



CLEVELAND FIRST METHODIST CHURCH

April 21, 2026

City of Cleveland, Georgia
85 South Main Street
Cleveland, GA 30528

Dear Mayor Turner and Council Members:

Cleveland First Methodist Church, Inc., has recently learned that our parsonage property is not in compliance with the City of Cleveland's zoning requirements. Therefore, we are requesting to change our zoning classification from PI to R-1 and are submitting our application accordingly.

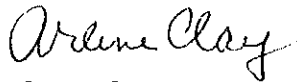
As a little background, Cleveland First Methodist Church has always used our parsonage property as a residence for Pastor and family, except for a brief period many years ago when it was used as a Youth Center. When we lost our Pastor in June 2020, the incoming Pastor resided in Toccoa, Georgia, and wanted to commute to Cleveland and remain in Toccoa to support his elderly parents. We then started a costly renovation on the parsonage; however, the pastor continued to stay in Toccoa because of his parents declining health. As a result, the parsonage basically sat vacant 2020 – 2024. In April 2024, we hired a new Pastor, and he and his wife lived there through December 2024 when he resigned and returned to Texas. Our current Pastor started in January 2025, is a long-term resident of White County and remains in his own home.

To prevent the parsonage from sitting vacant for another extended period of time, the Church Board started exploring options for the residence. We did not want to become a landlord and enter into the rental property business. Our desire was never to rent directly to the public, which would require the vetting of potential renters. We wanted to be in a long-term relationship with an entity that could use the property, provide a service to the community without our congregation incurring any additional cost. We contacted multiple organizations within White County in an effort to ascertain options. NOK Freudenburg was one of the entities contacted. NOK has periodic needs for temporary housing, rotating engineering personnel, as well as an internship program for existing college students that may eventually become employees. We entered into a long-term arrangement with NOK for their use of our parsonage. This started in August 2025, with 3 young ladies from Georgia Tech taking residence in the parsonage and entering the internship program at NOK.

Our agreement with NOK requires the Church to provide continued maintenance, all upkeep of the property, all utilities as well as lawn and landscaping to ensure the parsonage property is maintained at a professional standard. Therefore, it could be argued this is an Outreach or Mission of the church to the greater White County community; however, we do recognize the benefit of an increased stream of revenue.

Attached is our completed application, and we appreciate your consideration in this matter. If there are any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Arlene Clay".

Arlene Clay
CFMC Trustee Chair
(706) 892-7210

Att.

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

DATE: May 7, 2026
TO: City of Cleveland Planning and Zoning Commission Members
FROM: Tom O'Bryant c/o Nadine Wardenga, Chair, Planning and Zoning Board *TSU*
RE: Scheduled Meeting

On behalf of Chair Nadine Wardenga, a meeting has been scheduled for Thursday, May 28, 2026, at 6:00 P.M. to hear the enclosed application.

The City of Cleveland has received an application from **Cleveland First Methodist Church, Inc** proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kyle Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.

The City of Cleveland Planning and Zoning Board Commission is scheduled to consider this application on **Thursday, May 28, 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, June 15, 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 Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

May 7, 2026

Ms. Arlen Clay
Cleveland First Methodist Church, Inc.
P.O. Box 1226
Cleveland, Georgia 30528

RE: Rezoning request – Tax Map and Parcel C01D 108

Dear Ms. Clay,

The City of Cleveland has received your application requesting **re-zoning for a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.**

The City of Cleveland Planning and Zoning Board Commission is scheduled to consider this application on **Thursday, May 28, 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, June 15, 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,

A handwritten signature in blue ink that reads "Tom O'Bryant". The signature is stylized and includes a long horizontal stroke extending to the right.

Tom O'Bryant
Economic and Planning Development Director

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**

May 7, 2026

The City of Cleveland has received an application from **Cleveland First Methodist Church, Inc** proposes to rezone a **0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytle Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.**

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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

CLEVELAND FIRST METHODIST, CHURCH
112 E KYTLE ST
CLEVELAND GA 30528-1252

FREEMAN WANDA, FREEMAN JERRY
2588 DUNLAP MILL RD
GAINESVILLE GA 30506-1848

UNITED COMMUNITY BANK
PO BOX 398
BLAIRSVILLE GA 30514-0398

YOUNG ROBERT BRIAN, YOUNG PATTI
PO BOX 3379
CLEVELAND GA 30528-0059

APPLICATION FOR REZONING AND/OR ANNEXATION

CITY OF CLEVELAND, GEORGIA

Application Number: 2056

Application Date: 4-27-26

APPLICANT: Cleveland First Methodist Church, Inc.

ADDRESS: 112 E. Kytte St.

CITY, STATE, ZIP: Cleveland, GA 30528

TELEPHONE: 706-865-2228

EMAIL: office@clevelandmethodistchurch

PROPERTY ADDRESS: 152 E. Kytte St.

CITY, STATE, ZIP: Cleveland, GA 30528

TAX MAP AND PARCEL NUMBER: C01D 108

NEAREST ROAD INTERSECTION: E. Kytte St + Quillian St.

CURRENT ZONING: P-1 PROPOSED REZONING: R-1

CURRENT USE: residential rental

PROPOSED USE: residential rental

If rezoned, when will proposed use start? immediate

SIZE OF PROPERTY: 0.3884 ACRES or SQUARE FEET

IS SUBJECT PROPERTY VACANT: () YES (X) NO

DO YOU REQUEST ANNEXATION OF THE SUBJECT PROPERTY: YES NO

PROPERTY OWNER: Cleveland First Methodist Church, Inc

ADDRESS: 112 E. Kytte St., P.O. Box 1226

CITY, STATE, ZIP: Cleveland, GA 30528

TELEPHONE: 706-865-2228

EMAIL: office@clevelandmethodistchurch

****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):

152 E. Kytle St., 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.

Todd W. Moore
Property Owner Signature

4/21/2026
Date

Margie Savage
Notary

4-21-2026
Date

AUTHORIZED AGENT: Arlene Clay, CFMC Trustee Chair

ADDRESS: 47 College View Drive

CITY, STATE, ZIP: Cleveland, GA 30528

TELEPHONE: 706-892-7210

EMAIL: gamtnelay@gmail.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.

Arlene Clay
Signature of Owner or Authorized Agent

4/21/2026
Date

Margie Savage
Notary

4-21-2026
Date

**AD VALOREM TAX INFORMATION
CITY OF CLEVELAND**

Tax payer name: Cleveland First Methodist Church, Inc.

Map #: 0010 Parcel #: 108

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

Tax Clerk Signature: Herrie Dockery Date: 4.21.26

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 and/or annexation/variance is issued, I agree to conform all laws and resolutions regulating the same.

