



Cleveland City Council Meeting Agenda

Monday, April 20, 2026 at 6:30 PM

Oak Springs Community Center/Police Department – 342 Campbell Street, Cleveland, GA

CALL TO ORDER

INVOCATION

1. Campus Pastor Jeff Groves, The Bridge Church, and White County Ministerial Alliance

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

PRESENTATIONS

2. Child Abuse Prevention Month Proclamation
3. Proclamation proclaiming April 20-25, 2026 as Georgia Cities Week

PUBLIC COMMENTS

PUBLIC HEARING

4. Consider a request from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

DEPARTMENT REPORTS

5. Economic Development and Planning Director Tom O'Bryant – March 2026 Report
6. Finance Director John Solmon – February 2026 Report
7. Fire Captain Steven Sears – March 2026 Report
8. Police Chief Jeff Shoemaker – March 2026 Report
9. Public Works Director Ricky Hunt – March 2026 Report
10. Water Resources Bradley Filaski – March 2026 Report

NEW BUSINESS

11. Capital Budget Reallocation for turnout gear and radios for the Fire Department - Funding Source: SPLOST V
12. Request for sanitation services and road closures of South Brooks Street from East Kytle to East Underwood Street, and Quillian Street from East Kytle to East Underwood Street, for the Business Block Party scheduled for Thursday, May 7, 2026, from 8:00 a.m. until 8:00 p.m.

13. Ratification of Service Agreement with Ghost Coast Entertainment, LLC for a fireworks display show for the July 4, 2026 event - Funding Source: Cleveland/White 250

14. Georgia Department of Corrections Fire Services Mutual Aid Agreement

CALLED MEETING/MEETING MINUTES

15. April 2, 2026 Called Meeting Minutes

16. March 16, 2026 Meeting Minutes

EXECUTIVE SESSION MINUTES

17. April 2, 2026 Executive Session Minutes

CITY ATTORNEY KEITH WHITAKER

CITY ADMINISTRATOR KEVIN HARRIS

ANNOUNCEMENTS

18. The next Cleveland City Council Meeting is scheduled for Monday, May 4, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department

19. The Planning and Zoning Meeting is scheduled for Thursday, April 23, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department

EXECUTIVE SESSION

20. Pending Litigation

ADJOURN



City of Cleveland, Georgia

Proclamation

WHEREAS, children play a vital role in Georgia’s future success, prosperity, and overall well-being. While they are our greatest gifts, they are also among our most vulnerable. Every child deserves a safe and healthy environment that allows them to thrive, learn, and grow; and

WHEREAS, child abuse can be prevented by supporting and strengthening families across Georgia, reducing the long-term effects of maltreatment, and creating opportunities for children to develop healthy, trusting relationships that form the foundation of strong communities; and

WHEREAS, intervening effectively in the lives of children at risk of abuse is a shared responsibility, and the citizens of Georgia must work together to ensure that communities continue extending care and support to children and families in need; and

WHEREAS, successful child abuse prevention efforts rely on strong partnerships with citizens, state and local governments, human service and family support agencies, schools, faith communities, law enforcement, and health care providers; and

WHEREAS, by fostering safe, stable, and nurturing environments, free of violence, abuse, and neglect, we can ensure that Georgia’s children will grow as the next generation of leaders, securing the future of this state and our nation.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Cleveland, Georgia, do hereby proclaim the month of April, 2026 as:

CHILD ABUSE PREVENTION MONTH

in Cleveland, Georgia and call upon the people of Cleveland to recognize this observance, support efforts that protect children, and work together to foster safe, caring and resilient communities where every child is valued and given the chance to succeed.

SO RESOLVED this 20th day of April, 2026

Josh Turner Mayor

Jeremy McClure Council Member District 3

Nan Bowen Council Member District 1 Mayor Pro Tem

C.J. McDonald Council Member District 4

ATTEST:

Annie Sutton Council Member District 2

Lisa A. Ritchie City Clerk





City of Cleveland, Georgia

Proclamation

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Cleveland, Georgia, that the City of Cleveland declares April 20-25, 2026, as

GEORGIA CITIES WEEK

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Cleveland, Georgia, that the City of Cleveland encourages all citizens, city government officials, and employees to do everything possible to ensure that the week is recognized and celebrated accordingly.

SO RESOLVED this 20th day of April 2026

Josh Turner Mayor

Jeremy McClure Council Member
District 3

Nan Bowen Council Member
District 1
Mayor Pro Tem

C.J. McDonald Council Member
District 4

Annie Sutton Council Member
District 2

Lisa A. Ritchie City Clerk



RE: 499 Old Blairsville Rd

Dear Mayor and Council,

I write this letter as a request to change current zoning from R1 to B2 Highway Commercial Business. My current Intentions are to follow suit with both properties 65 Kinnimer St. owned by Mountain Education and 67 Kinnimer St. owned by Mountain Education, As well as other comparable properties in our city. I would like to find a low impact, low traffic lessee for the property to help preserve its current historic and restored condition. I have met with Tom Obrien and Lamar Carver discussing the property alterations needed after proposed zoning is awarded and all conditions seem acceptable per its use. Please take my application of rezoning of this property into consideration.

Thank You

Coleby Nelson

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald




City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

DATE: March 9, 2026

TO: City of Cleveland Planning and Zoning Commission Members

FROM: Tom O'Bryant c/o Nadine Wardenga, Chair, Planning and Zoning Board 

RE: Scheduled Meeting

On behalf of Chair Nadine Wardenga, a meeting has been scheduled for Thursday, March 26, 2026, at 6:00 P.M. to hear the enclosed application.

The City of Cleveland has received an application from **Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.**

The City of Cleveland Planning and Zoning Board Commission is scheduled to consider this application on **Thursday, March 26, 2026, at 6:00 p.m. at 342 Campbell Street Cleveland Community Center/ Police Department.**

The City of Cleveland City Council is scheduled to consider this application on **Monday, April 20, 2026, at 6:30 p.m. at 342 Campbell Street Cleveland Community Center/Police Department.**

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City of Mountain Breezes
CLEVELAND, GEORGIA

85 South Main St., Cleveland, GA
30528
706-865-2017
www.cityofclevelandga.org

City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

**CITY OF CLEVELAND
NOTICE OF PUBLIC HEARING**

March 6, 2026

The City of Cleveland has received an application from property owner **Coleby Nelson**, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The City of Cleveland Planning and Zoning Board is scheduled to consider this application on **Thursday, March 26, 2026, at 6:00 p.m. at 342 Campbell Street Cleveland Community Center/ Police Department.**

The City of Cleveland City Council is scheduled to consider this application on **Monday, April 20, 2026, at 6:30 p.m. at 342 Campbell Street Cleveland Community Center/Police Department.**

The Cleveland City Council welcomes your attendance and comments. Should you need additional information, please contact the Cleveland Economic Development Director, Tom O'Bryant at (706) 865-2017.

File

ALLISON LAND HOLDINGS LLC
1708 MONROE ST NE
WASHINGTON DC 20018

DEVER WANDA R, DEVER EDWARD P
497 OLD BLAIRSVILLE RD
CLEVELAND GA 30528-1137

FTOG LLC
PO BOX 2107
CLEVELAND GA 30528-0038

HELL ON WHEELS LLC
2531 DEAN MOUNTAIN RD
CLEVELAND GA 30528-7243

NELSON COLEBY
5525 HWY 115 E
CLEVELAND GA 30528

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

March 6, 2026

Mr. Coleby Nelson
5525 Highway 115 East
Cleveland, Georgia 30528

RE: Rezoning request – Tax Map and Parcel 047A 011

Dear Mr. Nelson,

The City of Cleveland has received your application requesting **re-zoning for 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.**

The City of Cleveland Planning and Zoning Board Commission is scheduled to consider this application on **Thursday, March 26, 2026, at 6:00 p.m. at 342 Campbell Street Cleveland Community Center/ Police Department.** The City of Cleveland City Council is scheduled to consider this application on **Monday, April 20, 2026, at 6:30 p.m. at 342 Campbell Street Cleveland Community Center/Police Department.**

The Cleveland City Council requires your attendance and comments at these meetings. Should you need additional information, please contact the Cleveland Economic Development Director, Tom O'Bryant at (706) 865-2017. A representative, for the application, is required to attend both meetings.

Sincerely,



Tom O'Bryant
Economic and Planning Development Director

APPLICATION FOR REZONING
CITY OF CLEVELAND, GEORGIA

Application Number: 2055 Application Date: 2-25-26

PROPERTY ADDRESS: 499 Old Blairsville Rd

CITY, STATE, ZIP: Cleveland GA 30528

TAX MAP AND PARCEL NUMBER: 047A 011

NEAREST ROAD INTERSECTION: _____

CURRENT ZONING: Res. R-1 PROPOSED REZONING: ~~G-1~~ B-2

CURRENT USE: Vacant House

PROPOSED USE: Office space

If rezoned, when will proposed use start? ASAP

SIZE OF PROPERTY: 4.5 ACRES or SQUARE FEET

IS SUBJECT PROPERTY VACANT: YES NO

DO YOU REQUEST ANNEXATION OF THE SUBJECT PROPERTY: YES NO

PROPERTY OWNER: Coleby Nelson

ADDRESS: 5525 HWY 115 EAST

CITY, STATE, ZIP: Cleveland GA 30528

TELEPHONE: 706 244-1584

**** If the person submitting the request is not the property owner but is acting as the agent for the zoning request, please fill out the following information and submit the attached authorization by the property owner.

AUTHORIZATION OF PROPERTY OWNER

I swear/affirm that I am the owner of property located at (property address):

499 Old Blairsville Rd. Cleveland, GA 30528

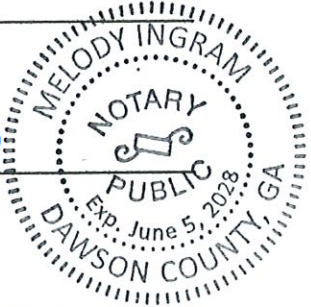
which is the subject matter of the attached application, as is shown in the records of White County, Georgia.

I authorize the person named below to act as applicant or agent in the pursuit of the rezoning of this property.

[Signature]
Property Owner's Signature

2/4/26
Date

Melody Ingram
Notary



02/04/2026
Date

AUTHORIZED AGENT: Melody Ingram

ADDRESS: 136 N Main Street

CITY, STATE, ZIP: Cleveland, Ga. 30528

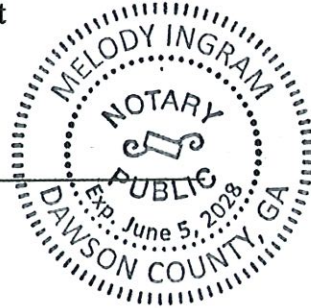
TELEPHONE: 706-348-6822

I hereby attest that the information I have provided in this application is true and accurate, to the best of my knowledge. I also agree to cooperate with the City of Cleveland in responding promptly to any reasonable request for additional information that may arise during the review process.

[Signature]
Signature of Owner or Authorized Agent

2/4/26
Date

Melody Ingram
Notary



02/04/2026
Date

AD VALOREM TAX INFORMATION CITY OF CLEVELAND

Tax payer's name: Coleby Nelson

Map #: ~~0359~~ 047A Parcel #: ~~0222~~ 011

All property taxes on the above referenced map and parcel were paid on: 11.7.2025

~~Tax Clerk's Signature:~~

Cindy Cannon *Cindy Cannon*

Date: 2.4.2026

White Co. Tax Comm.
Lora Everett _____

Date: _____

Rhonda Hester _____

Date: _____

APPLICATION AGREEMENT

Application is hereby made according to the Laws and Resolutions of the City of Cleveland, Georgia to construct and/or on the application and attachments. If a rezoning/variance is issued, I agree to conform th all laws and resolutions regulating the same.

By signature below, I certify that the application and the attached data are true and correct.

Applicant's signature: *[Signature]*

Date: 2/4/26

**CITY OF CLEVELAND
APPLICATION FOR ZONING ACTION
CAMPAIGN CONTRIBUTIONS
DISCLOSURE FORM**

This form is required for all zoning actions.

Code of Georgia
36-67A-3. Disclosure of campaign contributions

- A) When any application for zoning action has been made, with two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name of the official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.

The disclosure required by subsection (A) of this code section shall be filed within ten (10) days after the application for the zoning action is first filed. (Code 1981, Section 36-67A-3, enacted by GA. L. 1986, page 1269, Section 1; GA .L. 1991, page 1365, Section 1.)

APPLICANT'S CERTIFICATION

I hereby certify that I have read the above and declare that

I have*

I have not

within the two (2) years immediately preceding this date, made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

C. Cheby M
Applicant signature

2/4/26
Date

**Note: If you have made any such contribution(s), you must provide the information required in subsection (A) above within ten (10) days of the filing date of this application.*



OFFICIAL TAX RECEIPT

White County Tax Commissioner
Cindy Cannon
 P. O. Box 970
 Cleveland GA 30528
 Phone 17068652225 - Fax 17062190078
 Email: wctc@whitecountyga.gov

PAID DATE			11/7/2025
RECEIPT PRINTED			2/4/2026 9:39:13 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$2,048.20	\$0.00	2741
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			5
CASHIER			
TOTAL PAID			\$2,048.20

OWNER
NELSON COLEBY
 5525 HWY 115 E
 CLEVELAND, GA 30528

Balance(s) as of 2/4/2026

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2025-12654 FMV: 199840.00 047A 011	LL36 LD2 499 OLD BLAIRSVILLE RD DISTRICT: 002 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2025 \$2,048.20	\$0.00 \$0.00 \$0.00	\$0.00	\$2,048.20	\$2,048.20	\$0.00
Paid By: NELSON COLEBY LANIER NELSON ASHLEY IRVIN (NELCON TOWERS) 706-244-1584 Check Number: 2741						Overpayment Amount: 0.00	

Balance as of 11/07/2025

Transaction(s): 44525 - 44525	Total(s):	\$2,048.20	\$0.00	\$0.00	\$2,048.20	\$2,048.20	\$0.00
-------------------------------	-----------	------------	--------	--------	------------	------------	--------

2025 Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecountyga.gov

BILL NO.	PRINTED	LAST PAYMENT MADE ON	PAYMENT GOOD THROUGH	DUE DATE	Item # 4.
2025-12654	02/04/2026	11/07/2025		11/15/2025	0.00
PID			LOCATION		
047A 011			499 OLD BLAIRSVILLE RD		

MAKE CHECK OR MONEY ORDER PAYABLE TO:
White County Tax Commissioner

This is your 2025 Ad Valorem Property Tax Statement. This bill must be paid in full by due date shown above in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon

NELSON COLEBY
5525 HWY 115 E
CLEVELAND, GA 30528

RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)



2025

Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecountyga.gov

PROPERTY OWNER(S) NELSON COLEBY
PID 047A 011 REAL
DESCRIPTION LL36 LD2
LOCATION 499 OLD BLAIRSVILLE RD
BILL NUMBER 2025-12654
DISTRICT 002 CITY OF CLEVELAND
PRINTED ON 02/04/2026

BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
95,390	104,450	4.8900	199,840	11/15/2025			

FIRST NOTICE

ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
COUNTY M&O	199,840	79,936		79,936	11.8420	946.60		706.79
SALES TAX ROLLBACK				79,936	-3.0000		-239.81	
SCHOOL M&O	199,840	79,936		79,936	11.7250	937.25		937.25
CITY OF CLEVELAND	199,840	79,936		79,936	18.0000	1,438.85		404.16
SALES TAX ROLLBACK				79,936	-12.9440		-1,034.69	
TOTALS					25.6230	3,322.70	-1,274.50	2,048.20

SCHOOL M&O chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call 706-865-2315.

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



CURRENT DUE	2048.20
+ PENALTY	0.00
+ INTEREST	0.00
+ OTHER FEES	0.00
- PREVIOUS PAYMENTS	2048.20
+ BACK TAXES	0.00
= Total Due	0.00

Tuesday, February 03, 2026



No Images Available



LOCATION

Property Address	499 Old Blairsville Rd Cleveland, GA 30528-1137
Subdivision	
County	White County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	047A 011
Alternate Parcel ID	039 022
Account Number	78945
District/Ward	
2020 Census Trct/Blk	9502.06/1
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Res
Improvement Type	Single Family Residential
Square Feet	1962

CURRENT OWNER

Name	Nelson Coleby
Mailing Address	5525 Highway 115 E Cleveland, GA 30528-4064

SCHOOL ZONE INFORMATION

Jack P Nix Primary School	0.6 mi
Elementary: Pre K to 2	Distance
White County Intermediate School	1.4 mi
Elementary: 3 to 5	Distance
White County Middle School	0.3 mi
Middle: 6 to 8	Distance
White County High School	1.4 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 11/13/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/30/2019	\$180,000	Nelson Colby	Head Dean	Limited Warranty Deed		1738/579 2019-003058
12/1/1943				Warranty Deed		11/483

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount

Appraisal Year 2024
Appraised Land \$104,450
Appraised Improvements \$95,390
Total Tax Appraisal \$199,840

Assessment Year 2024
Assessed Land \$104,450
Assessed Improvements \$95,390
Total Assessment \$199,840
Exempt Amount
Exempt Reason

Item # 4.

