



# STAFF REPORT

CITY COUNCIL MEETING: June 11, 2026

**REQUESTED ACTION:** Approve a site plan for expansion of an existing restaurant with a variance for encroachment into the front yard setback.

**LOCATION:** 1315 Chatham Avenue

**PIN:** 40011 09010

**APPLICANT:** Bob Turner (Andy Lynch-agent)

**OWNER:** 1315 CHATHAM STREET LLC  
(Bob Turner)

**EXISTING USE:** Restaurant

**PROPOSED USE:** Restaurant

**ZONING:** N-M Neighborhood Marina

**COMMUNITY CHARACTER MAP:** Back River

**PROPOSAL:** The applicant seeks a site plan approval for the expansion of an existing restaurant. The applicant is also requesting a variance for a front yard setback encroachment for a covered open entrance (entry pavilion and loggia).

**PLANNING COMMISSION:** At the May 11, 2026, regular meeting of the Planning Commission, the commission voted to recommend approval of the new site plan by a vote of 5-0 and for a modified variance of 10' encroachment into the front yard setback by a of 3-2.



Map 1: Location (2024 Aerial)

**LAND DEVELOPMENT CODE (LDC) ANALYSIS.** The property is approximately 0.18 acres, located west of the intersection of Chatham Avenue and Venetian Drive.

This site is located in the N-M neighborhood marina district. The purpose of this district is to reserve those waterfront areas which have value for commercial land uses involving pleasure and commercial watercraft. The N-M district is intended to be used for neighborhood marina facilities with a modest scale of operation. These facilities shall be developed to be compatible with any adjacent residential properties and shall not be detrimental to persons or property on or off the site.



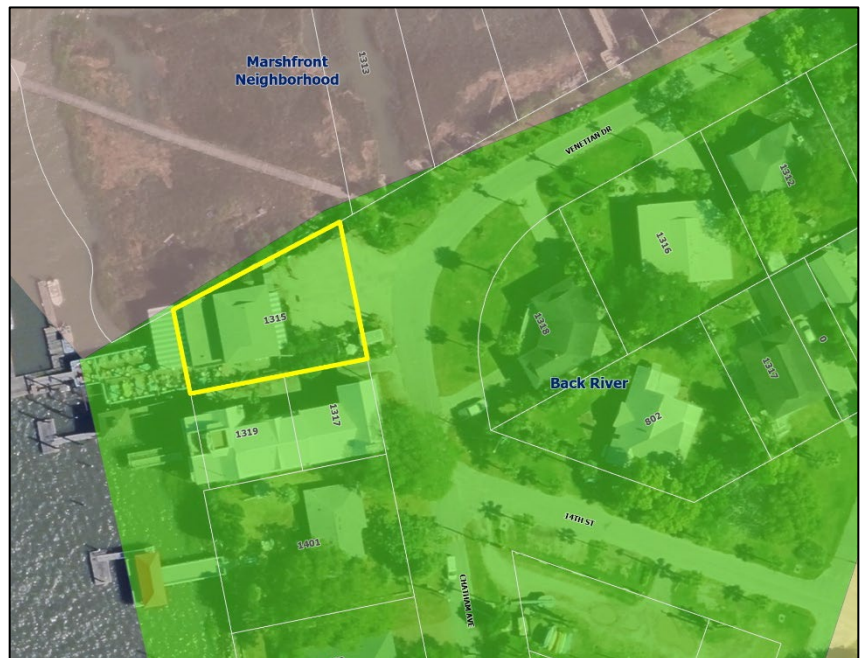
Map 2: Zoning

**TYBEE ISLAND 2021-2026 COMPREHENSIVE PLAN UPDATE ANALYSIS.** This site falls into the **Back River** character areas of the Comprehensive Plan.

The **Back River** character area, adjacent to the Marshfront Neighborhood and the Inland Cottage Neighborhood, is a distinct neighborhood just northwest of the South End and Downtown areas. It features cottages with waterfront lots, facing Tybee Creek and the Back River Beach. The area is included as the Back River Historic District in the National Register of Historic Places. Wax myrtles, live oaks, sandy alleys and a narrow residential street favored by bicyclists complete the landscape. There are low impact neighborhood commercial uses in this area as well, but the feel is largely scenic and residential.

It is important to note the following strategies as they pertain to the **Back River** area, and this proposed site plan:

- The boat ramp, marina and fishing pier are essential elements of the neighborhood and should be preserved.
- Work with DNR to limit docks that impede public passage.
- Encourage safer pedestrian mobility.
- A strong, resilient economy is the bedrock for providing a high standard of living for residents, from high-quality jobs, access to shops and restaurants and vital services to protection of the natural environment.



Map 3: Character Area

**SITE PLAN ANALYSIS**

Item #4.

The site plan should identify any other zoning actions necessary in order for the intended development to be constructed so that a public hearing can be held on all such zoning actions simultaneously with the public hearing on the site plan.

The applicant is requesting site plan approval to expand portions of an existing restaurant, AJ's Dockside. New restaurant uses require site plan and special review approval. However, the marina use has been present on this site since at least 1992 and the current restaurant use since 2003. Special review is a discretionary procedure that allows a specific property use that is generally appropriate for a district but not permitted "by right" due to its potential impact on surrounding areas. Neither a site plan nor special approval is required on internal changes to existing structures unless the proposed changes result in external changes.

The project site and proposed site plan are described.:

- The project seeks to improve the existing restaurant through full exterior facade improvements, building addition, removal of some impervious surfaces, and minor site/landscape improvements.

The applicant describes future improvements that are not part of this request.

- Future improvements include plans to upgrade the marina docks, deck over water, and seawall as well, but these future improvements will be reviewed under the Georgia Department of Natural Resources and Army Corp of Engineers requirements for coastal development, and the City of Tybee Island.

The applicant has three properties in the immediate area, including the off-site parking, that may factor into future plans.

- The property owner also owns the parking lot and residence at parcels 4001108001, 4001108002, 4001103006A. No modifications are planned for those parcels other than minor improvements, repairs, and maintenance.

For proposed projects in the N-M district, the following are required for submittal for site plan approval per Section 4.50(G):

Requirements	Proposed
General operating hours of all activities to be included.	No expansion of operating hours are proposed.
Access shall be located, designed and improved for safety, convenience, efficient circulation, on the property and minimum interference with normal traffic flow on adjoining streets.	Access remains the same.
Yards provided as per the adjoining residential district (R-2). However, residential side setback can be a minimum of five feet when a six-foot minimum height solid faced and continuous fence.	Front yard setback is 20'. North side yard setback is 10'. South side yard setback is 5'. Rear yard setback is 10'. Buffer area is indicated between residential use to the south with fence to be installed.
Lot coverage maximum: 40 percent of the total lot area.	48.7 percent lot coverage proposed with the requested setback encroachment. Existing lot coverage is 55 percent.
Only one principal use sign shall be visible from the adjacent public street. That sign shall not exceed a maximum size of 32 square feet in area nor eight feet in any outer dimension.	Sign will meet requirements at the sign permitting stage.
Plans for extensions and/or business expansion will be accompanied by a detailed proposal and submitted	As submitted.



marshlands and freshwater wetlands buffer. The proposed loggia and pavilion entry replace concrete surfaces but will be partially located in the front yard setback.

The proposed additions are not in the Coastal Marshland Protection Act (CMPA) jurisdiction area, do not infringe further into Tybee’s 25’ streams, lakes, coastal marshlands and freshwater wetlands buffer. The improvements result in less impervious surface on the lot, less buffer infringement, and increase the setback greenspace.

