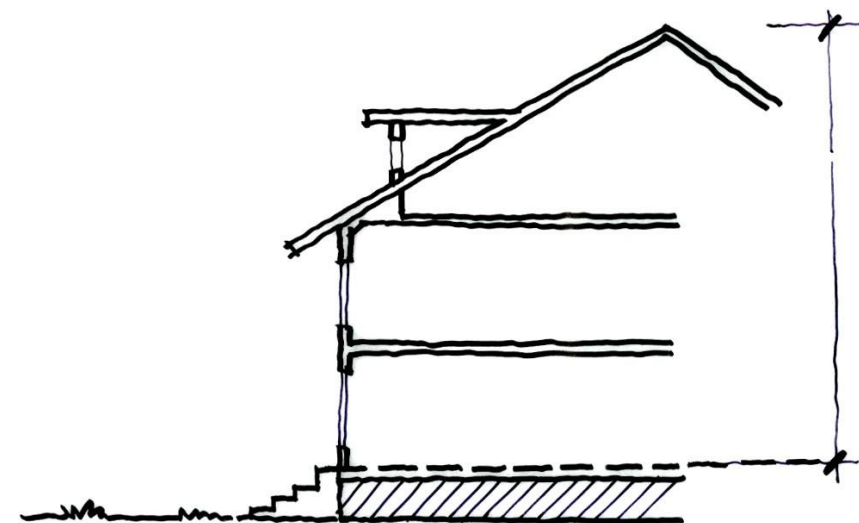
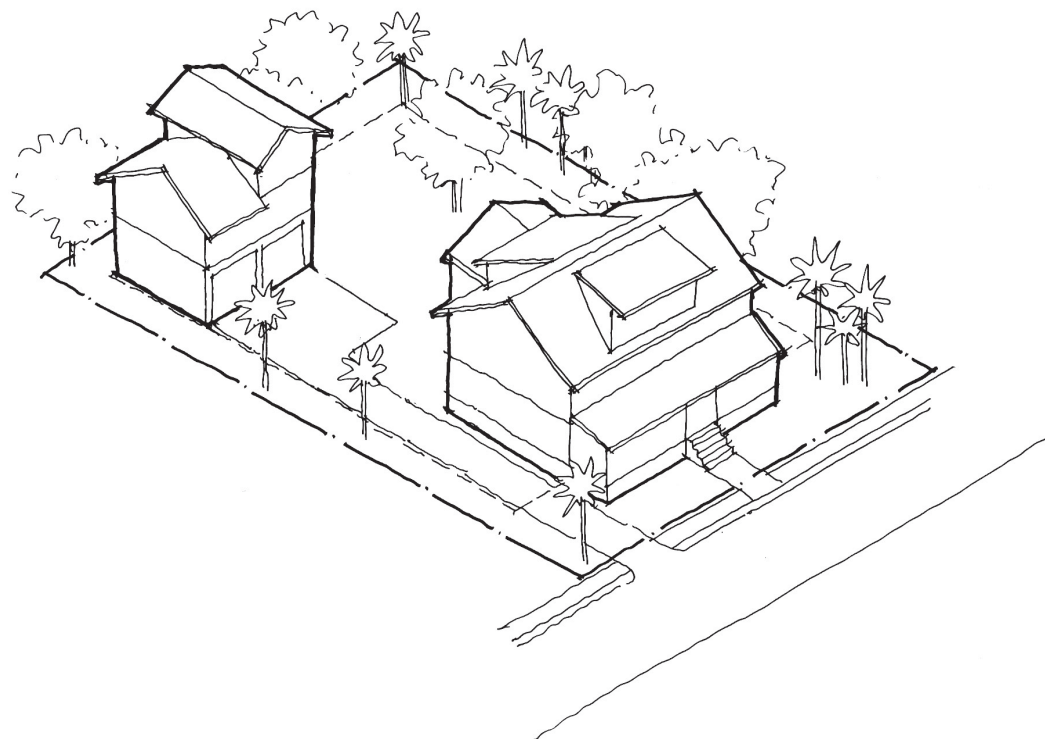
condominiums

- The ground floor of buildings shall have a minimum floor to floor dimension of 15 feet.
- The primary entrance to all ground floor and upper story uses should be from the street. Entrances to upper story condos and hotels should be distinguished from adjacent retail entrances.
- Secondary entrances for condominiums may be located behind the building.
- Ground floor building facades facing streets or the town green should be composed of storefronts, which vary every 20-30 feet.
- 65% of ground floor facade should be transparent.
- Storefront glazing should be a minimum of 3 feet above the adjacent sidewalk and be no less than 10 feet above the adjacent sidewalk. Primary entrance doors shall be at least 50% transparent.
- 35% of upper story facades should be windows.
- Balconies are required for dwelling units facing onto public spaces, main streets, beaches and courtyards.
- Buildings should have double loaded interior corridors.

