

RE: 499 Old Blairsville Rd

Dear Mayor and Council,

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

Thank You

Coleby Nelson

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

DATE: March 9, 2026
TO: City of Cleveland Planning and Zoning Commission Members
FROM: Tom O'Bryant c/o Nadine Wardenga, Chair, Planning and Zoning Board
RE: Scheduled Meeting

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

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

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

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

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City of Mountain Breezes
CLEVELAND, GEORGIA

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

City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

**CITY OF CLEVELAND
NOTICE OF PUBLIC HEARING**

March 6, 2026

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

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

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

A handwritten signature in blue ink, appearing to be "T. O'Bryant", is written over the text of the previous paragraph.

File

ALLISON LAND HOLDINGS LLC
1708 MONROE ST NE
WASHINGTON DC 20018

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

FTOG LLC
PO BOX 2107
CLEVELAND GA 30528-0038

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

NELSON COLEBY
5525 HWY 115 E
CLEVELAND GA 30528

Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

March 6, 2026

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

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

Dear Mr. Nelson,

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

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

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

Sincerely,



Tom O'Bryant
Economic and Planning Development Director

APPLICATION FOR REZONING

CITY OF CLEVELAND, GEORGIA

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

PROPERTY ADDRESS: 499 Old Blairsville Rd

CITY, STATE, ZIP: Cleveland GA 30528

TAX MAP AND PARCEL NUMBER: 047A 011

NEAREST ROAD INTERSECTION: _____

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

CURRENT USE: Vacant House

PROPOSED USE: Office space

If rezoned, when will proposed use start? ASAP

SIZE OF PROPERTY: 4.5 ACRES or SQUARE FEET

IS SUBJECT PROPERTY VACANT: YES NO

DO YOU REQUEST ANNEXATION OF THE SUBJECT PROPERTY: YES NO

PROPERTY OWNER: Coleby Nelson

ADDRESS: 5525 HWY 115 EAST

CITY, STATE, ZIP: Cleveland GA 30528

TELEPHONE: 706 244-1584

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

AUTHORIZATION OF PROPERTY OWNER

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

499 Old Blairsville Rd. Cleveland, GA 30528

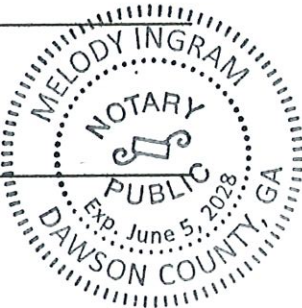
which is the subject matter of the attached application, as is shown in the records of White County, Georgia.

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

[Signature]
Property Owner's Signature

2/4/26
Date

Melody Ingram
Notary



02/04/2026
Date

AUTHORIZED AGENT: Melody Ingram

ADDRESS: 136 N Main Street

CITY, STATE, ZIP: Cleveland, Ga. 30528

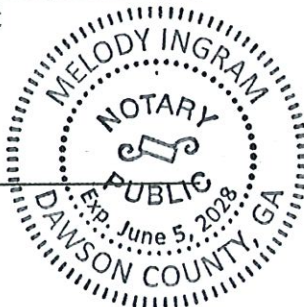
TELEPHONE: 706-348-6822

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

[Signature]
Signature of Owner or Authorized Agent

2/4/26
Date

Melody Ingram
Notary



02/04/2026
Date

**AD VALOREM TAX INFORMATION
CITY OF CLEVELAND**

Tax payer's name: Coleby Nelson

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

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

~~Tax Clerk's Signature:~~

Cindy Cannon *Cindy Cannon*
White Co. Tax Comm.
Lora Everett _____

Date: 2.4.2026

Date: _____

Rhonda Hester _____

Date: _____

APPLICATION AGREEMENT

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

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

Applicant's signature: *[Signature]*

Date: 2/4/26

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

This form is required for all zoning actions.