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$404.16	\$715.27	\$2,069.39
2023	\$338.31	\$636.00	\$1,855.88
2022	\$298.67	\$561.48	\$1,700.27
2021	\$300.21	\$545.33	\$1,660.23
2020	\$284.57	\$515.53	\$1,634.25
2019	\$287.74	\$515.53	\$1,641.59
2018	\$287.74	\$515.53	\$1,641.59
2017	\$231.24	\$461.56	\$1,524.25
2016	\$231.24	\$461.56	\$1,524.43
2014	\$161.28	\$328.58	\$1,119.99
2013	\$161.28	\$329.37	\$1,124.05
2012		\$133.44	\$740.88

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units
Year Built	1921	Effective Year	1960
BRs	4	Baths	1 F H
Total Sq. Ft.	1,962		
Building Square Feet (Living Space)		Building Square Feet (Other)	
Upper Story Finished 360		Attic 400	
Base Living Area 1602		Porch Open Finished 81	
		Porch Screen Finished 464	

- CONSTRUCTION

Quality	Average	Roof Framing	Gable
Shape	Rectangular Design	Roof Cover Deck	310 Shingle/Wood Shing.
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Pine Or Soft Woods
Foundation	Piers	Interior Finish	Wall Board Or Wood Wall
Floor System	Wood	Air Conditioning	Central
Exterior Wall	Aluminum/Vinyl Siding	Heat Type	Forced Air - Ducted
Structural Framing		Bathroom Tile	

Fireplace

Plumbing Fixtures

Item # 4.

OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Carport	19X16	1925	
Storage	32X16	1965	

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Res	Lot Dimensions	
Block/Lot		Lot Square Feet	213,008
Latitude/Longitude	34.607325°/-83.771539°	Acreage	4.89

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	R1	Special School District 2	
Owner Type			

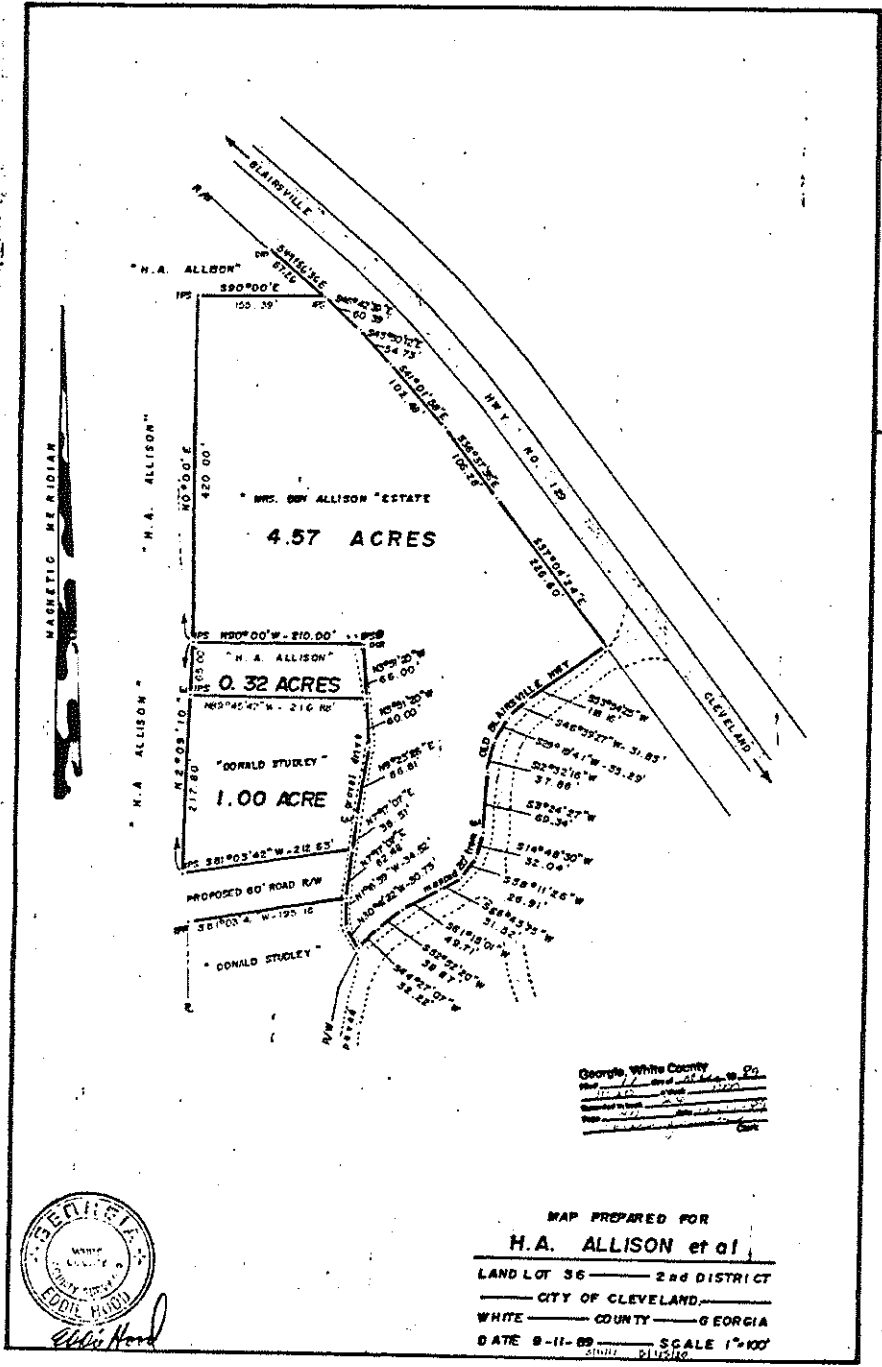
LEGAL DESCRIPTION

Subdivision		Plat Book/Page	26/211
Block/Lot		District/Ward	
Description	L136 Ld2		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13311C0182D	01/05/2018

© 2026 Courthouse Retrieval System, Inc. All Rights Reserved. Information Deemed Reliable But Not Guaranteed.



Georgia White County
 Map of the land of H.A. Allison et al.
 prepared by
 Eddie Hardy
 Surveyor
 1909



MAP PREPARED FOR
H.A. ALLISON et al.
 LAND LOT 36 — 2nd DISTRICT
 — CITY OF CLEVELAND —
 WHITE COUNTY — GEORGIA
 DATE 9-11-09 SCALE 1"=100'
 EDIE HARDY

FILED & RECORDED
DATE: 12/31/2019
TIME: 11:11AM
DEED BOOK: 1738
PAGES: 579-581
PT-61: 1542019003058
FILING FEES: \$14.00
TRANSFER TAX: \$180.00
Dena M Adams, C.S.C.
White County, GA



After recording return to:
Don Ferguson, Attorney
Post Office Box 3105
Cleveland, GA 30528
706/865-3999

STATE OF GEORGIA
COUNTY OF WHITE

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 16 day of **DECEMBER**, in the Year of Our Lord Two Thousand Nineteen (2019) between, **WESLEY DEAN HEAD AS EXECUTOR OF THE ESTATE OF JAMES DEAN HEAD, WESLEY DEAN HEAD INDIVIDUALLY, ANGELA HEAD PURCELL AND LAURA ANITA HEAD NEAL**, as party of the first part, hereinafter called Grantor, and **COLEBY NELSON**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH, That Grantor for and in consideration of the sum of (\$10.00) Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to wit:

See Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, The said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in **Fee Simple**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Limited Warranty Deed, the day and year first above written.

Signed this day of Dec. 16, 2019 in the Presence of:

[Signature]
Official Witness

[Signature] (Seal)
WESLEY DEAN HEAD, INDIVIDUALLY AND AS EXECUTOR OF THE JAMES DEAN HEAD ESTATE

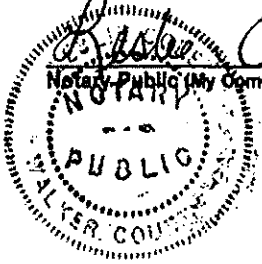
[Signature]
Notary Public (My Commission Expires) 12/21/2023
SIGNATURES CONTINUED ON FOLLOWING PAGE(S)

Carolyn Purcell
Unofficial Witness

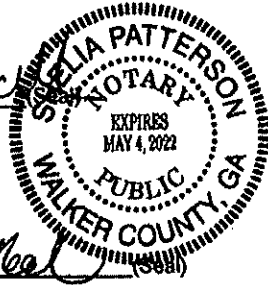
Shelia Patterson
Notary Public (My Commission expires): 5-4-22

Ruth N Shattuck
Unofficial Witness

Shelia Cole
Notary Public (My Commission expires): 3-5-22



Angela A Head Purcell
ANGELA HEAD PURCELL



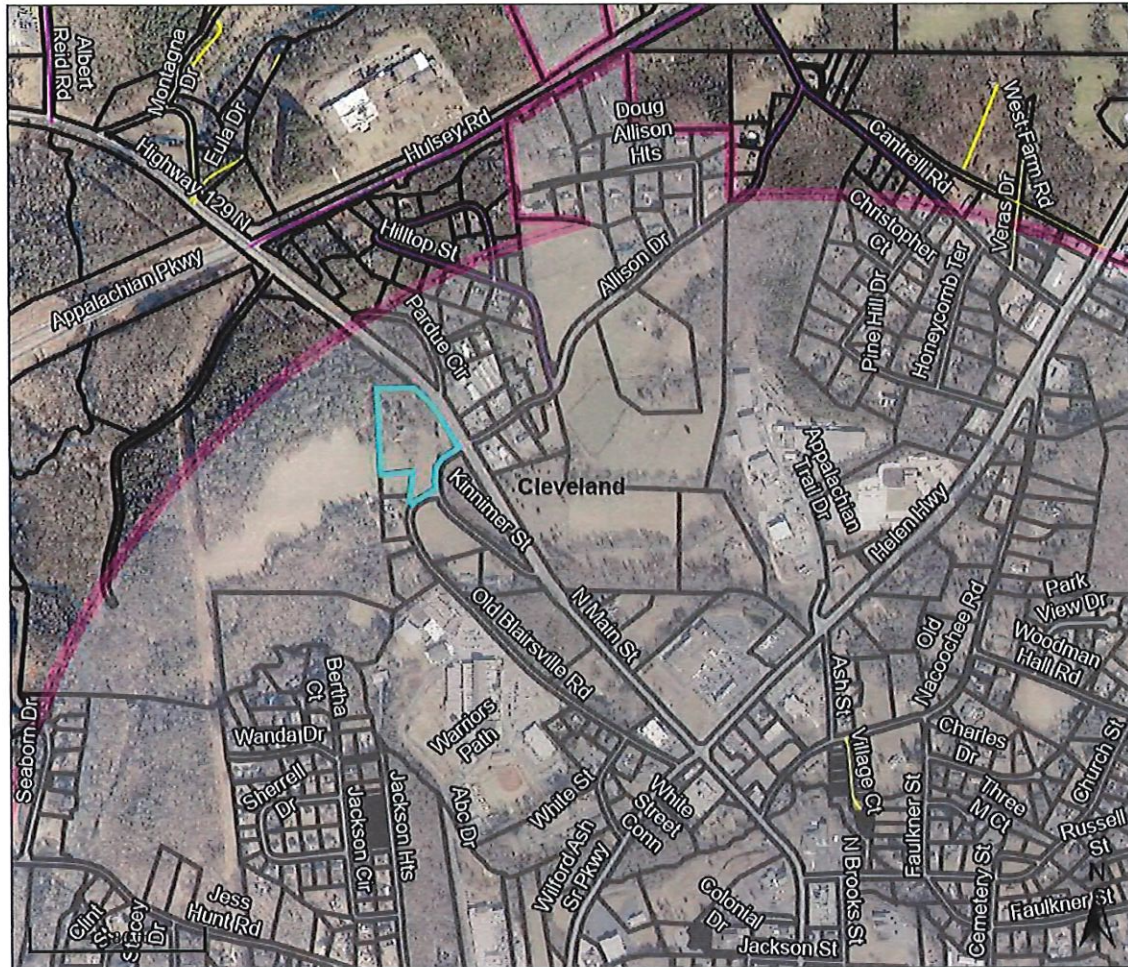
Laura Anita Head Neal
LAURA ANITA HEAD NEAL

Exhibit "A"

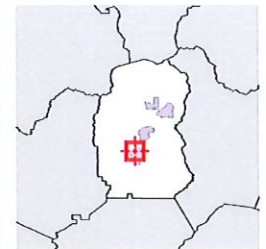
All that tract or parcel of land lying and being in **Land Lot 36 of the 2nd Land District of White County, Georgia** and being the 4.57 acre designated as the Mrs. Ben Allison Estate, 0.32 acre designated as H.A. ALLISON and 1.00 acre designated as Donald Studley, as shown on Plat of Survey recorded in the White County, Georgia records in **Plat Book 26, Page 211**, reference to said plat is being made for a more full and complete description.

Also conveyed is the unobstructed non exclusive right of ingress and egress along the private driveway shown upon said plat which extends from the public roadway to the above described parcels.

Subject to existing restrictions, easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over, or across the above described property.



Overview



Legend

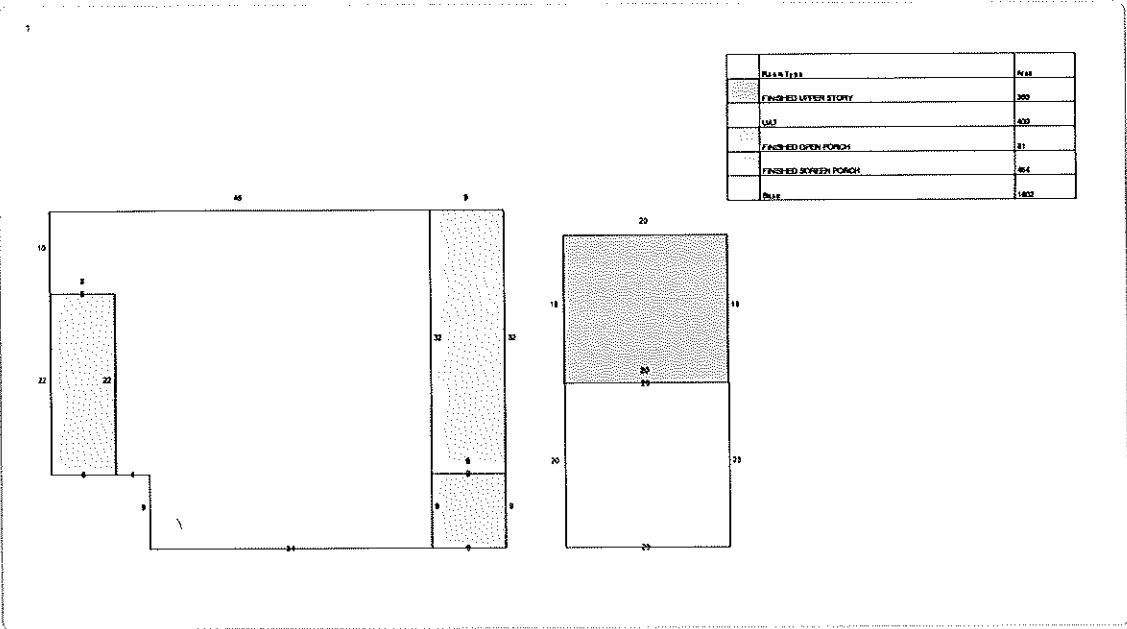
- Parcels
- City of Cleveland
- Roads
 - COUNTY MAINTAINED
 - COUNTY NOT MAINTAINED
 - <all other values>
- Railroads
- Lakes
- Streams and Rivers
- City Labels

Parcel ID	047A 011	Alternate ID	5617350	Owner Address	NELSON COLEBY
Sec/Twp/Rng	n/a	Class	R		5525 HWY 115 E
Property Address	499 OLD BLAIRSVILLE RD	Acreage	4.89		CLEVELAND GA 30528
	02				
District	02				
Brief Tax Description	LL36 LD2				
	(Note: Not to be used on legal documents)				

Date created: 3/10/2026
 Last Data Uploaded: 3/10/2026 6:29:02 AM

Developed by SCHNEIDER
 GEOSPATIAL





No data available for the following modules: Online Appeal, Commercial Information, Mobile Homes, Photos.