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

Applicant signature: Arlene Clay Date: 4/21/2026

**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.

Arlene Clark

Applicant signature

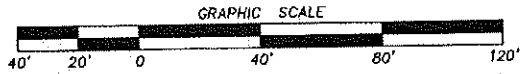
4/21/2026

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.*

MAP PREPARED FOR
**CLEVELAND FIRST
 METHODIST CHURCH**

CITY OF CLEVELAND
 LAND LOT 38 — 2nd DISTRICT
 WHITE COUNTY, GEORGIA
 DATE: 04-27-2026 — SCALE: 1" = 40'
 B/205-6

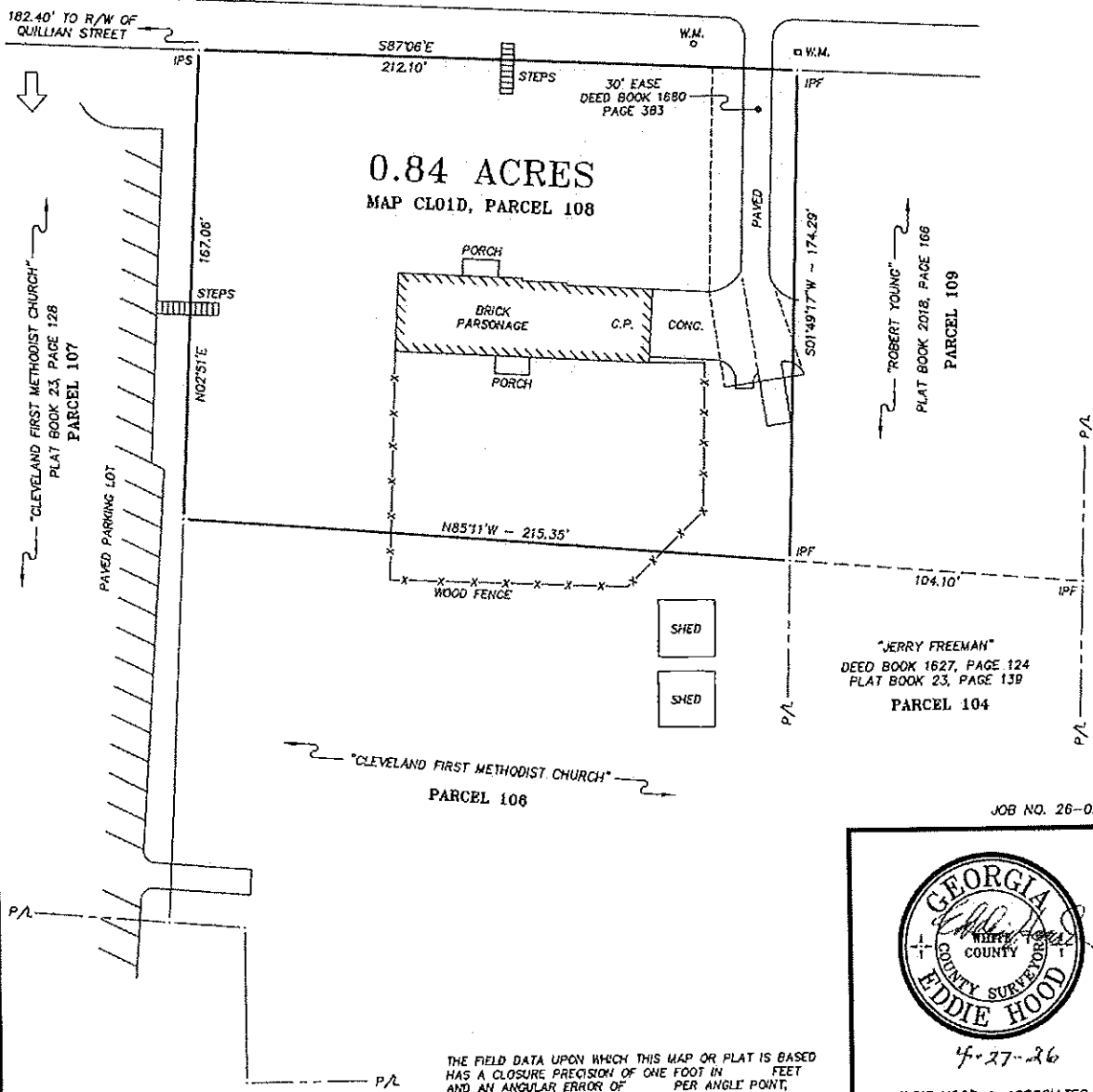


MAGNETIC MERIDIAN

THIS BLOCK RESERVED FOR THE
 CLERK OF SUPERIOR COURT.

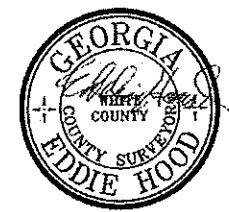
THIS PROPERTY IS NOT IN A
 DESIGNATED FLOOD HAZARD AREA.

STATE ROUTE NO. 115 E. 60' R/W EAST KYTLE STREET



"CLEVELAND FIRST METHODIST CHURCH"
 PLAT BOOK 22, PAGE 19B
 PARCEL 105

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED
 HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET
 AND AN ANGULAR ERROR OF _____ PER ANGLE POINT,
 AND WAS ADJUSTED USING _____ RULE.
 EQUIPMENT USED -- TOPCON GTS-28 TOTAL STATION
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.



4-27-26

EDDIE HOOD & ASSOCIATES
 8 COURTHOUSE SQUARE
 CLEVELAND, GA. 30528
 PHONE: (706) 865-3876
 CELL: (706) 878-6040

JOB NO. 26-026

White County, GA

Homestead Application

Apply for Homestead Exemption

Summary

Parcel Number C01D 108
Location Address 152 E KYTLE ST
Legal Description LL38 LD2
(Note: Not to be used on legal documents)
Property Class E-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
BookPage 23 128
Tax District 02-Cleveland
Millage Rate 25.888
Acres 0.38
Neighborhood DOWNTOWN CLEVELAND

[View Map](#)

Owners

Current Owner
CLEVELAND FIRST METHODIST
CHURCH INC
112 E KYTLE ST
CLEVELAND, GA 30528-1252

Land

Class	Land Use	Acreage	Frontage	Depth	Zoning	Value
E2	7100 CHURCH	0.38	0	0	INST	\$165,000

Residential Information

Style SINGLE FAMILY RESIDENTIAL
Heated Square Footage 2200
Total Square Footage 2948
Actual Year Built 1966
Effective Year Built 1980
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Story Height 1.0 Story
Air Conditioning Type Central
Exterior Walls Face Brick
Fireplace None
Foundation Continuous Footing
Heating Fuel Electric
Heating Type Heat Pump
Interior Floor Cover Carpet
Interior Floor Cover Sheet Vinyl
Interior Wall Construction Drywall/Sheetrock
Roofing Cover 30-50 YEAR Shingle
Roofing Structure Hip
Sub Floor System Plywood
Value \$246,720

Sales

Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant/Improved	Grantor	Grantee
12/20/2023	\$0	WD	01915	0475	L	Improved	CLEVELAND METHODIST CHURCH	CLEVELAND FIRST METHODIST
02/01/1988	\$0	WD	00118	0187	X	Vacant		

Area Sales Report

Sale date range:

From:

04/20/21

To:

04/20/21

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

1500

Units:

Feet

Search Sales by Distance

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$411,720	\$360,700	\$360,700	\$313,620	\$301,660
Land Value	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
+ Building Value	\$246,720	\$246,720	\$195,700	\$195,700	\$148,620
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Fair Market Value	\$411,720	\$411,720	\$360,700	\$360,700	\$313,620

Generate Owner List by Radius

Distance:

100

Feet

Show All Owners

Show Parcel ID on Label

Use Address From:

Owner Property

Skip Labels: 0

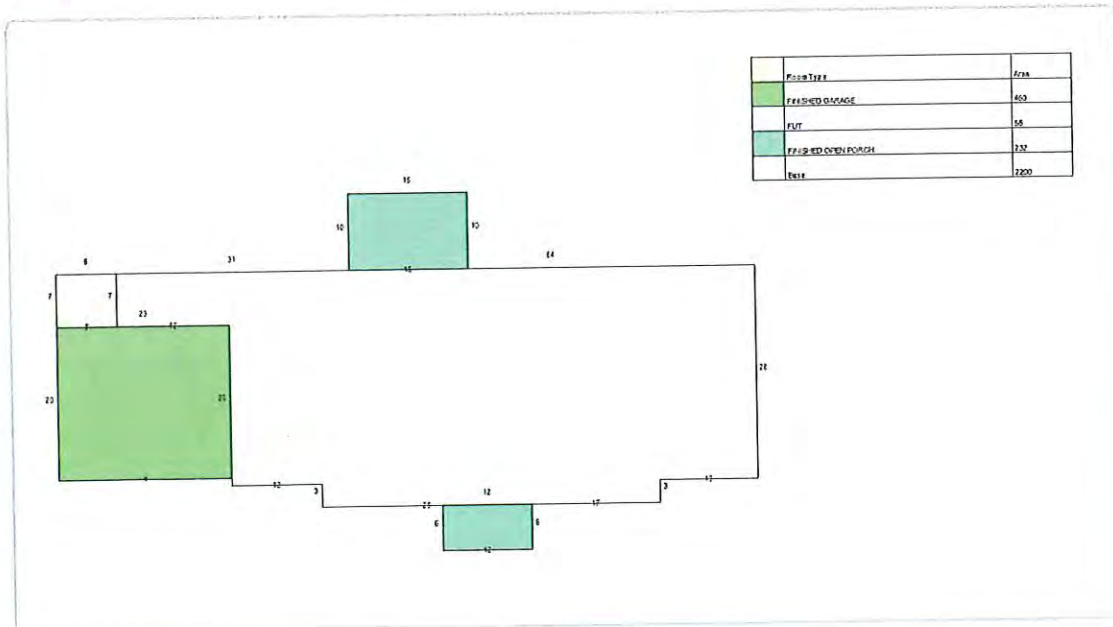
Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Download

Sketches



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	TOTAL DUE
2025-3633	04/21/2026				0.00
PID		LOCATION			
C01D 108		152 E KYTLE ST			

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

CLEVELAND FIRST METHODIST CHURCH INC
112 E KYTLE ST
CLEVELAND, GA 30528-1252

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) CLEVELAND FIRST METHODIST CHURCH INC
PID C01D 108 REAL
DESCRIPTION LL38 LD2
LOCATION 152 E KYTLE ST
BILL NUMBER 2025-3633
DISTRICT 002 CITY OF CLEVELAND
PRINTED ON 04/21/2026

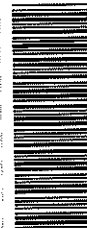
BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
411,720	0	0.3800	411,720				

FIRST NOTICE

- NO TAX ACCTS SPECIFIED -
TOTALS

ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
				0	0.0000			
					0.0000	0.00	0.00	0.00

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



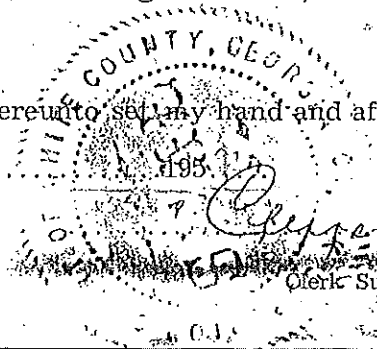
CURRENT DUE	0.00
+ PENALTY	0.00
+ INTEREST	0.00
+ OTHER FEES	0.00
- PREVIOUS PAYMENTS	0.00
+ BACK TAXES	0.00
= Total Due	0.00

CERTIFICATE OF CLERK OF EXEMPLIFICATION OF RECORD

GEORGIA,, White..... COUNTY.....ss.

