



# Public Input Session Code Revision Project

May 4, 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



# Schedule:

## Public Input Sessions:

- » April 21, 2022
- » May 4, 2022
- » May 11, 2022

## First Reading of Revised Codes

- » May 17, 2022 (Subject to change)

## Second Reading of Revised Codes

- » June 21, 2022 (Subject to change)





# 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/](http://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



# April 21<sup>st</sup> Session:

- » Chapter G: Residential Regulations
- » Chapter E: Article I: Landscaping and Tree Protection





# Tonight's Session:

- » Chapter C: Leased Property
- » Chapter D: Building Codes
- » Chapter E: Article II: Flood Protection
- » Chapter E: Article III: Stormwater
- » Chapter E: Article VIII: Clean Community
- » Chapter E: Article X: Water Conservation
- » Chapter F: Streets and Rights of Way
- » Chapter X: Fire Protection



# May 11<sup>th</sup> Session:

- » Chapter E: Article VI: Beach Lighting
- » Chapter E: Article V: Beach and Natural Resource Protection
- » Chapter E: Article IX: Sea Level Rise Resilience
- » Chapter H Commercial and Business Regulations
- » Chapter K: Animal Control
- » Historic Preservation discussion



# Leased Property



# Leased Property

- » Address the issue of disturbing property outside of leased property
  - » Encroachment into easements, rights-of-way and Authority land not under lease to an individual
  - » Could be open space, adjoining street, or path
  - » Going beyond boundary of leased property to trim trees or build a fence
- » Also, address the issue is better identification of property boundaries

# 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);
  - » Certification for finished floor level for flood protection



# Building Codes



# Building Codes

- » Adopted by specific 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 Jekyll Island Authority and Glynn County for building permits, inspections and administration.
- » Add a requirement for inspections on commercial buildings for structural cracks every five (5) years.





# Flood Protection



# Flood Protection

- » Coastal Model Ordinance - State of Georgia and the Federal Emergency Management Agency (FEMA) for communities in the National Flood Insurance Program.
- » The Jekyll Island Authority (JIA) adopts these provisions in order for homes on Jekyll Island to be eligible for federal flood insurance. The purpose is to minimize public and private property losses due to flood conditions in the 100-year floodplain.
- » Bring non-compliant structures up to code if there has been substantial damage - 50% of the value of the structure; or substantial improvement - greater than 50% of the market value of the structure before the start of construction of the improvement.
- » Requirement for 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.



# 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.
- » Requires any development or redevelopment that adds or replaces 5,000 square feet of impervious surface to develop a plan to manage the stormwater runoff that will be generated by their property.
  - » Single family residential properties that are not part of a larger common development are exempted from this requirement.
- » Encourages the installation of green infrastructure to infiltrate the first 1.2" of stormwater runoff through best management practices such as bioretention and pervious pavers/pavement.



# Clean Community



# Clean Community

The existing code has prohibitions against littering; these amendments are more specific in its requirements and also deals with 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.
- » The placement and distribution of advertisements (posters & handbills) is addressed and prohibited in certain circumstances.
- » Solid waste collection is addressed including the existing requirements for residential customers.
- » Commercial customers generating food waste must have a commercial compactor and must have daily trash pickup.



# Water Conservation





# Water Conservation

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



# Streets & Rights of Way



# Streets & Rights of Way

Existing language from many other sections consolidated into one chapter

- » Clarification of enforcement of the overnight parking by Georgia State Patrol between the hours of 2:30 am and 6:00 am.
- » Incorporating language regulating Low-Speed Vehicles (LSV) and Personal Transportation Vehicles (PTV) into code.
- » Regulations on the licensing procedures and limitations of rentals including bicycles and golf carts.



# Fire Protection



# Fire Protection

Adopts State of Georgia Fire Code and identify additional 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.





# Public Input Session





# Online Code Updates

At Jekyll Island Website:

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







Thank You!

GMC