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

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

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

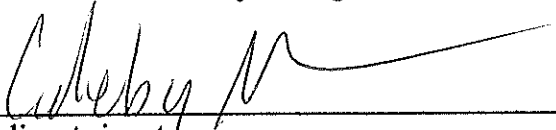
APPLICANT'S CERTIFICATION

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

I have*

I have not

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



Applicant signature

2/4/26

Date

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



OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecountyga.gov

OWNER

NELSON COLEBY

5525 HWY 115 E

CLEVELAND, GA 30528

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

Balance(s) as of 2/4/2026

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

Balance as of 11/07/2025

Transaction(s): 44525 - 44525	Total(s):	\$2,048.20	\$0.00	\$0.00	\$2,048.20	\$2,048.20	\$0.00
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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
2025-12654	02/04/2026	11/07/2025		11/15/2025	0.00
PID			LOCATION		
047A 011			499 OLD BLAIRSVILLE RD		

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

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

NELSON COLEBY
5525 HWY 115 E
CLEVELAND, GA 30528

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



2025

Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

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

wctc@whitecountyga.gov

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

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

FIRST NOTICE

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

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

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



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



No Images Available



LOCATION

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

GENERAL PARCEL INFORMATION

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

PROPERTY SUMMARY

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

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

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

SALES HISTORY THROUGH 11/13/2025

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

TAX ASSESSMENT

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

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

TAXES

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

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units
Year Built	1921	Effective Year	1960
BRs	4	Baths	1 F H
Total Sq. Ft.	1,962		Stories 1.5
Building Square Feet (Living Space)		Building Square Feet (Other)	
Upper Story Finished 360		Attic 400	
Base Living Area 1602		Porch Open Finished 81	
		Porch Screen Finished 464	

- CONSTRUCTION

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

Fireplace

Plumbing Fixtures

OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

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

PROPERTY CHARACTERISTICS: LOT

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

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

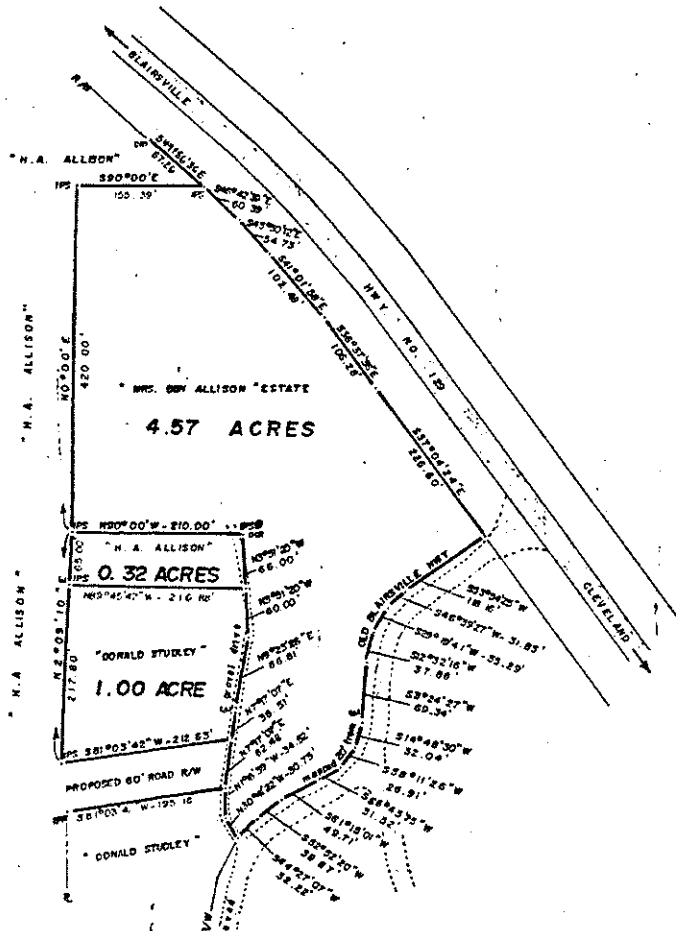
LEGAL DESCRIPTION

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

FEMA FLOOD ZONES

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

MAGNETIC MERIDIAN



W.C. 889 ALLISON ESTATE
4.57 ACRES

H.A. ALLISON
0.32 ACRES

DONALD STUDLEY
1.00 ACRE

Georgia, White County
 and all other lands to be
 divided into lots
 and sold for the
 benefit of the
 State of Georgia