I,.....Clifford Campbell., Clerk of the Superior Court of said County do hereby certify that I have compared the foregoing copy of ..Warranty Deed from R. R. Asbury, Executor of the Will of Francis Logan, deceased..... to John H. Pritchard et al Trustees recorded in Book E, pages 518 and 519 with the original record thereof, now remaining in this office, and the same is a correct transcript therefrom, and of the whole of such original record, and that said court is a court of record.

In testimony whereof I have hereunto set my hand and affixed the seal of said court, this the27... day of May.....



Clifford Campbell.....
Clerk Superior Court.....White.....County.



State of Georgia

White County

This indenture made and entered into this 11th day of December eighteen hundred and eighty three between R. R. Asbury Executor of the Will of Francis Logan, deceased, late of said State and County of the one part, and John H. Pitchford, Frank L. Densmore, L. R. Allison, J. D. Cooley and Geo. R. Quillian, Trustees, all of this State and County aforesaid of the other part,

Witnesseth, That the said R. R. Asbury, Executor for and in consideration of the sum of ten dollars to him in hand paid the receipt whereof is hereby acknowledged hath bargained, sold and conveyed and doth by these presents bargain, sell and convey unto the said John H. Pitchford, Frank L. Densmore, L. R. Allison, J. D. Cooley and Geo. R. Quillian, Trustees and unto their successors in office of trust all that tract or parcel of land situate and being in the town of Cleveland and known by lot No. 3 in the eastern part of said town of Cleveland containing one half acre more or less, the same being identical with lot no. 3 purchased and billed to May F. Logan at a sale of the real estate of John V. Craven deceased, late of said county and state by Wm. F. Sears Executor of said estate and recorded in Book of Sale, page 27 in the Records of said county bounded on the West by lot no. 2 on which the church house of the M E Church South now stands; on the South by lands belonging to Mrs. May Logan; on the easts by other lands belonging to the estate of May F. Logan, deceased; on the North by the street leading from the court house towards Clarkesville to have and to hold said land and premises together with all and singular the appurtenances thereon with every thing in any wise appertaining thereto in trust that said premises shall be held, kept and maintained and disposed of as a place of residence for the use and occupancy of the preachers of the Methodist Episcopal Church, South, who may from time to time be appointed in said place subject to the usage and discipline of said church as from time to time authorized and declared by the

General Conference of said church and by the Annual Conference within whose bounds the said premises are situate. And the said R. R. Asburn for himself, his heirs and assigns, does and will forever warrant and defend the title to said land and premises unto the said John H. Pitchford, Frank L. Densmore, L. R. Allison A. D. Cooley and Geo. K. Quillian, trustees and their successors in office of trust against the claims of any person or persons whatsoever.

In Testimony whereof the said R. R. Asbury has hereunto set his hand and affixed his seal, the day and date first above written.

Signed, sealed and delivered in the presence of:

F. L. Densmore

R. R. Asbury (Seal)
Executor F. Logan, Deceased

J. P. Osborn
Clerk S. C.

FILED & RECORDED
DATE: 12/22/2023
TIME: 11:27AM
DEED BOOK: 1915
PAGES: 475-480
PT-61: 1342023003083
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
Dena H Adams, C.S.C.
White County, GA

After Recording, Please Return to: _____)
David Gibbs, III/NCLL, P.O. Box 5076 _____)
Largo, FL 33779-5076 _____)

GENERAL WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF WHITE

THIS INDENTURE, made and entered into this 20 day of December, 2023, by and between CLEVELAND UNITED METHODIST CHURCH, INC., a Georgia nonprofit corporation, (formerly Trustees of the M.E. Church South, AKA Trustees for the Methodist Episcopal Church South, AKA Trustees of Cleveland United Methodist Church, AKA First Methodist Church of Cleveland), and its predecessors, (hereinafter referred to as the "Grantor"), CLEVELAND FIRST METHODIST CHURCH, INC., a Georgia nonprofit corporation, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH

THAT THE SAID GRANTOR, acting under and by virtue of the power and authority of the duly elected directors of the Grantor, for and in consideration of One Dollar and no/100th Dollars (\$1.00) and other good and 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, its successors and assigns, all of the interest of the Grantor in the real property described in EXHIBIT "A", which is attached hereto and made a part hereof.

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 property use, benefit and behoof of the said GRANTEE, their heirs and assigns, forever, in fee simple in as full and ample a manner as the same was held, owned, possessed and enjoyed by the Grantor preceding this deed.

[SIGNATURES ON PAGES TWO (2) AND SIX (6)]

EXHIBIT A

CLEVELAND UNITED METHODIST CHURCH, INC. PARCELS

PARCEL 1. Parsonage.

Being the same parcel, lot or tract conveyed by Deed dated December 11, 1883 and recorded in Book E Page 518 by R.R. Ashbury, Executer of the Will of Francis Logan, deceased, party of the first part, to John H. Pitchford, Frank L. Densmore, I. R. Allison, J.D. Cooley and Gen. R. Quillian, Trustees of the M.E. Church South, all of State of Georgia, White County, party of the second part, to-wit:

ALL THAT tract or parcel of land situate and being in the Town of Cleveland and known by Lot No. 3 in the eastern part of said Town of Cleveland containing one half acre more or less. The same being identical with Lot No. 3 purchased and billed to May F. Logan at a sale of the real estate of John V. Craven, deceased, late of said county and state by Wm. F. Sears, Executor of said estate and recorded in Book of Sale, page 27 in the Records of said county bounded on the West by Lot No. 2 on which the church house of the M.E. Church South now stands; on the South by lands belonging to Mrs. May Logan; on the east by other lands belonging to the estate of May F. Logan, deceased; on the North by the street leading from the court house towards Clarkesville.

PARCEL 2. Thrift Store.

Being the same parcel, lot or tract conveyed by Deed dated February 3, 1988 and recorded in Book 244 Page 205 by Cleveland United Methodist Church by and through its trustees, Grantor, to Cleveland United Methodist Church, Inc., Grantee, to-wit:

THE TRACT OF LAND HEREBY CONVEYED IS DESCRIBED AS FOLLOWS:

ALL THAT tract or parcel of land lying and being in Land Lot Number 38 of the 2nd Land District, City of Cleveland, White County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the Northerly right-of-way of Underwood Street with the Easterly right-of-way of Quillian Street; thence along and with the Easterly right-of-way of said Quillian Street North 00 degree 32 minutes West 164.94 feet to a point at property of Cleveland Methodist Church; thence along and with said property of Cleveland Methodist Church the following courses and distances:
South 84 degrees 01 minute East 199.09 feet to a concrete monument;
South 00 degree 58 minutes West 55 feet to a concrete monument;
South 89 degrees 05 minutes East 189.89 feet to an iron pin at property now or formerly of Jerry Ward; thence along and with said property now or formerly of Jerry Ward South 00 degree 59 minutes West 99.77 feet to an iron pin on the Northerly right-of-way of

Underwood Street; thence along and with the Northerly right-of-way of said Underwood Street North 87 degrees 58 minutes West 383.94 feet to a point at the intersection of the Northerly right-of-way of said Underwood Street with the Easterly right-of-way of Quillian Street and BEGINNING CORNER, containing 1.14 acres, more or less, all in accordance with Plat of Survey conducted by Eddie Hood, County Surveyor, White County, Georgia, for Robert Kenimer, on December 10, 1985, and recorded in Plat Book 22, Page 198, Office of Clerk of Superior Court. White County, Georgia.

SUBJECT TO ALL EXISTING EASEMENTS FOR PUBLIC UTILITIES.

PARCEL 3.

Being the same parcel, lot or tract conveyed by Deed dated August 10, 1965 and recorded in Book 77 Page 513 by the Board of Trustees of Truett McConnell College, County of White, States of Georgia, party of the first part, to the First Methodist Church of Cleveland, Georgia, County of White, State of Georgia, party of the second part, to-wit:

ALL THAT tract or parcel of land lying and being in the Town of Cleveland, White County, Georgia, known as the Frank Logan old home place in said town, containing 2-1/2 acres, more or less, and described as follows:

BEGINNING on the Street known as Church Street west of this property and the corner of the Methodist Church Property and running south along said street to the corner of the property of Robert Kenimer, thence East along the line of said Robert Kenimer property to the Northeast corner of said property; thence North to the corner of the Methodist Parsonage property; thence along the Methodist Parsonage property and Methodist Church property to the beginning point.

BEING THE same property described in a deed from R. T. Kenimer, Exr. of Frank Logan to A. H. Henderson, Sr., under date of May 10, 1920, also in a deed from A. H. Henderson, Sr., to R. T. Kenimer, dated January 17, 1924, recorded in deed book "EE", page 503. Also in a deed from R. T. Kenimer to Mrs. Kate Henley dated the 1st day of July, 1926, and recorded in deed book "W", page 223, all of said deeds recorded in the office of the Clerk of the Superior Court of White County, Georgia.

TRUETT MCCONNELL College reserves the right of use by the College of said property until the two new dormitories on the campus of Truett McConnell College shall have been completed.

PARCEL 4. Church.

