



January 6, 2026

To: Mayor Josh Turner and Distinguished City Council Members.

Re: Variance Request.

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

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

Sincerely

Agent:

Trey Crumley

Vice President

Ron Cantrell Construction Inc.

Owners:

Mitchal Metrick

Ray Howard

# GREASE MONKEY

Oil Changes & More

15  
MIN.

SERVICE

15  
MIN.

OIL CHANGE

ALIGNMENT



**GREASE  
MONKEY.**  
OIL CHANGES & MORE



OIL CHANGE



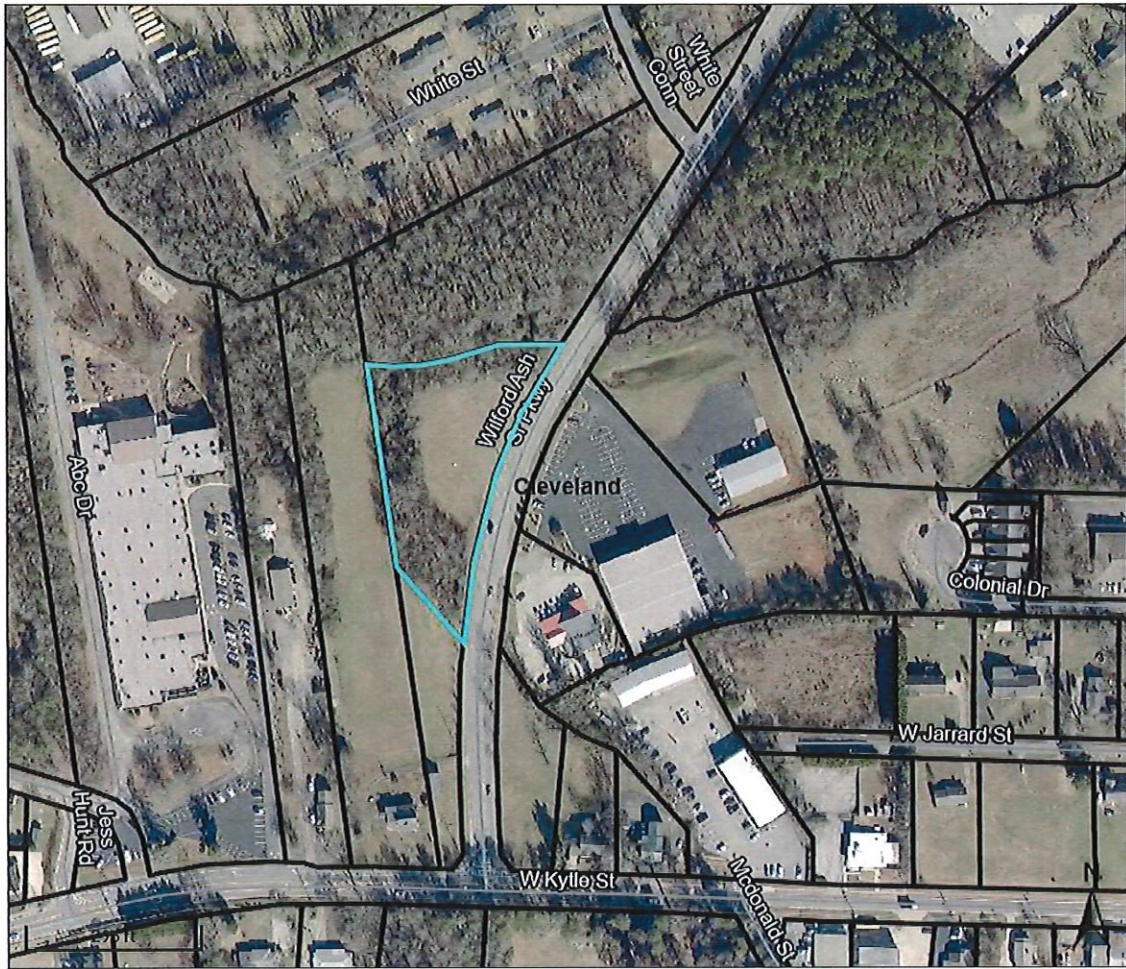
OIL CHANGE



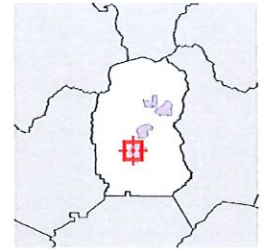
OIL CHANGES

**MONKEY LIST**  
Oil Change  
Oil & Filter  
Wash & Wax  
Tire Rotation  
Brake Inspection  
Coolant Top-off  
Wash & Wax  
Tire Rotation  
Brake Inspection  
Coolant Top-off  
Wash & Wax  
Tire Rotation  
Brake Inspection  
Coolant Top-off





Overview



Legend

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

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

District 02  
 Brief Tax Description LL35 38 LD2

(Note: Not to be used on legal documents)

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

# SITE CONSTRUCTION PLANS

FOR:

# GREASE MONKEY OIL CHANGE

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

**PROJECT SUBMITTAL & REVISION SUMMARY**

DATE	SUBMITTAL/REVISION

**PROJECT CONSTRUCTION SCHEDULE**

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

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

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



OCTOBER 9, 2025

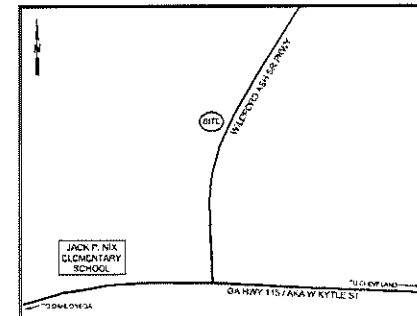


Know what's below.  
Call before you dig.