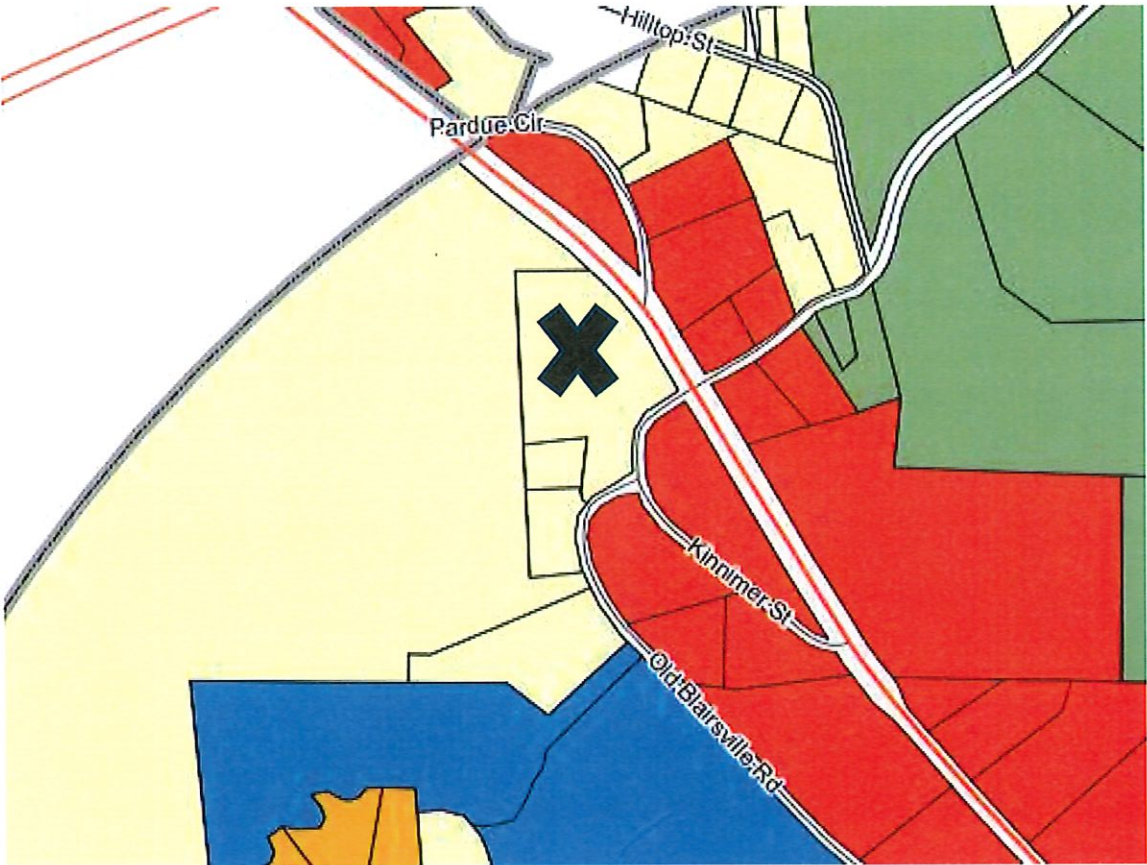
The White County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Contact Us



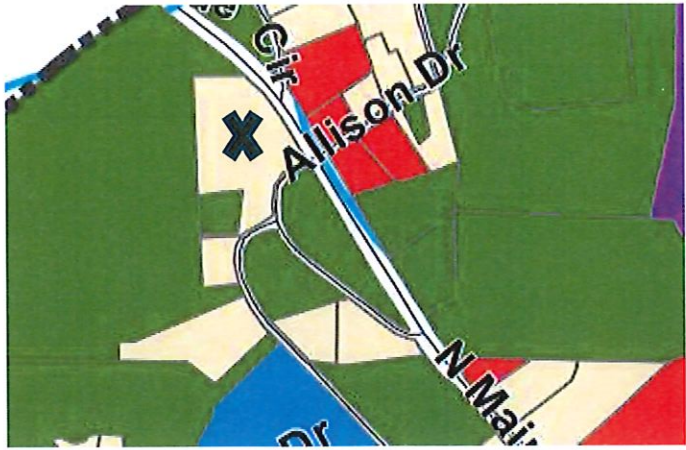
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/4/2026, 5:26:29 AM

Current and surrounding zoning



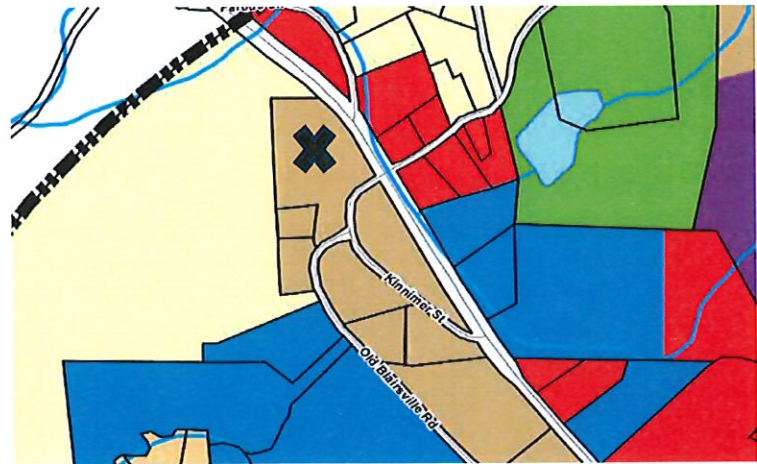
Legend		
Zone_New		
AG: Agricultural	H-I: Heavy Industrial	R-1: Single-Family Res.
B-1: Central Bus. District	L-I: Light Industrial	R-2: Single-Family Res.
B-2: Highway Comm. Dist	P-I: Public/Institutional	R-3: Single-Family Res.
	PR-D: Planned Res. Development	R-4: Multi-Family Apt Res.

Current Land Use



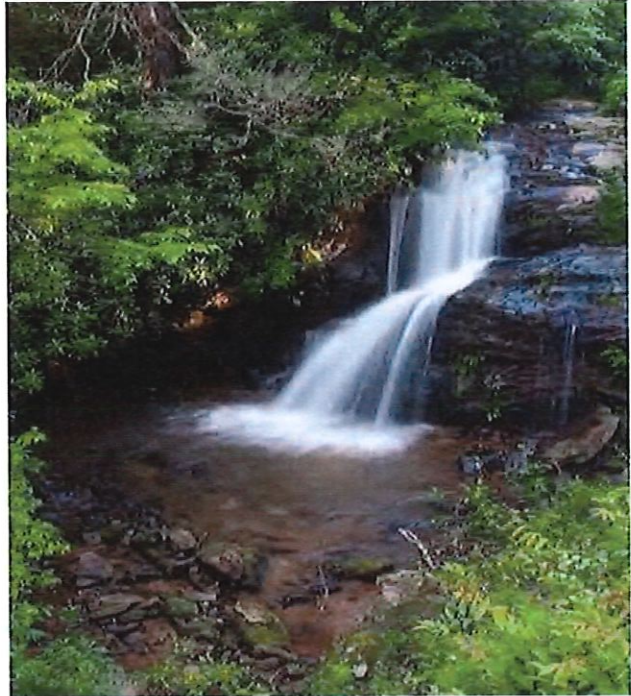
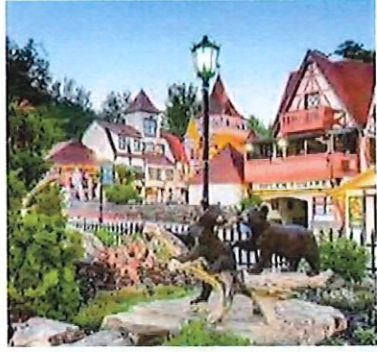
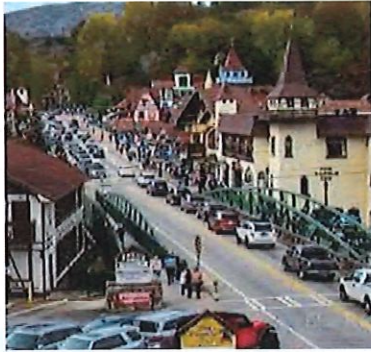
- City of Cleveland Existing Land-Use
- Residential
 - Commercial
 - Industrial
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Parks/Conservation
 - Agricultural/Forestry
 - Undeveloped

Future Land Use



- Future Land Use
- Residential - Single Family
 - Multi-Family Residential
 - Residential Historic
 - Planned Unit Development - Comm/Res
 - Commercial - Central Business District
 - Highway Commercial
 - Public/Institutional
 - Industrial
 - Agricultural - Green Space

2026 White County Joint Comprehensive Plan





- The US 129 corridor is the most developed and progressive part of White County, particularly the southern section below Cleveland where the Appalachian Scenic Parkway has been constructed to connect with Georgia SR 75. Depending on market demands this has the possibility of bringing new residential and commercial development within this area. Development guidelines should be considered to limit sprawl and blight in this area so as not to sacrifice the defining characteristics and natural beauty that the city values. *The highway corridors in Cleveland can serve as areas of mixed-use taking advantage of the highway frontage for commercial purposes but utilizing rear properties with some residential use to buffer existing, traditional single-family areas. (See Commercial Corridor/PUD character area)*
- Helen Highway/Highway 75 between the city limits of Cleveland and Helen has developed as more of a tourism area with the addition of a brewery and tasting room. However, because of its Highway Commercial zoning, it is also attracting mini-storage facilities, auto repair and other less tourism friendly businesses. Development guidelines, such as a tourism corridor overlay, should be considered to improve the character and attractiveness of the main road that links the Cleveland Square with Helen. *(See Tourism Commercial character area)*

3.) Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

- As mentioned above, the scenic parkway along Cleveland's southwestern border could lead to aggressive development in the area and an increase in the demands for water and wastewater. Currently this is not likely to occur due to the restricted access enforced by GDOT and lack of water and sewer connections. However, depending on the type of development that occurs, this might adversely impact the level of service of a variety of community facilities. *(See Commercial Corridor/PUD character area)*
- The popularity of Helen during events and other peak times will create transportation issues through the city on Helen Highway/Highway 75. Parking alternatives such as park and ride lots south and north of Helen utilizing shuttles or the creation of additional parking locations in the city can help alleviate traffic during large tourism events. *(See Historic Downtown District character area)*

4.) Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

- The 129 corridor in Cleveland has many areas that can be either redeveloped or improved with continued streetscape projects and new construction. The Appalachian Scenic Parkway is in an area that will need design guidelines to continue guiding appropriate development and create a better gateway into the city. *(See Commercial Corridor/PUD character area)*
- Cleveland's historic square also would benefit from design guidelines that assist in regulating new construction along this area that complements the historic courthouse and other historic buildings. Streetscape improvements have been made in the past and more attention needs to be spent addressing façade improvements and compatible infill and new construction in this area and the surrounding blocks around it. With US 129



running directly through this area, the historic square receives a lot of attention that translates into a desire to beautify the downtown area. This area can also utilize greenspace improvements such as Freedom Park and the proposed Entertainment District east of the square. All development will strive to maintain the current defining characteristics that contribute to Cleveland's quality of life and sense of place while also increasing pedestrian safety and accessibility in these areas. New development should complement the historic square and not sacrifice the small-town atmosphere which the city is known for. *(See Historic Downtown District character area)*

- The intersection of 129 and 75 north of the historic square also has the potential for redevelopment that would complement current developments in the area. This area currently has many large, big-box stores and development guidelines can assist in smart growth for the area. The city has been successful in the past on suggesting design modifications for new developments to ensure that big box stores follow their suggested guidelines, and this should continue. *(See Commercial Corridor/PUD character area)*
- The City of Helen benefits from more than fifty years of design regulations that have transformed the city into a popular tourist destination. Due to its popularity the city will utilize redevelopment options for commercial development and lodging to maintain its density and not overwhelm its current infrastructure. All development will strive to maintain the current defining characteristics that contribute to Helen's quality of life and sense of place and not sacrifice the Bavarian alpine theme which the city is known for. *(See Historic Downtown District character area)*

5.) Large, abandoned structures or sites, including those that may be environmentally contaminated

- There are no significant abandoned sites or structures within the County. Any/all empty industrial properties such as the Telford Hulsey Industrial Park are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government. *(See Commercial Corridor/PUD character area)*

6.) Areas with significant infill development opportunities (scattered vacant sites)

- The Infill opportunities in the county primarily are located south of Cleveland or are scattered vacant or empty properties that can be redeveloped along highways 129 and 75. These areas have been addressed under question #4 and there are not any other areas that have not been covered. Any/all empty industrial properties are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government. *(See Commercial Corridor/PUD character area)*
- The City of Cleveland has several infill areas along the highway corridors and in town that can complement existing land uses but also allow for some mixed-use development. *(See Commercial Corridor/PUD and Historic Downtown character areas)*

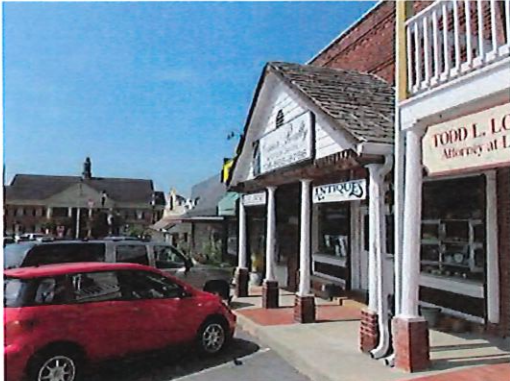


GOVTS.	NEEDS / OPPORTUNITIES	MITIGATION STRATEGIES
Economic Development		
C H	Desire for more/ diversified commercial options	<ul style="list-style-type: none"> • Develop study assessing potential for infill and redevelopment in select areas. • Develop infill inventory and targeted marketing campaign for downtowns and beyond the square in Urban Redevelopment Plan (URP). • Develop comparative commercial activity profile in URP. • Utilize educational destinations such as Truett-McConnell for meeting destinations and partnerships. • Promotion of mixed-use development around the east side of the square.
C H	Need meeting/convention space within the City	<ul style="list-style-type: none"> • Develop study assessing potential for redevelopment of underutilized commercial resources. • Work with hotels to locate and provide convention space.
C H WC	Limited utilities infrastructure including water, sewer, power, and telecommunications/ broadband	<ul style="list-style-type: none"> • Develop utility improvement and expansion plan as market demands. • Include Utility/infrastructure as part of the 2022 White County Strategic Economic Development Plan.
C H	Limited pedestrian infrastructure	<ul style="list-style-type: none"> • Improve sidewalk connections and crosswalks as roadway, terrain and property improvement allows. • Streetscape plan update highlighting walkability and wayfinding.
C H WC	Concern over impacts of over utilized traffic networks and corridors coming into town.	<ul style="list-style-type: none"> • Develop coordinated proposal for traffic calming, signalization, and turn-lanes for improved management within city limits. • Develop right of way (ROW) access standards with County, City, and State stakeholders to ensure coordination with all partners. • Work with GDOT for roundabouts
C WC	Demand for increased educational opportunities at public schools, colleges, universities, and technical colleges	<ul style="list-style-type: none"> • Develop report profiling options for local education facilities as cities and county grow. • Develop report focusing on healthcare needs. • Study broadband network & expansion priorities. • Create partnership with Truett-McConnell, University of N. GA, and North GA Tech for educational opportunities.
C H WC	Potential for building underutilized assets	<ul style="list-style-type: none"> • Develop formal agri-tourism strategy; Farm-to-Table program. • Perform study to identify additional outdoor recreation



Community Commercial

These are mainly where crossroads exist, and nodes of mixed activity are most likely to develop. Uses should be kept to moderate densities with of mix of smaller retail businesses and services that are of a convenience to the local areas. Architecture, site design and signage should blend with the unique nature of each community node. This can be accomplished through the plan review process for all commercial sites in White County.