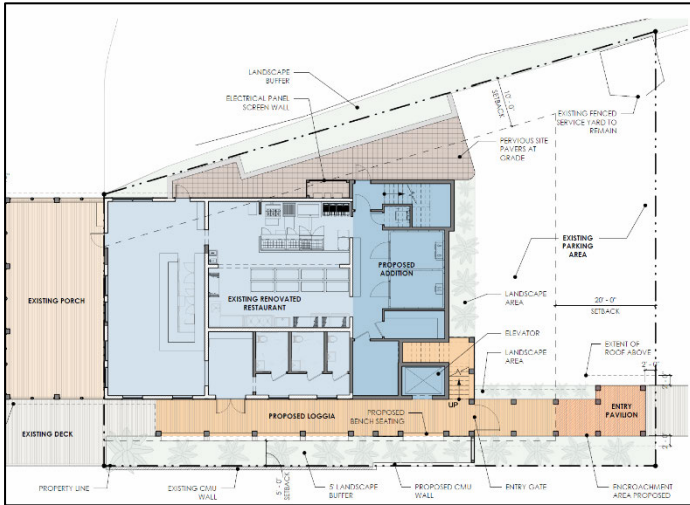


Figure 3: First floor plan

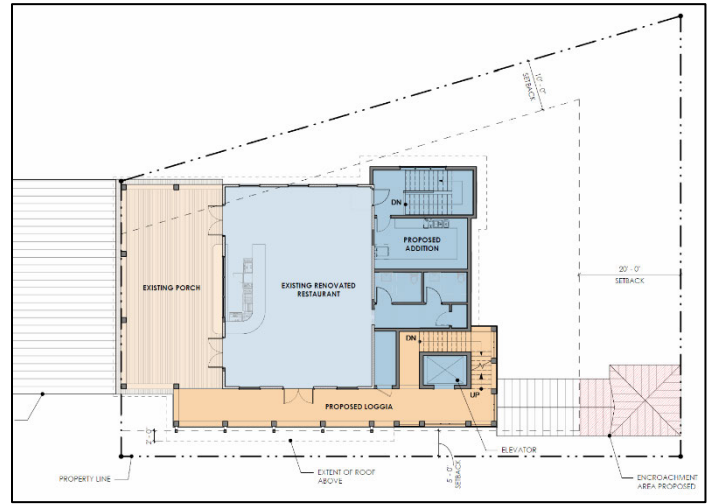


Figure 2: Second floor plan

**Compliance with LDC standards.** The proposed additions meets the dimensional standards (including height), access regulations, landscape, and the south side buffering requirements for commercial uses adjacent to residential uses in the N-M zoning district.

**Parking.** For restaurant uses, Tybee Island bases parking requirements on a standard seating area calculation, one (1) parking spot is required for every 90 square feet of seating area (one parking spot for every 6 persons, with each person taking up 15 square feet of floor area). On-site and off-site parking under the same ownership are existing for this restaurant. The applicant is not requesting an expansion of seating areas currently and the requested changes do not currently trigger a parking plan revision.

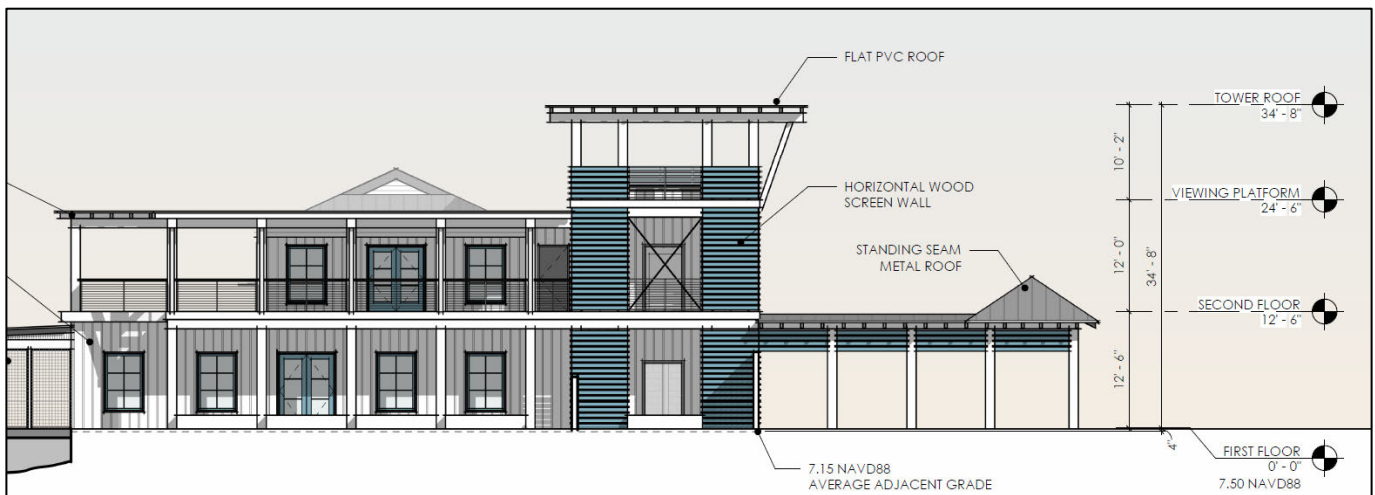


Figure 4: Proposed south elevation concept

**Parking minimums are not an occupancy load calculation.** The occupant load is the maximum number of people legally permitted in a room or building at one time, calculated based on the space's use, size, and fire safety codes. Occupancy load calculations are determined during the construction plan review phase of the building permit

application process and solidified after the completed structure undergoes the fire safety inspection prior to the issuance of the certificate of occupancy.

**Building permit process and engineering plan reviews.** The applicant has provided concept plans for the layout and design of the proposed improvements. Concept drainage, erosion control, and tree preservation plans have been presented to city staff. If the site plan is approved, the forthcoming construction plans and engineering plans are still required to meet all adopted development and technical code standards of the City of Tybee Island, all development requirements of Georgia’s Department of Natural Resources, and approval of erosion, sediment and pollution control plans from the Georgia Soil and Water Conservation Commission, meeting NPDES requirements.



Figure 5: Proposed front entrance concept

## REVIEW CRITERIA

The site plan approval process is intended to provide the general public, planning commission, and mayor and council with information pertinent to how a new development will affect the surrounding area and the city as a whole and to ensure compliance with all applicable regulations and considerations as hereinafter stated.

Per **Section 5-080. - Site plan approval**, in considering a site plan, the mayor and council may consider whether the proposed development will be unreasonably detrimental to adjacent or nearby uses and whether the proposed development will adversely impact existing conditions in the overall neighborhood, including but not limited to:

- The impact or lack thereof on available resources and utilities.
- Whether the proposed development is of a scale and mass so as to be compatible with the character of the neighborhood.
- Whether the proposed development is consistent with the character area under the master plan.
- Density considerations for the neighborhood including demands on infrastructure, traffic, and other relevant factors.
- The mayor and council may approve or deny the application as submitted, or add or delete conditions appropriate to protecting the interest of the applicant as well as those of nearby properties.
- Buffering requirements beyond those expressly identified may also be imposed.

If the mayor and council find that the benefits of and need for the proposed use and project are greater than any possible depreciating effects and damages to the neighboring properties, the application may be granted.

No licensing, permitting, or development requirements of the LDC or any part of Tybee's Code of Ordinances are waived, modified, or varied by the approval of this site plan.

**STAFF FINDING.** The proposed improvements are in line with the Comprehensive Plan, the Back River character area, and better meet the requirements of the Neighborhood Marina zoning district. Staff recommends approval.

Future expansions of the principal structure or site improvements may require amendments to the site plan and/or updates to dedicated parking areas and the parking plan.

**STAFF CONTACT**

Patricia Sinel, AICP, CFM, CNU-A  
Community Development Director  
[Patricia.Sinel@cityoftybee.gov](mailto:Patricia.Sinel@cityoftybee.gov)  
912-472-5031

**ATTACHMENTS**

- A. Application
- B. Narrative
- C. Survey
- D. Site plan



**CITY OF TYBEE ISLAND**  
**SITE PLAN APPROVAL APPLICATION**

*Fee*  
*Commercial \$500*  
*Residential \$500*  
*Minor Amendment \$75*

Address or location of subject property: 1315 Chatham Avenue

PIN# 4001109010, 4001108001, 4001108002, 4001103006A Applicant's Name: Bob Turner (Andy Lynch, AIA agent)

Mailing Address: [REDACTED]

Phone/Email: [REDACTED]

Brief description of the land development activity and use of the land thereafter to take place on the property:  
Minor modifications and addition to an existing restaurant. See attached narrative.

