



## **Cleveland City Council Meeting Agenda**

**Monday, February 02, 2026 at 6:30 PM**

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

---

### **CALL TO ORDER**

### **INVOCATION**

1. Associate Pastor Thomas Coggins

### **PLEDGE OF ALLEGIANCE**

### **APPROVE AGENDA**

### **PRESENTATIONS**

2. Swearing in of Fire Chief Jason Bryant

### **PUBLIC COMMENTS**

### **NEW BUSINESS**

3. Ratification of Agreement with the White County Sheriff's Office for detention of persons charged with violations of statutes of the State of Georgia and City Ordinances (\$45.00 per diem boarding fee)
4. Ratification of Declaration of Emergency
5. Consider a request from Trey Crumley (Ron Cantrell Construction Inc), representing Metrick and Howard Properties, Grease Monkey Oil Change, for a variance from the City of Cleveland Standard Development Specifications, Section II General Construction Requirements, Subsection B.2 Materials for Commercial Buildings. Request is to use metal siding on the exterior sides of the building that can be seen from the road (Wilford Ash Parkway) instead of the code required materials of stucco, wood, stone and/or brick. Tax Map and Parcel C01A 017D.

### **CALLED MEETING/MEETING MINUTES**

6. January 5, 2026 Meeting Minutes
7. January 19, 2026 Called Meeting Minutes
8. January 22, 2026 Called Meeting Minutes

### **EXECUTIVE SESSION MINUTES**

9. January 19, 2026 Executive Session Minutes
10. January 19, 2026 Executive Session Minutes
11. January 22, 2026 Executive Session Minutes

12. January 5, 2026 Executive Session Minutes

**CITY ATTORNEY KEITH WHITAKER**

**CITY ADMINISTRATOR KEVIN HARRIS**

**ANNOUNCEMENTS**

- 13. The White County Water Authority Meeting is scheduled for Thursday, February 12, 2026, at 7:30 a.m. at the White County Water Authority
- 14. City of Cleveland Offices will be closed on Monday, February 16, 2026 in observance of the President's Day Holiday
- 15. The City Council Meeting scheduled for Monday, February 16, 2026, has been cancelled
- 16. The Planning and Zoning Meeting is scheduled for Thursday, February 26, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department
- 17. The next Cleveland City Council Meeting is scheduled for Monday, March 2, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department.

**ADJOURN**

# AGREEMENT

STATE OF GEORGIA  
COUNTY OF WHITE

**THIS AGREEMENT, made and entered into this the 1<sup>st</sup>, day of JANUARY 2026, by and between the CITY OF CLEVELAND, Georgia, a municipal corporation, hereinafter referred to as the “CITY” and by THE OFFICE OF SHERIFF, hereinafter referred to as the “WCSO” approved by *Rick Kelley* in his capacity as the duly elected Sheriff of White County, Georgia, hereinafter referred to as the “SHERIFF”.**

**WHEREAS, WCSO presently operates a jail facility for the detention of persons charged with violations of statutes of the State of Georgia and City Ordinances; and**

**WHEREAS, the City of Cleveland either has no facility or a limited facility for the detention of persons arrested for violations of municipal ordinances of the City of Cleveland and State statutes and the City is desirous of entering into an agreement with WCSO to detain such persons at the WCSO Jail;**

**WITNESETH, that in order to promote, and in the interest of, efficient law enforcement in the aforesaid City and WCSO, the parties hereto have reached the agreement herein specified pursuant to the provisions of Article 9, Section 3, Paragraph 1 of the 1983 Constitution of the State of Georgia, and**

**NOW, THEREFORE, for valuable consideration and mutual promises exchanged between the parties hereto in consideration of the premises and in compliance with and pursuant to the provisions,**

**terms and conditions of the State of Statutes pertaining thereto, the City and WCSO do hereby contract with each other as follows:**

**-1-**

**WCSO shall provide to the City of Cleveland services and facilities for the detention of persons charged with violation of municipal ordinances of the City of Cleveland and State Statutes with such services and facilities to be substantially the same as utilized for the detention of persons charged with violations of State Statutes and County Ordinances.**

**-2-**

**The WCSO shall be compensated for said services at \$45.00 per diem boarding fee. The WCSO shall provide to the City a monthly statement for services provided hereunder, and the City shall remit payment therefore within thirty days (30) after receipt of that statement.**

**-3-**

**The City hereby agrees to reimburse the WCSO for any expenses incurred by the WCSO in the providing of medical, hospital or dental services and medication to persons detained by the WCSO in its jail pursuant to the provisions of this agreement. The City shall indemnify and hold harmless White County and White County Sheriff's Office, its officers and employees, the Sheriff of White County and his lawful deputies, jailers and dispatchers from any and all claims, damages or expenses (including legal expenses incurred in defending actions or habeas corpus proceedings) arising out of, or related to, the arrest, detention, or imprisonment, except that the City shall not be liable for any claims, damages, or expenses that may arise due to actions or**

**omissions of any agent or employee of the WCSO unless such actions or omissions are at the directions of the City.**

**-4-**

**The City shall comply with all procedures and policies of the WCSO regarding the processing and release of persons to be detained in the WCSO Jail. Detention by the WCSO of persons charged in violation of ordinance of the **City of Cleveland** shall be under no obligation to give to the City and references or priority in the detention of persons in the WCSO Jail.**

**-5-**

**This agreement may be terminated by either party hereto upon giving the other party thirty days (30) written notice of such intention to terminate. This agreement is executed in two counterparts, each of which shall constitute an original hereof for all purposes.**

**-6-**

**The City shall provide for transportation of such persons to and from the WCSO Jail as well as for all necessary court appearance and required medical treatment transports.**

**-7-**

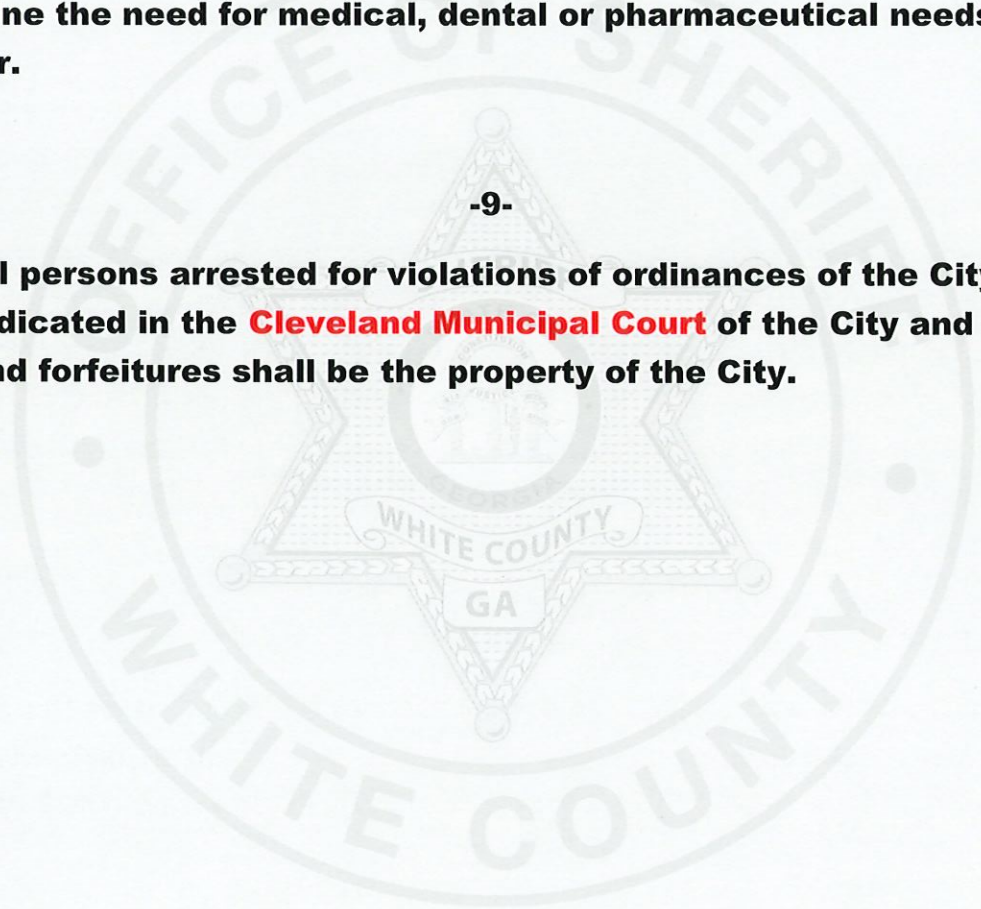
**The City's employees or officials shall communicate to the WCSO Jail's intake officers any knowledge of medical illness, unusual behavior, suicidal tendencies or expressions, or any other unusual or out of the ordinary behavior of the detainee, along with copies of any medical reports or questionnaires completed after the arrest, all of which shall be delivered to the WCSO Jail prior to or at the time of delivery of the prisoner.**