Being the same parcel, lot or tract conveyed by Deed dated May 19, 1860 and recorded in Book A. Page 154 by Andrew Corsey, James M. Dean and Edward P. Williams, Judges of the Inferior Court of White County of the one part, to John L. Richardson, Thomas W. Jarrard, William G. Pitchford, E.P. Williams, S.J. Densmore, J.N. Craven and Wiley A. Warwick, Trustees for the Methodist Episcopal Church South, to-wit:

ALL THAT tract or parcel of land situate, lying and being in the Town of Cleveland and known by Lot No. One (1), and Lot No. Two (2) in the east part of said Town of Cleveland where the Methodist Church is now built containing one acre, more or less.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and affixed its seal by its duly authorized representative, the day and year first above written.

DIRECTOR OF: CLEVELAND
UNITED METHODIST
CHURCH, INC., a Georgia
nonprofit corporation:

Todd Marks
Signature

CEO
Title

Todd Marks
Printed Name

Signed, Sealed and delivered this 12th day
of Dec., 2023 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
State of Georgia
County of _____

My commission expires 10-12-24

DIRECTOR OF: CLEVELAND
UNITED METHODIST
CHURCH, INC., a Georgia
nonprofit corporation:

Arlene Clay
Signature

Secretary
Title

Arlene Clay
Printed Name

Signed, Sealed and delivered this 12th day
of Dec., 2023 in the presence of:

[Signature]
Unofficial Witness


[Signature]
Notary Public
State of Georgia
County of _____


My commission expires 10-12-24

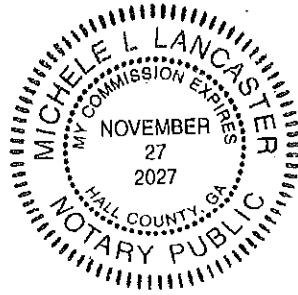
CONSENT

The undersigned, as District Superintendent of the North East District of the North Georgia Conference of The United Methodist Church, hereby certifies, pursuant to Paragraphs 2540, 2541, and 2553 of The Book of Discipline of the United Methodist Church, that the foregoing transfer has been approved by all necessary church authorities and the transfer is made without any ongoing trust clause obligations under the provisions of the *Book of Discipline*.


Unofficial Witness


District Superintendent
[District]
North Georgia Conference of
The United Methodist Church


Notary Public



PLATT NOTE
 THIS PROPERTY IS NOT IN A TOWN NEIGHBORHOOD
 AS PER FINAL ROAD IMPROVEMENT DIST. MAP
 CITY OF CLEVELAND
 COMMUNITY PLAN NUMBER 111
 REVISION DATE 11/15/03

2-11-11 11:15
 57
 58



N/F
 CLEVELAND UNITED
 METHODIST CHURCH

OLD RECORDED
 DEED FOR W.L. & R.L. PALMER
 DATED FEBRUARY 1940
 DEED RECORDED IN
 DEED BOOK 11, PAGE 110
 DEED FOR W.L. & R.L. PALMER
 DATED MARCH 1940
 DEED RECORDED IN
 DEED BOOK 11, PAGE 111

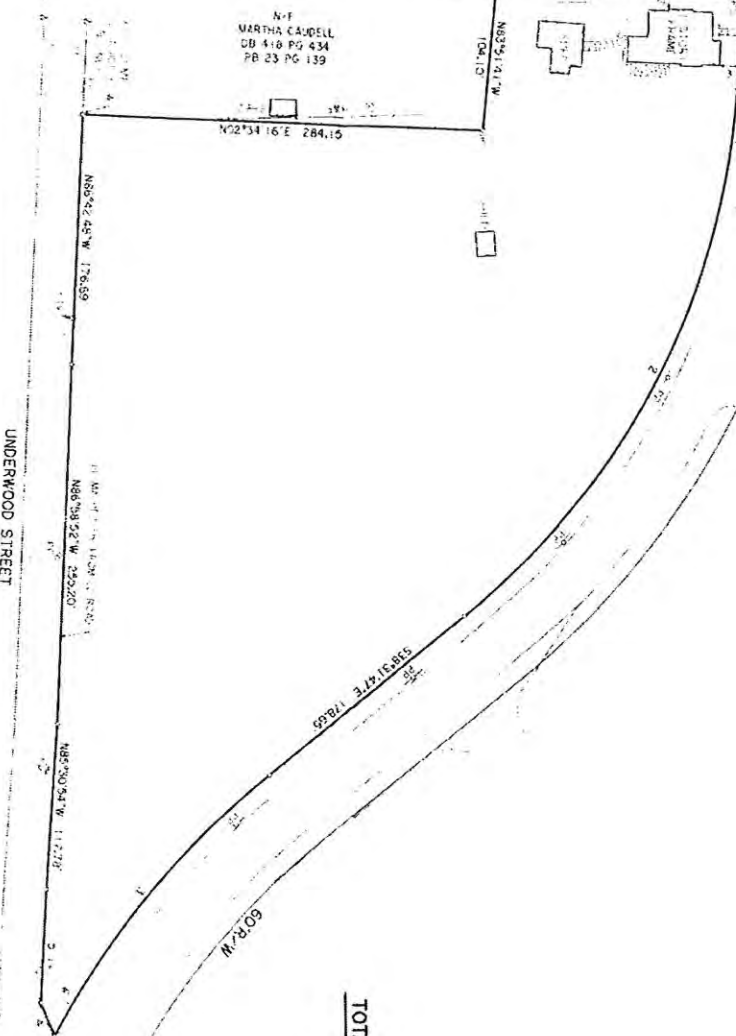
ROBERT PALMER
 CITY OF CLEVELAND
 LAND LOT 38 2ND DISTRICT
 WHITE COUNTY GEORGIA



STATE ROUTE 115
 CEMETERY STREET
 30'R/W

COURSE	BEARING	DISTANCE
1	S85°34'38"E	63.64'
2	S62°03'13"E	422.23'
3	S50°01'35"E	240.47'
4	N66°16'50"W	82.95'
6	N03°08'19"E	174.21'

R.D.: 422.96' TAN: 122.70'
 LEN: 242.09' DELTA: 23°00'16"



TOTAL AREA = 4.491 ACRES

A PORTION OF THE
 MAP OF THE CITY OF
 CLEVELAND, OHIO,
 SHOWING THE
 LOCATION OF THE
 PROPERTY HEREIN
 DESCRIBED, IS
 FILED IN THE
 OFFICE OF THE
 CITY ENGINEER,
 CLEVELAND, OHIO,
 THIS 11TH DAY OF
 FEBRUARY, 2003.
 CITY ENGINEER

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Easement - Neighboring Property



LONDON LAND SURVEYING
 207 EAST JARVARD STREET
 CLEVELAND, OHIO 44115
 (216) 805-0740
 FAX: (216) 805-0740

CURRENT SURROUNDING ZONING



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

Historic Downtown District

This is more than just a business district, but an area that will promote community activity. The City of Cleveland focuses on the management of downtown. Revitalization activities, community promotions and events, and maintaining the historic character and sense of place are being emphasized in downtown Cleveland. The development of design guidelines for downtown structures and new construction and beautification elements for the pedestrian-oriented streetscape are important goals for the area as are the inclusion of infill development and mixed-use residential uses.



Development Encouraged

- 0/Near lot line development
- 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

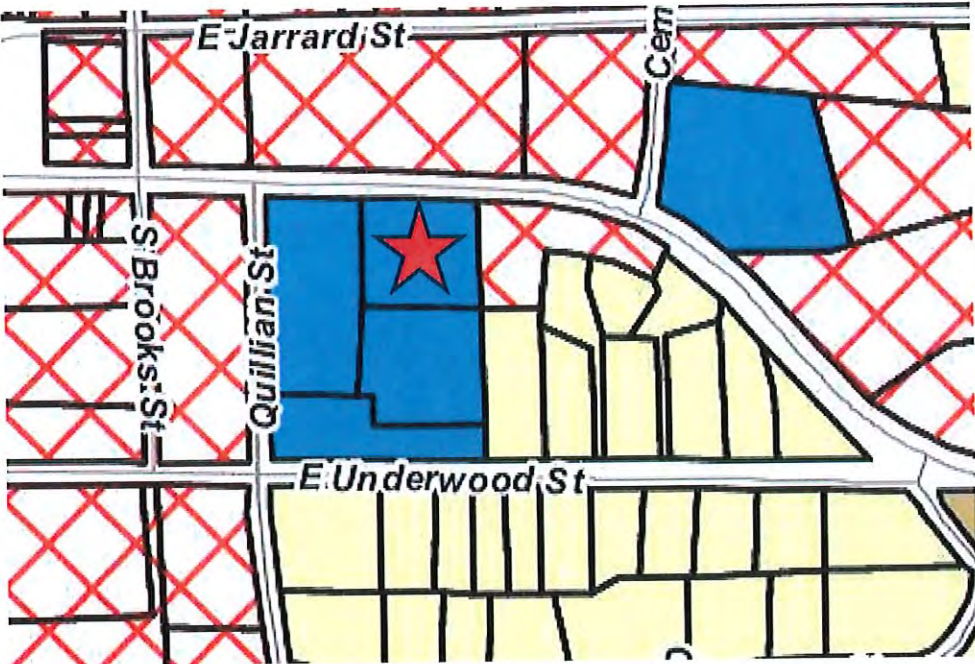
- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing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