*R*esidential Guidelines...

"Home" is any four walls that enclose the right person.

Helen Rowland, 1909



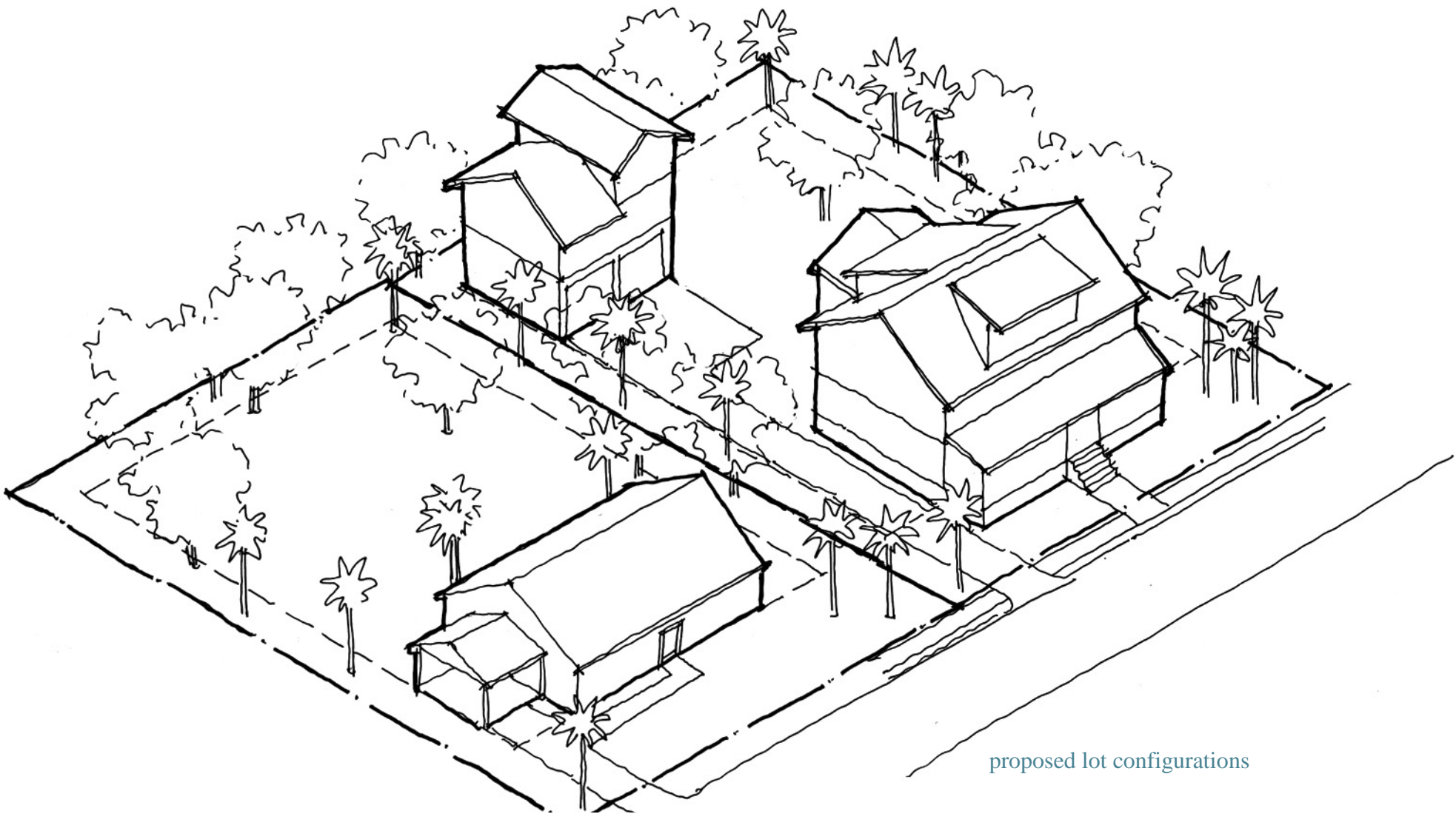
VII. Residential Guidelines

infill guidelines:

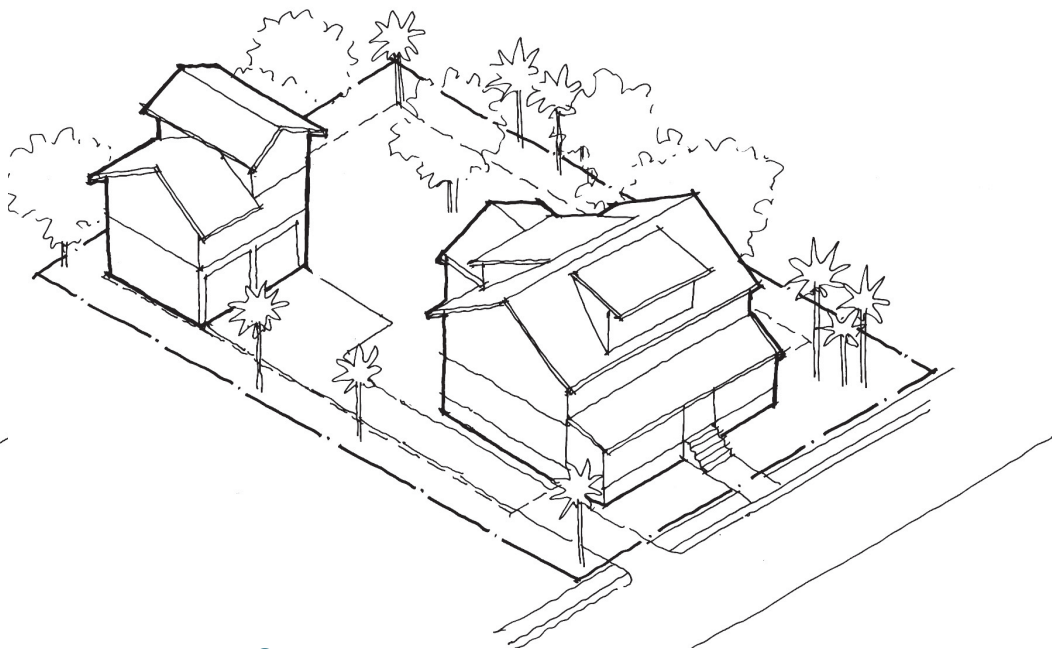
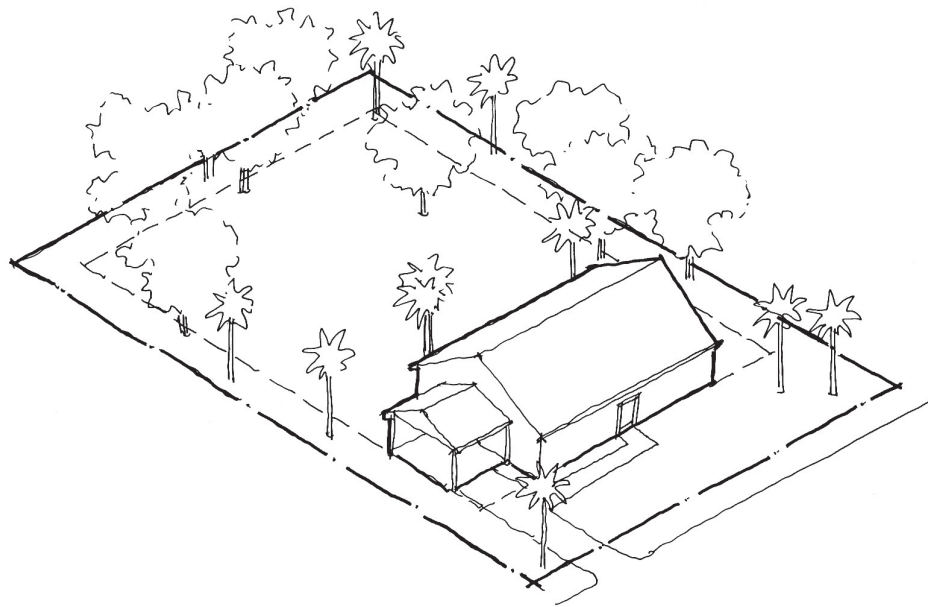
In the event that a new home is constructed within an existing single family neighborhood the following guidelines will apply. Renovation or the tear down and rebuilding of existing duplexes will follow these guidelines to the extent possible.

a) lots:

- 1. Lots within existing single family neighborhoods may not be subdivided.
- 2. Any lessee may not use more than two lots as a site for a single dwelling.
- 3. Lot purchased within existing single family neighborhoods are restricted to constructing single family detached homes and accessory structures such as garages and granny flats.
- 4. Lot coverage of impervious materials including building, walks, terraces, etc is limited to 50% of the lot area.



proposed lot configurations



b) setbacks:

1. Front yard setbacks of new infill homes shall be half that of the existing setback of the adjacent home.

2. In the event that existing homes are present on either side of the new home, the new home front yard setback shall be half of the average of the setbacks for the two existing homes rounded to the nearest whole number. For example, if existing homes are 35 and 65 feet from the property lines respectively, then the average setback would be 50 ft. Therefore the front yard setback of the new home would be 25 ft.