Property Owner's Name 1315 Chatham Street, LLC Address: 1025 BRYAN WOODS LOOP UNIT D SAVANNAH, GA 31410

Phone/Email: [REDACTED]

Is Applicant the Property Owner?      Yes      No

Current Zoning of Property N-M Current Use Restaurant/Marina, parking lot

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Signature of Applicant \_\_\_\_\_ Date 3-27-26

**Additional information may be required for each Site Plan. Please contact staff for details.**

**Incomplete applications will not be processed. Only applications deemed complete by staff will be placed on upcoming agendas of the Planning Commission and the City Council.**

**Application Checklist**

NOTE: This application may require any and all of the following information, if applicable, and when requested by staff:

- 8 copies, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- 8 copies, no smaller than 11 x 17, of the engineered drainage and infrastructure plan.
- 8 copies, no smaller than 11 x 17, of the existing tree survey and the tree removal and landscaping plan.
- 8 copies, no smaller than 11 x 17, of a valid survey of the property, signed and sealed by a State of Georgia certified land surveyor.
- Disclosure of Campaign Contributions.
- Proof of Ownership.
- Letter of Authorization (if applicable) granting the Applicant permission to conduct such land development on behalf of the property owner.
- Names and addresses of all adjacent property owners within 200 feet.
- Electronic versions of application and/or supporting documents.
- Other

The city staff may require elevations or other engineering or architectural drawings covering the proposed development.

The Mayor and Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City’s engineering consultant. (Note: Section 5-080 (A) requires, “Once the engineer has submitted comments to the zoning administrator, a public hearing shall be scheduled.”)

The Applicant certifies that he/she has read the requirements for Site Plan Approval and has provided the required information to the best of his/her ability in a truthful and honest manner.

\_\_\_\_\_  
Signature of Applicant

3-27-26  
\_\_\_\_\_  
Date

<b><u>STAFF USE ONLY</u></b>	
Date received: _____	Received by _____
Fee Amount \$ _____	Check Number _____ Date _____
<b><u>PUBLIC HEARING DATES:</u></b>	
Planning Commission _____	City Council _____
DECISION: (Circle One)      Approved      Denied	
Approved with Conditions: _____	



## CITY OF TYBEE ISLAND

### CONFLICT OF INTEREST IN ZONING ACTIONS DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES \_\_\_\_\_ NO **X** \_\_\_\_\_

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature \_\_\_\_\_

Printed Name Andrew S. Lynch

Date 3-27-26



FEES  
Residential: \$250  
Non-Residential/Commercial: \$750

**CITY OF TYBEE ISLAND  
VARIANCE APPLICATION  
from the Tybee Island Land Development Code**

Address or location of subject property: \_\_\_\_\_

PIN# \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Brief description of the land development activity and use of the land thereafter to take place on the property:  
\_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Is Applicant the Property Owner?       Yes       No

Current Zoning of Property: \_\_\_\_\_ Current Use: \_\_\_\_\_

Existing use of Property: \_\_\_\_\_

Proposed use of Property: \_\_\_\_\_

Has the property been denied a variance in the past 12 months? If so, please provide brief details:  
\_\_\_\_\_

If within two (2) years immediately preceding the filing of the applicant's application for a zoning action, the applicant has made campaign contributions aggregating more than \$250 to the mayor and any member of Council or any member of the Planning Commission, the applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Signature of Applicant

Date

**Incomplete applications will not be processed. Only applications deemed complete by staff will be placed on upcoming agendas of the Planning Commission and the City Council.**

## Application Checklist

NOTE: This application may require any and all of the following information, if applicable, and when requested by staff:

- \_\_\_\_\_ 8 copies, no smaller than 11 x 17, of the proposed site plan depicting the location of lot restrictions, the proposed area for variance relief, and any necessary architectural renderings.
- \_\_\_\_\_ 8 copies, no smaller than 11 x 17, of a valid survey or filed plat of the property, signed and sealed by a State of Georgia certified land surveyor.
- \_\_\_\_\_ Disclosure of Campaign Contributions.
- \_\_\_\_\_ Letter of Authorization (if applicable) granting the Applicant permission to conduct such request and land development on behalf of the property owner.
- \_\_\_\_\_ Electronic versions of application and/or supporting documents.
- \_\_\_\_\_ Other

## Variance Questionnaire

1. Does the requested variance change the Tybee Island character designation for the property as described in the Master Plan? If so, provide a brief explanation.

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2. Please explain the purpose of the requested variance and the intended development of the subject property if the variance is granted.

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3. Please explain the specific provision within the Tybee Island Land Development Code from which the variance is requested.

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4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not make a recommendation on a variance from the terms of the Land Development Code unless it has met the following. Please explain how the requested variance meets each of the following:

A. The need for a variance arises from the condition that is unique and peculiar to the land, structures and buildings involved.

Item #4.

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B. The variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the property involved would result in unnecessary hardship for the owner, lessee or occupants as distinguished from a mere inconvenience.

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C. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.

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D. The condition is created by the regulation in the Tybee Island Land Development Code and not by the action of the property owner or applicant.

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E. The granting of the requested variance will not conflict with Sec. 26-70-Amendments and modifications to the Fire Prevention Code of the Tybee Island Code of Ordinances or endanger the public.

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F. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structures.

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G. If in a marsh buffer, have all points of Sec. 3-090.1 been considered.

**CERTIFICATION AND AUTHORIZATION**

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require public hearings by the Tybee Island Planning Commission and City Council. I have been made aware, and I hereby acknowledge the scheduled hearing dates/times and location, after this application is deemed complete, where this application will be considered. I also understand that review of this application will require a site visit, and I hereby authorize City staff and members of the Planning Commission and City Council to inspect the property which is the subject of this application.

Signature of Applicant \_\_\_\_\_



Date \_\_\_\_\_

**STAFF USE ONLY**

Date received: \_\_\_\_\_ Received by \_\_\_\_\_

Fee Amount \$ \_\_\_\_\_ Check Number \_\_\_\_\_ Date \_\_\_\_\_

**PUBLIC HEARING DATES:**

Planning Commission \_\_\_\_\_ City Council \_\_\_\_\_

DECISION: (Circle One)      Approved      Denied

Approved with Conditions: \_\_\_\_\_

March 27, 2026

## RE: AJ's Dockside Restaurant and Marina – Architectural Narrative

### Project Overview

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The following narrative describes the architectural scope of work for the renovation and repositioning of an existing restaurant at 1315 Chatham Ave. (4001109010) and adjacent parcels (4001108001, 4001108002, 4001103006A). The project seeks to improve the existing restaurant through minor interior renovations, full exterior facade improvements, building addition and minor site/landscape improvements. The owner plans to upgrade the marina docks, deck over water, and seawall as well, but these future improvements will be reviewed under the Georgia Department of Natural Resources and Army Corp of Engineers requirements for coastal development.

The property owner also owns the parking lot and residence at parcels 4001108001, 4001108002, 4001103006A. No modifications are planned for those parcels other than gravel replacement and landscape improvements and maintenance. No specimen trees exist on any of the parcels. Only palms trees exist on all three parcels and are not intended to be modified at this time.