Development Encouraged

- 0/Near lot line development for the cities and buffers or visual separation for development in the county
- Mix of uses; preference for commercial along Main Street/historic downtown
- Minimize surface parking along main road; Preference for public lot
- Parking should be dispersed
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick, or stone siding

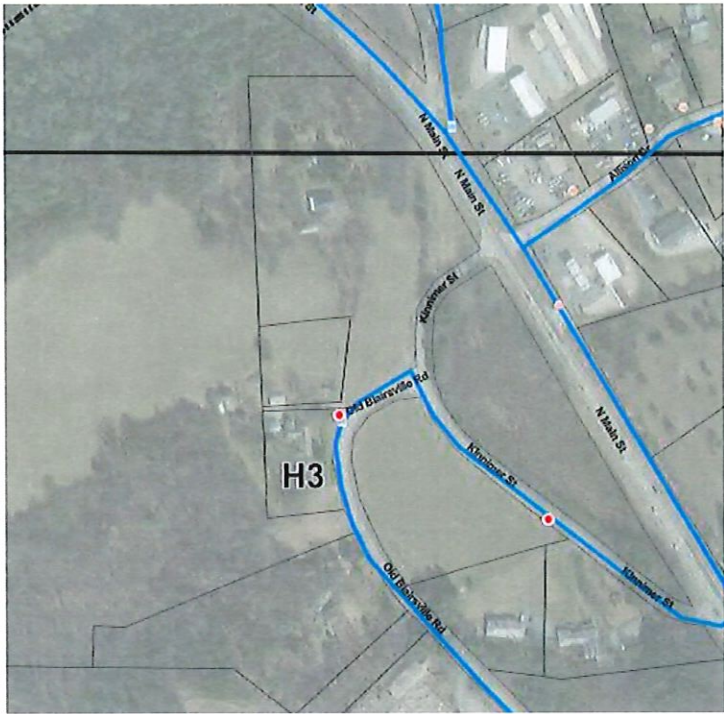
Implementation Measures

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors



Utilities

Water

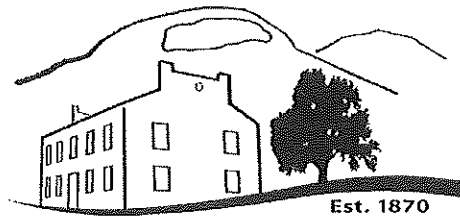


Sewer



Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City of Mountain Breezes
CLEVELAND, GEORGIA
85 South Main St., Cleveland, GA
30528
706-865-2017
www.cityofclevelandga.org

City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

DATE: June 13, 2026
TO: City of Cleveland Planning and Zoning Commission Members
FROM: Tom O'Bryant, Director of Planning and Economic Development
RE: Staff review and recommendation

This application is from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

Access onto Old Blairsville Road shall be improved to a commercial apron and drive standard approved by Planning and the Chief Building Official.

Any site improvements shall include stormwater retention measures to prevent all downstream storm impacts.

Fire and Life Safety commercial requirements and commercial building codes.

Commercial signage will be subject to the city sign ordinance.

Staff recommends approval of the requested re-zoning of the tract from R-1, Single Family Residential District to the B-2, Highway Commercial District.

City of Cleveland

Cleveland Planning and Zoning Board

Thursday, March 26, 2026 at 6:00 p.m.

Oak Springs Community Center – Police Department – 342 Campbell St, Cleveland Georgia

1. Welcome and Announcements

2. Consider a request from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

3. Adjourn

City of Cleveland

Cleveland Planning and Zoning Board – Meeting Minutes

Thursday, March 26, 2026 at 6:00 p.m.

Oak Springs Community Center – Police Department – 342 Campbell St, Cleveland Georgia

1. **Welcome and Announcements** – Nadine Wardenga welcomed those attending the meeting.

2. Nadine Wardenga introduced the agenda item for the meeting. **Consider a request from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.**

Nadine asked Tom O'Bryant to review the application. Mr. O'Bryant identified the track as an empty home. He said the owner is requesting to use it as a low impact office space similar to the surrounding properties, ie, Mountain Education and Enotah CASA, which are zoned B-2. The property is located on Old Blairsville Road which sees school traffic in the morning and afternoon. He identified the additional surrounding uses as highway business, institutional and residential. The property does have frontage on US 129. There is consistency with surrounding uses. He stated that the future land use in the comprehensive plan shows the property proposed for planned use development of mixed commercial and residential uses. He identified highlighted policies in the comprehensive plan that discuss allowing mixed and planned uses along the highway corridors and infill areas of the city. He stated that it will continue to add value to the property and add value to the community.

He stated the staff recommendation of approval for the request, rezoning to B-2, Highway Commercial District, with conditions:

Access onto Old Blairsville Road shall be improved to a commercial apron and drive standard approved by Planning and the Chief Building Official.

Any site improvements shall include stormwater retention measures to prevent all downstream storm impacts. Fire and Life Safety commercial requirements and commercial building codes.

Commercial signage will be subject to the city sign ordinance.

Ms. Wardenga introduced Coleby Nelson and invited him to discuss his request. Mr. Nelson after working on the property and making improvements, he prefers to allow the house and property to be used as a small, low impact office that is only there from 8 am to 5 pm. He believes an office will have less impact on the property than rented out for residential use. He feels that a small commercial business will keep the property up better than a residential use. He would be converting property to meet the commercial building requirements. Aaron Greene asked if he planned to have multiple tenants in the property. Mr. Nelson said no he only wanted one tenant for the property.

Ms. Wardenga thanked Mr, Nelson for keeping the house in place. Mr. Nelson said he prefers keeping the original character within the structure regardless of the costs – this element is very important to him personally. Aaron Greene asked if the property would be tied into the city sewer system. Mr. O'Bryant responded the property will remain on a septic system. Sewer is not close to the property to tie on.

Rush Mauney congratulated Mr. Nelson on a great job maintaining the historic and architectural integrity of the property. He asked if B-2 zoning requires code upgrades to for persons with disabilities. Mr. O'Bryant replied that Planning and Building staff have been meeting with Mr. Nelson on site to discuss code standards and updates to the property that will address accessibility for persons with disabilities. He also said they have been discussing fire and life safety codes requirements as well. Mr. Mauney believes this is a wonderful project and use for the old house. Mr. Mauney asked if the property could be further developed under B-2 zoning. Mr. O'Bryant stated other uses would be allowed, but there are development standards within the district and other codes that could be further applied. Mr. Nelson said he is aware of that but would like to stick with his proposed use. Mr. O'Bryant stated that the board could place additional conditions on the request to keep it low impact, but other uses under B-2 would be allowed. Mr. Mauney said that he is a proponent of keeping old buildings useable in town and he applauds Mr. Nelsons effort keep the property usable and converting it to office space.

Nadine Wardenga asked if there were any members of the public present supporting the project. Mr. Edward Dever stated he lived next door to the site at 497 Old Blairsville Road. He wanted to see what was being proposed and he supported the project. Ron Moore lives at 439 Old Blairsville Road and stated he is okay with what Mr. Nelson is doing with the property. He loves living in this area. There was no one present opposed to the rezoning request.

There being no more discussion Mr. Wardenga asked for a motion on the rezoning request. Rush Mauney make a motion to recommended the rezoning request with the staff conditions and other codes necessary to meet the accessibility for those with disabilities. Motion was seconded by Alan Boggs. The vote for the motion was unanimous.

Ms. Wardenga told Mr. Nelson the Zoning Boards vote is a recommendation to city council. Mr. Nelson will need to attend the city council hearing on the request at their April 20, 2026 city council meeting. There was no other business for the board.

-
- 3. Adjourn** - Motion by Aaron Greene to adjourn, seconded by Michelle Ash. The vote of the motion was unanimous.
-

**CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Development Request: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space. Application # 2055

NAME: Madine Wardinger

DATE: 3-26-26

NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Does the zoning proposal describe a use that is suitable in view of existing uses of adjacent and nearby property?	✓			
2. Will the zoning proposal be in conformity with the future land use plan of the city of Cleveland?	✓			
3. Has the property been underdeveloped or undeveloped for an unreasonable length of time when considered in the context of existing land use and development in the area?	✓			
4. Has the existing land use in the area undergone any recent change which would tend to support the approval of the zoning proposal?	✓			
5. Are the present zoning district boundaries illogically drawn given the existing land use in the area?	✓			

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
6. Is there reasonably sufficient evidence, based on existing and anticipated land use that would support the conclusion that an error was made in the original zoning of the property?	✓			
7. Will the property value of the subject property be increased by the proposed zoning change?	✓			

NOTE: "NO" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "YES" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			✓	
2. Does the subject property have a reasonable economic use as currently zoned?			✓	
3. Will the zoning proposal create excessive use or exceed the service capacity of existing streets, transportation facilities, water, sewer, electrical and telephone facilities, schools, police protection, public health facilities or emergency medical services?			✓	
4. Will the property values of adjoining and nearby tracts of land be diminished by the proposed zoning change?			✓	

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
<p>5. Will the lack of increase in the value of the applicant's property which may be brought about by a denial of said zoning proposal be offset by corresponding benefits to the public health, safety, morals or general welfare?</p>			<p>✓</p>	
<p>6. Will there be a relative gain to the public health, safety, morals or general welfare by keeping the present zoning classifications, when compared to the hardship imposed upon the applicant property owner by the denial of the proposal?</p>			<p>✓</p>	
<p>7. Will the change requested create an isolated district (use) unrelated to the surrounding districts (uses) and therefore create a "spot zoning"?</p>			<p>✓</p>	
<p>8. Will the change requested be out of scale with the needs of the city as a whole or the needs of the immediate neighborhood?</p>			<p>✓</p>	
<p>9. Will the proposed change in land use have a significant negative impact upon the quality of the natural or man-made environment in the neighborhood or the City?</p>			<p>✓</p>	
<p>10. Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?</p>			<p>✓</p>	

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The proposed use of this property is for commercial and residential use.

Madine Wardingga
I, Madine Wardingga, Planning and Zoning Commission member of the City of Cleveland hereby state that:

- 1. I have () I have not () property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 2. I have () I have no () financial interest in any business entity which has a property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 3. I have () I have no () family member having any interest described in paragraph 1 or 2 of this form.

If any of the three statements set out above have been made in the affirmative, then the nature and extent of such interest must be set out in the space provided below:

Signature of Official: *Madine Wardingga*
 Date Signed: 03 26 26

CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Development Request: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space. Application # 2055

NAME: Michelle Rose

DATE: 03/26/26

NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Does the zoning proposal describe a use that is suitable in view of existing uses of adjacent and nearby property?	✓			
2. Will the zoning proposal be in conformity with the future land use plan of the city of Cleveland?	✓			
3. Has the property been underdeveloped or undeveloped for an unreasonable length of time when considered in the context of existing land use and development in the area?	✓			
4. Has the existing land use in the area undergone any recent change which would tend to support the approval of the zoning proposal?	✓			
5. Are the present zoning district boundaries illogically drawn given the existing land use in the area?	✓			

M - Bdu

Item # 4.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
6. Is there reasonably sufficient evidence, based on existing and anticipated land use that would support the conclusion that an error was made in the original zoning of the property?	✓			
7. Will the property value of the subject property be increased by the proposed zoning change?	✓			

NOTE: "NO" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "YES" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			✓	
2. Does the subject property have a reasonable economic use as currently zoned?			✓	
3. Will the zoning proposal create excessive use or exceed the service capacity of existing streets, transportation facilities, water, sewer, electrical and telephone facilities, schools, police protection, public health facilities or emergency medical services?			✓	
4. Will the property values of adjoining and nearby tracts of land be diminished by the proposed zoning change?			✓	

M — Olu

Item # 4.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
5. Will the lack of increase in the value of the applicant's property which may be brought about by a denial of said zoning proposal be offset by corresponding benefits to the public health, safety, morals or general welfare?			✓	
6. Will there be a relative gain to the public health, safety, morals or general welfare by keeping the present zoning classifications, when compared to the hardship imposed upon the applicant property owner by the denial of the proposal?			✓	
7. Will the change requested create an isolated district (use) unrelated to the surrounding districts (uses) and therefore create a "spot zoning"?			✓	
8. Will the change requested be out of scale with the needs of the city as a whole or the needs of the immediate neighborhood?			✓	
9. Will the proposed change in land use have a significant negative impact upon the quality of the natural or man-made environment in the neighborhood or the City?			✓	
10. Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?			✓	

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The proposed use of this property is for commercial and residential use.

I, Michelle Ash, Planning and Zoning Commission member of the City of Cleveland hereby state that:

- 1. I have () I have not () property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 2. I have () I have no () financial interest in any business entity which has a property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 3. I have () I have no () family member having any interest described in paragraph 1 or 2 of this form.

If any of the three statements set out above have been made in the affirmative, then the nature and extent of such interest must be set out in the space provided below:

Signature of Official: Michelle Ash

Date Signed: 03/26/26

**CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Development Request: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space. Application # 2055

NAME: Henrietta Sutton

DATE: 3/26/26

NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Does the zoning proposal describe a use that is suitable in view of existing uses of adjacent and nearby property?	✓			
2. Will the zoning proposal be in conformity with the future land use plan of the city of Cleveland?	✓			
3. Has the property been underdeveloped or undeveloped for an unreasonable length of time when considered in the context of existing land use and development in the area?		✓		
4. Has the existing land use in the area undergone any recent change which would tend to support the approval of the zoning proposal?			✓	
5. Are the present zoning district boundaries illogically drawn given the existing land use in the area?		✓		

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
6. Is there reasonably sufficient evidence, based on existing and anticipated land use that would support the conclusion that an error was made in the original zoning of the property?	✓			
7. Will the property value of the subject property be increased by the proposed zoning change?	✓			

NOTE: "NO" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "YES" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			✓	
2. Does the subject property have a reasonable economic use as currently zoned?			✓	
3. Will the zoning proposal create excessive use or exceed the service capacity of existing streets, transportation facilities, water, sewer, electrical and telephone facilities, schools, police protection, public health facilities or emergency medical services?			✓	
4. Will the property values of adjoining and nearby tracts of land be diminished by the proposed zoning change?			✓	

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
<p>5. Will the lack of increase in the value of the applicant's property which may be brought about by a denial of said zoning proposal be offset by corresponding benefits to the public health, safety, morals or general welfare?</p>			✓	
<p>6. Will there be a relative gain to the public health, safety, morals or general welfare by keeping the present zoning classifications, when compared to the hardship imposed upon the applicant property owner by the denial of the proposal?</p>			✓	
<p>7. Will the change requested create an isolated district (use) unrelated to the surrounding districts (uses) and therefore create a "spot zoning"?</p>			✓	
<p>8. Will the change requested be out of scale with the needs of the city as a whole or the needs of the immediate neighborhood?</p>			✓	
<p>9. Will the proposed change in land use have a significant negative impact upon the quality of the natural or man-made environment in the neighborhood or the City?</p>			✓	
<p>10. Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?</p>			✓	

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The proposed use of this property is for commercial and residential use.

I, Henrietta Sutton, Planning and Zoning Commission member of the City of Cleveland hereby state that:

- 1. I have () I have not () property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 2. I have () I have no () financial interest in any business entity which has a property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 3. I have () I have no () family member having any interest described in paragraph 1 or 2 of this form.

If any of the three statements set out above have been made in the affirmative, then the nature and extent of such interest must be set out in the space provided below:

Signature of Official: Henrietta Sutton

Date Signed: 3/26/26

CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Development Request: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space. Application # 2055

NAME: Aaron Greene

DATE: 3-26-26

NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Does the zoning proposal describe a use that is suitable in view of existing uses of adjacent and nearby property?	✓			
2. Will the zoning proposal be in conformity with the future land use plan of the city of Cleveland?	✓			
3. Has the property been underdeveloped or undeveloped for an unreasonable length of time when considered in the context of existing land use and development in the area?	✓			
4. Has the existing land use in the area undergone any recent change which would tend to support the approval of the zoning proposal?	✓			
5. Are the present zoning district boundaries illogically drawn given the existing land use in the area?			✓	

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
6. Is there reasonably sufficient evidence, based on existing and anticipated land use that would support the conclusion that an error was made in the original zoning of the property?	✓			
7. Will the property value of the subject property be increased by the proposed zoning change?	✓			

NOTE: "NO" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "YES" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			✓	
2. Does the subject property have a reasonable economic use as currently zoned?		✓		
3. Will the zoning proposal create excessive use or exceed the service capacity of existing streets, transportation facilities, water, sewer, electrical and telephone facilities, schools, police protection, public health facilities or emergency medical services?			✓	
4. Will the property values of adjoining and nearby tracts of land be diminished by the proposed zoning change?			✓	

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
<p>5. Will the lack of increase in the value of the applicant's property which may be brought about by a denial of said zoning proposal be offset by corresponding benefits to the public health, safety, morals or general welfare?</p>			✓	
<p>6. Will there be a relative gain to the public health, safety, morals or general welfare by keeping the present zoning classifications, when compared to the hardship imposed upon the applicant property owner by the denial of the proposal?</p>			✓	
<p>7. Will the change requested create an isolated district (use) unrelated to the surrounding districts (uses) and therefore create a "spot zoning"?</p>			✓	
<p>8. Will the change requested be out of scale with the needs of the city as a whole or the needs of the immediate neighborhood?</p>			✓	
<p>9. Will the proposed change in land use have a significant negative impact upon the quality of the natural or man-made environment in the neighborhood or the City?</p>			✓	
<p>10. Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?</p>			✓	

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The proposed use of this property is for commercial and residential use.