-8-

**Although housed in the WCSO Jail at all times hereunder, the prisoner shall be deemed to be in the physical custody of the City, and any expenses for medical, hospital and drug, not caused by actions or omissions of any agent or employee of the WCSO, shall be the sole responsibility of the City. The City agrees that the WCSO, shall use its best judgement and the WCSO adopted operating procedures to determine the need for medical, dental or pharmaceutical needs of the prisoner.**

-9-

**All persons arrested for violations of ordinances of the City will be adjudicated in the **Cleveland Municipal Court** of the City and all fines and forfeitures shall be the property of the City.**



**IN WITNESS WHEREOF, the City and the WCSO have hereunto set their names and the signatures of their proper officials duly authorized by resolution spread upon the official minutes of the Mayor and Council of the **City of Cleveland** respectively on the day and year first above written.**

**Approved and authorized by the Mayor and Council of the **City of Cleveland** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.**

**(SEAL)**

**BY: \_\_\_\_\_  
Mayor**

**ATTEST: \_\_\_\_\_, CLERK**

**Approved by the Sheriff of White County, Georgia, this \_\_\_\_ day of**

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
**Rick Kelley, Sheriff**



**CITY OF CLEVELAND, GEORGIA  
MAYOR'S EMERGENCY DECLARATION**

**WHEREAS**, the Charter of the City of Cleveland empowers the Mayor to declare a local State of Emergency when conditions threaten the health, safety, life, or property of the citizens of the City, and further authorizes the Mayor to carry out all reasonable provisions deemed necessary to address such emergency conditions; and

**WHEREAS**, the National Weather Service is characterizing the current weather event as a major ice storm, with White County located within the forecasted epicenter of the highest expected impacts, including hazardous travel, falling trees, power outages, and dangerous conditions; and

**WHEREAS**, Article IV, Section 20-93 of the Code of Ordinances of the City of Cleveland provides authority for the Mayor to declare that an emergency exists when, in his opinion, one or more of the following conditions are present or imminent:

1. Extreme danger or likelihood of destruction of life or property due to unusual conditions;
2. Unusual or extreme weather conditions making public areas difficult or impossible to traverse;
3. Significant disruption to essential services, including impeded emergency response, public safety operations, and access to critical infrastructure;
4. Stoppage or loss of electrical power affecting a major portion of the City; and

**WHEREAS**, the forecasted ice storm conditions are expected to create one or more of the above-described emergency conditions within the City of Cleveland; and

**WHEREAS**, the City of Cleveland must act promptly to protect public safety, preserve life and property, maintain essential services, and coordinate response efforts with county, state, and federal emergency operations;

**NOW, THEREFORE,**

I, Josh Turner, Mayor of the City of Cleveland, Georgia, do hereby declare that a State of Emergency exists within the corporate limits of the City of Cleveland, effective this 24th day of January, 2026, and do hereby order the following:

1. All City departments are directed to take such actions as are necessary and appropriate to respond to this emergency, including but not limited to public safety operations, public works snow and ice control, and resource mobilization;
2. All City officials and employees shall cooperate fully with White County Emergency Management, the Georgia Emergency Management and Homeland Security Agency (GEMA/HS), Federal Emergency Management Agency (FEMA), and any other state or federal agencies or entities as appropriate;
3. All residents and visitors are directed to comply with public safety communications, warnings, and directives issued during this emergency;
4. This declaration authorizes City staff to proceed immediately with the emergency procurement of services, equipment, and materials necessary to protect City property and maintain essential services, in accordance with the emergency procurement provisions of the City's Procurement Policy.

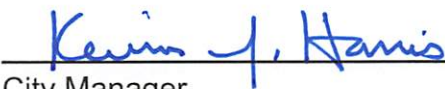
This declaration shall remain in effect until rescinded by the Mayor or until conditions no longer present a threat to life or property.

**SO DECLARED AND ORDERED**, this 24<sup>th</sup> day of January, 2026.



\_\_\_\_\_  
Mayor, City of Cleveland, Georgia

ATTEST:



\_\_\_\_\_  
City Manager



January 6, 2026

To: Mayor Josh Turner and Distinguished City Council Members.

Re: Variance Request.

We are requesting a variance of the City of Cleveland's Section II General Construction B.2. While we value the City's intent to "provide consistency to the development character thereby enabling the long-term preservation of the property values and promotion of economic development" for our community, we would argue that B.2, in our case, does not promote property values for the following reasons.

- 1) To improve the sides of the building beyond pre-engineered metal building skin would add unnecessary cost to the project. This additional cost would be negatively offset by the existing structures on the surrounding Wilford Ash Parkway.
- 2) Since our lot appears to be the last available undeveloped parcel on the Wilford Ash Parkway, the cost of adding an additional finish on our project would be devalued by the surrounding commercial comparables. We are fully committed to the growth of Cleveland and the preservation of the community. We propose to cover the front of our building and wrap the finish 4' around both visible sides with EIFS. We believe, based on the visibility of our new building and the contour of the bypass, this should be an acceptable compromise.

Sincerely

Agent:

Trey Crumley  
 Vice President  
 Ron Cantrell Construction Inc.

Owners:

Mitchal Metrick  
  
 Ray Howard

# GREASE MONKEY

Oil Changes & More

15  
MIN.

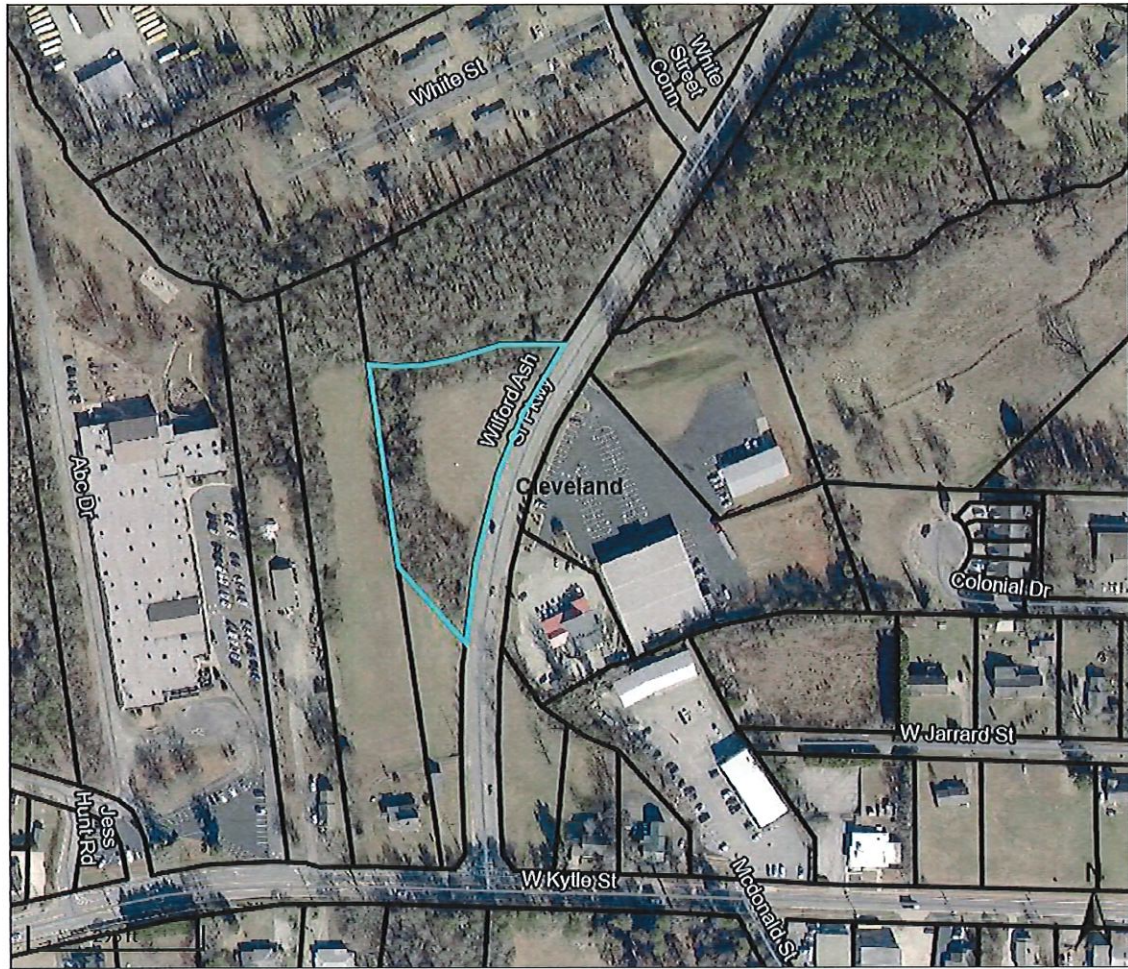
SERVICE

15  
MIN.

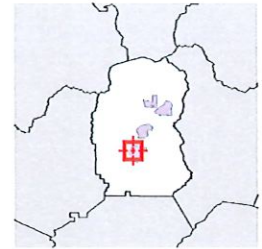
OIL CHANGE

ALIGNMENT





Overview



Legend

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

Parcel ID	C01A 017D	Alternate ID	5617050	Owner Address	BLACK CARL LAMAR ET AL
Sec/Twp/Rng	n/a	Class	R		PO BOX 222
Property Address	WILFORD ASH SR PKY	Acreage	1.69		CLEVELAND GA 30528
	02				