### General Scope for Building Improvements

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- All existing exterior finishes and roof materials are to be removed and replaced unless otherwise noted.
- Provide a two-story building addition on the east and south sides of the existing building (in the footprint of the existing awning structure to allow for an open-air covered entry access to the building from the parking area. The addition is proposed to allow for code compliant access to the second floor with two new stairs to improve life safety and an elevator to provide ADA access.
- Provide an open-air entry pavilion and covered walk at the east property line to allow for a vehicular drop off point and entry point for pedestrians and bicycles on Chatham Ave. The structure would not extend beyond the property line and would match the setback of the adjacent property structure at 1317 Chatham Ave. The entry will be located in the same location as an existing concrete drive that will be removed.
- The overall addition area/site improvements and proposed project will not reduce the current lot coverage.
  - Current lot coverage: **55.6%**
  - Proposed lot coverage: **48.7%**
- Provide reconstruction of the west facing awning enclosure (to be reviewed by Georgia Department of Natural Resources and Army Corp of Engineers requirements for coastal development).
- All building work is to comply with applicable building codes, ADA requirements, and the authority having jurisdiction.
- The site parking area will remain as-is with gravel replacement and minor landscape improvements.

- Other site improvements include the removal of impervious concrete walks that will be replaced with boardwalks and pervious paving.

## Adjacent Property Owners (within 200')

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**Address: 1317 -1319 Chatham Ave**

Owner: AJG CHATHAM PROPERTIES LLC  
1319 CHATHAM AVENUE TYBEE ISLAND GA 31328

**Address: 1401 Chatham Ave**

Owner: MADDIES ON THE RIVER LLC  
PO BOX 700 TYBEE ISLAND GA 31328

**Address: 1403 Chatham Ave**

Owner: LAURA B GLENN  
15754 AGINCOURT DR HUNTERSVILLE NC 28078

**Address: 802 14<sup>th</sup> Street**

Owner: MARY THERESA FEUGER  
119 DRUID CIR SAVANNAH GA 31410-3962

**Address: 1316 Venetian Drive**

Owner: ANNA ELIZABETH SEEGER  
1316 VENETIAN DRIVE TYBEE ISLAND GA 31328

# AJ'S DOCKSIDE

1315 CHATHAM AVENUE | TYBEE ISLAND, GEORGIA 31328

PIN #40011 09010

TYBEE PLANNING COMMISSION CONCEPT  
DESIGN PACKAGE

A0	COVER	A6	EAST ELEVATION
A1	EXISTING SITE IMAGES	A7	SOUTH ELEVATION
A1.1	EXISTING SITE SURVEY	A8	NORTH ELEVATION
A2	PROPOSED SITE PLAN	A9	WEST ELEVATION
A3	FIRST FLOOR PLAN	A10	FRONT ENTRANCE VIEW
A4	SECOND FLOOR PLAN	A11	DOCK VIEW
A5	ROOF PLAN AND VIEWING PLATFORM		