**DRAWING INDEX**

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

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



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

- LEGEND**
-  PROPOSED PEDESTRIAN CONCRETE
  -  PROPOSED LIGHT DUTY ASPHALT PAVING
  -  PROPOSED CONCRETE PAVING

- GENERAL NOTES**
1. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BE INITIATED UNTIL THE CONTRACTOR HAS RECEIVED AND UNDERSTOOD ALL APPLICABLE REGULATORY AGENCIES' APPROVALS OF ALL OF THE PERMITTING AUTHORITY.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CODES AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNMENT AGENCIES. IF A LOCAL AGENCY HAS THESE REQUIREMENTS, SPECIFICATIONS AND STANDARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF THE REQUIRED DOCUMENTS, SPECIFICATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  3. SITE WORKING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNMENT AGENCIES' APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  4. THE SUBMITTALS AND PERMITS SHALL BE SUBMITTED TO THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  6. ALL DIMENSIONS AND SPACES SHOWN ON THE PLANS SHALL BE FIELD DIMENSIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  8. ALL DIMENSIONS AND SPACES SHOWN ON THE PLANS SHALL BE FIELD DIMENSIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONTRACTOR MANAGER OF ANY DISCREPANCIES BEFORE THE PERMIT AND PLANS, ETC.
  12. THE INSTALLATION OF EXISTING CURBS, MEASURES SHALL TAKE PLACE PRIOR TO LAND GRUBBING ACTIVITIES.

Dupuis Design Group, LLC  
 2219 N River Trl  
 Marietta, GA 30066  
 (478)-295-3013  
 www.dug-arch.com

