

**Good Neighbor Agreement**  
**Screamin Mimi's Pizza, 513 East Oglethorpe Avenue and the**  
**Downtown Neighborhood Association of Savannah, GA Inc.**

The Good Neighbor Agreement is entered into effect as of \_\_\_\_\_ 2021, between Louis Cobello doing business as Screamin Mimi's Pizza, 513 East Oglethorpe Avenue, and members and residents of the Downtown Neighborhood Association of Savannah, GA Inc.

The purpose of this agreement is to ensure that Screamin' Mimi's meets the expectations of the communities and is operated in a lawful manner that does not unreasonably impact the neighborhood in a negative way.

In addition, this agreement ensures that all parties will work together to make sure listed concerns are addressed on a regular basis and that City of Savannah regulations, requirements and laws are met and maintained. In addition, parties will work together to address the exterior appearance of the physical building and property of the business for complimenting and enhancing the appearance of the neighborhood in which it is located.

**Responsibilities of Screamin Mimi's Pizza:**

- No excess pizza or other food products should be left on the dumpster or anywhere else on the property, to include leftovers at the time of closing (4-2023D Placement of litter in receptacles so as to prevent scattering and 4-2023F Same—Merchant's Duty);
- Periodically during business hours, when the restaurant's trash is seen around or hanging on the dumpster, properly dispose of it into the dumpster (4-2023D Placement of litter in receptacles so as to prevent scattering and 4-2023F Same—Merchant's Duty);
- Each time a trash deposit is made into the dumpster, close the doors;
- Trash should be limited to items used daily by the shopping center businesses – and not include special materials;
- At closing time, check area around dumpster for trash and place it in the unit (4-2023D Placement of litter in receptacles so as to prevent scattering);
- Overflowing through the top dumpster flaps or the placement of excess garbage outside the dumpster is not permitted (4-2023D Placement of litter in receptacles so as to prevent scattering). When/if the dumpster is found to be full, proper disposition/storage of garbage is the responsibility of the originating business until the dumpster has been emptied. Republic Waste should be notified by a responsible shopping center representative when this situation occurs;
- Provide a responsible shopping center point-of-contact in the event something goes wrong, especially on weekends when the most trash is generated. There is no Sunday pick-up, and Republic Waste is difficult if not impossible to contact on weekends.
- Comply with all other relevant City of Savannah Code of Ordinances;
- Include the Good Neighbor Agreement as part of Screamin Mimi's Pizza's operating and business plan and any training material; and
- Provide contact information for business owner and/or manager on duty (phone and E-mail).
- Screamin' Mimi's is not responsible for the actions of other permitted users of the dumpster.

**Business and Property Owners:**

- Maintain an ongoing relationship and open communication with the neighbors/residents and Downtown Neighborhood Association;
- Follow the partnership commitments set forth in the Good Neighbor Agreement (*become a member of the Downtown Neighborhood Association and support Association*);
- Participate in follow-up meetings (*as needed or when requested*);
- Follow up promptly on any neighborhood concerns related to the business with the Downtown Neighborhood Association or individual residents; and

- Notify the Downtown Neighborhood Association if the business changes owner.

**Downtown Neighborhood Association and Neighbors/Residents:**

- Maintain an ongoing relationship and open communication with the business and its owner and employees;
- Report any nuisance issues or concerns to the business owner or employees and property owner (*if applicable*);
- Follow the partnership commitments set forth in this agreement;
- Participate in follow-up meetings (*as needed or when requested*);
- Work with business and/or property owner to resolve issues and concerns based on personal observation and/or information as opposed to opinion, hearsay, feelings, belief or speculations; and
- Facilitate meetings and mediate possible minor disputes among parties if requested.

**City Revenue and/or Alcohol Beverage Compliance Unit (ABC):**

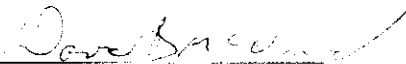
- Conduct periodic checks of the business to ensure it is following the Screamin Mimi's Pizza and Downtown Neighborhood Association Agreement;
- Maintain a copy of the Good Neighborhood Agreement and provide copies to the parties upon request;
- Facilitate meetings and mediate possible minor disputes among parties if requested;
- Provide problem solving resources for complaints and assist the business and the neighbors/residents on how to resolve issues related to business operations that may impact the community; and
- Alderman Leggett will periodically have meetings with all parties.

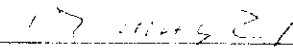
**Signatures:**

By the signature below, business owner agrees to abide by the Good Neighbor Agreement.

\_\_\_\_\_  
 Louis Cobello, Owner  
 By Robert Lewallen Jr. with express permission  
 Screamin Mimi's Pizza  
 513 East Oglethorpe Avenue  
 Savannah, GA 31401  
 Email:  
 Phone:

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 David McDonald, President  
 Downtown Neighborhood Association  
 Email: president@savannahdna.org  
 Phone: 912.236.8502

  
 \_\_\_\_\_  
 Date

- Notify the Downtown Neighborhood Association if the business changes owner.

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**Signatures:**

By the signature below, business owner agrees to abide by the Good Neighbor Agreement.