C H	Upgrade/maintain parks and recreation facilities	<ul style="list-style-type: none"> • Increase park amenities and events as desired. • Develop needs assessment for specific user groups.
C H WC	Several public roads and corridors remain in need of improvement	<ul style="list-style-type: none"> • Maintain road improvement schedule. • Develop right of way (ROW) access standards with County, City, and State stakeholders to ensure coordination with all partners. • Conduct transportation study to access vehicular movement in city and county.
C H WC	Growing population increasing demand for medical facilities/ emergency transportation	<ul style="list-style-type: none"> • Upgrade facilities, as necessary. • Continue working with Chamber to market to medical providers.
C H	Demand for cultural spaces within the community	<ul style="list-style-type: none"> • Increase locations offered in proportion to demand for cultural events require.
C H WC	Community Beautification	<ul style="list-style-type: none"> • Maintain landscaping as necessary. • Develop nuisance ordinance.
C H WC	Improve signage and wayfinding	<ul style="list-style-type: none"> • Develop Streetscape Plan and maintain gateway/welcome signs as well as directional signage to area destinations. • Assess parking strategy for area destinations and development.
C WC	Improve Library services and facilities.	<ul style="list-style-type: none"> • Use grants and SPLOST funding to build new facility. • Continue to support e-book and computer offerings.
C	City Municipal Facilities	<ul style="list-style-type: none"> • Identify development needs for facilities including City Hall, Council Meeting Room, Community Room, Police, City Park, and walking trail.
Housing		
C H WC	Promotion of housing choices that enrich and promote an affordable community	<ul style="list-style-type: none"> • Develop proposals for independent living facilities and retirement and elderly housing as needed. • Develop sidewalk maintenance and expansion plan. • Improve emergency service access in proportion to development. • Promotion of accessory dwelling units (ADU's) that follow city design standards.
C	2.) Residential neighborhoods losing character through improper and substandard development	<ul style="list-style-type: none"> • Develop design guidelines for compatible infill and new construction development to protect the community's identity, sense of place and character defining features. • Enforce minimum building lot requirements.
C	3.) Concern over blighted and substandard properties	<ul style="list-style-type: none"> • Review property maintenance codes and enforcement policies; Amend as needed.
C H	4.) Need to balance demand for housing with small-town and rural	<ul style="list-style-type: none"> • Develop design standards and guidelines for lot size, connectivity, size and mass, building setback to reflect

WC	character.	<p>city character in town for infill development, in scenic areas, rural areas, etc.</p> <ul style="list-style-type: none"> • Identify what Cleveland's sense of place is to ensure housing built reflects Cleveland's small town character. • Conduct forum reviewing zoning and development regulations including density and lot size requirements. • Develop and enforce Planned Unit Development (PUD) design requirements as needed when large areas of development are proposed. • Update Rural Workforce Housing Study as needed.
C WC	Zoning challenges as residential properties are converted to commercial properties or encroach on residential areas.	<ul style="list-style-type: none"> • Amend land use policy as needed. • Enforce and amend zoning policy as needed. • Maintain STR subdivision map.
WC	Homeless/ transitional housing	<ul style="list-style-type: none"> • Develop plan for appropriate housing options to assist those in need.
Land Use		
C H WC	Concern overgrowth altering area's character, diluting scenic beauty, threatening tourism, and historic resources	<ul style="list-style-type: none"> • Conduct forum reviewing zoning and development regulations. • Review sign regulations and property maintenance codes; Amend as needed. • Assess performance of mountain protection regulations. • Amend/review development guidelines/regulations as needed. • Review of stormwater practices to address flash flooding mitigation and promote the use of best practices to address this such as permeable surfaces, properly sized drainage pipes, etc.
C H WC	Improve wayfinding (for parking, shopping, area tourist destinations, government)	<ul style="list-style-type: none"> • Implement new streetscape strategy from Urban Redevelopment Plan (URP).
C H WC	Demand for more greenspace and outdoor recreational areas	<ul style="list-style-type: none"> • Develop the greenway initiatives in desired areas. • Identify/pursue land for urban park/partnership with proposed developments such as Yonah Preserve. • Develop walking trails for greater connectivity to region. <ul style="list-style-type: none"> • Develop running track at Yonah Preserve.
C	Highway 129 corridor unattractive, lacks cohesion; lack of proper gateway into Cleveland	<ul style="list-style-type: none"> • Implement new streetscape strategy • Design guidelines needed for compatible infill development • Conduct forum reviewing zoning and development regulations
WC	Helen Highway corridor unattractive, lacks cohesion, lack of continuity between Cleveland and Helen.	<ul style="list-style-type: none"> • Amend design guidelines to encourage tourism friendly development.

COMPREHENSIVE PLAN 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

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: May 14, 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 Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytle Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.

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

Fire and Life Safety requirements and building codes must be followed for all improvements.

Applicant will work with city staff to implement buffering, as required by code or condition.

Staff recommends approval of the requested re-zoning of the tract from P-I, Public Institutional District, to the R-1, Single Family Residential District.

City of Cleveland

Cleveland Planning and Zoning Board

Thursday, May 28, 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 Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.

3. Adjourn

City of Cleveland

Cleveland Planning and Zoning Board – Meeting Minutes

Thursday, May 28, 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 Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytie Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.**

Nadine asked Tom O'Bryant to review the application. Mr. O'Bryant initially described the church property as having four tracts, one of which is the 0.84 acre tract that contains the parsonage on the property, and is the tract that is requested to be rezoned. He stated that over the past few years the property has mainly been vacant as the church has been between pastors utilizing the parsonage or a pastor resides in a home they personally own in the community. Mr. O'Bryant told the board the neighbors informed the city that the church was currently renting the parsonage out to interns that work at Freudenberg NOK. Upon learning of this activity and researching the zoning, he contacted the church to inform them that the current zoning P-I, Public-Institutional District, does not allow for the rental of the property for residential purposes outside of the operations associated with the church. He met with members of the church board of trustees to discuss the city zoning ordinance and district requirements. The church determined that it would pursue a request to rezone the property to R-1, Single Family District, which would allow for the residential structure to be rented out, and subsequently submitted an application requesting the rezoning of the parsonage property to R-1, Single Family District. He noted that a large percentage of the single-family homes within the city are rented out to residences in a variety of settings - families, students, individuals, etc.

Mr. O'Bryant discussed the city's comprehensive plan, policies and land use. The future land identifies the general area as institution uses and single family residential. He said two properties adjacent to the parsonage tract were identified as low density residential (including single family housing) and that the newer housing along East Underwood Street was part of the same land use. He stated the rezoning would be consistent and compatible with the existing and future land use in the comprehensive plan. He noted that the property to the rear is currently a single-family home that is rented. The policies within the plan for the downtown district and historic areas are compatible with allowing single family homes. The property is already connected to city utilities, so there are no issues of concern that would impact a rezoning. He described the property contains driveway access from East Underwood Street to the house, but the driveway also serves the neighboring residential property via an easement granted in 2019 for access to East Underwood Street. Mr. O'Bryant stated that since this property is compatible with the surrounding land uses, there is consistency within the comprehensive plan, and there are no additional impacts on city utilities and services, the staff recommends the rezoning request to rezone the property from the P-I District to the R-1 District be approved with conditions. Such conditions related to stormwater requirements if site improvements are made, meeting all fire and life safety, and building codes – particularly those related to the renting of residential property, and also, if needed, to implement buffers to minimize any impact on neighboring properties. Aaron Greene asked what the minimum lot square footage was for the R-1 District? Mr. O'Bryant responded that it is 15,000 square feet (0.34 ac), so this property size is well over what is required in the R-1 District.

Ms. Wardenga asked the applicant to present its request. Mr. Roy Clay, lay leader at CFMC, spoke on behalf of the church board of trustees to request the property to be rezoned from P-I to R-1. He stated there were three factors that led to the church's decision to lease the property. First is the issue of vacancy. He said the parsonage sat vacant from 2020 until 2024. In 2024 the parsonage was utilized for about 10 months, but that pastor resigned and returned to Texas. The parsonage was vacant again. In January 2025, the church hired the current pastor, Brian Alexander, who is a long-term resident of White County and currently owns his home locally. Thus, he has no need for the parsonage. The church was once again faced with a long-term vacancy of the parsonage. The second factor the church considered was stewardship. The church board of trustees believes they have the responsibility to manage their property and finances to benefit their church family, the larger community and future generations. The third precedent was the multi-purpose use of the church property (all four tracts). The church dates back to 1857, it has been used for multiple things over the years. In addition to serving as a place of worship, it has been used to house a full-time kindergarten, youth center, educational facility, a student dormitory, and a thrift shop. So, in 2025, the board of trustees began to discuss how they could utilize the parsonage property believing that it will be vacant for a few more years. They did not want to become a landlord in the typical sense of that word. They wanted to make use of the property and also allow it to benefit the community. They initially contacted Truett McConnell University asking if they had need for housing for faculty or visiting professors. The university did not have a need. The church then learned of the need of Freudenburg NOK for their internship program. The church negotiated a lease with the company for one year for purpose of allowing the interns to use the property for residential living. The church retain control over the property while FNOK provided the internal furnishings and vetted all the potential residence utilizing the property. The church did not realize their use of the property for FNOK would conflict with the zoning. The church views the housing of the FNOK interns as an outreach to the community. While the church does receive a revenue stream for their expenses for maintaining the property, the lease allows FNOK to have a stable, safe environment for their young interns serving in their training program. The church understands that in spite of all the previous historical uses of their property rules, regulations and polices change. So, they are now requesting to move from the P-I District to R-1 District to follow updated city requirements. They church has no intention of renting the property directly to the public. It will always be utilized as something like this – to benefit an internship program or possibly Truett McConnell University or something beneficial to the community.