**ISSUED**

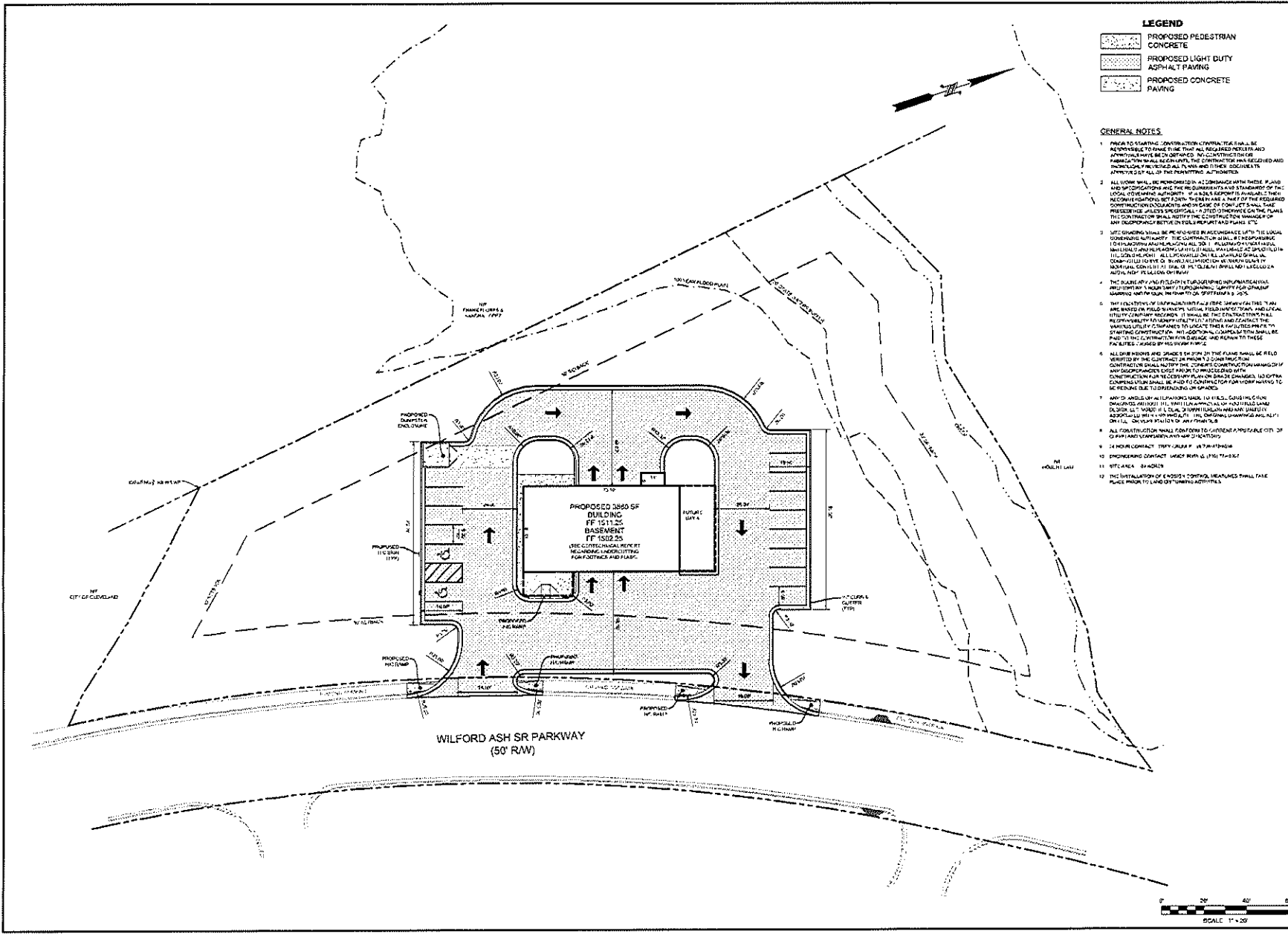
DATE	DESCRIPTION

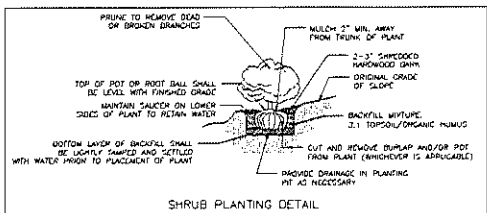


DATE: OCTOBER 6, 2025

**SITE PLAN**  
**GREASE MONKEY**  
**OIL CHANGE**  
 Wilford Ash Sr. Parkway  
 Cleveland Ga 30526

DRAWING DATE	OCTOBER 6, 2025
DRAWING SCALE	SCALE: 1" = 20'
PROJECT NO.	25114
DRAWING NUMBER	<b>C2</b>