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

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



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

STATE OF GEORGIA
COUNTY OF WHITE

LIMITED WARRANTY DEED

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

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


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

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

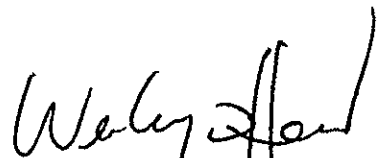
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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


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



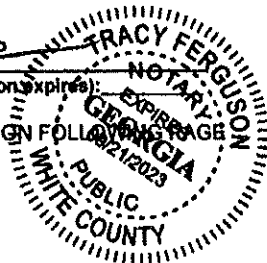
Official Witness



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



Notary Public (My Commission Expires) 12/31/2023
SIGNATURES CONTINUED ON FOLLOWING PAGE(S)

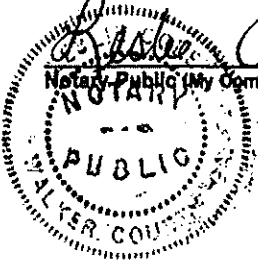


Carolyn Purcell
Unofficial Witness

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

Ruth N. Shattuck
Unofficial Witness

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



Angela A Head Purcell
ANGELA HEAD PURCELL



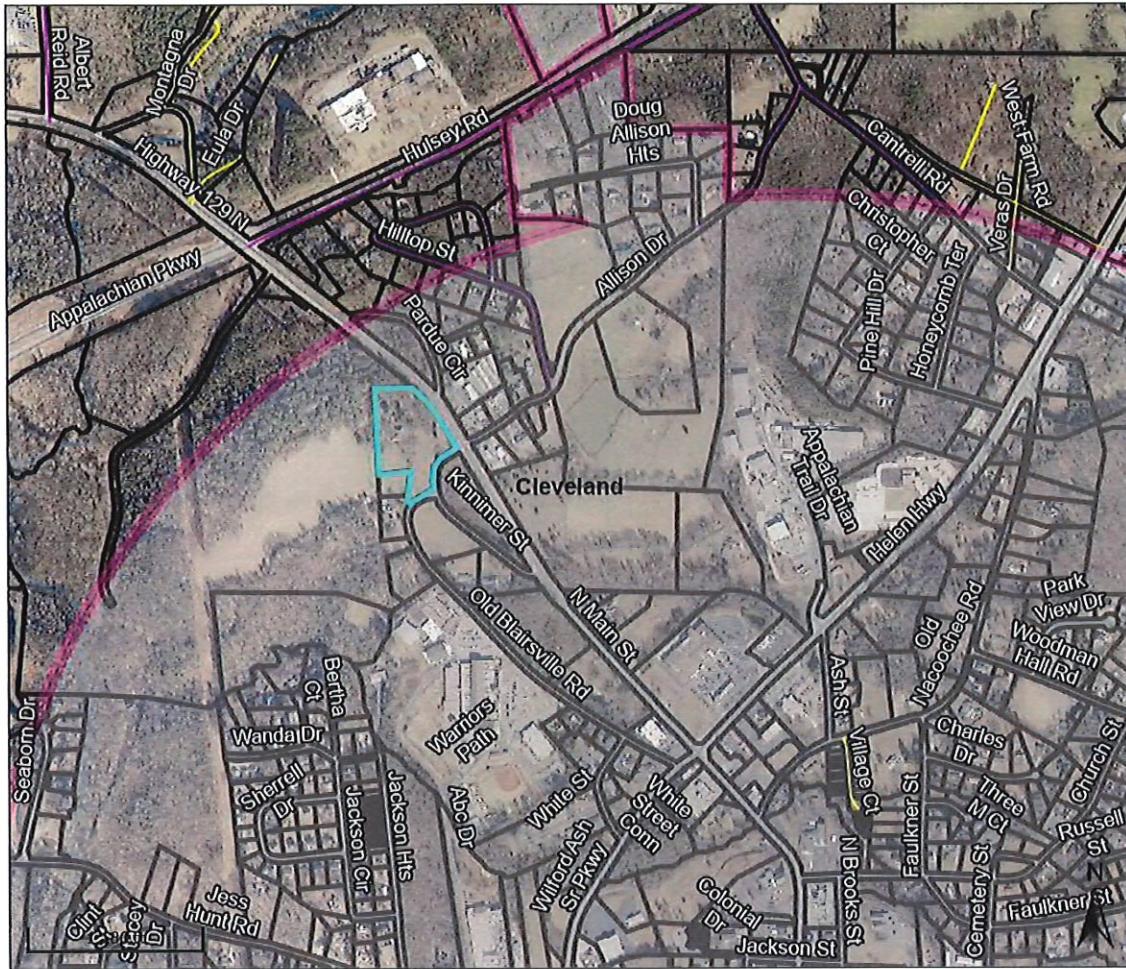
Laura Anita Head Neal
LAURA ANITA HEAD NEAL