3. The new home should not have a setback of less than 25 ft. If the result of the setback equation (see above) is less than 25 ft. for the new home, the new setback will be set at 25 ft.

4. Front yard setbacks should be measured from the property line to the porch.

5. All side yard and rear yard setbacks shall remain consistent with existing single family residential guidelines at 10 ft. for side yard setbacks and 25 ft. for rear yard setbacks from the main dwelling unit.

6. All accessory structures, such as garages and granny flats, must be located behind the main dwelling unit.

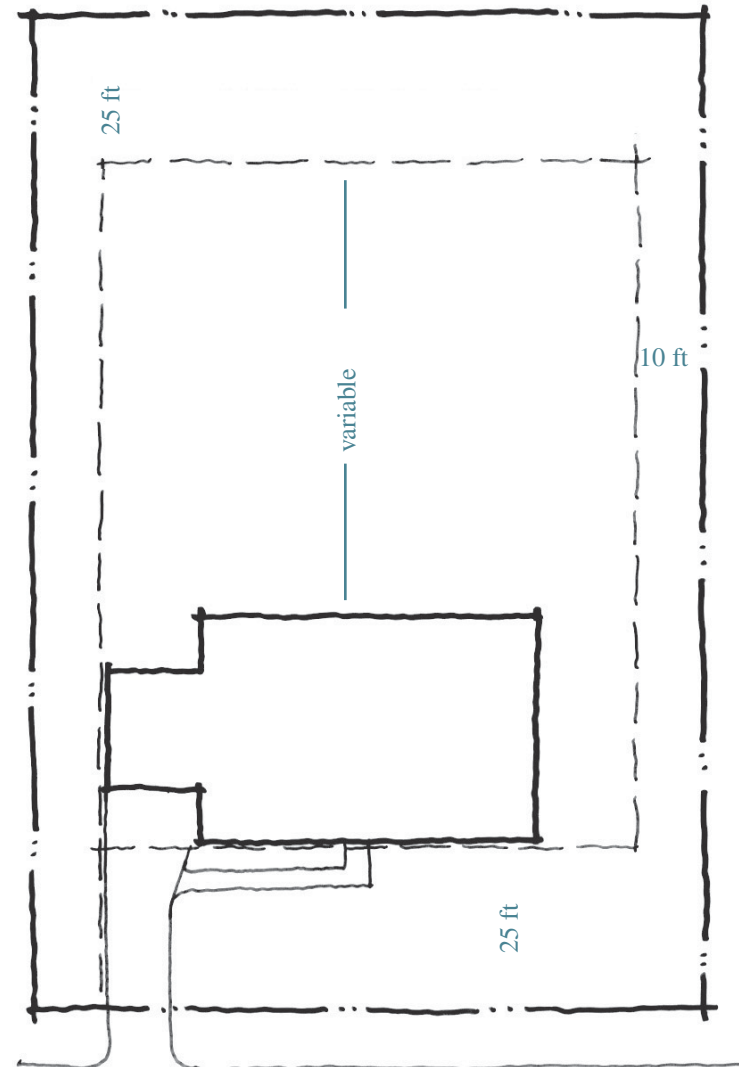
7. Accessory structures located behind the main dwelling unit such as garages and granny flats shall have a minimum rear yard setback of 10 ft.

8. Accessory structures located behind the main dwelling unit, such as garages and granny flats, shall be set back a minimum of 15 ft.