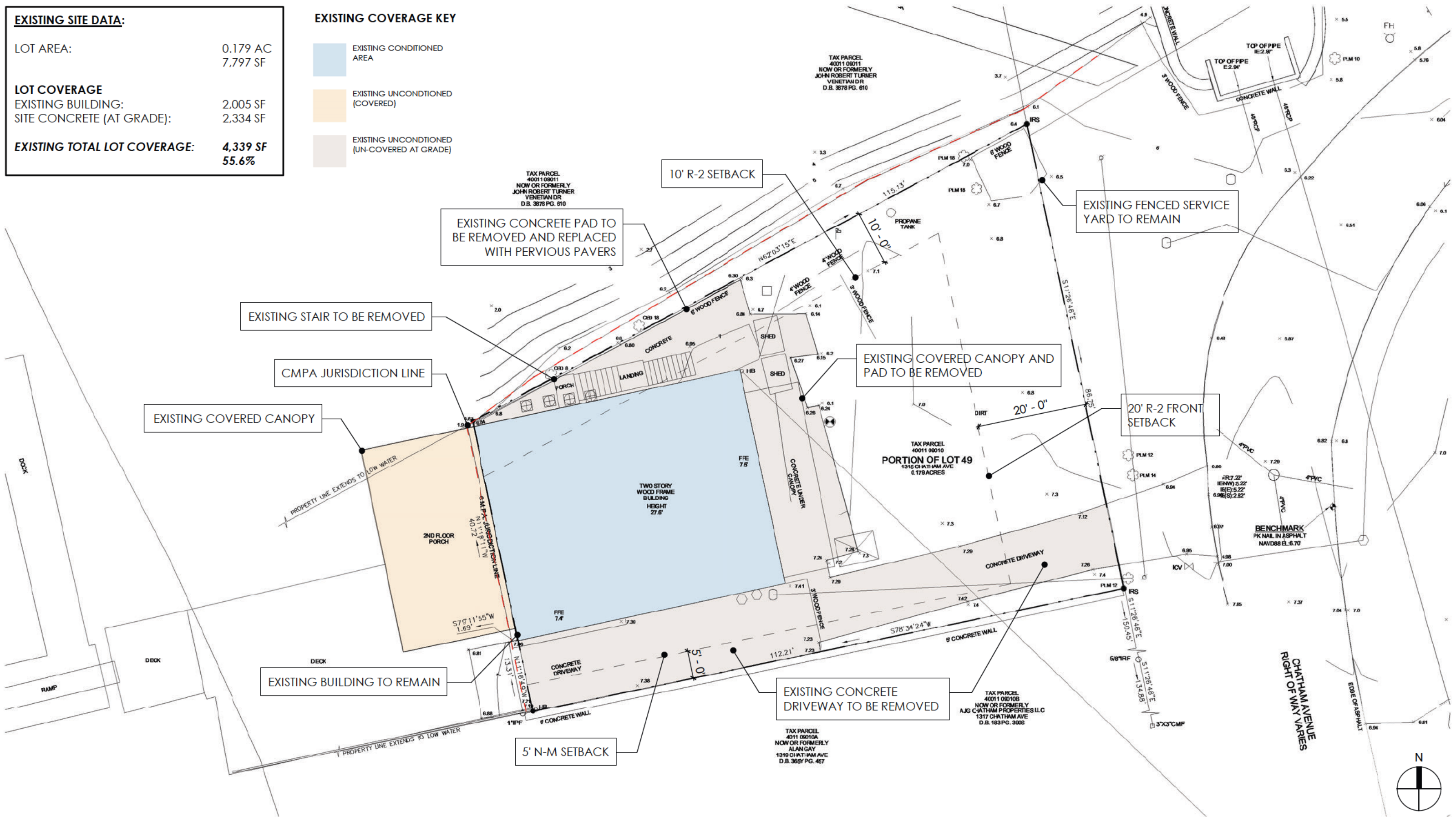




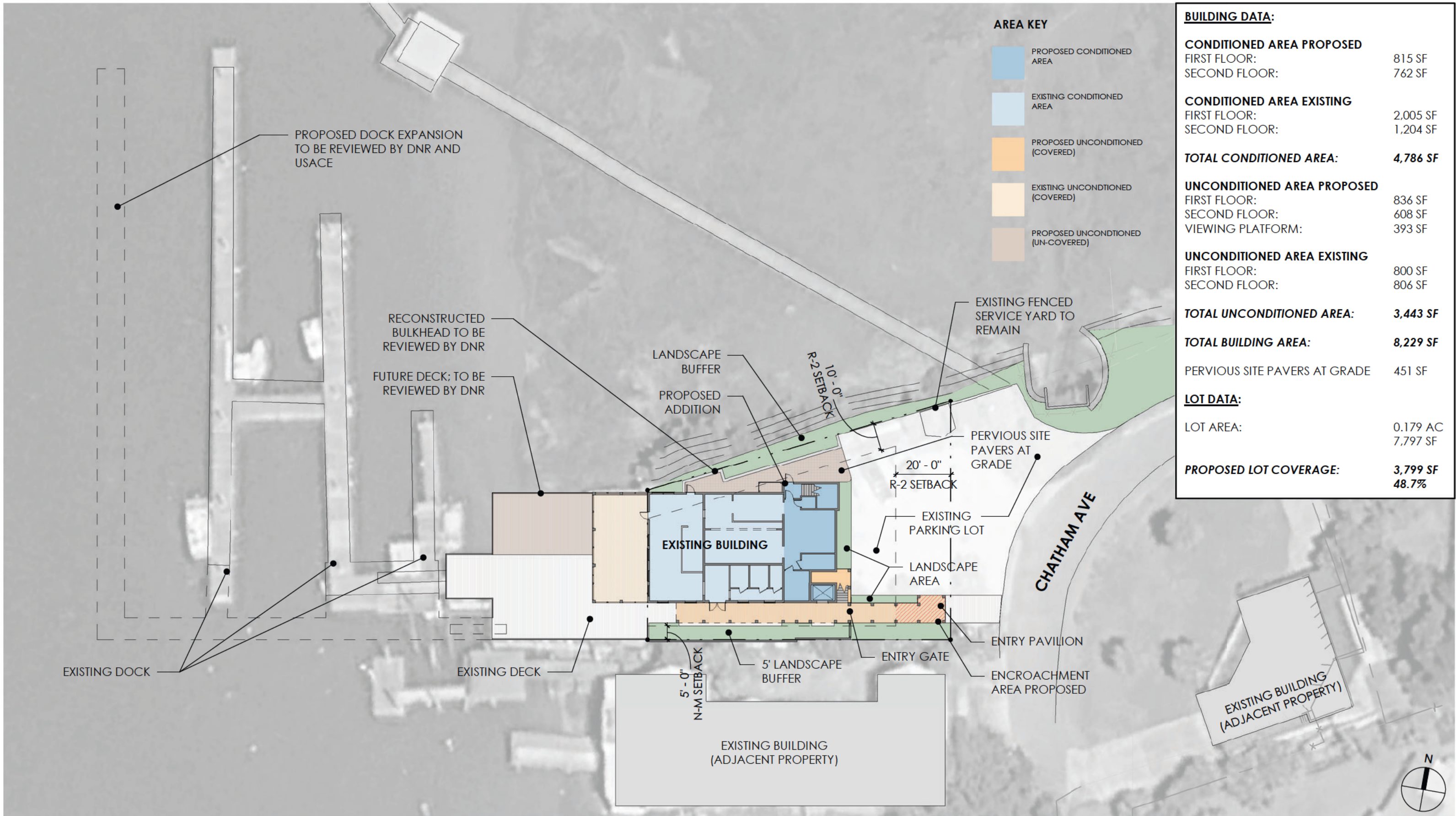
EXISTING SITE DATA:	
LOT AREA:	0.179 AC 7,797 SF
<b>LOT COVERAGE</b>	
EXISTING BUILDING:	2,005 SF
SITE CONCRETE (AT GRADE):	2,334 SF
<b>EXISTING TOTAL LOT COVERAGE:</b>	<b>4,339 SF</b> <b>55.6%</b>

**EXISTING COVERAGE KEY**

- EXISTING CONDITIONED AREA
- EXISTING UNCONDITIONED (COVERED)
- EXISTING UNCONDITIONED (UN-COVERED AT GRADE)



SCALE: 1/16" = 1'-0"



**AREA KEY**

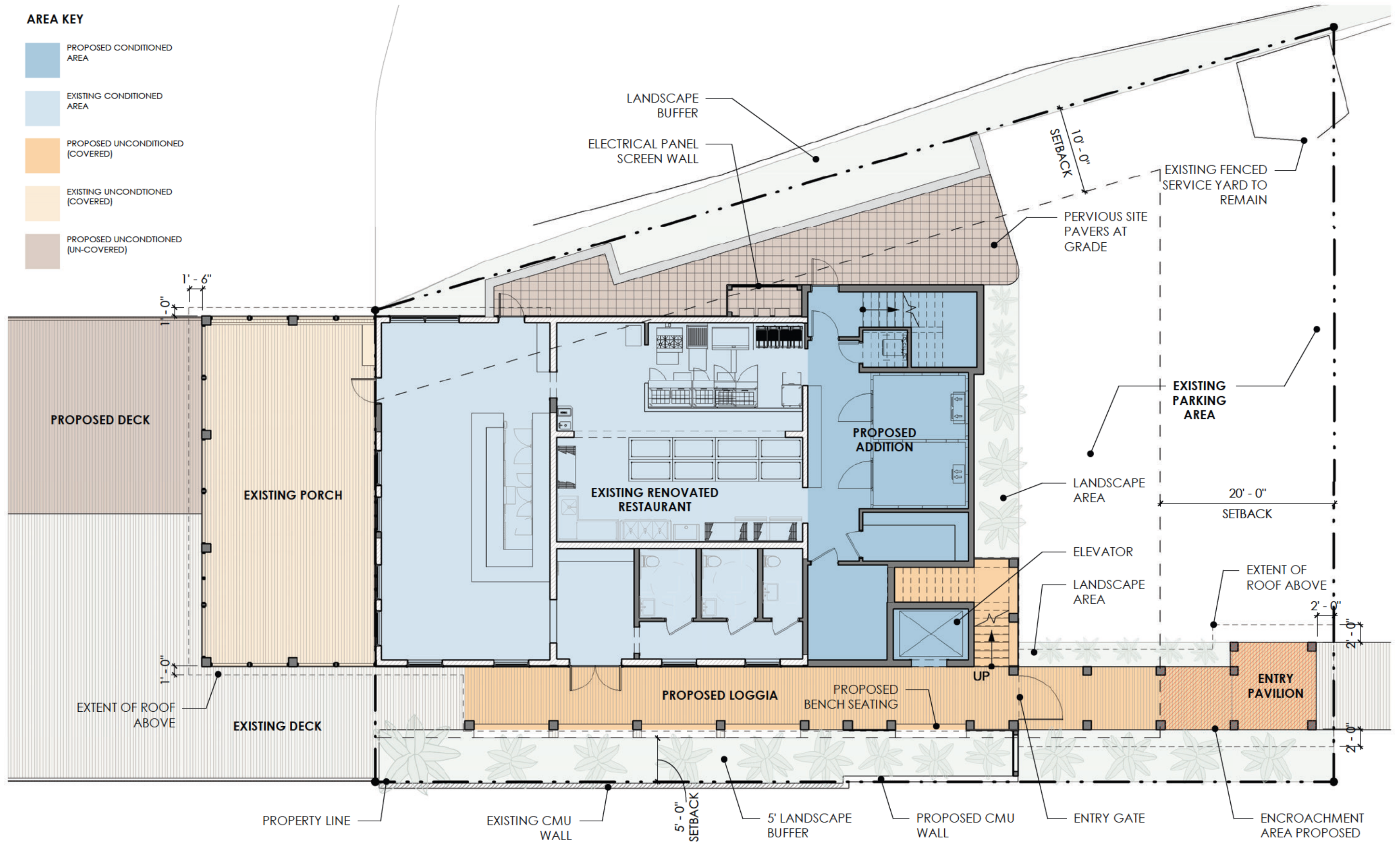
- PROPOSED CONDITIONED AREA
- EXISTING CONDITIONED AREA
- PROPOSED UNCONDITIONED (COVERED)
- EXISTING UNCONDITIONED (COVERED)
- PROPOSED UNCONDITIONED (UN-COVERED)

<b>BUILDING DATA:</b>	
<b>CONDITIONED AREA PROPOSED</b>	
FIRST FLOOR:	815 SF
SECOND FLOOR:	762 SF
<b>CONDITIONED AREA EXISTING</b>	
FIRST FLOOR:	2,005 SF
SECOND FLOOR:	1,204 SF
<b>TOTAL CONDITIONED AREA:</b>	<b>4,786 SF</b>
<b>UNCONDITIONED AREA PROPOSED</b>	
FIRST FLOOR:	836 SF
SECOND FLOOR:	608 SF
VIEWING PLATFORM:	393 SF
<b>UNCONDITIONED AREA EXISTING</b>	
FIRST FLOOR:	800 SF
SECOND FLOOR:	806 SF
<b>TOTAL UNCONDITIONED AREA:</b>	<b>3,443 SF</b>
<b>TOTAL BUILDING AREA:</b>	<b>8,229 SF</b>
PERVIOUS SITE PAVERS AT GRADE	451 SF
<b>LOT DATA:</b>	
LOT AREA:	0.179 AC 7,797 SF
<b>PROPOSED LOT COVERAGE:</b>	<b>3,799 SF 48.7%</b>