District 02  
 Brief Tax Description LL35 38 LD2

(Note: Not to be used on legal documents)

Date created: 1/14/2026  
 Last Data Uploaded: 1/14/2026 6:06:38 AM

Developed by SCHNEIDER  
 GEOSPATIAL

# SITE CONSTRUCTION PLANS

FOR:

# GREASE MONKEY OIL CHANGE

LAND LOTS 35 & 38, 2ND DISTRICT  
CITY OF CLEVELAND  
WHITE COUNTY, GA

**PROJECT SUBMITTAL & REVISION SUMMARY**

DATE	SUBMITTAL/REVISION

**PROJECT CONSTRUCTION SCHEDULE**

ACTIVITY DESCRIPTION	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
BMP INSTALLATION	██					
BMP MAINTENANCE	██	██	██	██	██	██
ROUGH GRADING	██	██	██	██	██	██
TEMP VEGETATION	██	██	██	██	██	██
PIPE INSTALLATIONS	██	██	██	██	██	██
BUILDING CONSTRUCTION	██	██	██	██	██	██
FINAL GRADING						██
FINAL VEGETATION						██

**OWNER/DEVELOPER:**  
METRICK HOWARD PROPERTIES, INC.  
3545 DAYLON DRIVE  
CUMMING, GA, 30028

**ENGINEER:**  
FOOTHILLS LAND DESIGN, LLC  
164 PROFESSIONAL DRIVE  
BALDWIN, GA 30511  
706-778-0067



OCTOBER 9, 2025

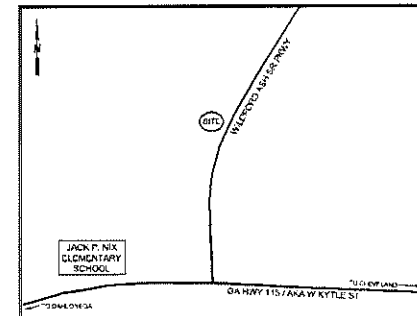


Know what's below.  
Call before you dig.

**DRAWING INDEX**

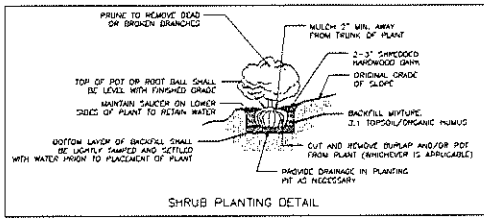
COVER SHEET	C1
SITE PLAN	C2
GRADING AND DRAINAGE PLAN	C3
EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN	C4
EROSION CONTROL NOTES	C5
EROSION CONTROL DETAILS	C6-C7
UTILITY PLAN	C8
LANDSCAPE PLAN	C9
STORM DRAIN PROFILES	C10
CONSTRUCTION DETAILS	C11-C14

**SITE LOCATION MAP (N.T.S.)**



**24 HOUR CONTACT: TREY CRUMLEY @ 706-878-6596**  
**THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES**





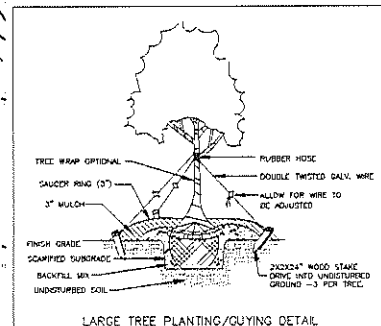
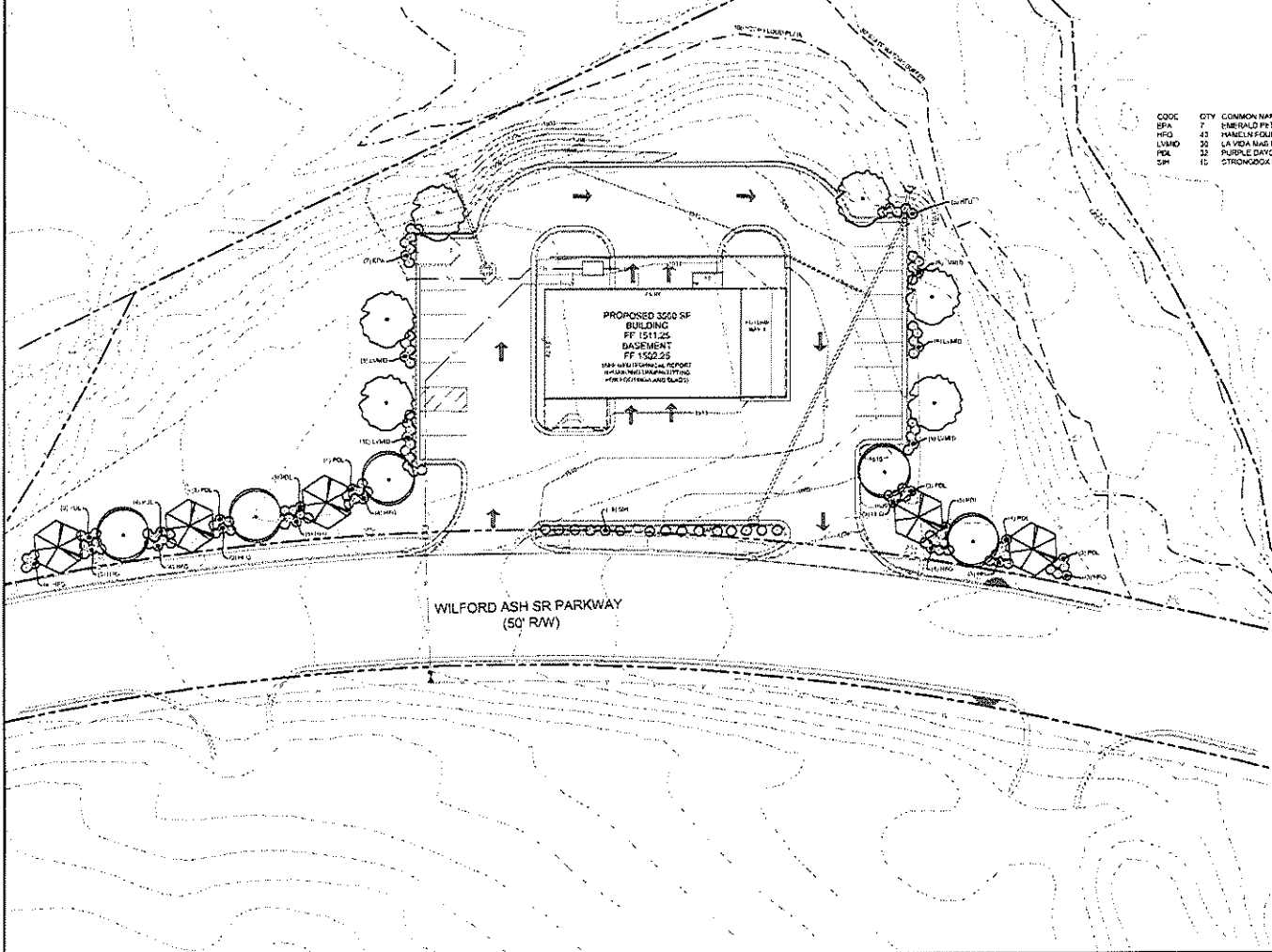
- GENERAL NOTES:**
- LANDSCAPE STRIPS  
1% LF WILFORD ASH PKWY - 1 TREE PER 20' + 7 SHRUBS PER TREE - 10 TREES AND 70 SHRUBS REQUIRED  
10 TREES AND 70 SHRUBS SHOWN
  - BUILDING LANDSCAPING  
73 LF 1% SHRUBS PER 23' LF REQUIRED + 10 SHRUBS REQUIRED  
10 SHRUBS SHOWN

**TREE LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	
	YELLOW OAK	QUERCUS PHELLODES	1.5" CAL	5	
	RED MAPLE	Acer RUBRUM	1.5" CAL	5	
	CHESTNUT TREE	ITEXA AGNUS-CASTUS	1.5" CAL	6	
				TOTAL	16

**SHRUB LIST**

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE AND SPACING
SPR	7	SPRINGDALE PEETH ARBORVITAE	THUILLA OCCIDENTALIS 'THURSDY'	3 CAL - 3' ON CENTER
HFG	43	HANELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HANELN'	3 CAL - 3' ON CENTER
LWHD	38	LA VERA WAG HISSAN WARTMOTH	PHARITAPLES NIGRA 'LA VERA WAG'	3 CAL - 2' ON CENTER
PEL	32	PURPLE DAYGREEN LONGPETALUM	LONGPETALUM OHNENSE 'PELGR'	3 CAL - 2' ON CENTER
SM	16	STRONGHOLD WINBERRY HOLLY	ILEX OLMBRA 'STRONGHOLD'	3 CAL - 2' ON CENTER



Dupuis Design Group, LLC  
2219 N River T4  
Marietta, GA 30066  
(470)-295-3013  
www.ddg-arch.com

ISSUED

DATE	DESCRIPTION

SEAL

DATE: OCTOBER 9, 2025

LANDSCAPE PLAN  
**GREASE MONKEY  
OIL CHANGE**  
Wilford Ash Sr. Parkway  
Cleveland Ga 30326.