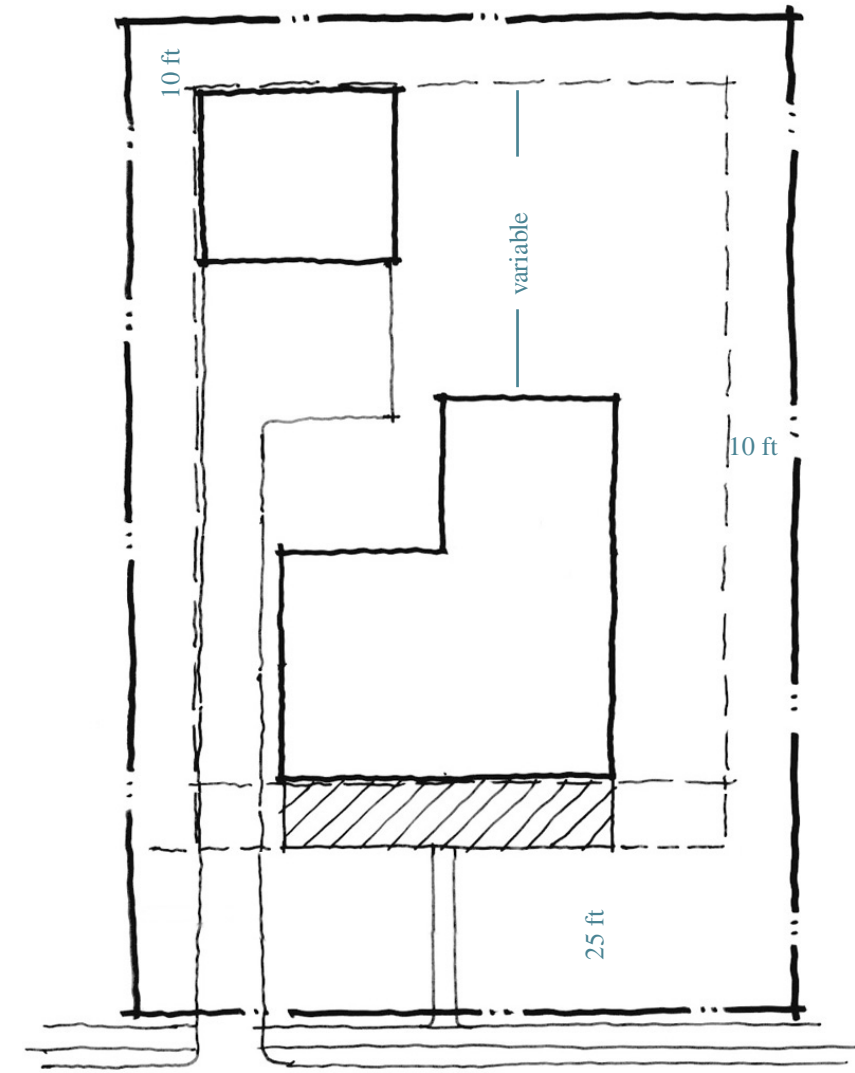
from the rear of the main dwelling unit.

9. Accessory structures shall have a minimum front yard setback of 60 ft. from the property line.

10. Porches, patios, terraces, balconies, etc. may not encroach within the 25 ft. front yard setback. The same is applicable for side and rear yard setbacks.



