



Update on Code Revision Project



May 17, 2022
Jekyll Island Authority



Agenda

- » Introduction
- » Public Involvement
- » Summary of Codes for First Reading



Introduction



Introduction

- » Provide an updated, organized, and concise Code that clearly details processes and procedures related to development, environment, historic preservation, and landscaping and tree protection.
- » More accessible organization of topics to bring similar topics together.
- » Brings the application, review inspection and approval process into the Code so that it can be referenced, administered and enforced.



Introduction

- » Drafts of the proposed Chapters are posted to the Jekyll Island website for ease of public review.
- » Opportunities for the public to provide comments included an online comment form and a series of three (3) Public Input Sessions.
- » Accompanying each Chapter is a summary of the recommended edits and additions
- » Some of the existing codes are only being reformatted into a new Chapter without any significant changes.



We have NOT...

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



Public Involvement



By the Numbers

Project Introduction

» July 15, 2021	Public Meeting	20 in attendance
» August, 2021	Online Survey	38 responses

JIA Board Meetings

» October 19, 2021	Project Update
» March 15, 2022	Project Update

JIA Staff

- » Several rounds of review
- » 6 workshop meetings
- » Bi-weekly project management calls



Public Involvement

Draft Review Input Sessions

- » April 12, 2022 30 in attendance, 14 presenters, 49 comments
- » May 4, 2022 16 in attendance, 7 presenters, 27 comments
- » May 11, 2022 10 in attendance, 7 presenters, 19 comments
- » Online comments 18 responses, 65 comments
through May 11, 2022

Received over 160 comments



Summary of Code Updates



The List of Code Chapters

Chapter C:	Leased Property
Chapter D:	Building Codes
Chapter E:	Article I: Landscaping and Tree Protection
	Article II: Flood Protection
	Article III: Stormwater
	Article V: Beach and Natural Resource Protection
	Article VI: Beach Lighting
	Article VIII: Clean Community
	Article IX: Sea Level Rise Resilience
	Article X: Water Conservation
Chapter F:	Streets and Rights of Way
Chapter G:	Residential Regulations
Chapter H:	Commercial and Business Regulations including Alcohol Ordinance
Chapter K:	Animal Control
Chapter X:	Fire Protection



Chapters with Minimal or No Changes



Minor Code Changes

Beach Lighting

- » No change to the ordinance adopted in 2020.

Animal Control

- » Consolidates existing codes addressing domestic animals and pets into one chapter.
- » Updates code language to reflect actual practice of impounding animals with Glynn County Animal Control.



Minor Code Changes

Beach and Resource Protection

- » Reviewed by the Georgia Department of Natural Resources (DNR).
- » Codify, into one chapter, the State of Georgia regulations that apply to the Jekyll Island State Park including:
 - 1.Regulations for the use of the beaches on Jekyll Island.
 - 2.Regulations on protection of wildlife within the State Park.



Minor Code Changes

Flood Protection

- » Coastal Model Ordinance. State of Georgia and the Federal Emergency Management Agency (FEMA) for communities in the National Flood Insurance Program.
- » Requires a one foot (1') freeboard for new development and additions. The lowest livable floor must be elevated to one foot (1') above the base flood elevation.
- » Critical facilities and infrastructure are required to be built outside of the 100-year and 500-year floodplains, when practicable.



Minor Code Changes

Clean Community

- » Build on existing prohibitions against littering.
- » Amendments address waste receptables and trash collection.
 - » Prohibit driving cars or boats with unsecured litter or loads that then become litter.
 - » Requires beachgoers to have their trash contained at all times.
 - » Solid waste collection is addressed including the existing requirements for residential customers.
 - » Commercial customers generating food waste must have a commercial compactor or must have daily trash pickup.



Minor Code Changes

Water Conservation

- » This existing code encourages an outdoor watering schedule for Jekyll Island as a strategy to conserve water.
- » Establish watering restrictions during periods of drought when declared by the Georgia State Board of Natural Resources.



Minor Code Changes

Streets and Rights of Way

- » Consolidates existing language from many other sections into one chapter.
- » Clarifies enforcement of the overnight parking by Georgia State Patrol between the hours of 2:30 am and 6:00 am.
- » Incorporates language regulating Low-Speed Vehicles (LSV) and Personal Transportation Vehicles (PTV) into code.
- » Regulates the licensing procedures and limitations of rentals including bicycles and golf carts.



Minor Code Changes

Fire Protection

- » Adopts State of Georgia Fire Code and regulations that are specific to Jekyll Island.
- » Process to apply for a permit to engage in open burning as allowed in the ordinance.
- » Allows for fires in places designed for safe burning, including like fire pits, chimineas, and fire circles.
- » Allows for an emergency burn ban to be established by the Executive Director if there is excessively dry weather.