Exhibit "A"

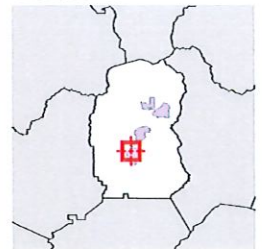
All that tract or parcel of land lying and being in **Land Lot 36 of the 2nd Land District of White County, Georgia** and being the 4.57 acre designated as the Mrs. Ben Allison Estate, 0.32 acre designated as H.A. ALLISON and 1.00 acre designated as Donald Studley, as shown on Plat of Survey recorded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

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

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



Overview



Legend

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

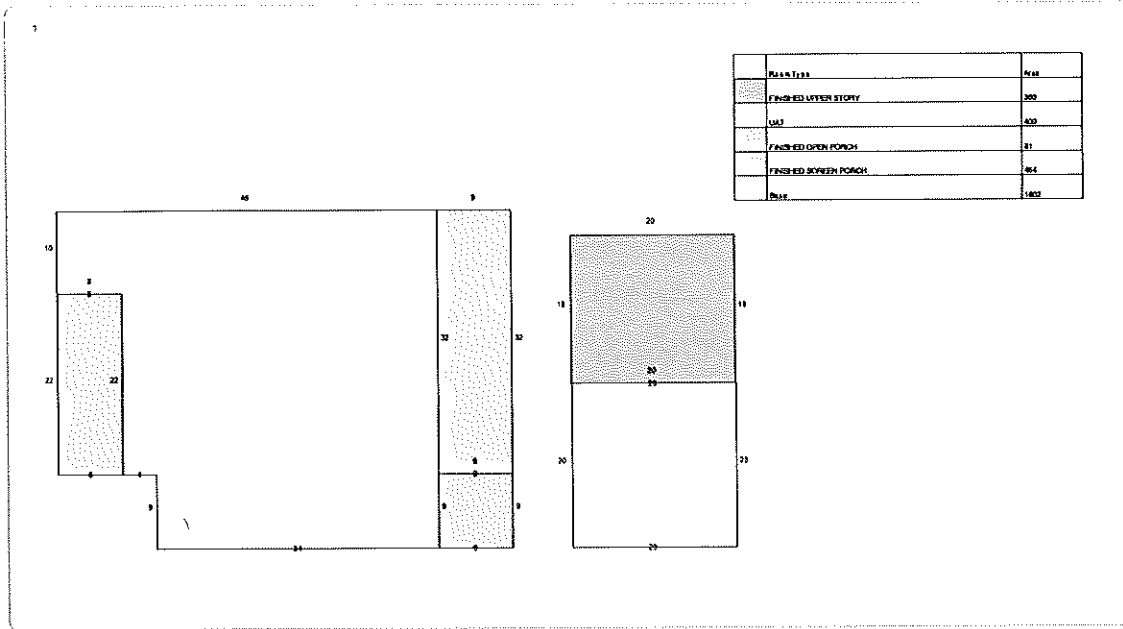
Parcel ID	047A 011	Alternate ID	5617350	Owner Address	NELSON COLEBY
Sec/Twp/Rng	n/a	Class	R		5525 HWY 115 E
Property Address	499 OLD BLAIRSVILLE RD	Acreage	4.89		CLEVELAND GA 30528
	02				

District 02
 Brief Tax Description LL36 LD2

(Note: Not to be used on legal documents)

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





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

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

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

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

Current land owner
Coleby Nelson

"M.A. ALLISON"