existing home



new home on existing lot

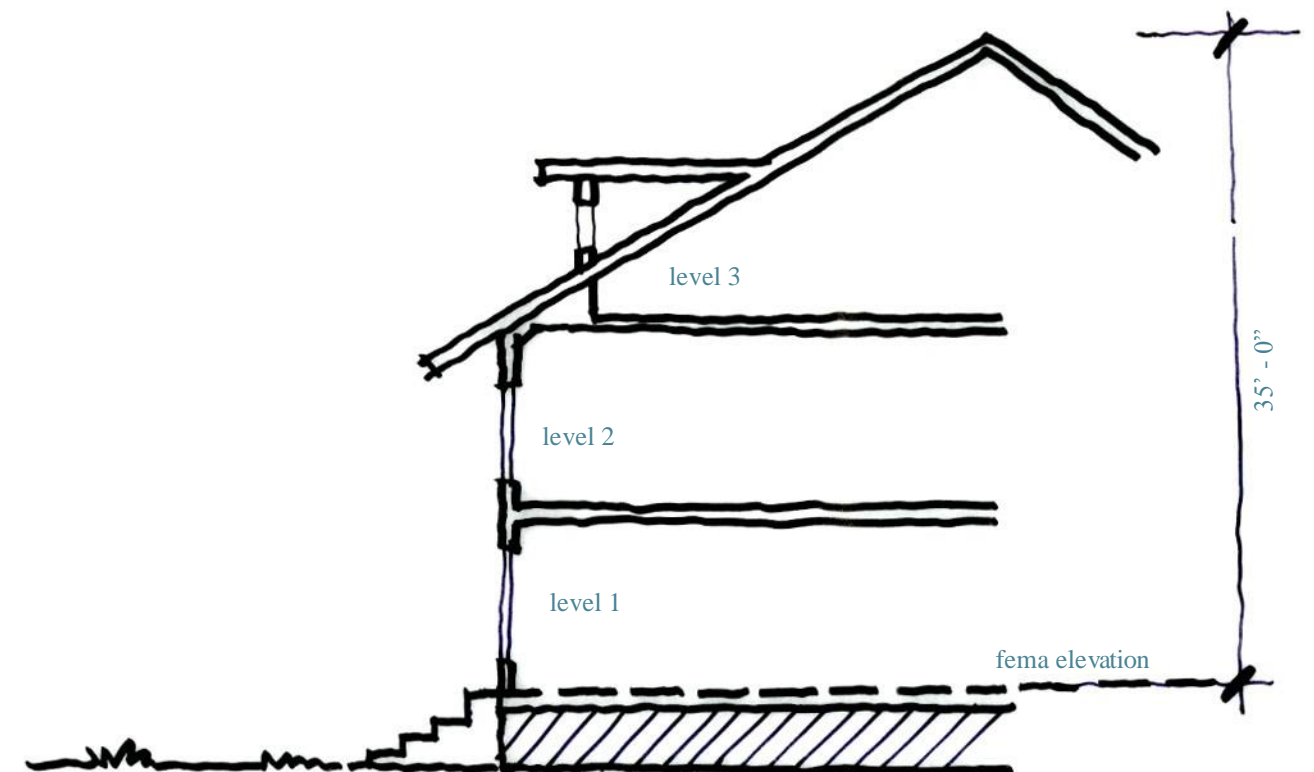
jekyll island, georgia

c) parking and driveways:

1. Garages must be located behind the main dwelling unit for new homes.
2. The garage may be detached from, or attached to, the rear of the main dwelling unit.
3. Rear entry garages may be accessed from a rear alley or driveway along the street front.
4. Driveways along the street front may be no wider than 10 feet.
5. Driveways may only have a single access point along the street front.
6. Driveways and parking pads shall be crushed shells or oyster concrete.
7. On lots having a side or rear property line abutting a street, a driveway into the attached or detached garage from the side or rear street may be permitted upon the written consent of the Jekyll Island Design Review Board.
8. Off street parking may occur on a parking pad, in a garage or under a porte cochere, all of which must be located behind the main dwelling unit.
9. Each lessee must provide off street parking for at least 3 vehicles.

d) buildings:

1. Maximum building height of new homes shall be 35 feet measured from the FEMA elevation or the average site elevation, whichever is highest.
2. New homes shall not be greater than 3 levels (including inhabitable roof space).
3. The minimum height of the main level shall be no less than 9 feet.
4. No floor above the main level shall be less than 8 feet.
5. All new homes, with the exception of accessory structures, shall have their main entrance open to the street front.
6. All homes shall have a front porch, 8' deep minimum.
7. The maximum height for accessory structures shall be 2 levels.
8. Accessory structures may not be taller than the main dwelling unit.
9. Improvements to existing homes above 50% of the home's value, will be subject to the guidelines for new infill development.



e) massing and articulation

Guidelines:

- Roofs should be simpler than those on larger structures on the island. Use dormers and other variations from a simple gable, hip, or gambrel roof sparingly, if at all.
- Minimize glazing on east and west facades unless facades or windows are fully shaded.
- A moderate amount of glass should be used on the north façade for daylighting.

Suggestions:

- Important existing vistas such as those toward the ocean, marshes, or golf course should be protected to maintain a connection to the surroundings.
- Renovations should reflect the character of the neighborhood and historic buildings on the island.
- Trash enclosures help create an attractive streetscape environment.

f) materials

- The use of durable and environmentally sensitive materials is highly encouraged. These include materials that are produced regionally, made with recycled content and/or are recyclable themselves.

Siding materials:

- Wood or cement/wood-fiber composite clapboard siding. (colors: blue, green, orange, beige, brown, yellow, or cream)
- Vertical siding in a channel and/or picket fence pattern may be used as an accent pattern in gables. (colors: blue, green, orange, beige, brown, yellow, or cream)
- Wood or cement/wood-fiber composite shakes in a coursed, or plain pattern. (colors: natural, blue, green, orange, beige, brown, yellow, or cream)
- No exposed plywood, concrete block, cinder block, poured or precast concrete or vinyl.

Roof materials:

- Asphalt or fiberglass shingles
- Solar shingles used with asphalt or fiberglass shingles
- Wood shakes
- Gray or galvanized standing seam metal
- Clay tiles
- Slate

g) roads and pedestrian paths

Guidelines:

- Roads shall be oyster concrete or asphalt.
- Sidewalks shall be crushed shells or oyster concrete.
- Pedestrian paths may be sand or boardwalks
- Roads and pedestrian paths should not have curbs to allow water to flow into planted zones or infiltration basins.



accessory building behind main dwelling



curbless streets



front porches oriented to street

*E*co-Village...