New Chapters and Revisions



Building Codes



Building Codes

The new ordinance now defines three (3) classifications covering projects with differing scopes in these Tiers:

1. Minor work - No permit required
2. Alterations, additions, pools and fences – Permit required with Code Compliance Officer review
3. Substantial rebuilding and new construction – Permit required with Design Review Group review.



Building Codes

- » Adopts by reference the full suite of the most recent applicable international and State of Georgia building, fire and life safety codes.
- » Details the relationship between the JIA and Glynn County for building permits, inspections and administration.
- » Add a requirement for inspections on commercial buildings for structural cracks every five (5) years.

Residential



Residential Code Update

- » By far, the chapters with the most Interest and Comments
- » Residential Design Review Standards:
 - » Building Height – Limitation on maximum height of new homes
 - » Lot Coverage – Limitation on area of lot for building new home or expanding existing homes
 - » Requirements for accessory structures and paved areas including driveways; and
 - » Vehicles and Parking standards including revisions to exiting codes regulating RV, boat and commercial vehicle parking and storage on residential leased property.



Residential Code Update

- » 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
- » Clarified Building Permit and Design Review applications
 - » Three Tiers cross-referenced with Building Code chapter
 - » Based on level of work being performed



Residential Code Update

- » New Planned Community (PC) District:
 - » Only used for new development if and when property may become available;
 - » Based on a site development plan tailored to the surrounding area; and
 - » Allows a mix of uses, density with required open space.
- » Short Term Vacation Rental (STVF) regulations



Landscaping and Tree Protection



Landscaping & Tree Protection Code

- » Most of Landscaping and Tree Protection codes have been in effect for many years on Jekyll Island
- » Protect the tree canopy and landscaping:
 - » Responsibilities and standards for the placement, protection, care, trimming and maintenance of trees on leased property;
 - » Standards for the replacement of trees;
 - » Guidelines for adequately protecting trees during construction;
 - » A specific listing of approved trees and plants, which has been revised and updated from the existing code; and
 - » Establishes enforcement and penalties for violations, including codifying the JIA Tree Mitigation Fund.



Landscaping & Tree Protection 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; and
- » Landscaping standards and site plan requirements included from Design Guidelines



Leased Property



Leased Property

- » Clarifies existing language for disturbing property outside of leased property.
- » Added specific language on use of leased property
 - » Prohibition on any alterations to property that is not leased property
- » Added a series of remedies and penalties for violations
- » Property boundary survey requirement:
 - » Property sale or transfer;
 - » Lease amendment or renewal;
 - » Application for Building Permit - major work; and
 - » Certification for finished floor level for flood protection.



Stormwater Protection



Stormwater

- » Prohibit the discharge of pollutants into stormwater and to manage post-development stormwater runoff quality and quantity from new development and redevelopment.
- » Consistent with the Georgia Stormwater Management Manual and Coastal Stormwater Supplement.
- » While this ordinance is new for JIA, formally establishes the process between JIA and Glynn County to review and approve stormwater management plans and issue LDA Permits.
- » Prohibits an illegal connection to or illegal dumping of materials in the stormwater drainage system, which consists of storm drains, inlets, curbs, gutters, pipes, culverts ditches and canals.



Sea Level Rise Resilience



Sea Level Rise Resilience

- » Adapted from the guidance document, Enhancing Coastal Resilience with Green Infrastructure by CRD & UGA Carl Vinson Institute.
- » Recommended for adoption in Jekyll Island Conservation Plan, 2021 Jekyll Island Master Plan, and the Glynn County Sea Level Rise Response and Implementation Plan.
- » SLR projections to be used for policy, planning, design, and regulatory purposes.
- » Creates a 75-Ft buffer around tidally influenced waters for new buildings and infrastructure.
- » The buffer will not impact maintenance, repair and renovation of existing structures and infrastructure.



Commercial & Business Regulations



Commercial & Business Regulations

- » Clarifies existing language from the current Code.
- » Brings the existing project review process from the informal design guidelines into the Code. The steps include,
 - » Site Visit & Pre-Concept Meeting,
 - » Schematic Design,
 - » Landscape Plan including designation of Tree Protection Areas,
 - » Design Development and
 - » Construction Site Visits and Inspections.
- » Use and design standards including height, parking, public spaces and lighting.
- » Incorporates the complete alcohol regulations into the Commercial chapter.
- » Regulates trash compactors and fats, oils and grease disposal for commercial users.



GMC

Thank You!

JEKYLL ISLAND
GEORGIA