

Good Neighborhood Agreement
Liberty City Convenience
1940 Mills B. Lane Blvd.
Savannah, GA 31405

The Good Neighbor Agreement is entered into effect as of August 24, 2024 date, between Sunil, Nirav doing business as Liberty City Convenience and members of the Liberty City-Richfield-Southover Community Improvement Association, Inc. and residents of the Liberty City, Richfield and Southover.

The purpose of this agreement is to ensure that Sunil Nirav 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 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.

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

- Monitor and eliminate all loitering and peddling inside or outside business. Post (*in appropriate manner*) Official Police "NO Loitering" signage inside and outside.
- Partner with Police Department to eliminate outside/inside loitering and drinking by signing a Citizen Agreement Form which allows officers to make arrest for loitering and trespassing.
- Monitor and clear all litter/trash around store and on property daily, as well as any spillover into neighborhood.
- Keep exterior sidewalks, 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 full length of building and in back area-if applicable*)- grass cut, trash pick-up, etc.
- Security cameras w/recording devices (*in working order*) inside and out to insure public and employee safety.
- Install and maintain appropriate lighting outside business, illuminating the full length of the exterior of building and property (*both sides, in front and back-if applicable*) that is designed to minimize impact to residential neighbors.
- Appropriate lighting inside business, clearly illuminating all areas accessible to the public.
- No LED string lighting in windows, as well as neon liquor signages. There are not conclusive to 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 premises.
- Comply with all city signage ordinances (*including signs in windows, no more than 10% coverage allowed*) and meet with appropriate city department to agree on proper signage for exterior of building and will display in aesthetically pleasing manner. There should be no posters or signage on outside of 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*)
- No 24-hour operation

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 Liberty City-Richfield-Southover Community Improvement Association, Inc.

- Follow the partnership commitments set forth in this agreement (*become a member of the Liberty City-Richfield-Southover Community Improvement Association, Inc. and Association Support.*)
- Participate in follow-up meetings (*as needed or when requested*)
- Follow up promptly on any neighborhood concerns related to the business w/FPNA or individual residents.
- Notify FPNA if the business changes owner.

Liberty City-Richfield-Southover Community Improvement Association, Inc. 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 owner or employees
- 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.
- Facilitate meetings and mediate possible minor disputes among parties if requested.

City Revenue and/or ABC Staff:

- Conduct periodic checks of the business to ensure it is following the Liberty City-Richfield-Southover Community Improvement Association, Inc. 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.

Signatures:

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



Liberty City Convenience (912) 659-1582



Sunil Nirav – Business Owner, August 24, 2024

N/A

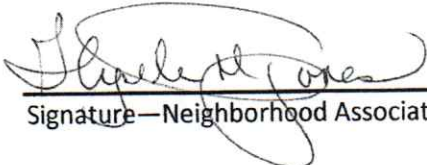
Signature – Business Owner, Date

Liberty City-Richfield-Southover Community Improvement Association, Inc.

Print Name – Neighborhood Association, August 24, 2024

LCRSassociation@gmail.com

Email Address – Liberty City-Richfield-Southover Community Improvement Association, Inc., August 24, 2024



Signature – Neighborhood Association President

AGENDA ITEM TITLE: NEW APPLICATION ALCOHOL BEVERAGE LICENSE

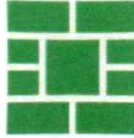
Agenda Date:	8-22-2024
Notification Date from Revenue:	7-29-2024
Business Name:	Liberty City Convenience
Business Address:	1940 Mills B. Lane
Compliant:	YES <input type="checkbox"/> X <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	No
Code Case #	24-006017
Re-Inspection Date:	

Comments: No violations



Officer's Name:
 Senior Code Compliance Specialist Lorie Odom_____

Date: 7-30-2024



MEMO

To: Judee Jones, Revenue Administrator
From: Aislee Jackson, Zoning Use Coordinator
Date: August 28, 2024
Re: Zoning Review of Alcoholic Beverage License Request 24-004693-ABL

In reference to the application of **Nirav Sheth, T/A Liberty City Convenience**, requesting an alcoholic beverage license at **1940 Mills B Lane Blvd, Unit F** (PIN 20706 02004) I have determined that the **Proposed Use, Convenience store with Fuel/gas station with Ancillary retail dealer (off-premises consumption of alcohol)** within the current Community Business (B-C) zoning district:

I have determined that the **Proposed Use(s)**:

- Is Permitted by Right
- Is Not Permitted
- Requires a Special Use Permit from The Mayor and Aldermen
- Is Permitted as a Limited Use with Standards:** The principal use classifications, *Convenience store with Fuel/gas station*, as defined in Article 13 of the zoning ordinance, are permitted as limited uses with standards per Article 5 Sec. 5.4 and Article 8 Sec. 8.4.14. The development standards are met because the parcel is a pre-existing use under the previous zoning ordinance.
- Is Permitted as a Nonconforming Use:** The property is within the boundaries of an Alcohol Density Overlay District. The accessory use classification *Ancillary retail dealer (off-premises consumption of alcohol)* in association with the principal use classification *Convenience store* is permitted as a nonconforming use, because the business has maintained a valid business tax certificate and alcoholic beverage license since 2014.