Nothing is more beautiful than
the loveliness of the
woods before sunrise.

George Washington Carver

VIII. Eco-Village

a) lots and building massing

Guidelines:

- Layout buildings so that the longest side faces east to maximize passive solar heat gain and ocean views.
- 5-20% of the south façade should be glass to limit solar gain.
- Large overhangs and porches are encouraged, especially on the south and west facing facades to limit solar gain.
- Place porches on the east and west sides of the building for shading.

Siding materials include

- Wood
- Cement/wood-fiber composite siding
- Concrete
- Metal

Roof materials include

- Solar shingles
- Wood shakes
- Metal roofing

b) roads and pedestrian paths

Guidelines:

- Roads and driveways should be crushed shells, pea gravel or stabilized crushed stone.
- Pedestrian paths may be sand or wood boardwalks
- Roads and pedestrian paths should not have curbs to allow water to flow onto planted zones or infiltration basins.
- A 25 ft. densely vegetated buffer should exist between the street and any impervious surface.



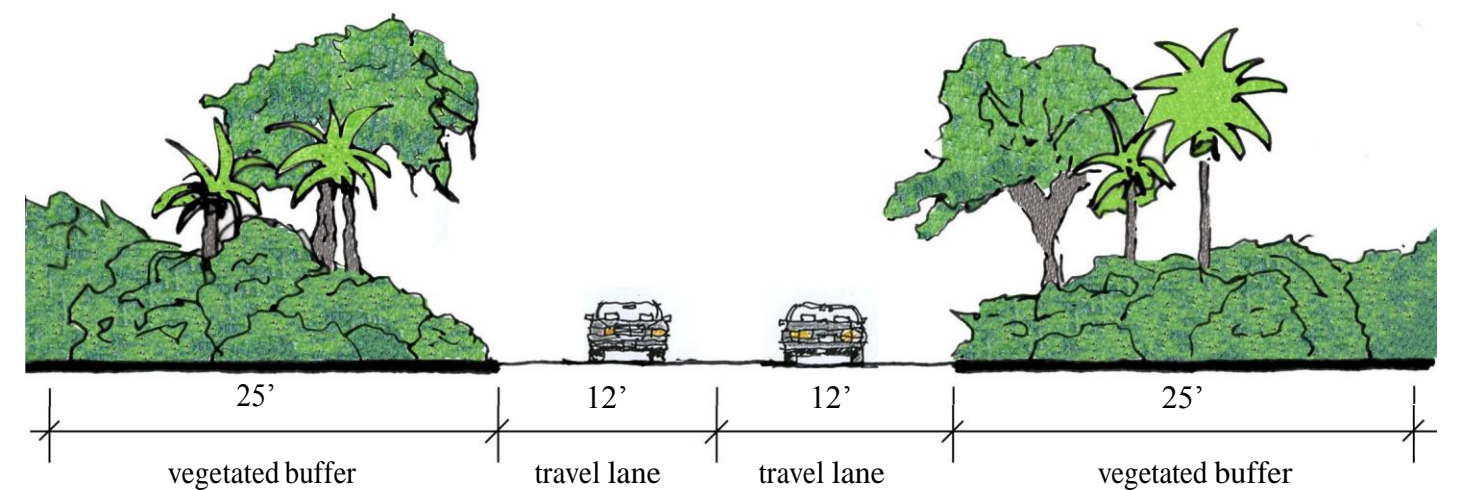
nature trail



equestrian trails



eco-cottage



proposed buffer

IX. CHARACTER IMAGES:

It is the intent of this section to provide images of Jekyll Island that demonstrate its character as a place which serves as a steward of nature and preserver of grand architectural tradition. It is our hope that future development on Jekyll Island will look to the scale and style of Jekyll Island's historic architecture to serve as a precedent and guide for new construction.