Mr. Wardenga then asked for public comment. She first asked if there was anyone who would like to speak in opposition to the application request. Mr. Brian Young (and Patti Young), 176 East Kytie Street, Cleveland, are the neighboring property to the church. Mr. Young stated that they became aware of the parsonage being utilized by the current tenants when they were moving in last August. This property was a parsonage and is now being utilized as a rental property. His property shares the driveway access, via the easement granted by the church to be used at any given time and now they have to share this access with the three to four interns including parking. He stated parking should be available for everyone who lives there, but with four individuals who are not related, all who have vehicles, there is not ample parking for all the vehicles that use the access. Therefore, access in and out of their property is almost impossible. The main reason he is at this hearing is because he is a taxpayer paying property taxes. The parsonage being used as a R-1 use to rent, they are not paying property taxes. He has made the church aware of this since last August. They were told last December that more residents will be moving in. We have addressed this issue with the city and since then, in March, a few weeks earlier, additional residents have moved in. He feels they should be paying property taxes. In addition, the income received on the lease should be taxed as well, and the church has not been paying taxes on that income. He said multiple rotating tenants at the property will have an impact on their property if they would want to sell it. He stated that the tenants have been instructed to not interact with them and to also access the property from the other side, but not from their side or the front. He said the church having renters at the location will devalue their property, particularly with tenants changing out on a rotating basis. He feels like this is violating the code and the property is being used as a boarding house. He said with multiple tenants moving in and out every few months is a boarding house, not a single-family residence. He feels this is a violation of the code or should at least require some type of special use permit. He also said the church kept the landscaping nice when a pastor was present, but they have not done such since the interns have moved in, and the tenants are not taking care of landscaping or improvements either. He said his primary concern as a neighboring property owner is he does not want renters rotating in and out every few months. He said if he placed his home on the real estate market, he would not be able to tell prospective buyers who lives next door. He said their cars are also coming and going all hours of the night. He said one instance was when he was taking his trash out at 11 o'clock at night (about a month or two ago) and there were cars pulling in and the driver said he was there to attend a birthday party. He said that he is

not against the church and their relationship has been good except when the FNOK interns showed up. They've been introduced to the pastors, and it was great. However, they were not told anything about the FNOK interns moving in. He said since that time there has been almost no care taken to maintain the home and it often looks like it is vacant. He said as a property owner who shares the driveway with this home, it is a major concern because if they decide to place their home on the market the rental situation will devalue their home. He said the home is not being kept in the same condition as it had been when pastors were living there. Patti Young stated she believes she read in the city ordinance that a conditional use permit to have tenants in and out of the property, tenants not related, no more than two unrelated people, such conditional use permit is required. Ms. Wardenga asked if she was referring to the city ordinance? Ms. Young said yes and provided a handout to the board on their concerns and what they believe are points of consideration. She said the ordinance considers the use a boarding house and it requires a special use permit or conditional use permit to be voted on by the city council. Brian Young stated that once the issue of FNOK renting made its way to social media and to news outlets it became apparent the church, which is one of the most recognized landmarks in town, who was having an issue with CFMC and the parsonage, and he has received support as he works outside maintaining his property. Ms. Wardenga told him he has a lovely property. Mr. Young said that is why he is at this hearing is to keep his house attractive and maintain its value where it currently is. He said the rotating tenant, regardless of how well vetted they are, is going to devalue their property, and the property is not being maintained. Ms. Young stated that when they purchased their property the parsonage existed, and they assumed it would always be a parsonage. She also said the other neighboring property that is currently being rented has always had families in it, not multiple tenants, and they have maintained that property very well over the years. Brian Young said they would not have a problem if a single family was moving into the parsonage, but the multiple, rotating interns, it is proven that they do not maintain the property the way a single family would or a permanent resident, if they were living there. Mr. Roy Clay stated that church is responsible for maintaining the property, not the tenants, and that has always been the case. He said he would be glad to walk the property with the Youngs to find out what they think is not being maintained. Mr. Young said this issue is more than flowers. If it continues to be utilized as a tenant based rental property over time the use will wear down the property and devalue their property. He has nothing against the church. He believes it should continue solely as a parsonage use.

Ms. Wardenga asked for anyone supporting the application. Ms. Wardenga asked for final comment from the church. Mr. Clay responded the use is for an internship program, the lease is with FNOK, not the interns, and the church is completely responsible for the maintenance for upkeep of the property. Mr. Young pointed out that it was fine, but also, they have an easement to share the driveway, and it has limited space at the top, making it challenging to park cars and move in and out of the property. Mr. Clay responded that the driveway belongs to the church and they gave an easement to the previous property owner for ingress and egress. Aaron Greene asked if there was enough space in the easement to allow for additional parking? Todd Marks, church board trustee, said the church has within its agreement a code of conduct in place that each and everyone one of the interns signs prior to arrival. The code of conduct states there is no smoking on the property, no drinking, there are no parties, there are no more than two cars, at any time, parked in the driveway. The interns utilize the church parking lot and access the home from the church parking (when there is more than two cars using the home). Aaron Greene asked if there was a garage. Mr. Marks said yes, there is a two-car garage that can be utilized. Mr. Greene asked if four vehicles can be on that side of the building (two in the garage and two parked outside). Mr. Marks said yes, they could do four, but we have never had four people living there. He said there have never been more than three interns being housed at the location even though it is a four-bedroom house. If there was a potential fourth person, then they would be a visitor there to spend the night or weekend, but not a tenant. He further stated that when it was reported that a birthday party was held at the location the church contacted FNOK immediately. FNOK stated that on that particular night there was only one of the interns staying at the house and that no party was held on the location. He said his point was that the church immediately made an attempt to contact FNOK and stop any potential violation of the code of conduct that is in place. He again, reiterated that the church's intent is not to become a landlord for the general public, but to provide to a program for FNOK, to house visiting engineers or to interns. They don't want to rent it to just anybody. Aaron Greene suggested that if the Youngs were concerned about landscaping, they could possibly help landscape the church property. The church said they maintain the landscaping and can further address it. Brian Young stated that parking continues to be a problem. There have been two vehicles, one parks in the garage, the other vehicle backs in making it difficult to move around. The Young also said the trash containers were placed on their side of the easement making it difficult to get out of the driveway, and sometime the interns park where they keep their trash cans. Brian also stated the communication from the church was not adequate and any response to their concerns were

never recognized or addressed. Mr. Clay said they already had a lease in place when the Youngs came to them with their concerns, but they listened to their concerns, and the circumstances have led them to seek a rezoning. He further stated if the City Council says no to the rezoning request, then they will cancel their lease with FNOK. Patti Young asked if the situation was reversed how much grace the Planning and Zoning Board would show to them? Ms. Wardenga responded that the Planning and Zoning Board is not the City Council, who is the appropriate board to address that issue. She further stated the Planning and Zoning Board only addresses the applications and issues placed before them, and that they only make recommendations to the City Council. All decisions are made only by the City Council. Valerie Mateen asked how the Youngs would feel if a pastor moved into the parsonage with several children that had vehicles that caused parking problems. Mr. Young felt that would be a civil matter. Patti Young pointed out that at one time there was a pastor there with two children and four vehicles and they were able to work it out and were very accommodating. Alan Boggs asked if this issue was more about communication and accountability to try to resolve issues. Mr. Young said they were never given the opportunity to discuss their concerns, and they were never told that FNOK would be leasing the property for housing interns. He said there were communications in the past. He stated emails were shared to discuss the issue, but a meeting date could never be established. He said his point is that it was never presented to them prior to the interns moving in. Valerie Mateen stated she was aware that FNOK works three shifts and asked if the interns could possibly be working the night shifts causing them to come and go at late hours. Todd Marks said it was his understanding that they work the day shift, but he could not confirm if they sometimes work the night shifts, it is possible.

Ms. Wardenga closed the discussion. She thanked everyone for their participation. She stated that the result of the hearing will serve as a recommendation to the City Council. She asked if any members of the Planning and Zoning Board attended church at CFMC. Alan Boggs stated he attends church at CFMC and he was recusing himself from voting on this application. Ms. Wardenga asked the board for a motion on the application for rezoning. Aaron Greene made a motion to recommend approval with conditions – there be a point of contact for communications within the church to address the concerns expressed by the Youngs. Motion was seconded by Terry Goodger. Mr. Greene further discussed how he felt the church renting to FNOK for interns was much better than just renting to anyone in the public. He further stated he works in real estate and he has witnessed some very difficult situations regarding renters. Ms. Wardenga asked if there needed to be a condition that addressed clear identification of the parking areas within the easement? Also, if waste cans are a problem, designate those areas as well? Valerie Mateen stated that she would like to see a condition addressing the landscaping. Mr. Greene also stated he would like the easement lines to be clearly marked for both parties. Ms. Wardenga closed the discussion and asked Mr. Greene if he would like to restate his motion with the conditions identified. He said yes and Mr. O'Bryant listed the conditions for him state in his motion – To approve the rezoning request with the conditions of: 1) a communication contact be appointed by the church; 2) parking areas be identified and designated within the easement; 3) waste container areas be designated within the easement; 4) landscaping provided by the church; and 5) the easement and property lines be clearly marked. Terry Goodger seconded the restated motion. The vote for the motion was unanimous. Alan Boggs recused himself and did not vote.