DRAWING DATE  
OCTOBER 9, 2025  
DRAWING SCALE  
SCALE: 1" = 20'

PROJECT NO.  
28116  
DRAWING NUMBER  
**C9**

AN AMENDMENT OF  
THE CITY OF CLEVELAND, GEORGIA  
STANDARD DEVELOPMENT SPECIFICATIONS  
ORIGINALLY ADOPTED APRIL 2002, AS AMENDED TO DATE  
ORDINANCE 2016-05

WHEREAS, the Mayor and Council of the City of Cleveland desire to amend the City of Cleveland Standard Development Specifications heretofore adopted, so as to insert additional procedures under Section II - General Construction Requirements, Subsection B - Commercial Buildings, by adding a new Subsection B.2 - Materials for Commercial Buildings;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Cleveland, that the City of Cleveland Standard Development Specifications are hereby amended as follows:

By inserting in Section II - General Construction Requirements, Subsection B - Commercial Buildings by adding as B.2 - Materials for Commercial Buildings the following provisions:

**PURPOSE.** The standards in this Code Section will provide a consistency to the development character, thereby enabling the long-term preservation of property values and the promotion of economic development. All proposed development shall meet the requirements of this Code Section.

**BUILDING MATERIALS.** The exteriors of all buildings proposed, planned, constructed or reconstructed after the effective date of this ordinance (June 6, 2016) shall be covered with those natural building materials commonly used in building code compliant commercial construction in the State of Georgia, such as stucco, wood, stone, and brick. However, roofing materials may be man-made. Building code compliant steel or other metal shall not be used on building exteriors, except as may be necessary for roofing, doors, window trim, gutters, and downspouts. Provided however, in those instances where, due to topography or landform, one or more walls of a building are not visible from a public road, public street, or public right-of-way, then such a wall or walls which are not visible from a public road, public street, or public right-of-way may be permitted to be covered with building code complaint steel or other metal. The determination of whether or not such a wall or walls are not or would not be visible from a public road, public street, or public right-of-way shall be made by the City of Cleveland. Unpainted concrete block, except when textured or tinted, shall not be used on building exteriors.

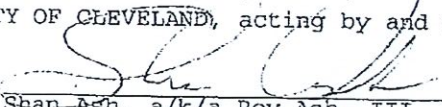
**ACCESSORY USES.** Trash receptacles, mechanical equipment, outdoor storage, and other accessory uses shall be located or screened in such a manner as to be hidden from view from any public road, public, street or public right-of-way.

Except as provided otherwise herein, the adoption of this ordinance amendment repeals ordinances and provisions of the Cleveland Code of Ordinances conflicting with the terms of this ordinance amendment.

The effective date of this ordinance amendment shall be June 6, 2016.

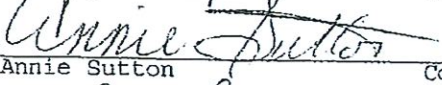
ORDAINED AND ADOPTED this 6 day of June, 2016, by the Mayor and Council of the City of Cleveland.

ATTEST:  
  
Connie Tracas City Clerk

CITY OF CLEVELAND, acting by and through:  
By:   
Shan-Ash, a/k/a Roy Ash, III Mayor

By: ABSENT  
Nan Bowen Councilmember

By:   
Bradley Greene Councilmember

By:   
Annie Sutton Councilmember

By:   
Edward Young Councilmember



- First consideration: March 21, 2016
- Second Consideration: April 4, 2016
- Third Consideration: May 2, 2016
- Fourth Consideration: May 9, 2016
- Final Consideration and adoption: June 6, 2016

# Zoning Ordinance - B-2 District

Item # 5.

- Reupholstery and furniture repair shops.
- Schools, private (CU).\*
- Self-service storage facilities (mini-warehouses) and general storage; 300 ft setback, perimeter screening (CU)\*.
- Service establishments.
- Service stations.
- Skating rinks.
- Stadiums. (SU)\*
- Taxi stands.
- Theaters.
- Truck stops. (CU)\*
- Wholesale sales office.
- Wholesale trade and distribution.
- Wildlife conservation park

(CU) \* Conditional use approval required

(SU).\* Special use approval required.

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

### 9.6.3. *Development standards.*

A. *Height regulations.* Building shall not exceed a height of sixty (60) feet.

B. *Front yard setback,* 60 feet.

C. *Side yard setback,* 15 feet.

D. *Rear yard setback,* 25 feet.

E. *Minimum lot area,* None.

F. *Minimum heated floor area per dwelling unit.*

- 3-bedroom, 900 sq. ft.
- 2-bedroom, 750 sq. ft.
- 1-bedroom, 600 sq. ft.
- Studio/loft (in existing buildings), 450 sq. ft.

G. *Minimum buffer requirements.* In addition to required setbacks, a minimum twenty-five (25) foot wide buffer, ten (10) feet of which can be within required setback, shall be required along all property lines which abut a residential district or use to provide a visual screen.

H. *Minimum lot frontage.* 110 feet adjoining a street

I. *Minimum lot width at the building line,* 100 feet.

J. A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the district, unless finished with a product consisting of brick, stone, or hard-coat stucco, with the following exception:

1. The rear wall of a metal building may be allowed to be finished with a metal panel, but shall have at least a 24 inch complementary masonry base.

K. *Accessory structure requirements.*

L. *Other required standards.*

1. All structures associated with a kennel, or veterinary clinic shall be a minimum of one hundred (100) feet from all property lines which abut a residential district.
2. For new or redeveloped structures, an analysis on impacts of utility infrastructure and city services, schools, community access and pedestrian connectivity shall be provided.

9.6.4. *Other regulations.* The headings below contain additional, but not necessarily all provisions applicable to the B-2 district.

APPLICATION FOR ZONING VARIANCE

CITY OF CLEVELAND, GEORGIA

Application Number: \_\_\_\_\_ Application Date: 1/5/20

APPLICANT: Trey Cumbley (Ron Cantrell Construction Inc)

ADDRESS: P.O. Box 864

CITY, STATE, ZIP: Cleveland GA 30528

TELEPHONE: 706-878-6596

EMAIL: Trey@RCCDB.com

PROPERTY ADDRESS: 115 Wilford Ash Parkway

CITY, STATE, ZIP: Cleveland GA 30528

TAX MAP AND PARCEL NUMBER: Book 54 Page 168 parcel ID # C01A017D

NEAREST ROAD INTERSECTION: 115 + Wilfordash Parkway

CURRENT ZONING: B2 SIGNAGE: District 2

CURRENT USE: None

PROPOSED USE: Auto Service

SIZE OF PROPERTY: 1.69  ACRES or  SQUARE FEET

IS SUBJECT PROPERTY VACANT: (  ) YES (  ) NO

ANNEXATION OF THE SUBJECT PROPERTY REQUIRED?:  YES  NO

PROPERTY OWNER: MetricK and Howard Properties Inc.

ADDRESS: 3545 Dayton Drive

CITY, STATE, ZIP: Cummin, GA 30028

TELEPHONE: 517-673-3629

EMAIL: MetricKHowardpropertiesinc@gmail.com

\*\*\*\*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.

Continued on next page

### AD VALOREM TAX INFORMATION CITY OF CLEVELAND

Tax payer's name: LAMAR Carl Black now Metrick + Howard Properties

Map #: CO1A Parcel #: 017D

All property taxes on the above referenced map and parcel were paid on: September 5<sup>th</sup> 2025

Tax Clerk's Signature: [Signature] Date: 1-7-2026

### 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 variance is issued, I agree to conform the all laws, resolutions, and conditions regulating the same.

