



Site Development Permit Application

20 Interchange Dr, Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402-1027
Phone: 912.651.6510
www.savannahga.gov

Proposed Project

Project Name: Chick-fil-A, Inc

Project Address: 2111 Victory Drive

PIN: 2-0083-02-008L

If the site is in Unincorporated County (PIN starts with 1-), will it be annexed into the city?: Yes ☐ No ☐

Property Owner(s)

Property Owner's Name: _____ Company: _____

Address: 5200 Buffington Road

City, State, Zip: Atlanta, GA 30349

Telephone: _____

Fax: _____

Email: _____

Applicant (If Different from Owner)

Applicant's Name: Harold Yellin

Company: Hunter Maclean

Address: 200 East Saint Julian Street

City, State, Zip: Savannah, GA 31401

Telephone: (912)236-0261

Fax: _____

Email: hyellin@huntermaclean.com

Engineer Information

Name of Firm: Interplan

Engineer's Name: Richard Scott

Address: 220 E. Central Parkway

City, State, Zip: Altamonte, FL 32701

Telephone: (321)432-7627

Fax: _____

Email: rscott@interplanllc.com

Submittal Type

- ☐ General Development Plan (For Information)
☐ Specific Development Plan (For Permit)

- ☐ Master Plan
☒ Amendment of an Existing Approved Plan

Category of Use:

- ☒ Commercial
☐ Multi-family (3+ Units)
☐ Other (Describe): _____

- ☐ Hospital/Institutional
☐ School

- ☐ Industrial
☐ Hotel

Proposed Activity Type of Permit (Choose One)

- | | | | |
|--|--|---|---|
| ☐ Site Development (Private) | ☐ Grading | ☐ Parking Lot Restriping | ☐ Timbering |
| ☐ Subdivision | ☐ Clearing & Grubbing | ☐ Cell Tower | ☐ Soil Remediation |
| ☐ Site Development (City of Savannah CIP) | ☐ Building Renovation | ☐ Container Stacking | |
| ☐ Demolition (A separate application for the building demolition permit is required prior to issuance of the site permit) | | | |
| ☐ Water & Sewer (Unincorporated County) (PIN must begin with "1-") | | | |

Description of Work: N/A

Total Area of Property (acres): 0.67 acres

Total # of Lots (Subdivisions): N/A

Total Area of Project (acres):

Total # of Units (Multi-family): N/A

Disturbed Acreage: N/A

Variance(s) Requested (if applicable)

SAVANNAH

Development Services Department



Please contact the Metropolitan Planning Commission (MPC) prior to submitting a Site Development Permit Application that requires a variance. Describe any variances requested and how each meet the criteria described in the City of Savannah Subdivision Regulations and Zoning Ordinance. The MPC must approve any plan that involves a request for a variance. Attach additional sheets if necessary.

See Exhibit A attached

Development Fee Schedule (Payable to the City of Savannah)	
General Development Plan Review Fee: \$300	Master Plan Review Fee: \$300
Subdivision Construction Plan Review Fee: $\$750 + \frac{\text{No. of Lots}}{\text{Total}} \times \$250 + \$5 \text{ Tech. Fee} = \$ \text{Total}$ <i>Note: Applicant will pay either Subdivision Construction Plan Review Fee or Site Plan Review Fee at the time of application, not both.</i>	Site Plan Review Fee: $\$1,200 + \frac{1}{\text{No. of Total Project Acres}} \times \$500 + \$5 \text{ Tech. Fee} = \$ \frac{100.00}{\text{Total}}$ <i>Note: \$1,700 minimum (+ \$5 Technology Fee); \$28,000 maximum (+ \$5 Technology Fee). Re-submittal Fee of \$200 must be paid for each submittal after 3rd</i>
Erosion Control Fee: $\frac{\text{No. of Disturbed Acres}}{\text{Total}} \times \$40 = \$ \text{Total}$ <i>Note: The Erosion Control Fee does not need to be paid with the application and is due prior to the issuance of the permit. Erosion Control Fee applies only when the disturbed area is at least one acre. One copy of the filing of the Notice of Intent (NOI) and copy of payment to Georgia EPD is required prior to permitting.</i>	Revised Site Plan Review Fee: $\frac{\text{No. of Sheets}}{\text{Total}} \times \$100 = \$ \text{Total}$ <i>Note: If site plans are revised by applicant after receipt of plan approval or issuance of permit, this fee applies and must be submitted with the revised plans. Fee applies to the number of revised sheets submitted.</i>

Fees are subject to change.

