



Public Input Session Code Revision Project

April 21, 2022



Code Revision Process



What we are doing...

1. Preparing an updated code for Jekyll Island
2. Administrative procedures
3. Reflect new technology and new uses – while respecting and retaining what makes Jekyll Island unique
4. Reorganize chapters to align similar regulations
5. Addressing a list of Key Issues:

Based on Public input, JIA Staff professional experience, and GMC review of Code



What we are NOT doing...

1. Opening up any new areas of Jekyll Island for development
2. Changing any current and future land uses



Jekyll Island Code Updates



Draft Chapters Online

- » Code updates are presented in a series of chapters grouped by topic.
- » Documents can be viewed online:
www.jekyllisland.com/authority/other-projects/code-revision/
- » Chapters have temporarily been assigned letters during the drafting and review process.
- » After legal review by the JIA General Counsel, the Chapter letters will be replaced by numbered code sections to be consistent with the format of the entire set of codes and ordinances.
- » Overall Code Revision Summary



Tonight's Session:

- » Chapter G: Residential Regulations
 - » Residential Classification Map

- » Chapter E: Article I: Landscaping and Tree Protection
 - » Plant Lists



May 4, 2022 Session:

Chapter C: Leased Property

Chapter D: Building Codes

Chapter E: Article II: Flood Protection

Chapter E: Article III: Stormwater

Chapter E: Article VI: Beach Lighting

Chapter E: Article VIII: Clean Community

Chapter E: Article X: Water Conservation

Chapter E: Article V: Beach and Natural Resource Protection (DNR Review)

Chapter F: Streets and Rights of Way

Chapter H: Business Regulations including Alcohol Ordinance

Chapter J: Historic Preservation

Chapter K: Animal Control

Chapter X: Fire Protection



Tonight: Residential & Landscaping and Tree Protection



Residential



Residential Code Update

To maintain the character of Jekyll Island's Residential neighborhoods, we have proposed:

- » Administrative procedures for building permits
- » Use and design standards
 - » Vehicles and Parking - RV, boat and commercial vehicle parking and storage on residential leased property
 - » Design Review Standards



Residential Code Update

Residential Design Review Standards:

- » Protect residential neighborhoods with respect to nearby homes
- » Building Height – Limitation on maximum height of new homes
- » Lot Coverage – Limitation on area of lot for building new home or expanding existing homes
- » Retain the character on Jekyll Island with the traditional ranch-style homes



Residential Code Update

To maintain the character of Jekyll Island's Residential neighborhoods, we have proposed:

- » Update Home Occupation standards
 - » Incidental or secondary to residential use
 - » No change to the residential character of the building
 - » Listing of specific uses qualify as home occupation
 - » Prohibit commercial vehicles and signs
- » Short Term Vacation Rental (STVF) regulations



Landscaping and Tree Protection



Landscaping & Tree Protection Code

To protect the Tree Canopy and Landscaping of Jekyll Island, the ordinance contains:

- » Maintenance and Tree Trimming standards
- » Tree Replacement standards
- » Protection of Trees during construction
- » A specific list of approved Trees and Plants
- » Enforcement and Penalties
- » JIA Tree Mitigation Fund
- » Landscaping requirements and site plan requirements for new development



What's new in this code:

- » Better organization and clarity
- » Minimum tree density set at 200 caliper inches – removed sliding scale from 100 – 200.
- » Protected trees are native tree 4” dbh and live oaks 2” dbh
- » Historic trees are 20” dbh
- » Commercial mitigation fees increased
- » Landscaping standards and site plan requirements included from Design Guidelines

Public Input Session



Project Schedule



Schedule:

Public Meetings:

- » July 15, 2021
- » April 21, 2022
- » May 4, 2022

First Reading of Revised Codes

- » May 17, 2022 (Subject to change)

Second Reading of Revised Codes

- » June 21, 2022 (Subject to change)



Online updates

At Jekyll Island Website:

<https://www.jekyllisland.com/jekyll-island-authority/code-revision/>





Thank You!

GMC