

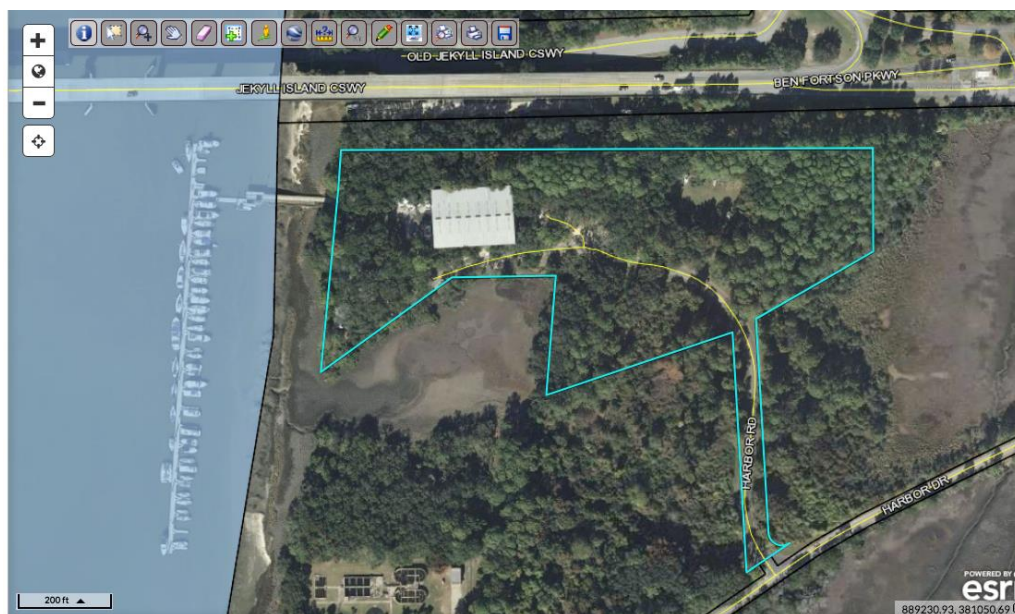
The fact that the JIA has required the developers to take what has been called “an unprecedented” number of steps to counter the flood threat at the project site further indicates that the site is dicey and unfit for development.

Why the developers, the Carolina Holdings Group and Leon Weiner & Associates, would build on such a high-risk site and place buyers in harm’s way is a no-brainer: money, lots of it. The profit margin for the developers blessed with this sweet deal will be way above the industry standard because they do not have to purchase the nearly 6 acres of marsh-side land they will build on. Instead, they will simply pay a lease fee to the JIA while the units are being constructed, after which time the annual lease fee will be paid by the individuals who purchase the condos.

What’s particularly troublesome about The Moorings project is that the JIA, by approving development on such a high-risk site, has set the bar so low for future development of Jekyll Island that virtually no site may be deemed too risky to build on.

Troublesome too is the fact that the 2018 Jekyll Island Capacity Study, commissioned by the JIA, urged restraint regarding further development of the island. If ever there was a development project on Jekyll Island deserving of the recommended restraint, it’s “The Moorings.” Plain and simple, building on such a fragile site is a bad idea that should have been rejected.

For the above-stated reasons and others, IPJI mailed [a letter to Governor Brian Kemp](#), who appoints the members of the JIA Board, urging him to advise the JIA to reconsider The Moorings project. To date, neither Governor Kemp nor anyone from his staff has responded to the letter. Not a good sign... .



The Moorings project is outlined in blue.