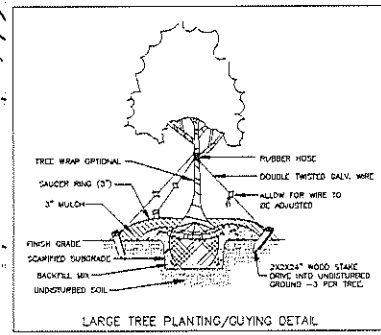
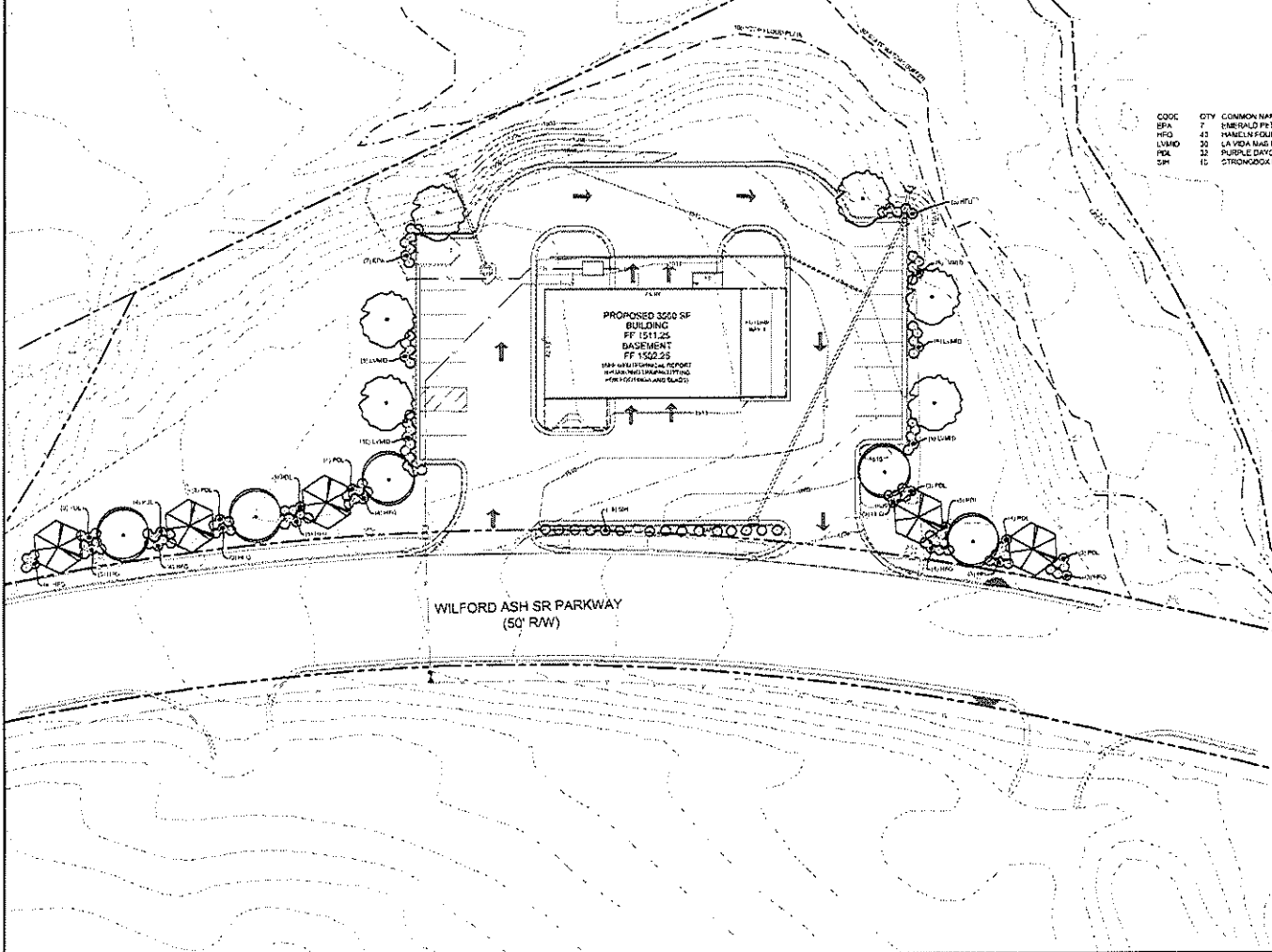
- GENERAL NOTES:**
- LANDSCAPE STAIRS  
1% LF WILFORD ASH PKWY - 1 TREE PER 20' + 7 SHRUBS PER TREE - 10 TREES AND 70 SHRUBS REQUIRED  
10 TREES AND 70 SHRUBS SHOWN
  - BUILDING LANDSCAPING  
73 LF 1% SHRUBS PER 23' LF REQUIRED + 10 SHRUBS REQUIRED  
10 SHRUBS SHOWN