I, Aaron Greene, Planning and Zoning Commission member of the City of Cleveland hereby state that:

- 1. I have () I have not () property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 2. I have () I have no () financial interest in any business entity which has a property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 3. I have () I have no () family member having any interest described in paragraph 1 or 2 of this form.

If any of the three statements set out above have been made in the affirmative, then the nature and extent of such interest must be set out in the space provided below:

Signature of Official: 

Date Signed: 3-26-26

CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Development Request: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space. Application # 2055

NAME: RUSH MAUNLEY

DATE: 3.20.2020

NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Does the zoning proposal describe a use that is suitable in view of existing uses of adjacent and nearby property?	✓			
2. Will the zoning proposal be in conformity with the future land use plan of the city of Cleveland?	✓			
3. Has the property been underdeveloped or undeveloped for an unreasonable length of time when considered in the context of existing land use and development in the area?		✓		
4. Has the existing land use in the area undergone any recent change which would tend to support the approval of the zoning proposal?	✓			
5. Are the present zoning district boundaries illogically drawn given the existing land use in the area?		✓		

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
6. Is there reasonably sufficient evidence, based on existing and anticipated land use that would support the conclusion that an error was made in the original zoning of the property?			✓	
7. Will the property value of the subject property be increased by the proposed zoning change?		✓		

NOTE: "NO" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "YES" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			✓	
2. Does the subject property have a reasonable economic use as currently zoned?	✓			
3. Will the zoning proposal create excessive use or exceed the service capacity of existing streets, transportation facilities, water, sewer, electrical and telephone facilities, schools, police protection, public health facilities or emergency medical services?			✓	
4. Will the property values of adjoining and nearby tracts of land be diminished by the proposed zoning change?			✓	

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
<p>5. Will the lack of increase in the value of the applicant's property which may be brought about by a denial of said zoning proposal be offset by corresponding benefits to the public health, safety, morals or general welfare?</p>			✓	
<p>6. Will there be a relative gain to the public health, safety, morals or general welfare by keeping the present zoning classifications, when compared to the hardship imposed upon the applicant property owner by the denial of the proposal?</p>			✓	
<p>7. Will the change requested create an isolated district (use) unrelated to the surrounding districts (uses) and therefore create a "spot zoning"?</p>			✓	
<p>8. Will the change requested be out of scale with the needs of the city as a whole or the needs of the immediate neighborhood?</p>			✓	
<p>9. Will the proposed change in land use have a significant negative impact upon the quality of the natural or man-made environment in the neighborhood or the City?</p>			✓	
<p>10. Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?</p>			✓	

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The proposed use of this property is for commercial and residential use.

I, *Donna*, Planning and Zoning Commission member of the City of Cleveland hereby state that:

- 1. I have () I have not () property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 2. I have () I have no () financial interest in any business entity which has a property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 3. I have () I have no () family member having any interest described in paragraph 1 or 2 of this form.

If any of the three statements set out above have been made in the affirmative, then the nature and extent of such interest must be set out in the space provided below:

Signature of Official: *Donna*

Date Signed: 03.26.26

**CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Development Request: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space. Application # 2055

NAME: Alan Bobb

DATE: _____

NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Does the zoning proposal describe a use that is suitable in view of existing uses of adjacent and nearby property?	✓			
2. Will the zoning proposal be in conformity with the future land use plan of the city of Cleveland?	✓			
3. Has the property been underdeveloped or undeveloped for an unreasonable length of time when considered in the context of existing land use and development in the area?	✓			
4. Has the existing land use in the area undergone any recent change which would tend to support the approval of the zoning proposal?	✓			
5. Are the present zoning district boundaries illogically drawn given the existing land use in the area?				

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
6. Is there reasonably sufficient evidence, based on existing and anticipated land use that would support the conclusion that an error was made in the original zoning of the property?				
7. Will the property value of the subject property be increased by the proposed zoning change?	✓			

NOTE: "NO" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "YES" answers tend to deny the reasonableness of the application.

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
1. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			✓	
2. Does the subject property have a reasonable economic use as currently zoned?			✓	
3. Will the zoning proposal create excessive use or exceed the service capacity of existing streets, transportation facilities, water, sewer, electrical and telephone facilities, schools, police protection, public health facilities or emergency medical services?			✓	
4. Will the property values of adjoining and nearby tracts of land be diminished by the proposed zoning change?			✓	

QUESTIONS	YES	SOMEWHAT	NO	COMMENTS
<p>5. Will the lack of increase in the value of the applicant's property which may be brought about by a denial of said zoning proposal be offset by corresponding benefits to the public health, safety, morals or general welfare?</p>				
<p>6. Will there be a relative gain to the public health, safety, morals or general welfare by keeping the present zoning classifications, when compared to the hardship imposed upon the applicant property owner by the denial of the proposal?</p>			✓	
<p>7. Will the change requested create an isolated district (use) unrelated to the surrounding districts (uses) and therefore create a "spot zoning"?</p>			✓	
<p>8. Will the change requested be out of scale with the needs of the city as a whole or the needs of the immediate neighborhood?</p>			✓	
<p>9. Will the proposed change in land use have a significant negative impact upon the quality of the natural or man-made environment in the neighborhood or the City?</p>			✓	
<p>10. Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?</p>			✓	

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

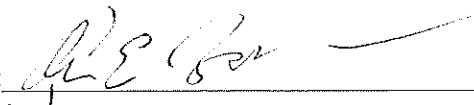
TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District. The requested zoning classification of said tract is B-2, Highway Commercial District. The proposed use of this property is for low impact office space.

The proposed use of this property is for commercial and residential use.

I, Ann Roberts, Planning and Zoning Commission member of the City of Cleveland hereby state that:

- 1. I have () I have not () property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 2. I have () I have no () financial interest in any business entity which has a property interest in any real property affected by the above referenced rezoning action upon which I am authorized to vote.
- 3. I have () I have no () family member having any interest described in paragraph 1 or 2 of this form.

If any of the three statements set out above have been made in the affirmative, then the nature and extent of such interest must be set out in the space provided below:

Signature of Official: 

Date Signed: 3/26/26

CITY OF CLEVELAND
ECONOMIC DEVELOPMENT AND PLANNING REPORT/ACTIVITY

March 2026

ACTIVITY	(SIGNIFICANT)
Occupational License	9 (Premiere Flooring, Jake Brown Construction)
Building Permits	4 (Aldi, Walmart, Always Café, Lanier Therapy)
Building Inspections	16 (Jackson Cottages, Soaring Therapy, Farmhouse Coffee, Apex Bank, Tractor Supply, Woodlands Camp, Walmart)
Sign Permits	
Plan Review	3 (Grease Monkey, Kiker-Century 21, Halpern Enterprises)
Current Commercial Activity	7 (Soaring Therapy, Always Café, Walmart, Apex Bank, Tractor Supply, Farmhouse Coffee, Halpern Enterprises)
Development Inquiry	3 (TSC Properties, Cook Communities, DK Residential)

Grant Applications and Administration

Rindt, Inc is selected to provide services for well project, developing contract for services.

WWTP Project completed state DRI, Development of Regional Impact review, land disturbance update, and county building permit process. Ground breaking date (April 18) and notice to proceed date (May 11) is set.

Georgia Rural Workforce Initiative for funding for Campbell Street sewer relief line (servicing Talon Village) awarded funding in the amount of \$2.5 million. DCA site visit scheduled. Met with city engineer to begin implementation.

Infrastructure and Planning

Submitted US Census Bureau report on construction status of new fire station, including expenditures.

Planning and Zoning Board met on March 26 to review and issue a recommendation of the application of a rezoning request by Coleby Nelson. City Council to consider application at April 20th city council meeting.

City of Cleveland



Monthly Financial Report Period Ending February 2026

General Fund Summary



	February 2026	FY 2026 YTD	February 2025	FY 2025 YTD
Revenues	594,406	3,874,944	546,177	3,490,889
Expenditures	368,702	3,261,826	325,645	3,082,668
Net Income (Loss)	225,704	613,119	220,532	408,221

General Fund – Revenue Comparison



Revenue	FY 2026				Revenue	FY 2025			
	February 2026	Year to Date	Budget	% of Budget		February 2025	Year to Date	Budget	% of Budget
Taxes	529,365	2,851,654	3,472,617	82%	Taxes	422,341	2,716,356	3,207,377	85%
Licenses and Permits	2,380	126,319	133,500	95%	Licenses and Permits	11,999	122,861	121,000	102%
Intergovernmental Revenues	4,341	136,644	142,000	96%	Intergovernmental Revenues	62,185	170,642	141,955	120%
Charges for Services	41,386	334,337	460,500	73%	Charges for Services	37,923	297,881	456,550	65%
Fines and Forfeitures	9,861	75,267	72,500	104%	Fines and Forfeitures	4,129	64,523	67,550	96%
Investment Income	5,299	49,040	30,000	163%	Investment Income	3,495	25,923	30,000	86%
Miscellaneous Revenue	1,773	24,685	16,100	153%	Miscellaneous Revenue	716	11,011	17,000	65%
Other Financing Sources	-	179,417	702,209	26%	Other Financing Sources	3,389	81,691	756,345	11%
Totals	594,406	3,777,363	5,029,426	75%	Totals	546,177	3,490,888	4,797,777	73%

LOST COLLECTION TRENDS

Month	FY 2024	FY 2025	FY 2026	% Change from PY
July	159,421.43	150,894.61	157,623.86	4.5%
August	133,107.82	135,069.17	144,916.98	7.3%
September	135,493.23	122,372.18	140,377.76	14.7%
October	141,910.18	157,707.61	152,753.55	-3.1%
November	134,235.42	142,693.61	149,519.58	4.8%
December	145,936.76	151,299.57	166,734.31	10.0%
January	111,184.58	129,101.58	121,743.00	-5.7%
February	115,987.89	114,430.56	121,160.08	5.9%
March	123,848.47	147,332.04	0.00	
April	121,609.50	131,074.83	0.00	
May	133,755.51	136,493.37	0.00	
June	144,904.35	144,484.92	0.00	
	1,601,395.14	1,662,954.05	1,154,829.12	4.6%



SPLOST COLLECTION TRENDS

Month	FY 2024	FY 2025	FY2026	% Change from PY
July	156,255.26	149,386.65	156,043.15	4.5%
August	131,606.73	133,717.27	143,463.96	7.3%
September	134,138.57	121,167.39	138,970.45	14.7%
October	140,492.34	156,130.37	151,221.66	-3.1%
November	133,067.23	141,615.74	148,697.88	5.0%
December	144,258.35	149,437.35	164,340.45	10.0%
January	110,073.97	127,811.77	120,522.63	-5.7%
February	114,827.34	113,286.94	119,945.24	5.9%
March	122,611.05	145,859.46	0.00	
April	120,394.50	129,765.21	0.00	
May	132,764.06	135,283.99	0.00	
June	143,109.95	142,882.35	0.00	
	1,583,599.35	1,646,344.49	1,143,205.42	4.6%



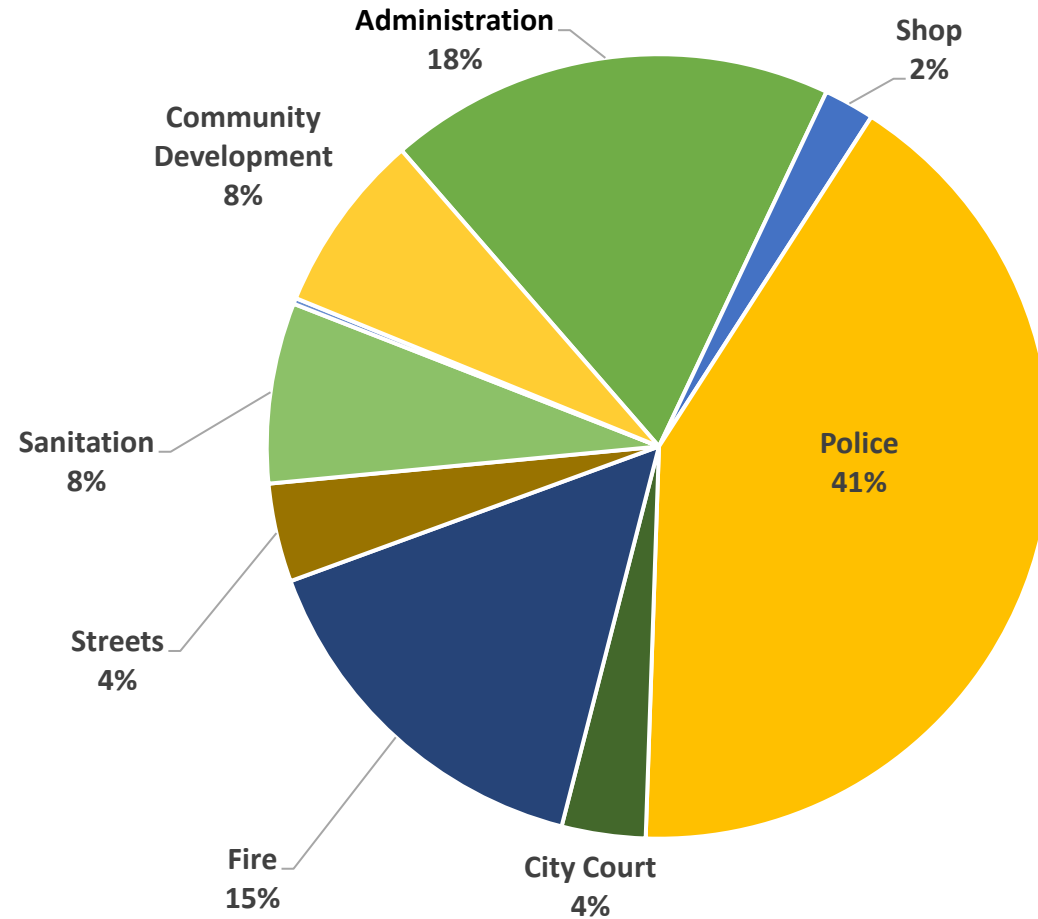
General Fund – Expenditure Comparison



	FY 2026			
Department	February 2026	Year to Date	Budget	% of Budget
Administration	67,889	569,883	908,700	63%
Shop	7,694	64,980	100,534	65%
Police	152,751	1,350,653	2,094,856	64%
City Court	12,732	115,631	180,211	64%
Fire	56,891	510,685	750,085	68%
Streets	14,985	145,580	203,257	72%
Sanitation	27,433	257,645	389,847	66%
City Park	900	16,035	23,100	69%
Community Development	27,427	230,930	378,836	61%
Totals	368,702	3,262,023	5,029,426	65%

	FY 2025			
Department	February 2025	Year to Date	Budget	% of Budget
Administration	78,736	831,721	1,302,288	64%
Shop	7,293	59,294	95,715	62%
Police	141,995	1,327,583	2,021,976	66%
City Court	12,297	113,223	168,939	67%
Fire	48,875	412,983	647,223	64%
Streets	8,679	71,469	154,407	46%
Sanitation	26,994	254,655	387,129	66%
City Park	776	11,740	20,100	58%
Totals	325,645	3,082,668	4,797,777	64%

General Fund – Expenditures By Department February 2026



Water and Sewer Fund Revenue & Expense Comparison



Revenue	FY 2026			
	February 2026	Year to Date	Budget	% of Budget
Charges for Services	255,090	1,938,835	2,777,024	70%
Investment Income	6,966	60,988	123,547	49%
Miscellaneous Revenue	45	1,938	11,731	17%
Other Financing Sources			222,873	0%
Intergovernmental Revenues	-	-		0%
Totals	262,101	2,001,761	3,135,175	64%

Revenue	FY 2025			
	February 2025	Year to Date	Budget	% of Budget
Charges for Services	228,700	1,809,146	2,584,864	70%
Investment Income	7,114	84,519	80,000	106%
Miscellaneous Revenue	76	8,748	2,000	437%
Other Financing Sources	-	-	400,000	0%
Intergovernmental Revenues	-	-		0%
Totals	235,890	1,902,413	3,066,864	62%

Expense	FY 2026			
	February 2026	Year to Date	Budget	% of Budget
Water	113,672	1,105,568	1,968,049	56%
Sewer	74,808	683,491	1,167,126	59%
General Government			-	0%
Totals	188,480	1,789,059	3,135,175	57%
Net Income (Loss)	73,621	212,702		

Expense	FY 2025			
	February 2025	Year to Date	Budget	% of Budget
Water	105,741	1,135,632	1,974,081	58%
Sewer	60,515	610,631	1,092,783	56%
General Government			-	0%
Totals	166,256	1,746,263	3,066,864	57%
Net Income (Loss)	69,634	156,150		

