

# GOOD NEIGHBOR AGREEMENT

Between the Thomas Square Neighborhood Association (TSNA), Detric Leggett - City of Savannah Representative, and Michael Condon of Vintage Home Builders LLC  
Business Address: 2512 Habersham Street

**Date:** Jan 19, 2026

## **Purpose**

This Good Neighbor Agreement (“Agreement”) reflects specific, documented concerns raised by residents and businesses surrounding 2512 Habersham Street during the Special Use Permit review process. These concerns, which form part of the public record, include parking constraints, traffic congestion, infrastructure limitations, noise impacts, neighborhood character, and overall quality-of-life considerations.

The Developer acknowledges awareness of the following existing community conditions and concerns:

- A. The project site is located within a dense residential neighborhood characterized by limited off-street parking and high existing demand for on-street spaces.
- B. Residents, nearby businesses, and a city-sponsored parking study have documented parking saturation and traffic congestion in the immediate area.
- C. Additional concerns have been raised regarding stormwater capacity, trash collection, pedestrian safety, infrastructure strain, hospitality establishment creep, loss of residential balance, affordability pressures, and erosion of neighborhood character.

The Thomas Square Neighborhood Association Board of Directors wishes to clarify that it supports hospitality establishments that operate within the by-right parameters of an Inn designation, as defined under the City of Savannah Zoning Ordinance. The Board recognizes that by-right Inn uses, when appropriately scaled and properly managed, may be compatible within residential neighborhoods.

The purpose of this Agreement is to establish clear, good-faith expectations for communication, staffing, operations, and neighborhood compatibility. The Developer agrees that these existing neighborhood conditions must inform all aspects of operations.

This Agreement is voluntary and non-binding, but represents a public commitment by the Developer to operate responsibly and respectfully within a residential neighborhood.

## **SECTION 1 – Communication & Transparency**

### **1.1 Primary Point of Contact**

The Developer shall provide TSNA with a direct 24-hour point of contact (name, phone number, and email) for operational concerns, including noise complaints, parking issues, and guest conduct.

## **1.2 Ongoing Engagement**

During the first year of operation, the Developer agrees to participate in quarterly check-in meetings with a TSNA representative and our Savannah city council representative to review neighborhood impacts and address any recurring concerns.

## **SECTION 2 – Parking & Traffic Management**

### **2.1 No Spillover Parking**

The Developer agrees that business operations shall **not rely on surrounding residential streets** for routine guest or employee parking.

- Guests shall be directed to on-site or designated parking only.
- Business materials shall clearly instruct guests not to block driveways, lanes, or street-cleaning zones.
- Employee parking on adjacent residential blocks is prohibited.

### **2.2 Parking Capacity Transparency**

The Developer shall accurately disclose available parking on all booking platforms.

## **SECTION 3 – Operations, Staffing, Noise & Guest Conduct**

### **3.1 24-Hour On-Site Staffing**

The Developer commits to maintaining **24-hour, on-site staffing** at the inn.

- At least one trained staff member shall be physically present on the property at all times, including overnight hours. Remote monitoring, call centers, or off-site response models **do not** satisfy this requirement.
- This staff member shall have authority to respond immediately to noise or conduct complaints, enforce parking rules and guest behavior policies, and coordinate with local authorities when necessary.

### **3.2 Quiet Hours**

The Developer agrees to enforce quiet hours consistent with City of Savannah regulations.

**Quiet Hours:** 10:00 PM – 7:00 AM (Daily)

During quiet hours:

- No amplified music is permitted indoors or outdoors.
- Outdoor gatherings of guests, if any, shall be closely monitored during quiet hours..
- Guests must minimize exterior noise, vehicle idling, door slamming, and late-night disturbances.

Quiet hour expectations shall be communicated in booking confirmations, at check-in, and in in-room guest materials.

### **3.3 Guest Conduct Policy**

The Developer shall maintain a written guest conduct policy that includes:

- Zero tolerance for parties or event-style gatherings
- Immediate staff intervention for violations
- Removal of guests for repeated or severe violations, without refund

## **SECTION 4 — Design, Scale & Neighborhood Compatibility**

The Developer agrees that exterior design, lighting, signage, and landscaping shall remain consistent with the human-scale, historic character of the Thomas Square Streetcar Historic District.

The Developer agrees not to seek future increases in use intensity, including but not limited to additional guest rooms, event spaces, rooftop or outdoor entertainment venues, bars, or restaurants, without prior public discussion with TSNA.

## **SECTION 5 — Construction Impacts**

Construction activities shall comply with City-approved hours and regulations. The Developer shall maintain sidewalk access, minimize disruption, and keep the surrounding area clean and safe during construction

## **SECTION 6 — Breach, Documentation & Corrective Action**

### **6.1 Notice of Breach**

If TSNA documents repeated or material violations of this Agreement (including lack of on-site staffing, noise disturbances, or unmanaged parking impacts), TSNA may issue a written Notice of Breach. Documentation may include:

- Repeated neighbor complaints
- Police or code enforcement responses
- Failure to meet staffing or operational commitments

### **6.2 Corrective Action**

Within **14 days** of written notice, the Developer agrees to meet with TSNA representatives, provide a written corrective action plan, and implement reasonable operational changes to address the issue.

## **SECTION 9 — Non-Binding Good-Faith Agreement**

This Agreement is voluntary and non-binding and does not supersede city ordinances or permit conditions. However, it represents a public, good-faith commitment by the Developer to operate in a manner respectful of the surrounding neighborhood.

## Signatures

Name: Michael Condon, Vintage Home Builders LLC

Developer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Jacob Jarvis, President of Thomas Square Neighborhood Association

TSNA Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Detric Leggett, City of Savannah Representative

City Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_