**TREE LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	YELLOW OAK	QUERCUS PHAEOLUS	1.5" CAL.	5
	RED MAPLE	ACER RUBRUM	1.5" CAL.	5
	CHATEAU TREE	NYCTEA AGNUS-CASTUS	1.5" CAL.	6
TOTAL				16

**SHRUB LIST**

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE AND SPACING
SEA	7	SHRUBS PER TREE	NYCTEA AGNUS-CASTUS	3 CAL. 3' ON CENTER
HFO	43	HANDELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES HANDELN	3 CAL. 3' ON CENTER
LWHD	38	LA VERA WAG HISSAN WARTHOORN	PHARITAPLES NIGRA LA VERA WAG	3 CAL. 2' ON CENTER
PEL	32	PURPLE DAYGREEN LONGPETALUM	LONGPETALUM OHNENSE PELGAR	3 CAL. 2' ON CENTER
SM	16	STRONGHOLD BERRYBERRY HOLLY	ILEX OLMBRA STRONGHOLD	3 CAL. 2' ON CENTER



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

ISSUED

DATE	DESCRIPTION

SEAL

DATE: OCTOBER 9, 2025

LANDSCAPE PLAN  
**GREASE MONKEY OIL CHANGE**  
Wilford Ash Sr. Parkway  
Cleveland Ga 30526.

DRAWING DATE OCTOBER 9, 2025
DRAWING SCALE SCALE: 1" = 20'
PROJECT NO. 28116
DRAWING NUMBER <b>C9</b>

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

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

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

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

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

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

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

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

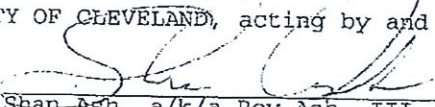
The effective date of this ordinance amendment shall be June 6, 2016.

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

ATTEST:

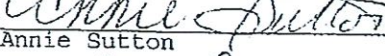
  
Connie Tracas City Clerk

CITY OF CLEVELAND, acting by and through:

By:   
Shan-Ash, a/k/a Roy Ash, III Mayor

By: ABSENT  
Nan Bowen Councilmember

By:   
Bradley Greene Councilmember

By:   
Annie Sutton Councilmember

By:   
Edward Young Councilmember



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

## Zoning Ordinance - B-2 District

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

(CU) \* Conditional use approval required

(SU).\* Special use approval required.

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

### 9.6.3. *Development standards.*

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

B. *Front yard setback,* 60 feet.

C. *Side yard setback,* 15 feet.

D. *Rear yard setback,* 25 feet.

E. *Minimum lot area,* None.

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

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

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

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

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

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

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

K. *Accessory structure requirements.*

L. *Other required standards.*

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

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

APPLICATION FOR ZONING VARIANCE

CITY OF CLEVELAND, GEORGIA

Application Number: \_\_\_\_\_

Application Date: 1/5/20

APPLICANT: Trey Cumbley (Ron Cantrell Construction Inc)