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

Applicant's signature: [Signature] Date: 1/7/26



# OFFICIAL TAX RECEIPT

**White County Tax Commissioner**

**Cindy Cannon**

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecountyga.gov

**OWNER**

BLACK CARL LAMAR ET AL

PO BOX 222

CLEVELAND, GA 30528

PAID DATE			9/5/2025
RECEIPT PRINTED			1/7/2026 12:37:50 PM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$467.67	\$0.00	2269
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			4
CASHIER			
TOTAL PAID			\$467.67

Balance(s) as of 1/7/2026

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
2025-1750 FMV: 45630.00 C01A 017D	LL35,38 LD2 WILFORD ASH SR PK DISTRICT: 002 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2025  \$467.67	\$0.00 \$0.00 \$0.00	\$0.00	\$467.67	\$467.67	\$0.00
Paid By: BLACK CARL LAMAR ET AL				Overpayment Amount: 0.00			
Check Number: 2269							

Balance as of 09/05/2025

Transaction(s): 55 - 55	Total(s):	\$467.67	\$0.00	\$0.00	\$467.67	\$467.67	\$0.00
-------------------------	-----------	----------	--------	--------	----------	----------	--------



<b>C01A 017D</b>		<b>2026 White County Board of Assessors</b>				1/7/2026 12:12:56 PM Acct # 342517 Nologin	
<b>Owner Information</b>		<b>General Property Information</b>				<b>Values</b>	
BLACK CARL LAMAR ET AL		SITUS 0 WILFORD ASH SR PKY		Imp Val		0	
PO BOX 222		LEGAL LL35,38 LD2		Acc Val			
CLEVELAND, GA 30528		Tax District Cleveland 02		GMD	Homestead	0	
		Total Acres 1.69		LL	No Covenant	0	
		Zoning r1		LD	Acc/Des	0 - .000000	
		Unit		Return Value		0	
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	
						DOWNTOWN CLEVELAND - 1.00	

SPLT FR C1A-1715

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
		09/11/2018	0168900532	0005400054		0 R3	0	

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R3				0	0					1.20	45,630

# White County, GA

## Homestead Application

Apply for Homestead Exemption

### Summary

Parcel Number C01A 017D  
 Location Address WILFORD ASH SR PKY  
 Legal Description LL35 38 LD2  
 (Note: Not to be used on legal documents)  
 Property Class R-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 BookPage 54 168  
 Tax District 02-Cleveland  
 Millage Rate 25.888  
 Acres 1.69  
 Neighborhood DOWNTOWN CLEVELAND

[View Map](#)

### Owners

Current Owner  
 BLACK CARL LAMAR ET AL  
 PO BOX 222  
 CLEVELAND, GA 30528

### Land

Class	Land Use	Acreage	Frontage	Depth	Zoning	Value
R3	0100 SFR	1.69	350	0	R1	\$45,630

### Sales

Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant/Improved	Grantor	Grantee
09/11/2018	\$0	WD	01689	0532	E	Vacant		
02/10/2014	\$0	DA	01523	0288	A	Improved	BLACK BETTY J	BLACK CARL LAMAR
02/29/2012	\$0	WD	01438	0276	E	Improved	BLACK BETTY JEAN	BLACK BETTY JEAN
11/29/2007	\$0	WD	01228	0135	C	Improved	PALMOUR JOHN D	PALMOUR JOHN D
11/29/2007	\$0	WD	01228	0139	C	Improved	PALMOUR JOHN D	PALMOUR JOHN D
11/29/2007	\$0	WD	01228	0144	C	Improved	PALMOUR JOHN D	PALMOUR JOHN D
09/01/1995	\$47,500	WD	00437	0473	X	Improved		

### Area Sales Report

Sale date range:

From:

01/07/21

To:

01/07/21

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

1500

Units:

Feet



Search Sales by Distance

### Valuation

	2025	2024	2023	2022	2021
Previous Value	\$45,630	\$41,070	\$38,790	\$31,030	\$29,200
Land Value	\$45,630	\$45,630	\$41,070	\$38,790	\$31,030
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Fair Market Value	\$45,630	\$45,630	\$41,070	\$38,790	\$31,030

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

This form is required for all zoning actions, including variances and appeals.

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 and/or annexation 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.)

**APPLICANTS 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.

  
\_\_\_\_\_  
Applicant signature

  
\_\_\_\_\_  
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.

**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

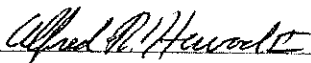
- A) When any application for zoning action has been made, with two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of 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 and/or annexation 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.)

**APPLICANTS 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.

  
 \_\_\_\_\_  
 Applicant signature

01-07-2026  
 \_\_\_\_\_  
 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.*

AUTHORIZATION OF PROPERTY OWNER

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

1.69 Wilford Ash Pkwy - Cleveland GA  
115 Wilford Ash Pkwy 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 and/or annexation of this property.

Alfred R Howard II  
Property Owner's Signature Date 12-31-2025

Christy Parker  
Notary Date 12/31/25



AUTHORIZED AGENT: Trey Crumley

ADDRESS: P.O. Box 864

CITY, STATE, ZIP: Cleveland GA 30528

TELEPHONE: 706-878-6596

EMAIL: Trey@Rccdb.com

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.

Trey Crumley  
Signature of Owner or Authorized Agent Date 1/5/26

Elizabeth N. Menius  
Notary Date 1/5/2026



# FLEXIBLE DEVELOPMENT OPTIONS

One of the ways we stand out from other franchise opportunities is that our construction and design plans are flexible, which allows you to take advantage of far more real estate opportunities (and potentially save time and money). That flexibility is especially valuable for multi-unit franchisees. Here's a look at how we help you maximize real estate opportunities and keep construction of your quick lube and auto care business on schedule.

Learn More 

---

## Three development options

As a Grease Monkey franchisee, you'll have three options for your site: Greenfield, Brownfield, and Conversion.

**Greenfield:** Building a site from the ground up.

- This is the most costly of the three options and may require a higher Liquidity and Net Worth.
- Takes the longest to complete because of permitting requirements in addition to construction.
- Is a good option for development in fast-growing areas like new large-scale developments.

**Oil change center design**

Because our development options are flexible, franchisees' construction and design needs vary, depending on the type of real estate chosen (Greenfield, Brownfield, or Conversion). Our Construction & Design team has a lot of experience with all of these options.

We have solutions for:

- Choosing building size
- Designing the exterior
- Planning interior design
- Choosing building materials
- Building infrastructure
- Permitting process
- Bidding process
- Landscaping
- Assisting your general contractor
- Cost-efficiency
- Brand consistency
- Coordinating with key stakeholders and team members
- Communication, including biweekly calls

Our team will help with the details: the number of bays, the size of the lobby, layout, lighting, and more. First impressions are important, and consumers will make a judgement call based on what they see. For example, the landscaping around your store may not seem important. But the exterior of your store is your first lobby, and consumers will make a decision based on these details. Our Construction & Design team has the strategy to make your location desirable.







**GREASE  
MONKEY**

**OIL CHANGE**

**MAINTENANCE**

# GREASE MONKEY



**GREASE  
MONKEY**

Oil Changes & More

**GREASE  
MONKEY** Oil Changes  
& More

Happy Hour

4PM to 6PM

\$10.00 OFF

3355



# City of Cleveland

## Cleveland Planning and Zoning Board

Thursday, January 22, 2026 at 6:00 p.m.

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

---

1. Welcome and Announcements

Comprehensive Plan Update - Status

---

2. Election of Planning and Zoning Board Officers – Chair and Vice Chair

---

3. Action Items:

Consider a request from Trey Crumley (Ron Cantrell Construction Inc), representing Metrick and Howard Properties, for a variance from City of Cleveland Standard Development Specifications, Section II General construction Requirements, Subsection B.2 Materials for Commercial Buildings. Request is to use metal siding on the exterior sides of the building that can be seen from the road (Wilford Ash Parkway) instead of the code required materials of stucco, wood, stone and/or brick. Tax Map and Parcel C01A 017D.

---

4. Adjourn

---

## City of Cleveland Planning and Zoning Board Minutes

**Thursday, January 22, 2026 at 6:00 p.m.**

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

**Attending: Nadine Wardenga, Michelle Ash, Alan Boggs, Jeff Groves, Terry Goodger, Aaron Greene, Valerie Mateen, Rush Mauney, Henrietta Sutton. Staff: Tom O’Bryant, Evie Meyers**

**Rush Mauney, Vice Chair, opened the meeting and welcomed those attending. He asked Tom O’Bryant to provide announcements and updates.**

Tom O’Bryant told the board the city has not received any applications yet for the February meeting. He also said that if no applications are received the board will meet anyway for a training session on annexations and zoning. He also provided an update on the Comprehensive Plan update. The draft has been submitted to GMRC and DCA for review.