March 31 2026

Capital Projects/ SPLOST



Beginning Balance	\$1,231,453.28
<u>Increases</u>	
Interest	\$3,391.74
SPLOST	\$119,945.24
<u>Decreases</u>	
Radar Sign	\$3,400.00
Mountain Craft	\$42,572.27
Logically - Network Refresh	\$11,640.00
Ending Balance	\$1,297,177.99

FY 2026 SPLOST V Budget



	Estimated Revenue	Received YTD	Revenue to be received
FISCAL YEAR 2025-2026			
320 SPLOST - REVENUE			
SPLOST 5 REVENUE	\$1,634,681.00	\$1,143,205.42	\$491,475.58
SPLOST 5 INTEREST INCOME	\$20,000.00	\$35,692.13	-\$15,692.13
FUND BALANCE	\$180,000.00	\$180,000.00	\$0.00
TOTAL	\$1,834,681.00	\$1,358,897.55	\$475,783.45
	Original Appropriation	Committed YTD	Available Appropriation
320 SPLOST - PROJECTS			
2 POLICE VEHICLES	\$120,000.00	\$105,527.00	\$14,473.00
PUBLIC WORKS VEHICLE	\$60,000.00	\$56,065.00	\$3,935.00
TECHNOLOGY UPGRADE	\$60,000.00	\$67,938.65	-\$7,938.65
VAC TRAILER	\$80,000.00	\$77,789.00	\$2,211.00
BUCKET TRUCK	\$60,000.00	\$70,013.00	-\$10,013.00
CULVERT - JESS HUNT RD	\$450,000.00	\$0.00	\$450,000.00
TRUELOVE TEST WELL	\$60,000.00	\$6,000.00	\$54,000.00
BALLISTIC SHIELD	\$5,000.00	\$5,000.00	\$0.00
TRAINING FACILITY	\$100,000.00	\$0.00	\$100,000.00
UTILITY VEHICLE	\$60,000.00	\$61,000.00	-\$1,000.00
ROADS AND STREETS	\$250,000.00	\$1,860.00	\$248,140.00
PLAYGROUND EQUIPMENT	\$200,000.00	\$0.00	\$200,000.00
PROPERTY ACQUISITION/FACILITY IMPROVEMENTS	\$231,681.00	\$92,572.27	\$139,108.73
TASERS	\$98,000.00	\$98,000.00	\$0.00
TOTAL	\$1,834,681.00	\$641,764.92	\$1,192,916.08

CITY OF CLEVELAND FIRE DEPARTMENT

Monthly Report – March 2026

Prepared by:

Chief Jason Bryant
Cleveland Fire Department

Chief's Leadership Note

The Cleveland Fire Department continues to focus on building a strong, professional organization capable of meeting both current and future service demands. Our efforts this month centered on strengthening leadership staffing, expanding training capabilities, improving administrative infrastructure, and continuing development of prevention programs that will enhance long-term community risk reduction. These steps reflect our commitment to responsible growth, firefighter safety, and maintaining the high level of service expected by the citizens of Cleveland.

Strategic Focus: *Staffing Stability • Training Excellence • Equipment Readiness • Community Risk Reduction*

1. Executive Summary

March 2026 was a month of continued organizational progress for the Cleveland Fire Department as the department strengthened staffing, expanded training initiatives, advanced administrative development, and maintained operational readiness while meeting increasing service demands.

During the reporting period, the department responded to **123 total incidents**, serving both the City of Cleveland and surrounding automatic aid areas. Emergency medical responses continued to represent the majority of service demand, consistent with national fire service trends.

Year-to-date call volume continues to show steady growth. Through March, the department has responded to **408 incidents in 2026 compared to 384 incidents during the same period in 2025**, representing a **6.25% increase** in call volume. This continued growth reflects increasing

demand for services and reinforces the importance of continued investment in staffing, training, and apparatus readiness.

March also marked important organizational milestones. The department successfully completed promotional processes resulting in three full-time Lieutenant positions being filled across all shifts, while two additional part-time firefighters were hired. These additions bring the department to full staffing levels and significantly strengthen supervisory coverage and operational depth.

Training remained a major focus area with personnel completing **219 documented training hours** during the month. The department also continues making substantial progress toward establishing a Fire Marshal's Office, updating department policies, and building long-term administrative infrastructure necessary to support continued growth. **Captain Stephen Sears has played a key role in advancing these initiatives, particularly in the areas of training coordination, compliance tracking, and assisting with the foundational work necessary to establish the Fire Marshal's Office.**

Overall, the department remains focused on strengthening operational capability, improving organizational structure, and preparing for future service demands.

Key Accomplishments – March 2026

- Achieved full operational staffing levels
- Promoted three full-time Lieutenants
- Completed 219 documented training hours
- Provided state-level fire service instruction through GPSTC
- Continued development of Fire Marshal Office
- Advanced department policy and SOP development
- Captain Sears leadership in training coordination and Fire Marshal program development
- Delivered fire safety education to 175 community members

2. Emergency Response Activity

The department responded to **123 total incidents during March 2026.**

Response Area Distribution

Incident distribution reflects both local emergency demand and regional response commitments:

- **City of Cleveland:** 65 incidents (52.85%)

- **Auto-Aid Outside City Limits:** 44 incidents (35.77%)
- **Surrounding District Responses:** 14 incidents (11.38%)

This distribution demonstrates the department's continued responsibility as both a municipal provider and a regional emergency response partner.

Incident Type Overview (Year-to-Date)

Incident types remain consistent with modern fire service trends:

- EMS incidents: 56.86%
- Fire incidents: 3.68%
- Hazardous materials: 5.39%
- Service calls: 22.30%
- Technical rescues: 11.76%

EMS responses continue to represent the largest portion of service demand, emphasizing the department's all-hazards response mission.

3. Mutual Aid Activity

The department continues to maintain strong cooperative relationships with surrounding agencies.

During March:

- **Mutual Aid Given:** 18 incidents
- **Mutual Aid Received:** 2 incidents
- **Handled without Mutual Aid:** 103 incidents

These numbers reflect the department's ability to independently manage the majority of incidents while continuing to support regional response partners when needed.

4. Training and Professional Development

Personnel completed **219 documented training hours** during March as part of the department's structured training program.

Training topics included:

- Driver and pump operations
- Aerial apparatus operations
- Vehicle extrication
- Building construction
- Officer development
- Hazardous materials training
- PPE and safety programs
- Administrative development

A significant professional milestone occurred during March when **Chief Bryant served as an instructor for a 32-hour Live Fire Instructor program at the Georgia Public Safety Training Center (GPSTC)**. This course trains fire service instructors from across the State of Georgia and represents a significant professional achievement while highlighting the Cleveland Fire Department's growing reputation for training leadership.

Captain Stephen Sears has been instrumental in coordinating department training efforts, managing training documentation, and helping develop structured programs aligned with ISO standards. He has also played a significant role in the developmental work associated with establishing the Fire Marshal's Office, assisting with training preparation, organizational groundwork, and implementation planning.

Looking ahead, the department continues expanding internal training capabilities. Planned April training includes:

- In-house hose management training
- Two National Aerial Operator Certification courses
- Continued officer development programs

These efforts strengthen internal expertise while supporting firefighter safety and operational effectiveness.

5. Apparatus and Equipment Status

The department continues proactive management of apparatus maintenance needs to ensure operational readiness.

Current apparatus updates include:

- **Rescue 21** is currently out of service awaiting repairs. Cost estimates are being evaluated and are expected to represent a significant maintenance expense.
- **Tower 21** is undergoing repairs currently covered under manufacturer warranty, minimizing financial impact.
- **Engine 21** requires repairs and estimates are being obtained.

- **Utility 21** is also being evaluated for needed maintenance.

The department continues focusing on preventative maintenance and responsible fleet management to maintain reliability while planning for future replacement needs.

6. Staffing and Organizational Development

March represented significant progress in strengthening department staffing and leadership structure.

Personnel improvements included:

- Promotion of **three full-time Lieutenants**
- Hiring of **two part-time firefighters**
- Achievement of **full staffing levels**

These improvements enhance operational supervision, response capability, and organizational stability.

Administrative development also continued with:

- Ongoing department policy manual development
- Development of SOPs and SOGs
- Continued implementation work toward establishing the Fire Marshal's Office

The department continues to benefit from strong internal leadership development, with command staff actively supporting training, administration, and program implementation. **Captain Sears' leadership in training coordination and Fire Marshal program preparation demonstrates the department's commitment to developing internal leadership capacity and building long-term organizational stability.**

7. Community Engagement and Public Safety

Community risk reduction remains a core priority.

During March, the department provided fire safety education to:

- **150 elementary school students**
- **25 special needs adult participants**

These outreach efforts support injury prevention, fire safety awareness, and strengthen community relationships.

8. Goals and Highlights for April

As the department moves into April, focus areas will include operational readiness, administrative progress, training expansion, and community engagement.

Operational Priorities

- Continued apparatus repair planning
- Continued staffing stabilization following recent hiring

Administrative Development

- Continued policy manual development
- Continued SOP and SOG implementation
- Continued Fire Marshal Office development
- Participation in upcoming City budget meetings

Training Initiatives

- In-house hose management training
- Two National Aerial Operator Certification programs
- Continued ISO-aligned training documentation
- Continued officer development initiatives

Community Engagement

- Participation in multiple scheduled community events
 - Continued public education initiatives
 - Continued fire prevention outreach
-

9. Closing Statement

The Cleveland Fire Department remains committed to providing professional, dependable emergency services while continuing to strengthen the organization through responsible staffing, training, equipment management, and administrative development.

As service demand continues to increase, the department has taken proactive steps to improve leadership staffing, expand training programs, modernize policies, and develop long-term prevention capabilities through the establishment of a Fire Marshal's Office.

These efforts position the department to continue meeting growing service demands while maintaining a strong focus on firefighter safety, operational effectiveness, and service to the citizens of Cleveland.

The progress being made is the direct result of strong teamwork throughout the organization, and I would like to recognize the efforts of our command staff, particularly Captain Sears, for his leadership in training development and his work assisting with the establishment of the Fire Marshal program.

The continued progress of the Cleveland Fire Department reflects the professionalism and dedication of the entire team.

Respectfully Submitted,

Jason Bryant
Fire Chief
Cleveland Fire Department

Cleveland Police Department Activity Report

Mar-26

Community Oriented
& Proactive:

	<u>Mar-26</u>	<u>Mar-25</u>	<u>YTD</u>
Public Assist	318	424	969
Premise Checks	1,682	1,022	4,954
Field Interviews	8	15	21

Reporting:

Incident Reports	53	53	124
Accident Reports	26	27	67
Investigative/Supplemental	50	35	153
Use of Force	0	2	0

Actions taken:

Citations	105	105	287
Warnings	143	172	571
Warrants	8	22	37
Juveniles	0	1	6

Admin: Alcohol Badges, Request for Reports, CHRI

45 23 138

Total:	2,438	1,901	9,918
---------------	--------------	--------------	--------------

Car seat installs: 3

Prescription Drop Box:

March Total Arrest: 3

Arrest Breakdown:**Citation Breakdown:**

Poss. Of Cigarettes Under 21 - 1
 Alcoholic Beverages in Public Places - 1
 Driver's License, Registration, & Insurance - 6
 Moving violations, traffic control, etc - 64
 Equipment, seatbelt, etc - 33

Entering Auto W/ Intent to Commit Theft - 1
 Forgery - 1
 Traffic - 1

FEBRUARY 2026 EDMUNDS WORK ORDER SUMMARY

SERVICE ORDER TYPE

Dumpster Repair / Replace	2
Culvert Clean Out	1
Sewer Inspection	2
Snowbird	1
Water Quality	1
Meter Change Out	4
City Hall Office Maintenance	1
Cut Off and Lock Meter - Non Payment	25
Inspection	2
Check for Leak	5
Final Reading - Do Not Lock	24
Garbage Request	13
Sewer Backup	2
Meeting With Customer	1
Final Read and Lock Meter - Disconnect	17
Garbage Request Change	4
Meter Inspection	29
Residential Turn On	35
Commercial Turn On - Just Unlock	1
Street R-O-W Maintenance	1
Meter Readings - Monthly	2318
Meter Re-Reads - Monthly	19
Utility Locates	113
Street Repair	1
After Hours Work	2
City Property Maintenance	2
Total Number of Work Orders	2626

* **Prison Detail: 17 scheduled workdays completed. 1 scheduled workday missed.**

* **Routine Sewer Lift Station Inspections: 9 Lift Stations inspected daily, 7 days a week. 252 total inspections conducted.**

* **Sanitation (Residential & Commercial): 57 loads collected; 189.09 tons of waste transported to the transfer station.**

Work Order Id	Account Id	Appt Date / Time	Service Code	Code Description
25-00538	142-0	03/11/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00544	2511-0	03/02/26	O16	GARBAGE REQUEST
25-00545	669-11	03/02/26	O84	-RESIDENTIAL TURN ON
25-00546	2807-2	03/02/26	O87	-COMMERICAL JUST UNLOCK DO NOT TURN ON
25-00547	669-10	03/02/26	O15	FINAL READING DO NOT LOCK
25-00548	2326-20	03/02/26	O84	-RESIDENTIAL TURN ON
25-00549	940-15	03/02/26	O84	-RESIDENTIAL TURN ON
25-00550	1928-22	03/02/26	O84	-RESIDENTIAL TURN ON
25-00551	1928-21	03/02/26	O15	FINAL READING DO NOT LOCK
25-00552	2218-16	03/02/26	O84	-RESIDENTIAL TURN ON
25-00553	2304-15	03/03/26	O84	-RESIDENTIAL TURN ON
25-00554	2326-0	03/02/26	O15	FINAL READING DO NOT LOCK
25-00555	1596-0	03/03/26	O11	CHECK FOR LEAK
25-00556	898-0	03/03/26	O09	DUMPSTER REPAIR/REPLACE
25-00557	1501-0	03/03/26	O16	GARBAGE REQUEST
25-00558	1444-0	03/03/26	O16	GARBAGE REQUEST
25-00559	1522-26	03/04/26	O84	-RESIDENTIAL TURN ON
25-00560	1638-12	03/04/26	O84	-RESIDENTIAL TURN ON
25-00561	1638-0	03/04/26	O15	FINAL READING DO NOT LOCK
25-00562	304-0	03/04/26	O40	GARBAGE REQUEST CHANGE
25-00563	1931-15	03/04/26	O84	-RESIDENTIAL TURN ON
25-00564	1929-33	03/04/26	O84	-RESIDENTIAL TURN ON
25-00565	2167-0	03/03/26	O15	FINAL READING DO NOT LOCK
25-00566	1931-0	03/03/26	O15	FINAL READING DO NOT LOCK
25-00567	1929-0	03/03/26	O15	FINAL READING DO NOT LOCK
25-00568	267-0	03/04/26	O09	DUMPSTER REPAIR/REPLACE
25-00569	946-22	03/05/26	O71	METER INSPECTION
25-00570	2081-15	03/05/26	O84	-RESIDENTIAL TURN ON
25-00571	831-6	03/06/26	O84	-RESIDENTIAL TURN ON
25-00572	831-0	03/06/26	O15	FINAL READING DO NOT LOCK
25-00573	382-0	03/05/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00574	661-0	03/06/26	O59	FINAL READ AND LOCK METER- DISCONNECT

25-00575	1534-0	03/05/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00576	1728-0	03/06/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00577	881-0	03/09/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00578	488-0	03/09/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00579	2397-18	03/09/26	O84	-RESIDENTIAL TURN ON
25-00580	2397-0	03/09/26	O15	FINAL READING DO NOT LOCK
25-00581	1543-0	03/09/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00582	551-0	03/09/26	O04	WATER QUALITY
25-00583	886-0	03/09/26	O71	METER INSPECTION
25-00584	592-0	03/09/26	O08	SEWER BACKUP
25-00585	2511-0	03/16/26	O16	GARBAGE REQUEST
25-00587	1470-0	03/09/26	O62	STREET REPAIR
25-00588	2273-0	03/10/26	O11	CHECK FOR LEAK
25-00589	881-1	03/09/26	O84	-RESIDENTIAL TURN ON
25-00590	1831-1	03/10/26	O71	METER INSPECTION
25-00591	158-33	03/10/26	O84	-RESIDENTIAL TURN ON
25-00592	290-0	03/10/26	O71	METER INSPECTION
25-00593	2391-0	03/10/26	O71	METER INSPECTION
25-00594	661-14	03/10/26	O84	-RESIDENTIAL TURN ON
25-00595	1601-11	03/10/26	O84	-RESIDENTIAL TURN ON
25-00596	816-15	03/10/26	O84	-RESIDENTIAL TURN ON
25-00597	1601-0	03/10/26	O15	FINAL READING DO NOT LOCK
25-00598	816-0	03/10/26	O15	FINAL READING DO NOT LOCK
25-00599	1622-0	03/10/26	O71	METER INSPECTION
25-00600	927-0	03/10/26	O19	INSPECTION
25-00601	927-0	03/10/26	O15	FINAL READING DO NOT LOCK
25-00605	488-1	03/11/26	O84	-RESIDENTIAL TURN ON
25-00607	178-0	03/12/26	O71	METER INSPECTION
25-00608	183-0	03/12/26	O71	METER INSPECTION
25-00609	1472-0	03/12/26	O08	SEWER BACKUP
25-00610	2256-0	03/12/26	O71	METER INSPECTION
25-00611	2187-0	03/12/26	O71	METER INSPECTION
25-00612	219-0	03/12/26	O71	METER INSPECTION