SCALE: 1/32" = 1'-0"

**AREA KEY**

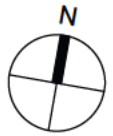
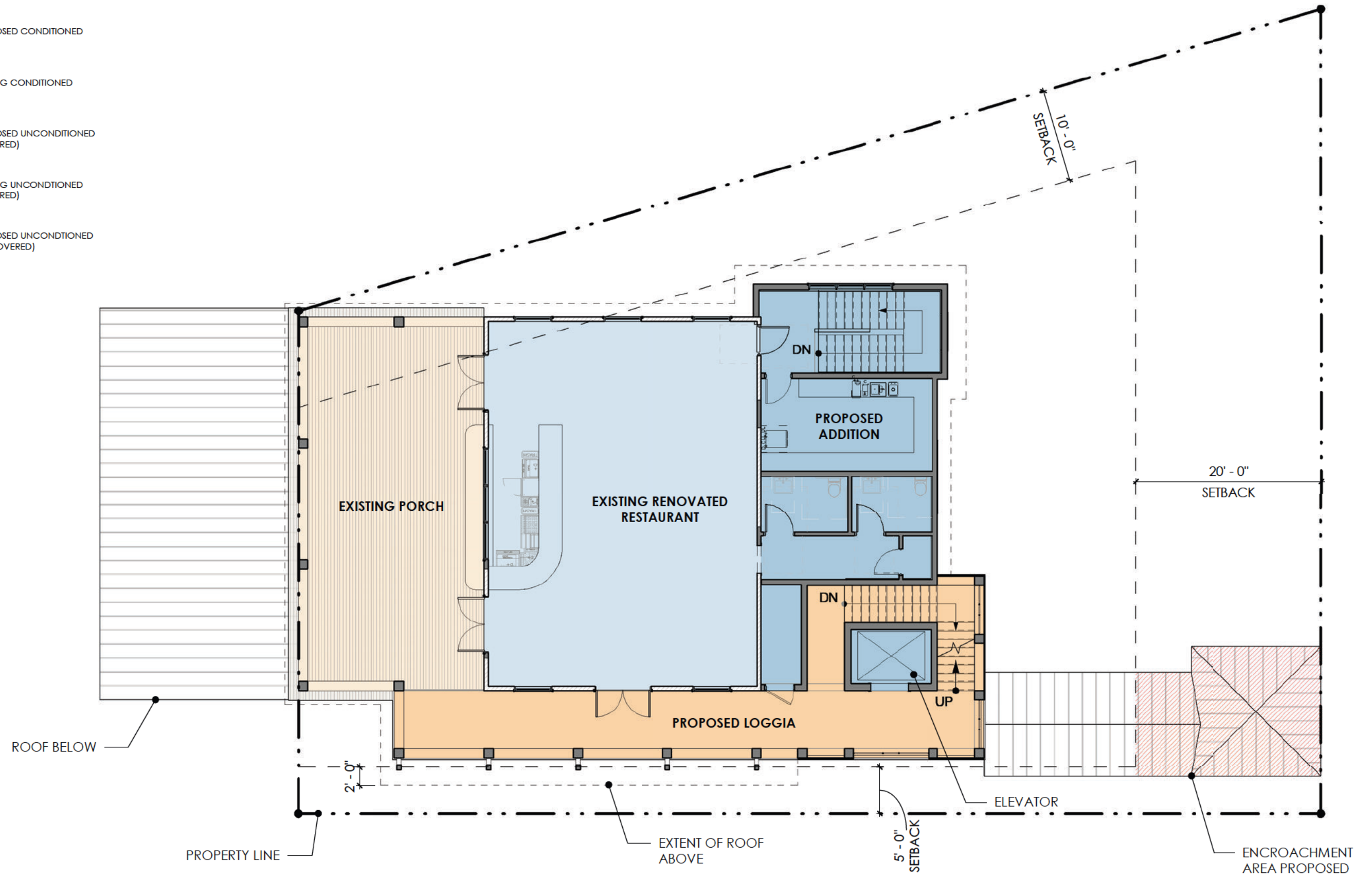
- PROPOSED CONDITIONED AREA
- EXISTING CONDITIONED AREA
- PROPOSED UNCONDITIONED (COVERED)
- EXISTING UNCONDITIONED (COVERED)
- PROPOSED UNCONDITIONED (UN-COVERED)



SCALE: 3/32" = 1'-0"

**AREA KEY**

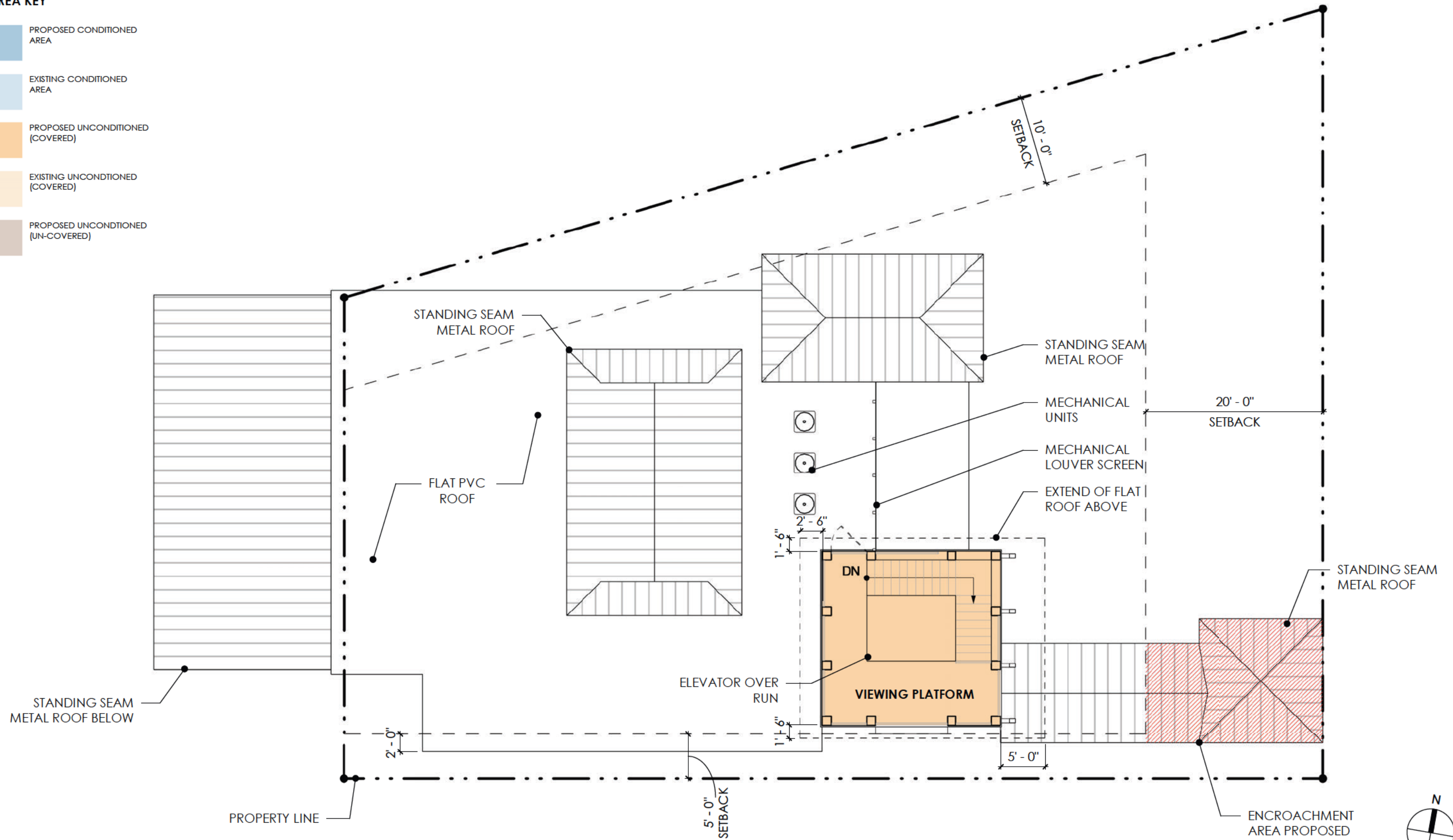
- PROPOSED CONDITIONED AREA
- EXISTING CONDITIONED AREA
- PROPOSED UNCONDITIONED (COVERED)
- EXISTING UNCONDITIONED (COVERED)
- PROPOSED UNCONDITIONED (UN-COVERED)