*Louis Cobello*

Louis Cobello, Owner  
By Robert Lewallen Jr. with express permission  
Screamin Mimi's Pizza  
513 East Oglethorpe Avenue  
Savannah, GA 31401  
Email: *louiscobello@yahoo.com*  
Phone: *912-844-1022*

*5-10-21*

Date

Please refer to the City of Savannah's website for the Code of Ordinances:  
[www.savannahga.gov/citycode](http://www.savannahga.gov/citycode)

**Sec. 4-2023. - Short title.**

This chapter shall be known and may be cited as the "The City of Savannah's Clean Community Ordinance."

**Sec. 4-2023A. Preamble.**

The City of Savannah, Georgia possesses unique natural assets and amenities which enhance the value and enjoyment of the community by residents, businesses and visitors. These assets are irreplaceable and must be preserved and protected in order to: Allow the public's continued enjoyment of these natural resources, enhance property values, prevent nuisances, protect public health and safety, and protect the safety of wildlife. Thus, this chapter is intended to provide for the uniform prohibition throughout the city limits of the City of Savannah of any and all littering on public or private property.

**Sec. 4-2023C. Littering.**

It shall be unlawful for any person or persons to dump, deposit, throw, leave, discard, place, discharge, dispose, drop or to cause or permit the dumping, depositing, placing, throwing, leaving, discarding, placing, discharging, disposing, or dropping of litter on any public or private property in the city limits of the city or any waters located within the city limits of the city, unless:

- a. The property is designated by the city or an agency of the State of Georgia for the disposal of litter and the person is authorized by the proper public authority to use such property;
- b. The litter is placed into a litter receptacle or container installed on the property and the person is authorized or permitted to place litter in such litter receptacle or container.

**Sec. 4-2023D. Placement of litter in receptacles so as to prevent scattering.**

Persons placing litter in public receptacles or in authorized receptacles shall do so in such a manner as to prevent it from being carried or deposited by the elements upon any street, sidewalk or other public or private property. If a public trash or recycling receptacle is full, persons are responsible for finding another lawful place to dispose of litter properly.

**Sec. 4-2023E. Sweeping litter into gutter prohibited; keeping sidewalk clean—generally.**

No person shall sweep or deposit in any gutter, street or other public place within the city the accumulation of litter from any building or lot from any public or private sidewalk or driveway. No persons shall sweep, blow or dump litter, leaves or other yard waste unto streets, sidewalks, roadsides, parks, or onto the private property of others.

**Sec. 4-2023F. Same—Merchant's duty.**

No person owning or occupying a place of business shall sweep into or deposit in any gutter, street or other public place within the city the accumulation of litter from any building or lot or from any public or private sidewalk or driveway. Persons owning or occupying places of business within the city shall keep their business premises free of litter. Merchants are required to use their own trash receptacles and not place business waste in the public trash receptacles.

**Sec. 4-2023G. Maintenance of general property.**

All owners or occupants of property shall maintain their property in a litter-free condition. No sweeping into sidewalks, streets, gutters or drains is permitted. No person shall sweep into or deposit on any street, sidewalk or gutter or into or adjacent to any drainage structure the accumulation of litter from any building or property.

**Sec. 4-2023H. Special refuse disposal.**

- c. *Cardboard boxes and cartons.* Prior to depositing refuse for collection in authorized containers or receptacles or in commercial containers, the person disposing of any such boxes or cartons or the person in charge of the premises shall collapse all cardboard boxes and cartons.

**Sec. 4-2023BB. Penalties**

- a. Any person who violates the City of Savannah Litter Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as follows;
- b. The punishment imposed for any violation of this chapter shall not exceed a fine of \$500.00 or 30 days imprisonment or both; however, the minimum fine which will be imposed shall be not less than \$50.00 for a first offense, \$75.00 for a second offense, and \$150.00 for a third or subsequent offense. Each occurrence and/or day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder;
- c. The person may be directed to pick up and remove from any public property or private right-of-way, for a distance not to exceed one mile, any litter the person has deposited and any and all litter deposited thereon by anyone else prior to the date of execution of sentence;
- d. The person may be directed to pick up and remove from any private property upon which it can be established by competent evidence that the person has deposited litter, any and all litter deposited thereon prior to the date of execution of sentence so long as the legal owner or tenant in lawful possession of such private property has given prior permission; or
- e. If in the sound discretion of the judges of the recorder's court of Chatham County, removal of the litter by the person would be unsafe, impractical, not feasible, or impossible, the person may be directed to reimburse the city for the cost of removal and/or cleanup of the litter that the person deposited on public property.
- f. Judges of the recorder's court of Chatham County may publish the names of persons convicted of violating this chapter.

**Sec. 4-11005. - Restrictions and limitations on the use of the city stormwater system.**

- a. No person shall discharge, spill, or dump substances or materials which are not entirely composed of stormwater or discharges otherwise exempted in section 4-11040 of this chapter into the city's separate stormwater system or onto driveways, sidewalks, parking lots, streets, or other areas that discharge into the city's separate stormwater system.