25-00613	86-14	03/12/26	O84	-RESIDENTIAL TURN ON
25-00614	1139-0	03/12/26	O71	METER INSPECTION
25-00615	2726-6	03/12/26	O84	-RESIDENTIAL TURN ON
25-00616	2726-0	03/12/26	O15	FINAL READING DO NOT LOCK
25-00617	1524-0	03/12/26	O71	METER INSPECTION
25-00618	86-13	03/12/26	O15	FINAL READING DO NOT LOCK
25-00619	1375-0	03/13/26	O71	METER INSPECTION
25-00620	2730-0	03/13/26	O71	METER INSPECTION
25-00621	112-0	03/13/26	O71	METER INSPECTION
25-00622	1624-0	03/13/26	O71	METER INSPECTION
25-00623	680-0	03/13/26	O71	METER INSPECTION
25-00624	2167-4	03/03/26	O84	-RESIDENTIAL TURN ON
25-00625	1030-0	03/16/26	O54	SNOWBIRD
25-00626	2876-0	03/16/26	O71	METER INSPECTION
25-00627	375-0	03/16/26	O71	METER INSPECTION
25-00628	2562-0	03/18/26	O16	GARBAGE REQUEST
25-00629	979-0	03/16/26	O71	METER INSPECTION
25-00630	100-0	03/25/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00631	1408-1	03/27/26	O84	-RESIDENTIAL TURN ON
25-00632	2328-0	03/17/26	O16	GARBAGE REQUEST
25-00633	2006-0	03/17/26	O71	METER INSPECTION
25-00634	825-0	03/17/26	O71	METER INSPECTION
25-00635	2411-0	03/17/26	O11	CHECK FOR LEAK
25-00636	86-14	03/17/26	O16	GARBAGE REQUEST
25-00637	1141-9	03/17/26	O84	-RESIDENTIAL TURN ON
25-00638	1141-0	03/17/26	O15	FINAL READING DO NOT LOCK
25-00639	2053-0	03/17/26	O51	MEETING WITH CUSTOMER
25-00640	448-0	03/18/26	O16	GARBAGE REQUEST
25-00641	200-0	03/18/26	O21	RE-READS
25-00642	303-16	03/18/26	O21	RE-READS
25-00643	781-0	03/18/26	O21	RE-READS
25-00644	1861-0	03/18/26	O21	RE-READS
25-00645	1986-0	03/18/26	O21	RE-READS

25-00646	2274-0	03/18/26	O21	RE-READS
25-00647	2524-3	03/18/26	O21	RE-READS
25-00648	404-0	03/18/26	O21	RE-READS
25-00649	489-0	03/18/26	O21	RE-READS
25-00650	526-0	03/18/26	O21	RE-READS
25-00651	1850-0	03/18/26	O21	RE-READS
25-00652	211-0	03/18/26	O71	METER INSPECTION
25-00653	546-0	03/18/26	O21	RE-READS
25-00654	780-0	03/18/26	O21	RE-READS
25-00655	801-0	03/18/26	O21	RE-READS
25-00656	1741-0	03/18/26	O21	RE-READS
25-00657	2317-0	03/18/26	O21	RE-READS
25-00658	2401-0	03/18/26	O21	RE-READS
25-00659	2405-10	03/19/26	O84	-RESIDENTIAL TURN ON
25-00660	1599-3	03/19/26	O84	-RESIDENTIAL TURN ON
25-00661	100-6	03/25/26	O84	-RESIDENTIAL TURN ON
25-00662	1773-0	03/19/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00663	1789-22	03/20/26	O84	-RESIDENTIAL TURN ON
25-00664	1253-0	03/20/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00665	1789-21	03/20/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00666	904-0	03/20/26	O71	METER INSPECTION
25-00667	417-7	03/20/26	O84	-RESIDENTIAL TURN ON
25-00668	417-6	03/20/26	O15	FINAL READING DO NOT LOCK
25-00669	1738-0	03/20/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00670	2009-7	03/20/26	O84	-RESIDENTIAL TURN ON
25-00671	2009-0	03/20/26	O15	FINAL READING DO NOT LOCK
25-00672	1225-0	03/23/26	O98	STREET R-O-W MAINTENANCE
25-00673	388-0	03/23/26	O21	RE-READS
25-00674	1098-0	03/23/26	O21	RE-READS
25-00675	2755-2	03/25/26	O84	-RESIDENTIAL TURN ON
25-00676	2874-0	03/23/26	O71	METER INSPECTION
25-00677	2899-0	03/23/26	O71	METER INSPECTION
25-00678	2511-0	03/23/26	O16	GARBAGE REQUEST

25-00679	1738-16	03/23/26	O84	-RESIDENTIAL TURN ON
25-00680	2488-0	03/23/26	O11	CHECK FOR LEAK
25-00681	2387-0	03/26/26	O16	GARBAGE REQUEST
25-00682	1742-0	03/23/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00684	1264-0	03/24/26	O97	CITY PROPERTY MAINTENANCE
25-00685	2328-0	03/24/26	O11	CHECK FOR LEAK
25-00686	1735-0	03/24/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00687	2914-0	03/24/26	O71	METER INSPECTION
25-00688	952-0	03/24/26	O16	GARBAGE REQUEST
25-00689	388-0	03/24/26	O05	METER CHANGE OUT
25-00690	1098-0	03/24/26	O05	METER CHANGE OUT
25-00691	34-0	03/24/26	O05	METER CHANGE OUT
25-00692	1237-0	03/24/26	O05	METER CHANGE OUT
25-00693	837-0	03/16/26	O15	FINAL READING DO NOT LOCK
25-00694	1068-0	03/24/26	O91	AFTER HOURS WORK
25-00698	1444-0	03/26/26	O40	GARBAGE REQUEST CHANGE
25-00699	534-0	03/26/26	O52	SEWER INSPECTION
25-00700	539-7	03/26/26	O52	SEWER INSPECTION
25-00701	1534-7	03/26/26	O19	INSPECTION
25-00702	2755-0	03/25/26	O15	FINAL READING DO NOT LOCK
25-00703	2373-0	03/30/26	O59	FINAL READ AND LOCK METER- DISCONNECT
25-00705	2159-0	03/27/26	O71	METER INSPECTION
25-00706	1408-0	03/27/26	O15	FINAL READING DO NOT LOCK
25-00707	1465-0	03/27/26	O97	CITY PROPERTY MAINTENANCE
25-00708	2511-0	03/30/26	O16	GARBAGE REQUEST
25-00711	1198-7	03/30/26	O84	-RESIDENTIAL TURN ON
25-00712	1198-0	03/30/26	O15	FINAL READING DO NOT LOCK
25-00713	1327-0	03/30/26	O40	GARBAGE REQUEST CHANGE
25-00714	423-0	03/30/26	O40	GARBAGE REQUEST CHANGE
25-00715	2053-0	03/30/26	O07	CITY HALL OFFICE MAINTENANCE
25-00716	1081-0	03/30/26	O16	GARBAGE REQUEST
25-00717	1383-0	03/31/26	O45	CULVERT CLEAN OUT
25-00718	2090-0	03/31/26	O59	FINAL READ AND LOCK METER- DISCONNECT

25-00720	746-0	03/12/26	O15	FINAL READING DO NOT LOCK
25-00721	1721-0	03/30/26	O91	AFTER HOURS WORK
25-00722	2911-1	03/31/26	O84	-RESIDENTIAL TURN ON
25-00723	2911-0	03/31/26	O15	FINAL READING DO NOT LOCK
25-00724	672-13	03/31/26	O84	-RESIDENTIAL TURN ON
25-00725	672-12	03/31/26	O15	FINAL READING DO NOT LOCK
25-00736	2053-0	03/16/26	OA2	METER READINGS - MONTHLY
25-00759	2053-0	03/12/26	O29	CUT OFF AND LOCK METER- NON PAYMENT
25-00779	2053-0	03/31/26	OA4	UTILITY LOCATES

MONTHLY REPORT

From the Water Resources Department

Bradley Filaski

March 2026

Water Treatment

- Our city wells produced 16.9 MG.
- Purchased 6.1 MG from the County.
- Flushed 5 hydrants for water quality.
- Performed 195 laboratory tests on drinking water.
- Collected and shipped all required samples for the month to EPD's lab.
- Submitted all Monthly Operating Reports to EPD.
- Issued 1 boil water advisory to EPD.
- The water loss was 34.9%.

Water Reclamation

- Discharged 10.6 MG of treated effluent into the Tesnatee Creek.
- Performed 108 laboratory tests on the influent and effluent wastewater.
- Cleaned all UV lamps.
- Submitted the Discharge Monitoring Report to EPD.
- Reviewed and filed monthly grease trap manifests.
- Installed new chemical feed pump for magnesium hydroxide.

Industrial Pretreatment

- Reviewed Cobb-Vantress and NOK Self-Monitoring Reports.

John Solmon

From: Jason Bryant
Sent: Tuesday, April 7, 2026 10:46 AM
To: Kevin Harris; John Solmon
Cc: Stephen Sears
Subject: Request for Budget Reallocation – Fire Department Capital Equipment Purchases
Attachments: Cleveland Ga. - Aeroflex Phenix Helmet Quote.pdf; Kenwood Radios.doc

Good afternoon,

I am requesting approval to utilize previously approved Fire Department capital funds for the purchase of critical operational equipment that will improve firefighter safety and communications reliability.

The first request is for the purchase of three Kenwood portable radios with accessories from Mountain Communications at a total cost of \$4,206. These radios will improve operational communications, interoperability, and firefighter safety during emergency incidents. Our current portable radios are aging and approaching their recommended replacement cycle.

The second request is for the purchase of five sets of structural firefighting PPE components (coats, pants, and helmets) from Williams Fire Apparatus totaling \$24,927. This equipment will replace aging protective gear that is nearing its recommended service life and ensure our firefighters have compliant safety equipment as we continue transitioning toward a more full-time staffing model.

These purchases would be funded through approved Fire Department capital funds and do not require additional budget appropriations. Both requests represent planned equipment replacement needs as part of maintaining safe and reliable emergency response operations.

These investments directly support firefighter safety, operational readiness, and our ability to maintain the level of fire protection expected by the City of Cleveland.

Please let me know if any additional information is needed.

Respectfully,

M. Jason Bryant
Fire Chief
jbryant@clevelandga.org
clevelandga.org



Item # 11.

Estimate: 10762

2/18/2026

Cleveland Ga. - Fire-Dex AFX/Helmet Quote (Grant Application)

Quote Valid for 30 days.)



Cleveland Fire Department

Billing / Shipping
 85 South Main Street
 Cleveland, GA 30528
 Ricky.pruitt@vincitgroup.com

Williams Fire Apparatus

778 Idaho Road
 Ashland, AL 36251
 customerservice@williamsfireinc.com
 (800) 239-7900

Purchase Order	Service Writer	Unit
	Doran, Sean	

Description	Quantity	Rate	Amount
Loose Equipment	0	\$0.00	\$0.00
Fire-Dex Aero-Flex Coat - FD Quote #190217	5	\$2,630.26	\$13,151.30
Fie-Dex Aero-Flex Pants - FD Quote #190217	5	\$1,923.31	\$9,616.55
Phenix TC1 TRADITIONAL COMPOSITE HELMET Ratchet with ESS long strap goggles - TC003DESS	5	\$431.83	\$2,159.15
SHIPPING TO BE DETERMINED - LE-SHIPING TBD	0	\$0.00	\$0.00
Shop Supplies			\$0.00
Subtotal			\$24,927.00
Total			\$24,927.00

*: Core charges not included in total. You will be charged for any core that is not in returnable condition. This charge may be applied on a separate invoice. **The details and estimates provided above may apply to repairs services and or loose equipment products. For loose equipment products the quoted price shall be considered final provided the estimate is accepted and approved within the stated quotation timeframe. Shipping costs for loose equipment products are subject to determination and will be added as applicable. All estimates related to repairs services or parts are subject to adjustment based on the actual scope of work performed and materials required. The total invoiced amount will reflect the final repairs services parts and or loose equipment products provided. Other applicable terms and conditions may apply. By authorizing us to proceed either verbally or in writing you agree to pay in full for all repairs services parts shipping charges and loose equipment products furnished.**

Customer Signature: _____

Printed Name: _____ Date: _____



EVENT DATE 5/17

Item # 12.

CITY OF CLEVELAND
85 South Main St., Cleveland, GA 30528
706-865-2017 opt 2 / permitting@clevelandga.org

RETURN TO: CITY OF CLEVELAND, 85 SOUTH MAIN STREET, CLEVELAND GA 30528

SPECIAL EVENT APPLICATION

Date: 5/14/2026

Name of event: BUSINESS BLOCK PARTY

Location of event: [X] Freedom Park 133 East Kytile Street, Cleveland GA
[] Other (specify address, intersection, etc.)

Date of event: MAY 7, 2026

Event time: SEE ABOVE

Set-up begins: 8:00 AM TEAR DOWN: 7:00-8:00 PM

Applicant's name: WHITE COUNTY CHAMBER OF COMMERCE

Applicant's address: 122 N. MAIN STREET CLEVELAND

Contact number: 478-316-2389 BETH TRUVELOVE CELL

Email: Beth@whitecountychamber.org

501(c)3 Identification: 581638825

Additional emergency contact: BETH TRUVELOVE

Contact number: 478-316-2389

Event Type:

Provide type of event, description, and purpose (must demonstrate a benefit to the community):
A BUSINESS BLOCK PARTY FEATURING LAWN GAMES, INFLATABLES, FOOD TRUCKS, GIVEAWAYS + MORE. 50+ BUSINESS(ES) COME TOGETHER TO SHOWCASE THEIR GOODS + SERVICES TO THE COMMUNITY. WE CONCLUDE WITH A CONCERT + FOOD TRUCKS.

Will food be provided or sold at the event (by food trucks, vendors, or sponsoring agency, etc.?)

yes [X] no []

Will electrical service be needed (if at Freedom Park)? yes [X] no []

Electrical service will need to be coordinated with the White County Board of Commissioners.

Will open canopy tents be used: yes [X] no [] If so, how many? 60 size: 10x10

*Enclosed tents are prohibited.

Clean up of event location will be provided by: [X] Event volunteers [] Private contractor
[] City of Cleveland Sanitation Department (must be coordinated with Cleveland City Hall. Additional fees will apply.

If food trucks or food vendors are planned for the event, has an application been made with White County Environmental Health? yes [X] no []

Application for a special food service permit shall indicate the inclusive dates of the proposed operation and must be submitted to White County Environmental Health at least 30 days prior to the event.

Will fireworks be displayed: yes no (*separate permit from White County Probate Court is required)

Will speakers, microphones, amplifiers, or sound systems be used? yes no

Are city street closures requested? yes no

**Any requests for city street closures must be approved by the Mayor and City Council. If street closures are requested, submit a list of street names and attach a map identifying the streets.*

If your street closures include State Highways, a copy of the Georgia Department of Transportation approval must be included with this application.

Any requests for assistance from the Cleveland Police Department for traffic control, security, or pedestrian crossing will need to be coordinated with the Cleveland Police Department by calling 706 348-7078. Such requests for personnel will incur additional costs which are the sole responsibility of the applicant.

REQUIRED SUPPORTING DOCUMENTS

Photocopy of applicant's state issued ID

Visual layout of event location to include vendor locations, parking, tent setup, etc.

Applicant's Signature: Beth Miller Date: 8/21/20

FOR OFFICE USE ONLY	
Date received: _____	<input type="checkbox"/> Waived
Application fee paid: _____	
<u>Additional Services</u>	
Police/Fire Department: _____	
City Sanitation: _____	
Other: _____	
Permit # Assigned: _____	



Fireworks Display

Service Agreement

03/02/2026

This Service Agreement ("Agreement") is made and entered into as of 3/2/2026 by and between:

The Contractor: Ghost Coast Entertainment LLC, with its principal place of business at 4030 Wake Forest Road Ste 349 Raleigh, NC 27609. Referred to as 'GCE.'

and

The Client: City of Cleveland, GA with its principal place of business at 85 S Main St, Cleveland, GA 30528. Referred to as 'Client.'