### **Organizational action for 2026 for the Planning and Zoning Board.**

**Under the new city charter the board selects a chair and vice chair annually. Tom O’Bryant asked the board for nominations. Michelle Ash made a motion to select Nadine Wardenga to serve as Chair for 2026. Motion was seconded by Alan Boggs. There were no other nominations. The vote was unanimous. Michelle Ash made a motion to select Rush Mauney to serve as Vice Chair for 2026. The motion was seconded by Alan Boggs. There were no other nominations for the position. The vote was unanimous.**

### **Action Items:**

**Consider a request from Trey Crumley (Ron Cantrell Construction Inc), representing Metrick and Howard Properties, Cumming, Georgia, for a variance from City of Cleveland Standard Development Specifications, Section II General construction Requirements, Subsection B.2 Materials for Commercial Buildings. Request is to use metal siding on the exterior sides of the building that can be seen from the road (Wilford Ash Parkway) instead of the code required materials of stucco, wood, stone and/or brick. Tax Map and Parcel C01A 017D.**

Nadine Wardenga introduced Trey Crumley, representing the applicant Metrick and Howard Properties. Mr. Crumley stated the applicant was seeking the variance due to costs and he wanted to save them money. He stated he did not believe the building standards were necessary to accomplish the project. He stated that the owners are young and do not have a lot of funds for construction and he is trying to help them out. He said the building would have EFIS (a form of stucco) around the corners of the building and reach back four feet along the sides, but he said extending it back would create additional cost. He provided photos of another building in the corridor that has metal siding (Fastenal owned by David Fain) and stated there are already buildings with metal siding in the corridor. He said this building would not be any different.

Tom O'Bryant reviewed the code section that is in the board packet, which states its purpose and the building design requirements – a requirement for exterior materials for commercial building utilize stucco, wood, stone and brick on all sides that are visible from a public street or road. He also provided photos of other Grease Monkey franchises in Georgia and other locations in the county where local government had building standards. Those structures are brick, stone, and stucco, so the corporation and franchises do comply with local building standards.

Nadine Wardenga provided a history of the development of the building materials standard and stated that the Fastenal Building was one of the reasons why the city developed the standard in the first place. She stated that since its implementation the city has not had any variance requests from this building standard. She cautioned, if granted this would be a first and would set a precedent for others to follow who don't want to follow the standard either.

Rush Mauney stated he remembers as a former city council member the desire to develop a good design standard for the city's corridors. He said it has worked so far and emphasized the importance of sticking to the standards.

Valerie Mateen asked Tom O'Bryant if there were other properties left to develop along Wilford Ash Parkway. Mr. O'Bryant said there are a few more that can be developed.

Trey Crumley stated if the city applies these standards, then businesses will just locate in the county where there are no designed standards.

Alan Boggs referenced the creek at the back of the property and asked if the site would manage runoff into the creek. Mr. Crumley stated their site plan addresses erosion and stormwater.

Nadine Wardenga asked what he estimated the additional cost would be to add siding that meets the city requirements. Mr. Crumley replied that it would add an additional \$50,000 to the cost of construction.

Aaron Greene asked Mr. Crumley if the application of the materials standard was a deal breaker for his clients. Mr. Crumley said no, they have already purchased the property and plan to move forward with the project whether or not they obtain the variance – it will just cost a bit more to construct. Mr. Green said he is happy that they want to be a part of Cleveland's growth, but these guidelines and standards are in place, and they are there for a reason – to improve the quality and character of the design of buildings in the city.

There was no other discussion. Ms. Wardenga asked the board for a recommendation on the variance request. Valerie Mateen made a motion to deny the variance request from the City of Cleveland Standard Development Specifications, Section II General construction Requirements, Subsection B.2 Materials for Commercial Buildings, and that the exterior building materials conform to the city code. Motion was seconded by Michelle Ash. The board vote for the motion was unanimous.

Ms. Wardenga informed the applicant that the Planning and Zoning Board is a recommendation to the City Council. The applicant will need to attend the hearing at the city council meeting on February 2, 2026 for a final decision.

**Ms. Wardenga stated with no other business to adjourn the meeting. Terry Goodger made a motion to adjourn the meeting; seconded by Jeff Groves. Motion was approved unanimously. The meeting was adjourned.**



Permit # (office use only) <b>1530</b>		Land-Disturbing Permit # (office use only)		Date: <b>2/26/16</b>		
Site Information		Council District	Tax map	Parcel	Lot Size	Zoning Classification
911 Address: <b>154 105 NILFORD ASH PKWY</b>		<b>CO14-017A</b>		<b>2.72@</b>		
City/State/Zip: <b>CLEVELAND GA 30528</b>		Subdivision:		Suite/Unit #		
Type of Permit		Existing Site Use (please check one)				
<input type="checkbox"/> New Residential	<input type="checkbox"/> Misc. Residential	<input checked="" type="checkbox"/> Open Land/Vacant Lot		<input type="checkbox"/> Single Family Dwelling		
<input checked="" type="checkbox"/> New Commercial	<input type="checkbox"/> Misc. Commercial	<input type="checkbox"/> Commercial Building		<input type="checkbox"/> Townhouse/Apt/Condo		
<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration/Repairs	<input type="checkbox"/> Grocery Store		<input type="checkbox"/> Shopping Center/Mall		
<input type="checkbox"/> Sign (Building)	<input type="checkbox"/> Sign (Ground)	<input type="checkbox"/> Warehouse/Storage		<input type="checkbox"/> Car/Sales/Wash/Repair		
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Hospital/Health Facility		<input type="checkbox"/> School/Library		
<input type="checkbox"/> Electrical	<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Rectory/Synagogue		<input type="checkbox"/> Restaurants		
<input type="checkbox"/> Fire/Alarm/Sprinklers	<input type="checkbox"/> Grading	<input type="checkbox"/> Other - be specific				
Property Owner Information		Property information				
Company Name (if applicable) <b>WILFORD ASH PKWY LLC</b>		Water	Sewer	Gas	Electric Co.	
Name <b>DAVID FAIN</b>		<input checked="" type="checkbox"/> City	<input checked="" type="checkbox"/> City	<input type="checkbox"/> ATL. Gas	<input type="checkbox"/> HEMC	
Address <b>1888 HWY 115 E</b>		<input type="checkbox"/> WCWA	<input type="checkbox"/> Septic	<input type="checkbox"/> Propane	<input checked="" type="checkbox"/> GA. Power	
City/State/Zip <b>CLEVELAND GA 30528</b>		Work Description and Job				
Telephone <b>706 219 6700</b>		Height (ft) <b>15</b>	Width (ft) <b>50</b>		Depth (ft) <b>100</b>	
email (if available) <b>David.fain@onsitecsi.com</b>		Total Site Area <b>2.72</b>	Disturbed Area <b>.93</b>	Floor Area <b>5000'</b>	Heated <b>5000'</b>	
		Unheated		Estimated Construction Cost \$ <b>220,000</b>		
Contractor's Information		Engineer/Architect's Information				
License Type & Number		License Type & Number <b>PE 23303 GA</b>				
Company Name (if applicable) <b>ONSITE CSI</b>		Company Name (if applicable) <b>CIVIL SURVEY INC</b>				
Name <b>DAVID FAIN</b>		Name <b>BILL ECKERT P.E.</b>				
Address <b>1888 HWY 115 E</b>		Address <b>93 HOLLY GROVE RD</b>				
City/State/Zip <b>CLEVELAND GA</b>		City/State/Zip <b>GRIFFIN GA 30224</b>				
Telephone <b>706 219 6700</b>		Telephone <b>404 925 8774</b>				
Fax Number <b>706 219 6701</b>		Fax Number				
email (if available) <b>David.fain@onsitecsi.com</b>		email (if available) <b>bill Eckert@civilsurvey.com</b>				
Use & Occupancy - Occupant's Information		Applicant Information				
Trade Name <b>FASTENAL</b>		Company Name (if applicable)				
Company Name <b>FASTENAL</b>		Name				
Name		Address				
Address		City/State/Zip				
City/State/Zip		Telephone				
Telephone		Fax Number				
Fax Number		email (if available)				
email (if available)						
Please state comments/revisions						

Applicant's Signature

Date

I hereby certify that I have the authority of the property owner to make this application and that the information is complete and correct and, if a permit is issued, the construction and/or use will conform to the building Code, Zoning Ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

**\$900.00**


Review Number 37

UPPER CHATTAHOOCHEE RIVER  
SOIL AND WATER CONSERVATION DISTRICT  
EROSION AND SEDIMENT CONTROL PLAN REVIEW

Fastenal	Wilford Ash Parkway LLC	Cleveland, GA. 30528	White County
Project Name		Address (including county)	
34.5988083	83.7672694	2.72	0.93
Specific Information on Project Location		Total Acres	Disturbed Acres
<u>3/3/16</u>		<u>3/3/16</u>	
Date Application Received by Issuing Authority		Date Plans Received by Technical Reviewer	
David Fain	1888 Hwy 115 East	Cleveland, GA 30528	706-219-6722
Applicant	Address		Phone Number

**Report of Technical Review**

- The erosion and sediment control plan for the above named project or activity meets the requirements of the erosion and sediment control ordinance or rules and regulations governing land-disturbing activities in Cleveland, GA under provisions of the Erosion and Sedimentation Act of 1975, as amended.
- The erosion and sediment control plan does not meet said requirements in White County through failure to include the following:.