Allison Land Holdings

"N.A. ALLISON"

"M.A. ALLISON"

IPS

155.19' PS
890°00'E

SW 1/4 Sec 36
67.25'

60.50'

54.75'

Outbuilding

House

Existing outbuilding

Concrete
side walk
Handicap
Parking

IPS
N80°00'W - 210.00'

"M.A. ALLISON"

0.32 ACRES

IPS
N49°45'47"W - 216.00'

Coleby Nelson
DONALD STUBBS

1.00 ACRE

217.80'

N2°09'10"

IPS
S81°03'41"W - 81.85'

PROPOSED 60' ROAD R/W

IPS
S81°03'41"W - 105.18'

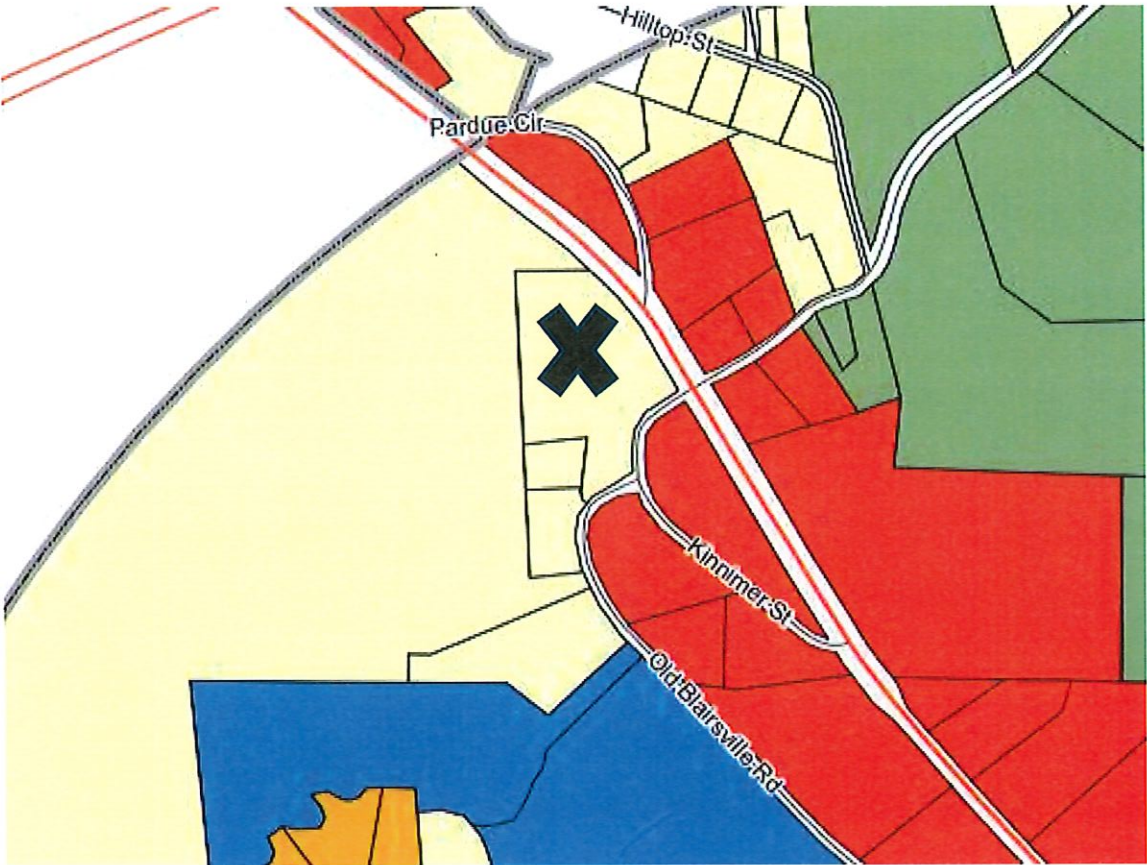
DONALD STUBBS

WANDA DEVER