Ms. Wardenga told MR. Clay the Zoning Boards vote is a recommendation to City Council. The church will need to attend the city council hearing on the request at their June 15, 2026 city council meeting. There was no other business for the board.

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

Points of Consideration & Concern

Within the City of Cleveland's R-1 zoning district, an R-1 property is intended primarily for low-density single-family residential use. The city's zoning ordinance specifically allows:

- Single-family homes
- Certain accessory uses
- Churches, schools, parks, and similar community uses
- Some conditional uses with city approval
- Short-term/vacation rentals if they comply with the city's STR ordinance

For long-term rentals specifically:

- A house in R-1 can generally be rented out as a single-family residence as long as it remains a single-family dwelling and complies with occupancy, parking, building, and nuisance rules.
- R-1 does not typically permit:
 - Multifamily apartments
 - Boarding houses - *current* Not in city ordinance; in old ordinance from 1970
 - Rooming houses
 - Multi-unit conversions - Not in ordinance
 - Multiple unrelated renters operating like separate units unless the property is rezoned, granted a conditional use permit, or otherwise approved by the city.

Cleveland's updated ordinance adopted in 2024 states that other uses in R-1 require a conditional use (CU) approval, including:

- Accessory apartments - Defined and allowed, approval by city council
- Guest houses - Defined and allowed, approval by city council
- Certain daycare uses
- Religious institutions
- Bed & breakfast / vacation rental operations

In summary, for R-1 in Cleveland:

- Allowed by R-1: renting a normal single-family home to one household.
- Potential violation of R-1: using an R-1 home as a multi-tenant rental, boarding house, or de facto apartment setup with separate unrelated occupants/leases.
- Possible exception of R-1: if the owner obtained a conditional use permit, variance, or rezoning from the city.

Cleveland ordinances clearly establish that:

- R-1 is intended for single-family residential use.
- Uses resembling a boarding house, rooming house, or multi-tenant arrangement can violate the zoning intent if the home is no longer functioning as a single household. Old city zoning; not valid

Cleveland appears to regulate R-1 via:

- The definition of "single-family dwelling"
- Density/use classifications,
- Parking,
- Whether the property operates like a rooming house or multifamily dwelling, rather than through an easily searchable numeric occupancy limit published online. - No occupancy requirement in ordinance

Points to consider:

- A single-family home rented to one family or household is generally allowed in R-1.
- A home rented room-by-room to multiple unrelated adults under separate arrangements would be considered a prohibited boarding/rooming or multifamily use. Old City ordinance; not applicable

Fwd: Parsonage

From: Brian Young (brianyoung@yahoo.com)
To: ardentrunner@yahoo.com
Date: Thursday, March 26, 2026 at 04:45 PM EDT

Sent from my iPhone

Begin forwarded message:

From: Cleveland First Methodist Church <office@clevelandmethodist.church>
Date: December 17, 2025 at 4:25:08 PM EST
To: Brian Young <brianyoung@yahoo.com>
Cc: Todd Marks <tmarks@notoninsurance.com>, Russ Smith <russellsmithjr@gmail.com>, Roy Clay <raclay@windstream.net>
Subject: Parsonage

Hi Brian!

Just wanted to let you know that the last of your neighbors in the parsonage will be departing by December 20th. It is NOK's intent to have the parsonage cleaned and ready for a new group of engineering interns beginning/after January 5th. They have assured us that they will be given the same instructions as the ladies to alleviate the parking issues.

As we have stated before, we want to be good neighbors and not inconvenience you in any way. Although we do not anticipate any issues in the future, please let us know if any occur so we can get them resolved as quickly as possible.

We wish you and your wife a very Merry Christmas and a Happy New Year.

Blessings!
Arlene Clay
CFMC Trustee Chair
(706) 892-7210

Re: Parsonage

From: Brian Young (rbrianyoung@yahoo.com)
 To: office@clevelandmethodist.church
 Cc: tmarks@nortoninsurance.com
 Date: Friday, September 19, 2025 at 09:47 AM EDT

Good morning.

*No
Response
Please*

To follow up, how long will the current residents be leasing the parsonage? And, I believe you stated another was moving in this fall, just to confirm.

Also, is the intent for there to be additional residents leasing the property after the current ones are gone?

Sent from my iPhone

On Aug 26, 2025, at 3:01 PM, Cleveland First Methodist Church <office@clevelandmethodist.church> wrote:

Unfortunately, the appropriate church board members will be on vacation all that week (tagging onto the holiday). We are very flexible for this Thursday (28th) or Sunday (7th) if that has any possibility for you.

Thanks,
 Arlene

From: Brian Young <rbrianyoung@yahoo.com>
Sent: Tuesday, August 26, 2025 2:46 PM
To: Cleveland First Methodist Church <office@clevelandmethodist.church>
Cc: Todd Marks <tmarks@nortoninsurance.com>
Subject: Re: Parsonage

Would 9/2 or 9/3, late afternoon, work?

Sent from my iPhone

On Aug 26, 2025, at 11:02 AM, Cleveland First Methodist Church <office@clevelandmethodist.church> wrote:

Hi Brian and Patti:

Thanks for your response. Unfortunately, with the holiday weekend and week ahead, this Sunday will not work for those involved. Is there any chance you could meet with us Thursday, 8/28 (daytime or evening)? If that doesn't work with your schedule, would you be available the following Sunday (9/7)?

In the meantime, we have communicated to the tenants that they must be respectful of both the church property and our neighbors, and they are in total agreement. We appreciate your patience and willingness to resolve this issue.

Thank you,
Arlene

From: Brian Young <rbrianyoung@yahoo.com>
Sent: Monday, August 25, 2025 6:38 PM
To: Cleveland First Methodist Church <office@clevelandmethodist.church>
Cc: Todd Marks <tmarks@nortoninsurance.com>
Subject: Re: Parsonage

Good afternoon.

This week is a challenging week in regards to our schedules being in sync so would there be a possibility to meet after Sunday service?

Sent from my iPhone

On Aug 25, 2025, at 11:23 AM, Cleveland First Methodist Church <office@clevelandmethodist.church> wrote:

Dear Brian and Patti:

We certainly can appreciate your concerns and want to resolve this issue to your satisfaction . For the purpose of clarity, we would like to meet with you to discuss at your earliest convenience. Please let me know what works for you.

Thanks!

Arlene

From: Brian Young <rbrianyoung@yahoo.com>
Sent: Sunday, August 24, 2025 5:45 PM
To: Cleveland First Methodist Church <office@clevelandmethodist.church>
Cc: Todd Marks <tmarks@nortoninsurance.com>
Subject: Re: Parsonage

Thank you for your prompt response and we appreciate CFMC reaching out to NOK-Freudenberg regarding parking.

However, the primary concern of individuals taking up residence there for various time frames – meaning that we never actually know who is living there coupled with that fact that their guests have been coming and going at all hours of the day or night, is not appropriate nor respectful to another home – our home and our family, within such close proximity.

Another way of approaching this is if the parsonage was actually being utilized as a parsonage and we decided to utilize our home as a vacation property or short-term rental. So, on any given day or week or time of day, there would be unknown occupants coming and going from our property. The uncertainty of not having any knowledge of who should or should be at our home on any given day or time certainly wouldn't be favored by CFMC or those residing at the parsonage.

Reference
White Co.
Zoning; No
City zoning ordinance

In addition, when another pastor and family has moved into the parsonage, CFMC has gone out of its way to inform us who is moving in, given insight into the family and background and provided a timeframe for moving in. I think its both a matter of respect for us which we greatly appreciated given the proximity of our home to the parsonage, as well as CFMC wanting us to be great neighbors to those moving in – which we always have been. In this case, there was no outreach made, or attempted, and random vehicles and people started coming and going.

That said, it is our understanding that the parsonage is Zoned E-2, or as a church property. If a property is zoned for church/religious use, that allows for church institutional or special use, but not residential use.

A rental house (whether long-term or short-term and designated as such by an agreed upon contract or lease) is deemed residential use - which requires the property to be zoned R-1, R-2, etc. (as a residential usage property).

In short, a church-zoned property cannot automatically be used as a rental/leased property for residential use, (R-1, R-2, etc.).

To legally operate a short-term or long-term rental/residential house inside the Cleveland city limits, the following is required.

- A review of the Cleveland Zoning Ordinance to confirm if the property's zoning designation permits short-term rentals (which would also require a Conditional Use Permit).
- If rezoning is needed, (to R-1 or R-2 from current status of E-2 Church), it is required that an application for rezoning or conditional use is made through the Cleveland Planning & Zoning

Board and City Council. This process involves two public hearings along with supporting documentation detailing all facets of intended use of the property and need for rezoning.