Technical Review by: 

Organization: NRCS

Date: 3/7/2016

The technical review as accomplished and reported above was done at the request of and is concurred in by the UPPER CHATTAHOOCHEE RIVER Soil and Water Conservation District.

 3/7/2016

District Supervisor Date

- Distribution**
- Issuing Authority
  - District Records
  - Technical Reviewer

CITY OF CLEVELAND  
PERMIT TO GRADE OR DISTURB LAND

Item # 5.

NO. 3005 DATE 3-7-16 FEE 90.<sup>00</sup>

NAME OF APPLICANT: DAVID FAIN

MAILING ADDRESS: 1888 Hwy 115E CLEVELAND GA 30528

LAND OWNER (IF OTHER THAN APPLICANT): N/A

SPECIFIC LOCATION: 156 WILFORD ASH PKWY

ESTIMATED STARTING AND COMPLETION DATE: 3-8-16 / 5/8-16

USE OF LAND PROPOSED: COMMERCIAL / RETAIL

APPROXIMATE EXTENT OR AREA OF LAND TO BE GRADED: 1.5 ACRES +/-

TYPE OF VEGETATIVE COVER: GRASS / MULCH

I am familiar with the terms of the City of Cleveland Erosion and Sediment Control Ordinance and Regulations as amended, and have furnished the data as required by Section V Subsection C of said document. I agree to comply fully with all requirements for a Grading Permit as set forth in the above mentioned regulations, and understand that periodic inspections of work in progress will be made by the City of Cleveland representative, and/or other City officials, to insure compliance. I also understand that the above mentioned regulation provides that infractions thereof may constitute cause for revocation of this Permit.

APPLICANT \_\_\_\_\_

BY \_\_\_\_\_  
(signed)

GRADING PERMIT as above outlined is granted this  
7<sup>th</sup> day  
of MARCH, 2016.

CITY OF CLEVELAND  
PERMIT TO GRADE OR DISTURB LAND

NO. 3005 DATE 3-7-16 FEE 90.<sup>00</sup>

LAND GRADING PERMIT IS HEREBY ISSUED TO: DAVID FAIN

1888 Hwy 115E, CLEVELAND GA 30528

LOCATION: 156 WILFORD ASH PKWY

**FOR OFFICE USE ONLY**

Reference Permit # \_\_\_\_\_

All applicable departments should review and sign the application as being approved or approved with comments.

<u>Department</u>	<u>Reviewer</u>	<u>Date</u>
Permit Committee		3-2-16
<i>Paul Morris</i>		3-2-16
<i>Edward [unclear]</i>		3-2-16
<i>Conni Macos</i>		
Water/Sewer		
City Engineer		
Health Dept		
Soil Conservation		
Fire Marshal		

Please note all comments, date, and sign. If necessary, all comments will be forwarded to the applicant or the proper departments.

Comments Need Tom to review plumbing detail

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approval Date \_\_\_\_\_

Required Fees \$ \_\_\_\_\_

Additional Inspection Fees \$ \_\_\_\_\_

Certificate of Occupancy \$ \_\_\_\_\_

MAYOR  
Roy "Shan" Ash, III  
  
CITY CLERK  
Connie Tracas  
  
CITY ADMINISTRATOR



85 South Main Street  
Cleveland, GA 30528  
Telephone 706-865-2017  
Fax 706-219-3220

COUNCIL MEMBER  
Bradley Greene  
Nan Bowen  
Annie Sutton  
Edward Young

Item # 5.

## Certificate of Occupancy

**Date Issued: 05/30/2016**

**Certificate Cost: \$75.00**

**Building Permit Number: 1530**

**Inspections Cost: \$35.00  
Fire Marshal**

**Re-Inspection Fee: \$0.00**

**Applicant's Name: Fastenal  
David Fain**

**Total Amount Due \$ 110.00**

**Date Paid:**

Permission is hereby granted to the above stated Applicant to use the building located at 168 Wilford Ash Pkwy the specific purpose of Commercial. The property at this specified address is Zoned B-2 which means Highway Commercial.

Building Inspector: Paul Morris Date: 5-31-16

Fire Marshall: Chris Bay Date: 5-31-16

This Certificate issued pursuant to the requirements of the International Building Code's certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use.





## Cleveland City Council Meeting Minutes

Monday, January 05, 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.

### 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, City Attorney Keith Whitaker, and City Clerk Lisa Ritchie

### INVOCATION

1. Pastor Burnetta Armour, First Presbyterian Church of Cleveland, and White County Ministerial Alliance

### PLEDGE OF ALLEGIANCE

### APPROVE AGENDA

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

### PRESENTATIONS

2. America 250 Proclamation

Motion by Council Member Sutton, seconded by Council Member McClure, and voted, unanimously, to approve America 250 Proclamation.

Mayor Turner stated that the City of Cleveland is proud to announce the formation of the *Cleveland Celebrates America 250 Committee*, established by proclamation of the Mayor and City Council to lead the City's participation in the nationwide commemoration of the 250th anniversary of the signing of the Declaration of Independence on July 4, 2026.

Mayor Turner noted that this once-in-a-generation celebration provides an opportunity for the community to reflect on America's history, honor the sacrifices of those who came before us, and inspire civic pride, unity, and engagement for future generations.

He announced that the Cleveland Celebrates America 250 Committee is chaired by the First Lady of Cleveland, Lacy Turner, with Councilmember Nan Bowen, Councilmember Annie Sutton, Mrs. Ansley McClure, and Mrs. Haley McDonald serving as Co-Chairs.

Mayor Turner further stated that the committee is supported by City Manager Kevin Harris, serving as Administrative Director and City point of contact; City Clerk Lisa Ritchie, serving as the committee's Secretary and official record keeper; and Finance Director John Solmon, serving as the committee's Treasurer.

He noted that together, this leadership team brings experience in public service, community engagement, education, public safety, faith leadership, and civic organizations.

Mayor Turner explained that the committee was intentionally designed to be broad, inclusive, and representative of the Cleveland and White County community. Membership includes city and county officials, public safety leaders, educators, historical experts, business and civic organization leaders, faith leaders representing many denominations and every church within the city limits, university representation, and community members.

He stated that this diverse structure ensures the America 250 celebration reflects a wide range of perspectives, voices, and traditions, honoring both the nation's shared history and the people who make up the community today.

To ensure effective planning and meaningful programming, Mayor Turner announced that the following subcommittees have been established:

- Fireworks Show Committee – Chaired by Interim Fire Chief Bo Medlock
- Entertainment Committee – Chaired by Alyssa Tyree
- Public Safety Committee – Chaired by Police Chief Jeff Shoemaker
- Public Relations and Communications Committee – Chaired by City Manager Kevin Harris
- Sponsorships Committee – Chaired by Finance Director John Solmon
- Education and History Committee – Co-Chaired by Assistant Superintendent of Schools Jonathan Stribling and Historical Society representative Garrison Baker
- "Run for Freedom" 5K Committee – Chaired by Carlos Santiago
- America Prays Committee – Chaired by Truett McConnell University Associate Vice President Danny Hendrix

Mayor Turner stated that additional subcommittees may be formed as needed to support new ideas, events, and community-led initiatives.

He concluded by noting that the Cleveland Celebrates America 250 Committee welcomes community involvement and encourages residents, students, businesses, churches, civic groups, and organizations to participate by volunteering, sponsoring events, serving on subcommittees, or contributing ideas and resources. He said America 250, is not only a celebration of the past but an opportunity for the community to come together to reflect, learn, serve, and envision a shared future.

Mayor Turner stated that additional information regarding meeting dates, volunteer opportunities, and upcoming events will be shared as planning continues and on the City's website and social media platforms.

### 3. FY 2024 - FY 2025 Audit

Wayne Tuck of Walker, Pierce & Tuck, P.C. presented the audit.

#### **PUBLIC COMMENTS**

There were no comments from the public.

#### **PUBLIC HEARING**

4. 2nd Public Hearing and Consideration - Resolution 2026-01 Amending the Compensation of Elected Officials to include the Definition of Meetings and Reimbursement Requirements

Mayor Turner opened the Public Hearing.