Scope of Work

GCE will provide a fireworks display on July 4th, 2026. The exact start time will be established in coordination with the Client and the Authority Having Jurisdiction (AHJ). The cost of the fireworks display will be \$ 39,900.00

Site Requirements.

- **Security Area:** The Client will provide a designated area for the display, ensuring that the site complies with the safety requirements set forth by the National Fire Protection Association (NFPA 1123) and other applicable regulations.
- **Space:** Sufficient space will be provided by the Client to ensure the safe execution of the fireworks display. This includes clearance areas for fireworks, fallout zones, and audience areas. The Client certifies that they have legally acquired landowners permission.
- **Safety Precautions:** GCE will provide safety measures to ensure the display is conducted in compliance with all local safety codes and regulations.

Security Area

- The Customer agrees to provide sufficient space for GCE to properly conduct the fireworks display, in accordance with NFPA 1123-2018 (hereinafter referred to as the "Security Area"). The Customer further agrees to provide adequate security to prevent unauthorized persons from entering the Security Area.
- For the purposes of this Agreement, "Unauthorized Persons" shall refer to anyone other than GCE employees or individuals specifically authorized in writing by the Client or the Authority Having Jurisdiction (AHJ), and submitted to and approved by GCE prior to the event.
- The Client is responsible for any expenses related to security or stand-by fire protection.
- The Client acknowledges that failure to provide and maintain the Security Area in accordance with NFPA 1123 and applicable regulations may result in safety hazards and legal consequences. The Client agrees to indemnify, defend, and hold harmless the Contractor from any claims, damages, or liabilities arising out of the Client's failure to comply with these requirements

Indemnification and Hold Harmless

The Customer agrees to indemnify, defend, and hold GCE harmless from any and all damages, losses, or liabilities incurred as a result of Unauthorized Persons entering the Security Area. This includes, but is not limited to, any claims or legal actions brought against GCE for damages caused, in whole or in part, by such Unauthorized Persons. The Customer further agrees to assume responsibility for any claims, actions, or costs arising from such incidents.

Setup and Breakdown:

- GCE will handle all aspects of setup, preparation, and breakdown of the fireworks display, including securing and loading the pyrotechnic products.
- The Client will provide security personnel to control access to the Security Area and prevent unauthorized persons from entering the designated safety zones.
- GCE will provide qualified pyrotechnic technicians to oversee the display and ensure safe handling of all pyrotechnics.
- GCE will be responsible for the cleanup of unexploded pyrotechnic products and large debris immediately following the event. All necessary cleanup will be completed promptly and safely. The Client is responsible for the cleanup of small debris

Insurance:

- GCE will provide General Liability in the amount of at least (\$1,000,000), Automobile Liability (\$5,000,000) and Workers Compensation Insurances for this event and the activities and services connect to the event.
- A certificate of insurance will be issued. All individuals/entities listed on the certificate of insurance will be deemed an additional insured per this contract.

Compliance with Laws and Regulations

- Upon execution of this Agreement, the Customer shall promptly apply for any required approvals from relevant governmental agencies, officers, or authorities as mandated by applicable laws, ordinances, codes, or regulations. The Customer agrees to indemnify and hold GCE harmless from any claims, suits, actions, demands, penalties, losses, or damages arising from the Customer's failure or neglect to obtain such approvals.
- This Agreement is made expressly subject to, and the Customer agrees to comply with, all applicable laws, ordinances, codes, and regulations that may be relevant to the terms and conditions of this Agreement, including any current or future rules and regulations established under such laws.

Permits and Licenses

- GCE will obtain the necessary permits and licenses required to perform the fireworks display, unless prohibited by applicable laws, rules, or regulations,

Warranty Exclusions

- Except as expressly stated herein, GCE makes no warranties, either express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.
- No statement or representation, including but not limited to any claims regarding the capacity, suitability, or performance of equipment or products, shall be considered a warranty by GCE, nor shall it create any liability or obligation on GCE's part.
- Under no circumstances shall GCE be liable for any loss of profits, economic loss, or any indirect, special, consequential, or similar damages arising from any alleged breach of obligations under this Agreement

Complaints

Reporting of Complaints:

- In the event that the Customer has any complaints regarding the fireworks display or the services provided by GCE, the Customer agrees to promptly notify GCE in writing within 3 days following the event. The complaint should include a detailed description of the issue or concern,

Resolution of Complaints:

- Upon receiving a complaint, GCE will make reasonable efforts to address and resolve the issue in a timely and professional manner. GCE will review the complaint and, if necessary, coordinate with the Customer to determine an appropriate course of action.

Limitations:

- GCE will not be held liable for any complaints related to weather conditions, changes in safety regulations, or factors outside of its control. Additionally, any complaints arising from unauthorized persons entering the Security Area, or from events that occur due to the Customer's failure to comply with safety and security requirements, will not be the responsibility of GCE.

Dispute Resolution:

- In the event that the complaint cannot be resolved between the parties, both the Customer and GCE agree to resolve the matter through mediation before pursuing any legal actions.

Payment Terms

The client will make a deposit in the amount of 50% of the contract as a deposit. The remaining amount will be due on the night of the display at the conclusion of the night.

Late Payment

If payment is not made by the due date, GCE will charge a late fee of 1.5%.per month on any overdue amount. This fee will continue to accrue until the full balance is paid.

Cancellation

- In the event the display is canceled, GCE will retain the amount paid as a deposit to cover the expenses in preparing for the display.

Amendments


Any amendments or modifications to this Agreement must be in writing and signed by both parties.

****Signatures* ***

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Ghost Coast Entertainment, LLC.

By: Wade McDaniel


Signature: 

Title: Operations Officer

Date: 03/02/2026

Client:

By: Josh Turner

Signature: 

Title: Mayor

Date: 04/16/2026

GEORGIA DEPARTMENT OF CORRECTIONS
FIRE SERVICES
MUTUAL AID AGREEMENT

An agreement for Mutual Aid for Fire Protection and Emergency Services, between the Lee Arrendale State Prison Fire Department and City of Cleveland Fire Department

WHEREAS it is in the best interest of each fire department participating herein that a mutual aid agreement be established to provide automatic response on the first alarm of fire and/or other emergencies within City of Cleveland Fire Department’s response area; and

WHEREAS, in the event of a fire or other emergency, the department may require additional apparatus, personnel, or specialized equipment from the other participating departments;

IT IS THEREFORE AGREED:

1. This agreement shall be mutual and binding upon each participating fire department.
 2. All conditions, procedures, and liability protections contained in the City of Cleveland Fire Services Mutual Aid Agreement are hereby extended to and incorporated into this agreement.
 3. All requests for assistance beyond the automatic response on the first alarm shall be handled in accordance with standard mutual aid procedures.
 4. The ranking officer within the jurisdiction where the incident occurs shall serve as the Incident Commander.
 5. Chief officers from each department shall make every reasonable effort to cancel responding units while enroute or return units to service from the scene when they are not needed.
 6. Each department shall conduct joint training exercises at least quarterly.
 7. Responding apparatus shall operate on the primary radio frequency of the department in whose jurisdiction the incident occurs, or on a designated mutual aid frequency when appropriate.
 8. Assistance shall be rendered provided that the personnel and equipment of the responding department are not committed to another emergency incident.
-

ICS / NIMS COMPLIANCE

All operations conducted under this agreement shall comply with the principles of the **National Incident Management System (NIMS)** and the **Incident Command System (ICS)**.

All responding personnel shall operate within the established incident command structure, and Unified Command shall be utilized when appropriate. Resource accountability, communications, and span of control shall be maintained in accordance with NIMS/ICS standards.

LIABILITY AND COMPENSATION

9. There shall be no liability imposed on either party or its personnel for failure to respond for the purpose of extinguishing or controlling fire or other immediate response emergencies. All damages or repairs to any equipment or apparatus shall be borne by the owning jurisdiction.
 10. No party under this agreement shall be required to pay compensation to the other party for services rendered pursuant to this agreement, as the mutual advantage and protection afforded hereby is considered adequate compensation to both parties.
 11. Each party agrees to release, indemnify, and hold harmless the other party from any and all liabilities, claims, judgments, costs, or demands arising from damage to that party's property, whether intentional or unintentional, and whether directly or indirectly arising from the use of any vehicle, equipment, or apparatus during the provision of services pursuant to this agreement.
 12. Any damage or compensation required to be paid to any personnel due to injury occurring while services are provided pursuant to this agreement shall be the sole responsibility of the party regularly providing insurance coverage for that individual.
-

MUTUAL AID ASSIGNMENTS

1. Lee Arrendale State Prison Fire Department shall respond with personnel to reported structure fires within the City of Cleveland response area and to any other emergencies as requested by the City of Cleveland Fire Department.
 2. Any additional units required on the first alarm or beyond shall be requested by the Incident Commander.
-

TERM AND TERMINATION

This agreement shall become effective upon execution by all parties and shall remain in effect until terminated.

Either party may terminate this agreement, with or without cause, by providing thirty (30) days' written notice to the other party.

SIGNATURES:

Carmon Edwards, Warden
Lee Arrendale State Prison

Date

Ashley Benfield, Fire Chief
Lee Arrendale State Prison

Date

Jason Bryant, Fire Chief
City of Cleveland

Date

Glynn Pittman, Director
GDC Fire Services

Date

OVERVIEW

GEORGIA DEPARTMENT OF CORRECTIONS

FIRE SERVICES MUTUAL AID AGREEMENT

This document establishes a **formal mutual aid agreement** between the Lee Arrendale State Prison Fire Department and the City of Cleveland Fire Department. In plain terms, here's what it does:

Core Purpose

- This proposal is presented with Chief Bryant's strongest recommendation
- Mirrors agreement that has been in place with White County Public Safety for decades
- Sets up an **automatic partnership** where both departments assist each other during fires or emergencies—especially for **first-alarm responses** within the City of Cleveland.
- Ensures access to **extra personnel, equipment, and resources** when needed.

Liability & Costs

- **No payment** is required between departments—services are exchanged as mutual benefit.
- Each department:
 - Covers **its own equipment damage**
 - Covers **injuries to its own personnel**
- Both parties agree to **hold each other harmless** from liability claims related to incidents.
- No penalty if a department is **unable to respond**.

Specific Responsibilities

- Lee Arrendale State Prison Fire Department agrees to:
 - Respond to **structure fires in Cleveland**
 - Assist with **other emergencies when requested**
- Additional resources are requested by the **Incident Commander** as needed.

Term & Termination

- The agreement stays in effect **until canceled**.

- Either party can end it with **30 days' written notice**.

How It Works

- The **local (on-scene) ranking officer** is always in charge as Incident Commander.
- Additional help beyond the initial response follows **standard mutual aid request procedures**.
- Departments coordinate through **shared radio communication** and may cancel unnecessary units to stay efficient.
- Requires **quarterly joint training** to maintain readiness.
- Assistance is provided only if the responding department is **not already committed elsewhere**.

Operational Standards

- All incidents must follow **NIMS/ICS (national emergency management standards)**.
- Emphasizes **structured command, accountability, communication, and coordination**.

Bottom line:

This agreement formalizes a **cooperative emergency response system** between the two fire departments—improving response capability, coordination, and safety while clearly defining command structure, responsibilities, and liability protections.



Cleveland City Council Called Meeting Minutes

Monday, April 2, 2026 at 4:00 PM

Oak Springs Community Center/Police Department – 342 Campbell Street, Cleveland, GA

CALL TO ORDER

Mayor Turner called the meeting to order at 4:00 p.m.

PRESENT:

Mayor Josh Turner, Council Members Nan Bowen (Mayor Pro Tem), Annie Sutton, Jeremy McClure, and C.J. McDonald

Also, present were City Manager Kevin Harris, , and City Clerk Lisa Ritchie

INVOCATION

Mayor Turner gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve the agenda.

EXECUTIVE SESSION

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to enter an Executive Session at 4:03 p.m.

1. Discussion regarding Pending Litigation and Real Estate

Motion by Council Member McClure, seconded by Council Member Sutton and voted, to adjourn the Executive Session at 5:47 p.m.

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to adjourn the Executive Session and return to the Called Meeting at 4:50 p.m.

Council Member McDonald opened the door to allow citizens to return to the regular meeting.

ADJOURN

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to adjourn the Called Meeting of April 2, 2026, at 4:50 p.m.

Approved this _____ day of _____, _____.

Josh Turner

Mayor

Jeremy McClure

Council Member
District 3

Nan Bowen

Council Member
District 1
Mayor Pro Tem

C.J. McDonald

Council Member
District 4

ATTEST:

Annie Sutton

Council Member
District 2

Lisa A. Ritchie

City Clerk



Cleveland City Council Meeting Minutes

Monday, March 16, 2026 at 6:30 PM

Oak Springs Community Center/Police Department – 342 Campbell Street, Cleveland, GA

CALL TO ORDER

Mayor Turner called the meeting to order at 6:30 p.m.

INVOCATION

1. Pastor John Harrison, Nacoochee Presbyterian Church, and White County Ministerial Alliance

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

Motion by Council Member Bowen, seconded by Council Member Sutton, and voted, unanimously, to approve the agenda.

PRESENTATIONS

2. Proclamation proclaiming March 16 to March 20, 2026 as Government Finance Professionals Week in Cleveland

Mayor Turner read the Proclamation.

Motion by Council Member McClure, seconded by Council Member McDonald, and voted, unanimously, to approve the proclamation proclaiming March 16 to March 20, 2026 as Government Finance Professionals Week in Cleveland.

The Mayor and Council Members presented the Proclamation to Finance Director John Solmon.

PUBLIC COMMENTS

There were no comments from the public.

DEPARTMENT REPORTS

3. Economic Development and Planning Director Tom O'Bryant – February 2026 Report
Mr. O'Bryant addressed the Mayor and Council Members. He gave the February report.
4. Finance Director John Solmon – January 2026 Report
Mr. Solmon addressed the Mayor and Council Members. He gave the January report.
5. Fire Chief Jason Bryant – February 2026 Report
Fire Chief Bryant addressed the Mayor and Council Members. He gave the February report.

6. Police Chief Jeff Shoemaker – February 2026 Report
Chief Shoemaker addressed the Mayor and Council Members. He gave the February report.
Chief Shoemaker stated that there is an increase in scams.
7. Public Works Director Ricky Hunt – February 2026 Report
Mr. Hunt addressed the Mayor and Council Members. He gave the February report.
8. Water Resources Director Andrea Smith – February 2026 Report
Ms. Smith addressed the Mayor and Council Members. She gave the February report.

NEW BUSINESS

9. Request for Qualifications (RFQ) to provide architectural and engineering service for ARC Project NO. GA-22582-2025, Cleveland Well Project
Mr. O'Bryant addressed the Mayor and Council Members. He stated that staff recommended Rindt Inc.
Motion by Council Member Bowen, seconded by Council Member Sutton, and voted, unanimously, to approve the award of the RFQ to Rindt Inc.

CALLED MEETING/MEETING MINUTES

10. March 2, 2026 Meeting Minutes
Motion by Council Member McDonald, seconded by Council Member McClure, and voted, unanimously, to approve the March 2, 2026 Meeting Minutes.

EXECUTIVE SESSION MINUTES

11. March 2, 2026 Executive Session Minutes
Motion by Council Member McClure, seconded by Council Member Bowen, and voted, unanimously, to approve the March 2, 2026 Executive Session Minutes.

CITY ATTORNEY KEITH WHITAKER

Mr. Whitaker did not have any items to report.

CITY ADMINISTRATOR KEVIN HARRIS

Mr. Harris discussed the following items:

- Revamping of the Code of Ordinances
- Upcoming budget
- New City Hall/Police Department Project

ANNOUNCEMENTS

Ms. Ritchie provided the announcements.

12. The Planning and Zoning Meeting is scheduled for Thursday, March 26, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department
13. City of Cleveland Offices will be closed on Friday, April 3, 2026 in observance of Good Friday
14. The City Council Meeting scheduled for Monday, April 6, 2026, has been cancelled
15. The White County Water Authority Meeting is scheduled for Thursday, April 9, 2026, at 7:30 a.m. at the White County Water Authority
16. The Downtown Development Authority meeting is scheduled for Thursday, April 9, 2026, at 3:00 p.m. at the White County Chamber of Commerce

17. The next City Council Meeting is scheduled for Monday, April 20, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department

EXECUTIVE SESSION

There were no items for an Executive Session.

ADJOURN

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to adjourn the Meeting of March 16, 2026, at 7:10 p.m.