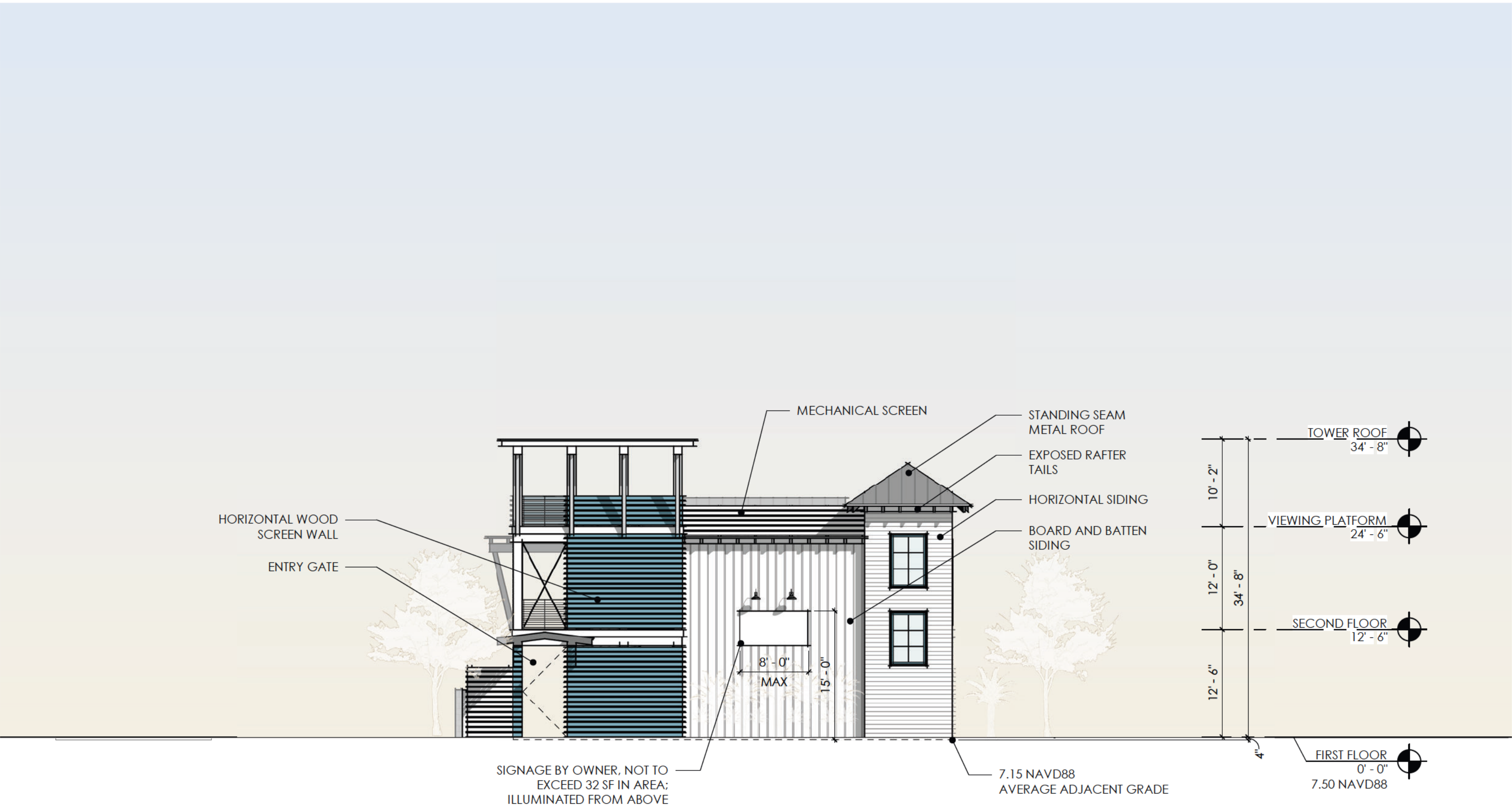
SCALE: 3/32" = 1'-0"

**AREA KEY**

- PROPOSED CONDITIONED AREA
- EXISTING CONDITIONED AREA
- PROPOSED UNCONDITIONED (COVERED)
- EXISTING UNCONDITIONED (COVERED)
- PROPOSED UNCONDITIONED (UN-COVERED)



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

**EAST ELEVATION**

AJ'S DOCKSIDE  
 1315 CHATHAM AVENUE | TYBEE ISLAND, GEORGIA 31328

MAY 11, 2026



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

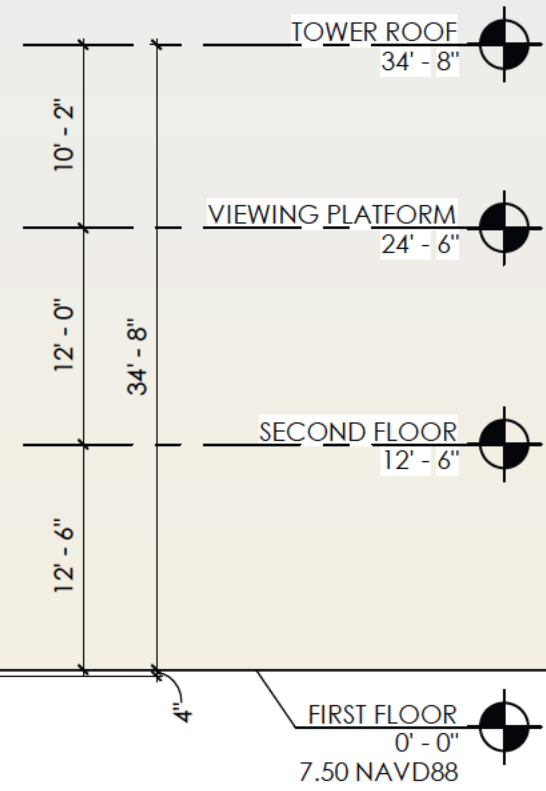
STANDING SEAM METAL ROOF

EXPOSED RAFTER TAILS

BOARD AND BATTEN SIDING

CABLE RAILING WITH TOP RAIL

SCREENED WALL



7.15 NAVD88  
AVERAGE ADJACENT GRADE

FIRST FLOOR  
0'-0"  
7.50 NAVD88

SCALE: 3/32" = 1'-0"



## FRONT ENTRANCE VIEW

AJ'S DOCKSIDE  
1315 CHATHAM AVENUE | TYBEE ISLAND, GEORGIA 31328



# Printable page

PARID: 40011 09010  
1315 CHATHAM STREET LLC

1315 CHATHAM AVE

## Most Current Owner

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Current Owner	Co-Owner Care Of Mailing Address
1315 CHATHAM STREET LLC	1025 BRYAN WOODS LOOP UNIT D SAVANNAH GA 31410

## Digest Owner (January 1)

---

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
1315 CHATHAM STREET LLC		1025 BRYAN WOODS LOOP UNIT D		SAVANNAH GA		31410

## Parcel

---

Status	ACTIVE
Parcel ID	40011 09010
Category Code	350 - Restaurant
Bill #	3016127
Address	1315 CHATHAM AVE
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20500.00 - T500 TYBEE TO BULL R
Total Units	
Zoning	N-M
Class	C3 - Commercial Lots
Appeal Status	

## Legal Description

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Legal Description	PT OF LT 49 WARD 6 TYBEE
Acres	.15
Deed Book	226W
Deed Page	295

## Permits

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Permit #	Permit Date	Status	Type	Amount
P2025-0715	12/22/2025	Complete	PL - PLUMBING	
P2025-0712	12/22/2025	Complete	EL - ELECTRIC	
P2025-0708	12/19/2025	Complete	HT - HEAT/FURN/HVAC	
P2025-0698	12/17/2025	Complete	PL - PLUMBING	
230338	08/10/2023	Complete	HT - HEAT/FURN/HVAC	\$13,831.05

Item #4.

