

**Good Neighborhood Agreement**  
**B Nicole's Bistro**  
**1639 E. Victory Drive**  
**Savannah, GA 31404**

The Good Neighbor Agreement has entered into effect as of January 17, 2024, between Brittany O'Neal, doing business as B Nicole's Bistro, and residents and businesses surrounding the business. There is no currently active neighborhood association around the business.

The purpose of this agreement is to ensure that **Brittany O'Neal** 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 ensure that listed concerns are addressed regularly; and that city 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 to complement and enhance the appearance of the neighborhood in which it is located.

**Resident's request of business and property owner(s):**

- Monitor and eliminate all loitering and peddling inside or outside the business. Post (in an *inappropriate manner*) Official Police "NO Loitering" signage inside and outside.
- Partner with the Police Department to eliminate loitering and outside/inside loitering and drinking by signing a Citizen Agreement Form, which allows officers to make arrests for loitering and trespassing.
- Monitor and clear all litter/trash around the store and on the property daily and any spillover into the neighborhood.
- Keep exterior sidewalks and frontage lawn clean, swept, or blown to eliminate excess dirt and debris build-up.
- Keep exterior tree and lawn adjacent to property maintained (*to include the full length of the building and in a back area applicable*)- the grass cut, trash pick-up, etc.
- Install and maintain appropriate lighting outside the business, illuminating the full length of the exterior of the building and property (both sides, in front and back *applicable*) that is designed to minimize impact to residential neighbors.
- Appropriate lighting inside the business, clearly illuminating all areas accessible to the public.
- No LED string lighting in windows and neon liquor signages. There are no conclusions about the neighborhood settings.
- No selling of drug paraphernalia (water pipes, etc.) or adult magazines/pornography.
- Immediately clean any graffiti or repair any vandalism damage to the premises as soon as feasibly possible.
- Immediately notify police of any observed, known, or suspected criminal activity, including illegal drug transactions around the premises.
- Comply with all city signage ordinances (*including signs in windows, no more than 10% coverage allowed*) and meet with the appropriate city department to agree on proper signage for the exterior of the building and display it in an aesthetically pleasing manner. There should be no posters or signage on the outside of the building advertising beer, wine, cigarettes, or lotto.
- A maximum of no more than 4 Coin Amusement Operated Machines (COAM) and no car wash. (*Convenience store*)

**Responsibilities of Parties**

**Business and Property Owners:**

Include this agreement as part of their operating and business plan.

- Maintain an ongoing relationship and open communication with the neighbors/residents and businesses.
- Follow the partnership commitments set forth in this agreement (*become a member of the (Name) Neighborhood Association and Association Support*)
- Participate in follow-up meetings (*as needed or when requested*)
- Follow up promptly on neighborhood concerns related to the business w/FPNA or individual residents.
- Notify Revenue if the business changes owner.

**(Neighborhood Name) 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.
- Report and document any criminal issues to the police, ABC staff, and business owners or employees.

- Participate in follow-up meetings (*as needed or when requested*).
- Work with business and/or property owners to resolve issues and concerns based on personal observation and/or information as opposed to opinion, hearsay, feelings, belief, or speculations.
- Facilitate meetings and mediate possible minor disputes among parties if requested.

**ABC Staff:**

- Conduct periodic checks of the business to ensure it is following (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.
- Ensure security cameras w/recording devices (in working order) inside and out to ensure public and employee safety.

**Business Operating Hours**

- Mondays – closed
- Tuesday – Thursday (11 am-3 am) Reopen (5 pm – 9 pm)
- Friday – Saturday (11 am – 11 pm)

**Signatures:**

The business owner agrees to abide by the Good Neighbor Agreement by signing below.

B.NiCole's Bistro, 912-335-1358

Business Name, Phone Number

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Brittany Oneal

Print Name – Business Owner, Date

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*Brittany Oneal, 1-19-2024*

Signature – Business Owner, Date

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Print Name –(Name)Neighborhood Representative, Date

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Email Address – (Name) Neighborhood Representative, Date

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District () Alderperson Name, Date

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District () Alderperson Email, Phone Number

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