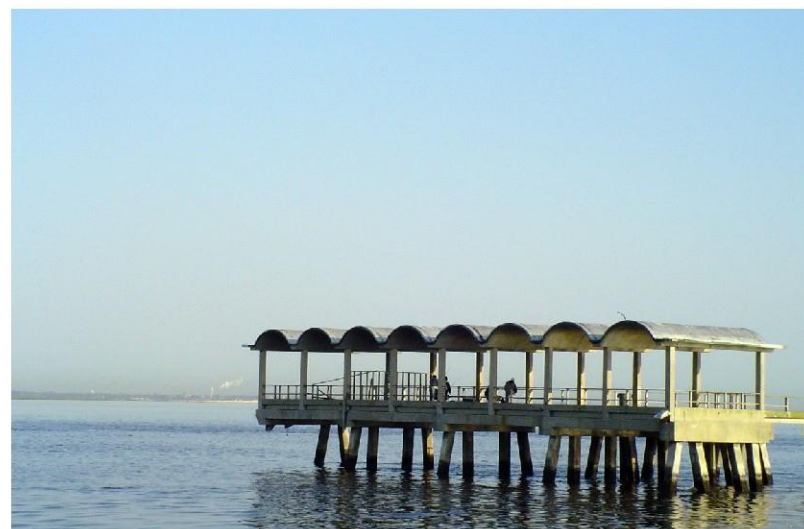
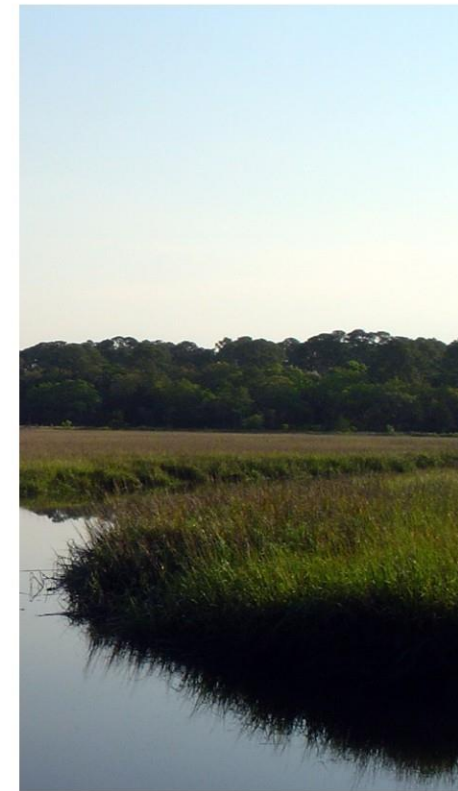
One of Jekyll Island's greatest triumphs and identifying qualities has been the protection of its natural landscape. The live oaks, wind swept beaches and graceful marshes of Jekyll Island are precious. New development on Jekyll Island should be done in a manner that imposes as little disturbance as possible upon the natural landscape of the island and works towards the restoration and preservation of dunes, wetlands and plant life which has been negatively affected by previous development on the island.

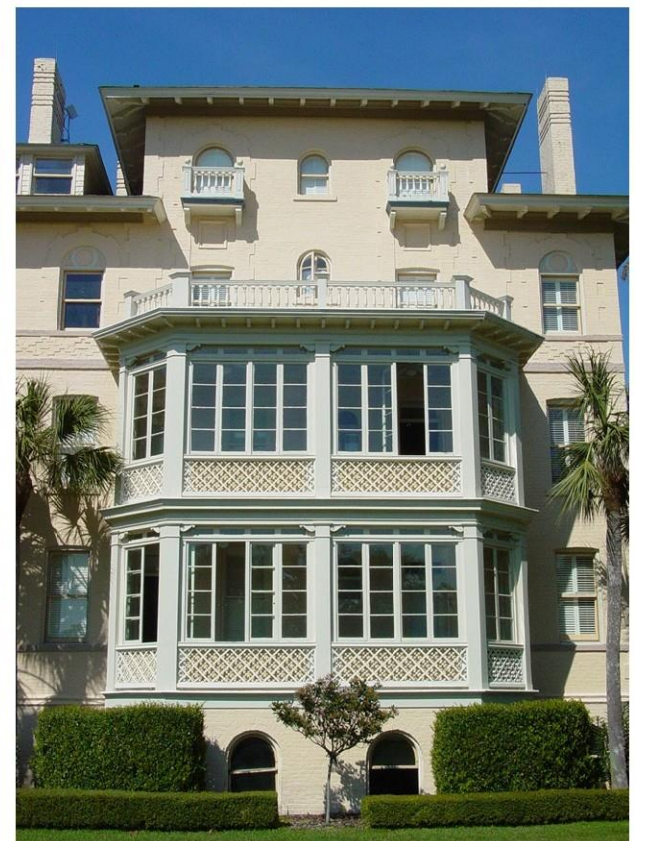
These images serve not only as a reminder of Jekyll Island's past, but as a vision for how the island might grow.

jekyll island, georgia



jelly island, georgia





This book was produced for:

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