*Permit applications with no activity for over one year will be voided

Applicant Certification

I hereby certify that I am the owner or authorized agent of the property being proposed for development, and that I have answered all of the questions contained herein and know the same to be true and correct. I understand that all work performed under this permit must comply with State Law and local ordinances. Further, I understand that any permit issued, based upon false information or misrepresentation provided by the applicant, will be null and void and subject to penalty as provided by law and ordinance.

Harold B. Yellin

Printed Name of Applicant (Not Company Name)

Harold B. Yellin

Signature of Applicant

4/16/23

Date

EXHIBIT "A"

CFA Petition

Chick-fil-A operates a fast-food restaurant at 2111 East Victory Drive. In concert with the owner of the shopping center and adjacent property owners, Chick-fil-A is seeking to improve the traffic circulation for its restaurant site by adding a second drive-through lane. The design will make the restaurant more efficient and will remove congestion from the existing parking lot that serves other tenants in the shopping center.

In 2014, the City of Savannah ZBA approved a variance to reduce the number of on-site parking spaces from 44 spaces to 31 spaces. In 2022, Chick-fil-A filed a petition to the Savannah ZBA requesting an additional reduction of parking spaces in order to make room for a second drive-thru lane. After discussion with MPC staff, the petition for an additional parking variance was withdrawn.

The petition now before the MPC is an amendment to an existing site plan. Rather than reducing parking spaces at the shopping center site, Chick-fil-A has redesigned the restaurant and the shopping center parking field so that, in addition to creating a second drive-thru lane, the number of parking spaces will actually increase from 31 spaces to 32 spaces. Moreover, the second drive-thru lane will hold approximately 30 vehicles, as opposed to the current operations with a capacity of approximately 21 vehicles. See Exhibit A attached hereto.

The proposed site plan amendment is consistent with newer Chick-fil-A restaurants where a second lane has been installed to improve traffic circulation for the store, and for the shopping center upon which the store is located. By letter dated April 11, 2022, Walgreens, an adjoining property owner who may be the party most impacted by our current operations, has approved the proposed design for a second drive-thru lane. See Exhibit B attached hereto.



February 22, 2022

VIA ELECTRONIC AND OVERNIGHT DELIVERY

Walgreen Co.
Attn: Real Estate Law Department
Mail Stop No. 1420
104 Wilmot Rd. 2nd Floor
Deerfield, IL 60015
Re: Store #15611
ATTN: Laurie Hodge
laurie.hodge@walgreens.com

RE: Request for Plan Approval – Victory at Skidaway FSU #02630
2111 E Victory Drive, Savannah, GA 31404 ("Location")

To whom it may concern:

We are project service providers for Chick-fil-A, Inc. ("CFA"). As a company, CFA is in the midst of a nationwide reinvestment program. For this Location, CFA is planning to relocate a retaining wall to support a second drive-thru lane and install an updated exterior canopy system. This work will update the Location to conform with the current CFA prototype standards and allow the restaurant to better accommodate customers on the site. Drawings showing the proposed changes are attached to this letter (our "Modifications").

CFA's activities at this Location may be governed by one or more of the following documents (as the same may have been amended from time to time, the "Documents") and may implicate one or more of the sections referenced below:

Document	Parties	Recording Info	Section Reference
Reciprocal Easement Agreement with Covenants, Conditions and Restrictions	Bruce J. Remler; CSH-Victory, LLC	Book 3871, Page 171	3.3

This letter is being sent to you in your respective capacity under the Documents. If the Modifications are acceptable, please approve by signing in the space provided below, or submit correspondence stating approval and/or comments to my attention. **PLEASE NOTE, YOUR APPROVAL WILL BE DEEMED GIVEN IF YOU FAIL TO RESPOND WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS LETTER.** Should you have any questions or require additional information, please contact me immediately at the number below. Thank you for your prompt attention.

Sincerely,

Sara Connolly

Sara Connolly
JLL on behalf of Chick-fil-A, Inc.
Restaurant Development
3344 Peachtree Road NE, Suite 1100
Atlanta, GA 30326
470-494-4641; Sara.Connolly@am.jll.com
Enclosures



Victory at Skidaway FSU (02630)
Walgreen Co. - Request for Plan Approval

The undersigned confirms it is an approving party under the Documents. Accordingly, the Modifications are hereby approved this 1 day of April, 2022, and any conflict between the Modifications and the Documents is hereby waived.

WALGREEN CO.

By: Laurie Hodge Real Estate Lead
Name: _____
Title: _____

We approve of this plan, as long as the construction is coordinated so that access is never lost and disruption is minimal.
~~Our Store Manager~~ should be advised of the construction schedule, so as soon as Chick-fil-a has the schedule, please advise