Existing Drive
ASPHALT

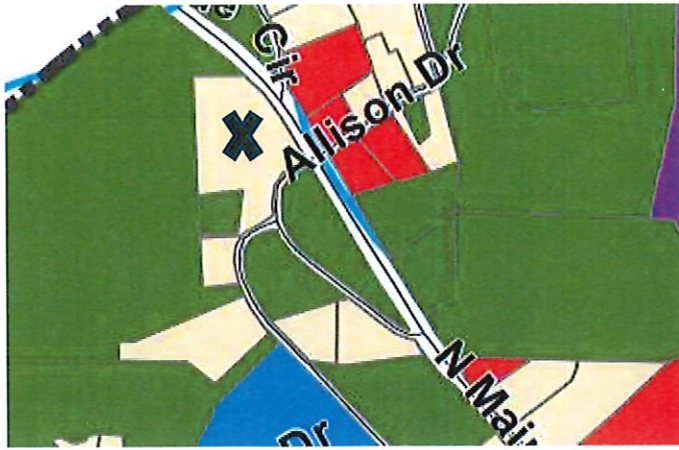


Current and surrounding zoning



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.

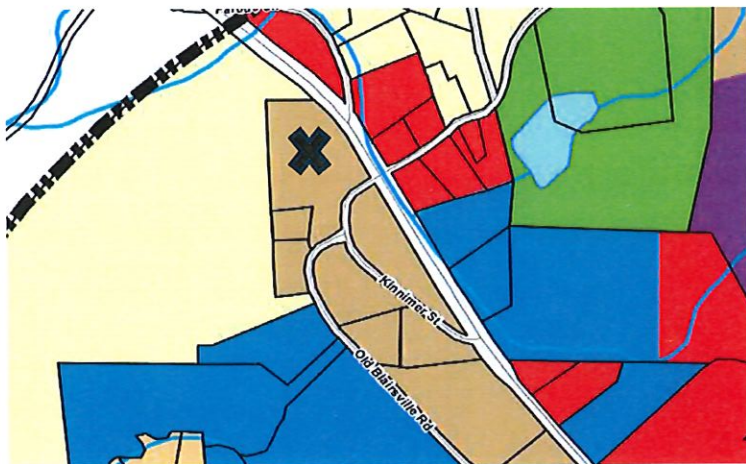
Current Land Use



City of Cleveland Existing Land-Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Conservation
- Agricultural/Forestry
- Undeveloped

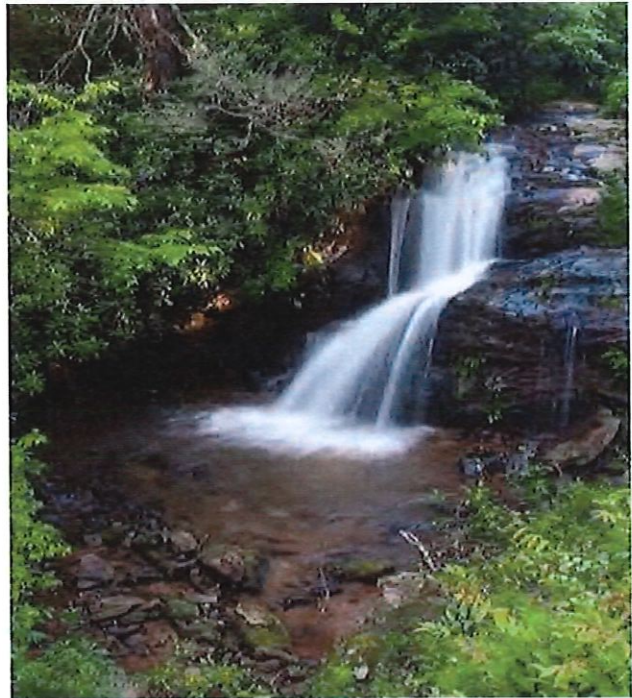
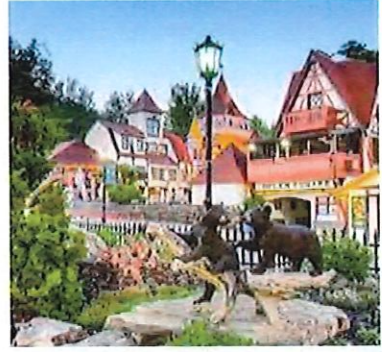
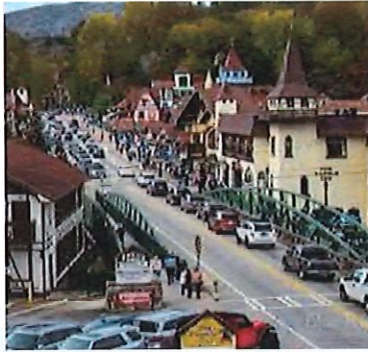
Future Land Use