Further, I have determined that Parking at the property:

- The parking requirement is met/exempt.**
- The proposed use(s) are deficient in the parking standards

Additionally, I have determined that the **Proposed Use**:

- Is an Existing use/occupancy, but new ownership, management or request.**
- Is a New use/occupancy.

Additionally, I have determined that the **Location** has:

- Zoning Ordinance violations that need to be corrected prior to the issuance of the Alcoholic Beverage License
- The most recent Business Location Approval was issued July 27, 2024, for the Convenience Store / Fuel / Gas Station principal use classifications under File No. 24-003934-BA.**



SAVANNAH POLICE

To Serve, Protect and Build Trust

SavannahPD.org

TO: Joseph A. Melder, City Manager
THRU: Lenny Gunther, Chief of Police
Devonn Adams, Asst. Chief of Police
Michelle Halford, Major *MH*

FROM: Perneacia Banks, Sergeant *PB*

DATE: August 26, 2024

Subject: LC Chevron, INC d/b/a Liberty City Convenience Store / 1940 Mills B Lane Boulevard, Suite F

The purpose of this memorandum is to submit recommendations effective **8/26/2024**. The following information concerns the Alcoholic Beverage License Application for **Nirav S. Sheth**.

The petitioner is requesting a business licensing of a **Class E23SS (Ancillary Retail Package Store)** for **off-premises consumption of malt beverages, and wine with Sunday Sales** at **LC Chevron, INC**, advertised as **Liberty City Convenience** located at **1940 Mills B Lane Boulevard, Suite F**.

A review of the criminal history of **Nirav S. Sheth** to be found on file with the Alcohol Beverage Compliance Unit revealed no disqualifying information as outlined in the City of Savannah Code of Ordinances, Section 6-1207, b.6. Based solely on the applicant's criminal history, the Savannah Police Department recommends approval of the above petition.



SAVANNAH POLICE

To Serve, Protect and Build Trust

SavannahPD.org

TO: Judee Jones, Revenue Director
THRU: Michelle Halford, Major *MH*
FROM: Perneacia Banks, Sergeant *PB*
DATE: August 26, 2024
SUBJECT: LC Chevron INC/ d.b.a., Liberty City Convenience Store / Nirav Sheth

The purpose of this memorandum is to submit recommendations effective **8/26/2024**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Nirav Sheth**. A security plan has been submitted by the applicant and reviewed by the Savannah Police Department.

The security plan was examined to ensure it properly addressed all mentioned concerns in the City of Savannah's Alcohol Beverage Ordinance, Section 6-1206, Subsection D, Paragraph 4, Items A-I (as applicable).

In reference to the petition for **Mr. Sheth** requesting a **Class E (Ancillary Retail Package Store) for off-premises consumption of malt beverages and wine with Sunday Sales** permit at **LC Chevron, INC D/B/A Liberty City Convenience Store**

Nirav Sheth's security plan has been reviewed. It should be noted that the security plan addresses all applicable concerns set forth by the governing sections of the City of Savannah's Alcohol Ordinance. The Savannah Police Department has no reason(s) for recommending the denial of this security plan.

****PUBLIC NOTICE****

**OFFICE OF THE CLERK OF COUNCIL
ALCOHOL BEVERAGE LICENSE HEARING**

Please find attached and below Public Notice for the SMN, to be published on **MONDAY, SEPTEMBER 2, 2024.**

Nirav Sheth for LC Chevron INC t/a Liberty City Convenience Store is requesting a Class E (Beer and Wine) (By the Package) Alcohol License at 1940 Mills B. Lane. The establishment is located between Interstate 516 and Liberty Parkway in Aldermanic District 5. The applicant plans to continue to operate a convenience store. (New Request / Existing Business).

The applicant(s) will be heard at the meeting of the City Council at 2:00 p.m., Thursday, September 12, 2024, in Council Chambers, second floor of City Hall, 2 E. Bay Street.

Anyone objecting to the issuance of these licenses may appear at that time and be heard.

**City of Savannah
Mark Massey
Clerk of Council**

**SAVANNAH MORNING NEWS
PUBLIC NOTICE COLUMN**

Please insert the above notice in the PUBLIC NOTICE column of the Savannah Morning News: **MONDAY, SEPTEMBER 2, 2024.** Please let the City's Purchasing Department have two copies of the affidavit of publication.

OFFICE OF THE CLERK OF COUNCIL

Legal notice emailed to Purchasing to be forwarded to Savannah Morning News:
WEDNESDAY, AUGUST 21, 2024.