Inspection

Inspection Date	Reviewer ID
03/12/2024	JCARROLL
11/16/2021	JCRAWFORD
08/27/2018	JCRAWFORD
04/13/2016	LKWOMACK
10/24/2014	LKWOMACK

**Sales**

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
08/31/2001	840,000	Q	WD	226W - 295	TYBEE MARITIME, INC	1315 CHATHAM STREET, LLC
12/02/1994	325,000	Q	WD	170K - 594	BROAS&BUNDY,CRAIG&MICHAEL	TYBEE MARITIME INC.
06/26/1992	250,000	Q	WD	154V - 14	PAINTER,RENRIK	BUNDY ,CRAIG
01/22/1986	150,000	Q	WD	129F - 743	BRADLEY,LINDA R.	PAINTER,RENRIK TWEED,JR

**Land**

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	G1 - GENERAL COMMERCIAL 1
Square Feet	3,200
Acres	.0735
Influence Factor 1	90
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

**OBY**

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	9711 : DOCK, LIGHT CONST., 2" FLOATING DECK, LIGHT POSTS	1997		1		3,701
1	6649 : WOOD, ON GRADE, FLAT	1988		1		800
1	9713 : DOCK, LIGHT CONST., 3" DECKING, LIGHT PILING	1985		1		767
1	9713 : DOCK, LIGHT CONST., 3" DECKING, LIGHT PILING	1985		1		774
1	6717 : DOCK, HEAVY CONST., HEAVY WOOD GIRDERS	1985		1		885

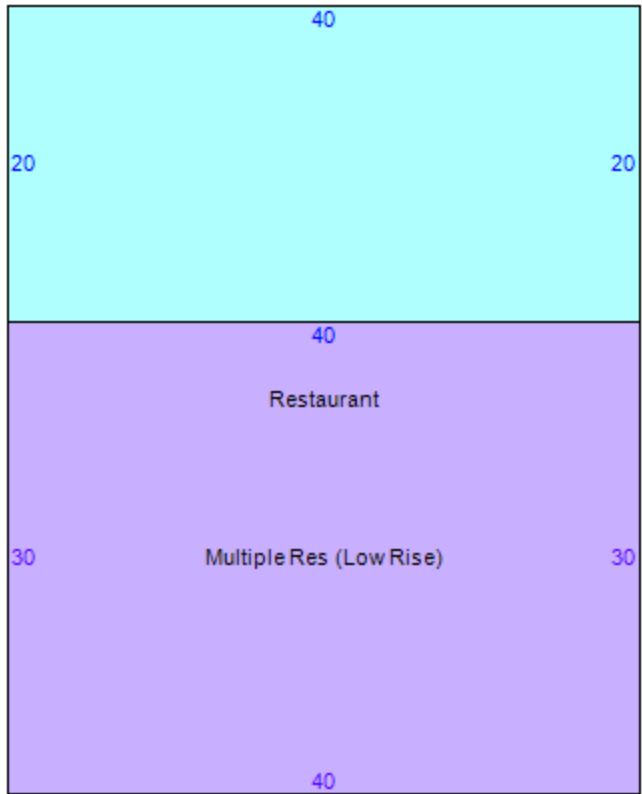
**Commercial Building**

Card	1
Actual Year Built	1976
Effective Year Built	1992
Main Occupancy	352 : Multiple Res (Low Rise)
Qual Item #4. ion	2 / A-AVERAGE
Units	

Total Area 3,200  
 Basement Area  
 Finished Basement Area No

**Appraised Values**

Tax Year	Land	Building	Appraised Total	Reason
2025	395,200	239,000	634,200	
2024	395,200	245,700	640,900	
2023	395,200	265,000	660,200	
2022	395,200	231,000	626,200	
2021	395,200	215,700	610,900	
2020	395,200	225,200	620,400	
2019	395,200	221,900	617,100	
2018	395,200	221,900	617,100	
2017	395,200	221,900	617,100	



Item	Area
Restaurant - 350:Restaurant	2000
- 9711:DOCK, LIGHT CONST., 2" FLOATING DECK, LIGHT POSTS	3701
Multiple Res (Low Rise) - 352:Multiple Res (Low Rise)	1200
- 9713:DOCK, LIGHT CONST., 3" DECKING, LIGHT PILING	774
- 6717:DOCK, HEAVY CONST., HEAVY WOOD GIRDERS	885

Item #4.

- 9713:DOCK, LIGHT CONST., 3" DECKING, LIGHT PILING 767

- 6649:WOOD, ON GRADE, FLAT 800



# Printable page

PARID: 40011 08001  
1315 CHATHAM STREET LLC

CHATHAM AVE

## Most Current Owner

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Current Owner	Co-Owner	Care Of	Mailing Address
1315 CHATHAM STREET LLC			1025 BRYAN WOODS LOOP UNIT D SAVANNAH GA 31410

## Digest Owner (January 1)

---

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
1315 CHATHAM STREET LLC		1025 BRYAN WOODS LOOP UNIT D		SAVANNAH GA		31410

## Parcel

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Status	ACTIVE
Parcel ID	40011 08001
Category Code	RES - Residential
Bill #	3015477
Address	CHATHAM AVE
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20228.00 - T228 TYBEE MILLER AV
Total Units	
Zoning	R-2
Class	R3 - Residential Lots
Appeal Status	

## Legal Description

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Legal Description	WESTERN PT LOT 327 WD 4 TYBEE
Acres	.14
Deed Book	384Q
Deed Page	678

## Inspection

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Inspection Date	Reviewer ID
08/02/2024	RKRYZAK
03/17/2022	RKRYZAK
04/19/2019	KMMORENO
05/05/2015	MWTHOMAS
03/25/2009	TLWHITFI

Sales Item #4.

Sale Date	Sale Price	Sale Validity	Instrument Book - Page	Grantor	Grantee
01/31/2013	262,000	U	WD 384Q - 678	INMAN PARK PROPERTIES OF SAVANNAH LLC	1315 CHATHAM STREET LLC
08/31/2001	0	U	WD 226W - 0297	TYBEE MARITIME, INC	INMAN PARK PROPERTIES OF
12/02/1994	325,000	Q	WD 170K - 594	BROAS&BUNDY,CRAIG&MICHAEL	TYBEE MARITIME INC.
06/26/1992	250,000	Q	WD 154V - 14	PAINTER,RENRIK	BUNDY ,CRAIG
12/31/1986	39,000	Q	WD 132X - 126	BRADLEY,DAVID B	PAINTER RENRIK,JR.

**Land**

Line Number	1
Land Type	U - UNIT
Land Code	91 - RESIDENTIAL V L
Square Feet	0
Acres	0
Influence Factor 1	-5
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

**Appraised Values**

Tax Year	Land	Building	Appraised Total	Reason
2025	285,000	0	285,000	
2024	285,000	0	285,000	
2023	213,800	0	213,800	
2022	213,800	0	213,800	
2021	171,000	0	171,000	
2020	171,000	0	171,000	
2019	182,600	0	182,600	
2018	182,600	0	182,600	
2017	182,600	0	182,600	



Sorry, no sketch available for this record

Item #4.	Area

