

Please review:

Jekyll Island Ordinances: https://library.municode.com/ga/jekyll_island_authority/codes/code_of_ordinances
Enabling Legislation, O.C.G.A. § 12-3-230 to 12-3-277: <http://www.lexisnexis.com/hottopics/gacode>
Important Documents: <https://www.jekyllisland.com/jia-category/important-documents/>
Living on Jekyll Island: <https://www.jekyllisland.com/livinghere/>

B. Project Overview

The JIA has recognized that the current Code and Design Review Guidelines include outdated and antiquated terminology, inconsistency, lack of standards, and codes that do not align with the vision of the JIA. Although a zoning revision will comprise a majority of this project, there are a myriad of other issues that will be addressed. The following specific issues have been identified:

- Chapter 4: Revision of animal control ordinance to reflect current practices
- Chapter 6:
 - The construction codes need to be updated to reflect current state code and to adopt future state code adoptions
 - Building requirements and general specifications need to be updated
- Chapter 8
 - Article II, Division 2: Assessment of need of Innkeeper's license and revision if applicable
 - Article II, Division 3: The alcohol license code needs to be updated
 - Article III: Update Residential Rental License code
- Chapter 12: The fire code needs to be updated to reflect current state code and to adopt future state code adoptions. The rest of the Article II needs to be revised.
- Chapter 16: The land use regulations should take into account the proposed Golf Master Plan.
 - Article I: The "zoning code" is outdated and only applies to part of the island. A form-based code will be entertained.
 - A land-use map needs to be developed that can be uploaded to the county GIS. Chapter 16 and the Design Review Guidelines should be consistent with each other.
 - It is critical to the JIA that neighborhood characteristics are considered in approving new or additional structures and that historical architecture be maintained if possible.
 - RV storage and "party houses" should be addressed
 - Parking in yard; non-working vehicles
 - Natural Landscaping on leased lots
 - Article II: The residential home occupation code is outdated and should reflect modern practices while maintaining the residential character of neighborhoods.
 - Article III: Update fence ordinance.
 - Article IV: The signs ordinance is outdated and is not user-friendly.
- Section 18: Assessment and revision if applicable
 - Revised definition of "junk"
 - Allow ball-playing in street

- Assess “drinking in public” as related to current practices and/or commercial district
- Impose prohibition for dumping trash in JIA-owned containers
- Chapter 20, Article IV: The Tree Protection Ordinance is not user-friendly and lends itself to undesirable outcomes. As any fine money for ordinance violations is kept by the county and is not returned to the JIA, it is desirable to revise the Tree Mitigation Fund ordinances so that monies can be used for reforestation of the island.
- Design Review Guidelines: These guidelines are outdated, inconsistent, and insufficient for the diversity of projects and developments across the island. The JIA also desires to update the permitting process for the Design Review Group, which handles permits, to improve efficiency and effectiveness.
- Miscellaneous issues to consider:
 - Commercial Compactor requirements, if any
 - Imposing specific penalties for altering landscape off leased premises
 - Adopting Department of Natural Resources State Park Rules regarding collection of artifacts, drones, leash laws, etc.
 - Cell Towers/Small Cells
 - E-Bikes
 - Compliance with the Georgia Coastal Stormwater Supplement
 - Registration process for golf carts
 - Regulation of human directionals
 - Regulation of “pop-up shops” or the like in commercial districts
 - Imposition of percentage rent for non-lessees doing business on Jekyll Island
 - Non-lessee business regulations

C. Deliverables - Project Objectives and Expected Outcome

- An updated, well organized, concise Code addressing the above issues that is easy to understand and interpret for users; provides quick reference tools, which may include visual elements such as drawings, graphics, and cross-referencing tables; and clearly detailed processes and procedures that are simple, flexible, and easily administered.
- A revised Design Review Guidelines
- A written process for permitting
- Zoning/Land-Use ordinances
- Creation of a zoning and current/future land use map in a shapefile format, able to be uploaded to the county GIS
- Landscape regulations, including, but not limited to, redevelopment and infill properties, public rights-of-way
- Sign ordinances

D. Expected Tasks and Services

With assistance from JIA staff, the Contractor will conduct a public process to develop a new Zoning Code; revise and update existing ordinances and add new ordinances where needed; and revise the Design Review Guidelines.

It is expected that the Contractor will work with staff and the public to develop a “hybrid” zoning ordinance and Design Guidelines that incorporate form-based and traditional