Future Land Use

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

2026 White County Joint Comprehensive Plan



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

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

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

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

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

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

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

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

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

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

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

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

Community Commercial

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

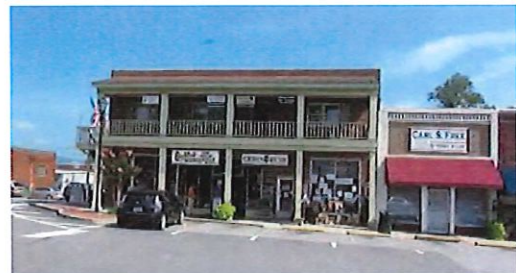


Development Encouraged

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

Implementation Measures

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



Mayor
Josh Turner

Council Members
Nan Bowen
Annie Sutton
Jeremy McClure
CJ McDonald



City Administrator
Kevin Harris

City Clerk
Lisa A Ritchie

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

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

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

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

Fire and Life Safety commercial requirements and commercial building codes.

Commercial signage will be subject to the city sign ordinance.

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

City of Cleveland

Cleveland Planning and Zoning Board

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

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

1. Welcome and Announcements

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

3. Adjourn

City of Cleveland

Cleveland Planning and Zoning Board – Meeting Minutes

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

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

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

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

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

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

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

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

Commercial signage will be subject to the city sign ordinance.

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

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

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

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

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

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

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

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

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

NAME: Madine Wardinger

DATE: 3-26-26

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

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

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

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

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

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

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

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

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

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

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

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

Signature of Official:

Madine Wardingga

Date Signed:

03 26 26

CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

NAME: Michelle Rose

DATE: 03/26/26

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

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

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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?			✓	

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

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

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

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

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

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

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

Signature of Official: _____

Date Signed: _____

Michelle Ash
03/26/26

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

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

NAME: Henrietta Sutton

DATE: 3/26/26

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

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

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

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

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

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

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

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

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

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

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

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

Signature of Official: Henrietta Sutton

Date Signed: 3/26/20

CITY OF CLEVELAND
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

NAME: Aaron Greene

DATE: 3-26-26


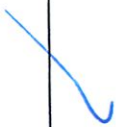

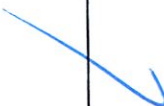
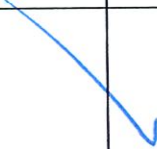
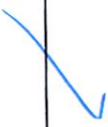
NOTE: "YES" answers to the following questions tend to support the reasonableness of the application for rezoning or permissive use, while "NO" answers tend to deny the reasonableness of the application.

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

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

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

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

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

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

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

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

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

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

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

Signature of Official: 

Date Signed: 3-26-26

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

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

NAME: RUSH MAUNLEY

DATE: 3.20.2026

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: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

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

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

I, , 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: 03.26.26

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

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

NAME: Alan Bobb

DATE: _____

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

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

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

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

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

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

CITY OF CLEVELAND
FINANCIAL INTERESTS DISCLOSURE FORM
FOR
LOCAL GOVERNMENT OFFICIAL

APPLICATION NUMBER: 2055

DATE: March 6, 2026

APPLICANT: Coleby Nelson

LOCATION: 499 Old Blairsville Road

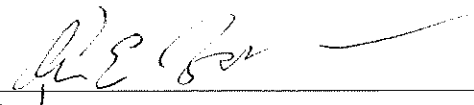
TYPE OF REQUEST: The City of Cleveland has received an application from Coleby Nelson, requesting to rezone 4.57 acres, Tax Map and Parcel 047A 011, located at 499 Old Blairsville Road, Cleveland, Georgia 30528. The current zoning classification for the tract is R-1, Single Family Residential District.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

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

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

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

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

Signature of Official: 

Date Signed: 3/26/26