Mr. Harris discussed the item.

There were no comments from the public.

Mayor Turner closed the Public Hearing.

Motion by Council Member Bowen, seconded by Council Member McDonald, and voted, unanimously, to approve Resolution 2026-01 Amending the Compensation of Elected Officials to include the Definition of Meetings and Reimbursement Requirements.

5. Public Hearing for Comprehensive Plan Update submittal for review by Georgia Department of Community Affairs and Georgia Mountains Regional Commission (GMRC)

Mayor Turner opened the Public Hearing.

Economic Development and Planning Director Tom O'Bryant addressed the Mayor and Council Members for discussion regarding the item.

There were no comments from the public.

Mayor Turner closed the Public Hearing.

Mayor Turner expressed appreciation to Mr. O'Bryant, the committee, and Ms. Hazel, for their efforts.

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve the Comprehensive Plan Update submittal for review by Georgia Department of Community Affairs and Georgia Mountains Regional Commission (GMRC).

**NEW BUSINESS**

6. Resolution 2026-02 - Setting 2026 Annual Appointments

Mr. Harris discussed the item.

Motion by Council Member McDonald, seconded by Council Member McClure, and voted, unanimously, to approve Resolution 2026-02 - Setting 2026 Annual Appointments.

7. Award the bid of the Wastewater Treatment Plant Upgrades to M.B. Kahn, EDA grant project ED24ATLOG0215 at \$27,981,100 for construction and upgrades of both treatment methods and capacity to the existing WWTP as recommended by consulting engineer, Meg Mbugua's (Rindt).

Mayor Turner introduced the item.

Ms. Mbugua addressed the Mayor and Council Members and stated that the bids had been reviewed and tabulated, with M.B. Kahn being the lowest responsive and responsible bidder.

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve the award of the bid for the Wastewater Treatment Plant Upgrades to M.B. Kahn, EDA grant project ED24ATLOG0215 at \$27,981,100 for construction and upgrades of both treatment methods and capacity to the existing WWTP as recommended by consulting engineer, Meg Mbugua's (Rindt).

Mayor Turner and Council Members expressed appreciation to staff, the community, partners, the White County Chamber of Commerce, etc. for all their efforts.

8. Approve FY2026 LMIG project proposal for submission to GDOT

Mr. O'Bryant addressed the Mayor and Council Members and discussed the item.

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve the FY2026 LMIG project proposal for submission to GDOT.

**CALLED MEETING/MEETING MINUTES****9.** December 1, 2025 Meeting Minutes

Motion by Council Member Bowen, seconded by Council Member McDonald, and voted, unanimously, to approve December 1, 2025 Meeting Minutes.

**10.** December 19, 2025 Called Meeting Minutes

Motion by Council Member Bowen, seconded by Council Member McDonald, and voted, unanimously, to approve December 1, 2025 Meeting Minutes.

**EXECUTIVE SESSION MINUTES****11.** December 1, 2025 Executive Session Minutes

Motion by Council Member McDonald, seconded by Council Member Bowen, and voted, unanimously, to approve December 1, 2025 Executive Session Minutes.

**CITY ATTORNEY KEITH WHITAKER**

Mr. Whitaker did not have items to report.

**CITY ADMINISTRATOR KEVIN HARRIS**

Mr. Harris discussed some of the achievements that were led by the Mayor and Council Members in one fiscal year, as follows:

- New Firetruck
- New Fire Station
- Wastewater Treatment Plant
- Appreciation to the Mayor and Council for their leadership

**ANNOUNCEMENTS**

Ms. Ritchie gave the announcements.

- 12.** The White County Water Authority Meeting originally scheduled for Thursday, January 8, 2026, at 7:30 a.m. at the White County Water Authority has been postponed to January 15.
- 13.** The Planning and Zoning Meeting is scheduled for Thursday, January 22, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department
- 14.** The Downtown Development Authority meeting is scheduled for Thursday, January 15, 2026, at 3:00 p.m. at the White County Chamber of Commerce
- 15.** City of Cleveland offices will be closed on Monday, January 19, 2026, in observance of Martin Luther King Jr. Day
- 16.** The City Council Meeting scheduled for Monday, January 19, 2026, has been cancelled
- 17.** The next Cleveland City Council Meeting is scheduled for Monday, February 2, 2026, at 6:30 p.m. at the Oak Springs Community Center/Police Department.

**EXECUTIVE SESSION**

Motion by Council Member McClure, seconded by Council Member McDonald and voted, to enter an Executive Session at 7:18 p.m.

Mayor Turner informed those present that action was likely to occur following the Executive Session.

**18.** Discussion Regarding Real Estate

Motion by Council Member McDonald, seconded by Council Member Sutton and voted, unanimously, to adjourn the Executive Session and return to the Meeting at 7:53 p.m.

Motion by Council Member McDonald, seconded by Council Member Sutton and voted, to enter an Executive Session at 7:54 p.m.

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to adjourn the Executive Session and return to the Meeting at 7:55 p.m.

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

Motion by Council Member McDonald, seconded by Council Member Bowen and voted, unanimously, to direct the City Attorney to draft and to authorize the Mayor to sign a contract on behalf of the City for the purchase of real estate, particularly the office building located at 55 Cantrell Road, Cleveland, Georgia, from MountainCraft Holdings, LLC, provided said purchase contract meets the following conditions:

1. The contract is fully executed on or before January 15, 2026, with a non-refundable deposit in the amount of \$50,000 to be paid by the City upon signing;
2. The contract sets a total purchase price not to exceed \$1,803,400.00, with \$1,100,000 of the purchase price to be paid at closing and the balance of the purchase price to be seller-financed at 7% interest through December 31, 2026, with no pre-payment penalty;
3. The contract calls for closing within 120 days of signing;
4. The contract specifies improvements to be made and substantially completed prior to closing by Seller in conformity with the drawing presented by seller; and
5. The contract meets the approval of the City Attorney, including conformity with Georgia law and inclusion of all terms necessary and customary for the purchase of commercial property.

Mayor Turner stated that over the past several years, the Mayor and City Council have taken a methodical and deliberate approach to planning for the future of the City's municipal facilities. He noted that while each member brings different ideas to the table, they are unified by a central goal: investing in the City's infrastructure and improving facilities in a manner that better serves the community while avoiding a substantial long-term financial burden on taxpayers.

Mayor Turner further stated that with the successful completion of the new Fire Station on East Underwood, the City is now able to formalize the next phase of this plan—the purchase of new property that would allow for the relocation of City Hall and the Police Department into a single, multipurpose municipal complex. He explained that this consolidation would improve efficiency, accessibility, and coordination among City services while making responsible use of public resources.

He noted that the current City Hall, constructed in the 1950s, no longer meets the needs of a modern and growing community, and that those who have visited the facility are familiar with its limitations and the need for improvement.

Mayor Turner stated that he and the City Council anticipate relocating City Hall and the Police Department to the new property during Fiscal Year 2026–2027, which begins July 1, 2026. He concluded by noting that this investment represents a thoughtful, long-term commitment to public service, public safety, and fiscal responsibility, ensuring that the City of Cleveland's facilities will meet the needs of the community for decades to come.

## **ADJOURN**

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to adjourn the Meeting of January 5, 2026, at 7:58 p.m.



## Cleveland City Council Called Meeting Minutes

Monday, January 19, 2026 at 10:30 AM

Truett McConnell University, Wood Conference Room, Nix Student Center, 100 Alumni Drive, Cleveland, GA

---

### CALL TO ORDER

Mayor Turner called the meeting to order at 10:30 a.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

### PLEDGE OF ALLEGIANCE

### APPROVE AGENDA

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

### EXECUTIVE SESSION

Motion by Council Member McDonald, seconded by Council Member McClure and voted, to enter an Executive Session at 10:32 a.m.

1. Discussion regarding personnel

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

Mayor Turner 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 Meeting of January 19, 2026, at 5:47 p.m.



## Cleveland City Council Called Meeting Minutes

Thursday, January 22, 2026 at 6:00 PM  
Cleveland City Hall, 85 South Main Street, Cleveland, GA 30528

---

### CALL TO ORDER

Mayor Turner called the meeting to order at 6:02 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

Council Member Sutton 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 6:05 p.m.

1. Discussion regarding personnel

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to adjourn the Executive Session and return to the Called Meeting at 7:07 p.m.

Council Member McDonald opened the door to allow citizens to return to the Called Meeting.

Motion by Council Member McDonald, seconded by Council Member Bowen to appoint Jason Bryant as Fire Chief passed three to one with Council Members Bowen, McClure and McDonald carrying the motion and Council Member Sutton dissenting.

### ADJOURN

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to adjourn the Called Meeting of January 22, 2026, at 7:09 p.m.