- If approval is received, the next steps would be to follow any additional permit or licensing requirements laid out by the city.

Specifically, to legally use a church-zoned parcel as a rental house in White County, the following would need to be done:

- Apply for rezoning to a residential district (e.g., R-1 or R-2), *or* request a Conditional Use Permit if the zoning ordinance allows residential as a conditional use of that district
- Then, go through the White County Planning Commission and then the Board of Commissioners for public hearings and approval.
- If approved, bring the property into compliance with any building codes for residential occupancy (church properties – E-2 buildings don't always meet residential requirements without modification).

Also, White County has a short-term rental ordinance. Even if the zoning is changed to residential, the following would still be needed:

- A STR license from the county,
- Compliance with occupancy guidelines, satisfactory parking availability based on expected residents, and other safety regulations,
- And, payment of hotel/motel taxes.

In short, a church-zoned property in Cleveland/White County can't be leased as a residential property – and a lease has been stated to exist here. The process of rezoning the property would need to be initiated – and approved, as well as a Conditional Use Permit obtained.

On Sunday, August 24, 2025 at 09:33:02 AM EDT, Cleveland First Methodist Church <office@clevelandmethodist.church> wrote:

Dear Brian and Patti:

We are so truly sorry this situation has presented itself and understand your concern. The appropriate people have been notified, and we are working on a solution.

As a little background, Cleveland First Methodist Church entered into a year-long lease with NOK-Freudenberg effective August 1st. They are using the parsonage to house well-vetted interns for their Engineering Intern program. There are currently three young ladies staying until December (with a possibility of a fourth for a week or two). As part of the lease agreement, NOK understood that that it is CFMC's intent to be good neighbors and that the parking situation could be an issue. We feel this can be easily remedied by having the interns park in either the garage or the church parking lot (or both). I will be coordinating this with the NOK contact today and will advise.

Thank you for bringing this to our attention. As I said, it is our intention to be good neighbors, and we certainly can appreciate your concern. I will get back with you to confirm resolution.

Blessings,
Arlene Clay
CFMC Trustee Chair
(706) 892-7210

From: Brian Young <rbrianyoung@yahoo.com>
Sent: Saturday, August 23, 2025 1:35 PM
To: Cleveland First Methodist Church <office@clevelandmethodist.church>
Subject: Parsonage

This is Brian and Patti, the neighbors that share the driveway with the parsonage.

Over the last month, there have been numerous different apparent residents of the home once deemed for the pastor of the church. It would appear that the parsonage is now serving as a co-ed dorm.

Of late, there have been countless different cars parked in the driveway, often creating a situation where it is challenging or even not possible to get our cars out of the driveway.

Also, there are cars coming and going late at night. This is of concern to us because we don't know who actually lives there and we are awoken late at night - even after midnight, by headlights of cars coming and going from the house.

Given the driveway is shared and parking limited, it would be appropriate to let us know who is actually living there so; one, we can feel safe at our home when people are coming and going at all times of night and, two, we can also make sure the parsonage is secure because we do not know who is actually supposed to be there.

Finally, given ample parking is available at the church, it would be considerate if guests of the parsonage could utilize the parking there. We have asked guest at our home to park at the bank if there is any thought that their cars may interfere with someone at the parsonage coming and going. Also, given there is a garage, it would also seem those living currently at the parsonage could park there to free up space in the driveway.

This is from Saturday afternoon.

<image0.jpeg>

<image2.jpeg>

Date: March 12th, 2026

To: The City of Cleveland

From: Brian & Patti Young
176 E Kytile St
Cleveland, GA – 30528
706-809-9796

References county zoning,
not city zoning

Re: Usage of the Parsonage by First Methodist Church of Cleveland

Please let this document serve as notice of a zoning and usage complaint being filed against the properties located at 112 E Kytile St, Cleveland, GA, (First Methodist Church) & 152 E Kytile Street, Cleveland GA, (First Methodist Church Parsonage).

Since July 2025, the parsonage has been utilized as a rental home for 3-4 individual residents, (non-family), with the property essentially serving as a dormitory. In reaching out to church directly about the parsonage's usage, it was confirmed by the church, (via email), that the residents there were occupying the home under a signed lease agreement.

With that, we reached back out to the church in August of 2025 with the following, (via email).

"It is our understanding that the parsonage is Zoned E-2, or as a church property. If a property is zoned for church/religious use, that allows for church institutional or special use, but not residential use.

A rental house (whether long-term or short-term and designated as such by an agreed upon contract or lease) is deemed residential use - which requires the property to be zoned R-1, R-2, etc. (as a residential usage property).

In short, a church-zoned property cannot automatically be used as a rental/leased property for residential use, (R-1, R-2, etc.).

To legally operate a short-term or long-term rental/residential house inside the Cleveland city limits, the following is required.

- *A review of the Cleveland Zoning Ordinance to confirm if the property's zoning designation permits short-term rentals (which would also require a Conditional Use Permit).*
- *If rezoning is needed, (to R-1 or R-2 from current status of E-2 Church), it is required that an application for rezoning or conditional use is made through the Cleveland Planning & Zoning Board and City Council. This process involves two public hearings along with supporting documentation detailing all facets of intended use of the property and need for rezoning.*

- *If approval is received, the next steps would be to follow any additional permit or licensing requirements laid out by the city.*

Specifically, to legally use a church-zoned parcel as a rental house in White County, the following would need to be done:

- *Apply for rezoning to a residential district (e.g., R-1 or R-2), or request a Conditional Use Permit if the zoning ordinance allows residential as a conditional use of that district*
- *Then, go through the White County Planning Commission and then the Board of Commissioners for public hearings and approval.*
- *If approved, bring the property into compliance with any building codes for residential occupancy (church properties – E-2 buildings don't always meet residential requirements without modification).*

Also, White County has a short-term rental ordinance. Even if the zoning is changed to residential, the following would still be needed:

- *A STR license from the county,*
- *Compliance with occupancy guidelines, satisfactory parking availability based on expected residents, and other safety regulations,*
- *And, payment of hotel/motel taxes.*

In short, a church-zoned property in Cleveland/White County can't be leased as a residential property – and a lease has been stated to exist here. The process of rezoning the property would need to be initiated – and approved, as well as a Conditional Use Permit obtained."

The response provided stated essentially that the church would continue to lease the parsonage indefinitely. It was also stated by the church that the residents of the parsonage were interns at NOK in Cleveland.

Thank you and please let us know if you have any questions.

Brian & Patti Young

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2056

DATE: May 7, 2026

APPLICANT: Cleveland First Methodist Church, Inc

LOCATION: 152 East Kytile Street

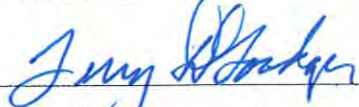
TYPE OF REQUEST: Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental..

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

I, TERRY GOOPGA, 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: 5-28-2026

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

Development Request: The City of Cleveland has received an application from Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytte Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.. **Application # 2056**

NAME: TERRY GODDGER

DATE: 5-28-2021

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
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
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Development Request: The City of Cleveland has received an application from Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytte Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.. **Application # 2056**

NAME: Aaron Greene

DATE: 5-28-26

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
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: 2056

DATE: May 7, 2026

APPLICANT: Cleveland First Methodist Church, Inc

LOCATION: 152 East Kytile Street

TYPE OF REQUEST: Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental..

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: 5-28-26

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

Development Request: The City of Cleveland has received an application from Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytte Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.. **Application # 2056**

NAME: Alan Bobbs

DATE: 5/28/26

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
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: 2056

DATE: May 7, 2026

APPLICANT: Cleveland First Methodist Church, Inc

LOCATION: 152 East Kytile Street


TYPE OF REQUEST: Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental..

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

I, Alan Bobbs, 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. Church Member
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: 5/26/26

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

Development Request: The City of Cleveland has received an application from Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytte Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.. **Application # 2056**

NAME: Nadine Wardenga DATE: 05/28/2024

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?	✓			

I see no reason this application should not pass

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
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: 2056

DATE: May 7, 2026

APPLICANT: Cleveland First Methodist Church, Inc

LOCATION: 152 East Kytle Street

TYPE OF REQUEST: Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytle Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.

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

I, Madine Wardinger, 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 Wardinger

Date Signed: 05/28/2026

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

Development Request: The City of Cleveland has received an application from Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytte Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.. **Application # 2056**

NAME: Michelle Ash

DATE: 05/28/20

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
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: 2056

DATE: May 7, 2026

APPLICANT: Cleveland First Methodist Church, Inc

LOCATION: 152 East Kytile Street

TYPE OF REQUEST: Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental..

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: 05/28/26

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2056

DATE: May 7, 2026

APPLICANT: Cleveland First Methodist Church, Inc

LOCATION: 152 East Kytile Street

TYPE OF REQUEST: Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytile Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental..

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

I, Vakew S. Metcalf, 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:

Vakew S. Metcalf

Date Signed:

5/28/26

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

Development Request: The City of Cleveland has received an application from Cleveland First Methodist Church, Inc proposes to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytte Street, Cleveland, Georgia 30528. The current zoning of the property is P-1, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.. **Application # 2056**

NAME: Valerie S. Matcen

DATE: 5/28/26

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
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?			✓	