ADDRESS: P.O. Box 864

CITY, STATE, ZIP: Cleveland GA 30528

TELEPHONE: 706-878-6596

EMAIL: Trey@RCCDB.com

PROPERTY ADDRESS: 115 Wilford Ash Parkway

CITY, STATE, ZIP: Cleveland GA 30528

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

NEAREST ROAD INTERSECTION: 115 + Wilfordash Parkway

CURRENT ZONING: B2 SIGNAGE: District 2

CURRENT USE: None

PROPOSED USE: Auto Service

SIZE OF PROPERTY: 1.69  ACRES or  SQUARE FEET

IS SUBJECT PROPERTY VACANT: (  ) YES (  ) NO

ANNEXATION OF THE SUBJECT PROPERTY REQUIRED?:  YES  NO

PROPERTY OWNER: MetricK and Howard Properties Inc.

ADDRESS: 3545 Dayton Drive

CITY, STATE, ZIP: Cummin, GA 30028

TELEPHONE: 517-673-3629

EMAIL: MetricKHowardpropertiesinc@gmail.com

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

**AD VALOREM TAX INFORMATION  
CITY OF CLEVELAND**

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

Map #: CO1A Parcel #: 017D

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

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

---

**APPLICATION AGREEMENT**

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

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

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



# OFFICIAL TAX RECEIPT

## White County Tax Commissioner

**Cindy Cannon**

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecountyga.gov

### OWNER

BLACK CARL LAMAR ET AL

PO BOX 222

CLEVELAND, GA 30528

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

Balance(s) as of 1/7/2026

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2025-1750 FMV: 45630.00 C01A 017D	LL35,38 LD2 WILFORD ASH SR PK DISTRICT: 002 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2025 \$467.67	\$0.00 \$0.00 \$0.00	\$0.00	\$467.67	\$467.67	\$0.00
Paid By: BLACK CARL LAMAR ET AL				Overpayment Amount: 0.00			
Check Number: 2269							

Balance as of 09/05/2025

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



<b>C01A 017D</b>		<b>2026 White County Board of Assessors</b>				1/7/2026 12:12:56 PM Acct # 342517 Nologin	
<b>Owner Information</b>		<b>General Property Information</b>				<b>Values</b>	
BLACK CARL LAMAR ET AL		SITUS 0 WILFORD ASH SR PKY		Imp Val		0	
PO BOX 222		LEGAL LL35,38 LD2		Acc Val			
CLEVELAND, GA 30528		Tax District Cleveland 02		Land Val		45,630	
		GMD		Homestead S0		Total Value 45,630	
		Total Acres 1.69		LL		2025 : 45,630	
		Zoning r1		LD		0 : 0	
		Unit		Return Value 0		0 : 0	
- 1.00		- 1.00		- 1.00		- 1.00	
						DOWNTOWN CLEVELAND - 1.00	

SPLT FR C1A-1715

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

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

# White County, GA

## Homestead Application

Apply for Homestead Exemption

### Summary

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

[View Map](#)

### Owners

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

### Land

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

### Sales

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

### Area Sales Report

Sale date range:

From:

01/07/21

To:

01/07/21

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

1500

Units:

Feet



Search Sales by Distance

### Valuation

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

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

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

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

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

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

**APPLICANTS CERTIFICATION**

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

I have\*

I have not

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

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

  
\_\_\_\_\_  
Date

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

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

This form is required for all zoning actions.

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

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

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

**APPLICANTS CERTIFICATION**

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

I have\*                       I have not

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

Alfred R. Hewitt  
Applicant signature

01-07-2026  
Date

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

AUTHORIZATION OF PROPERTY OWNER

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

1.69 Wilford Ash Pkwy - Cleveland GA  
115 Wilford Ash Pkwy Cleveland GA 30528

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

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

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

Christy Parker  
Notary Date 12/31/25



AUTHORIZED AGENT: Trey Cramley

ADDRESS: P.O. Box 864

CITY, STATE, ZIP: Cleveland GA 30528

TELEPHONE: 706-878-6596

EMAIL: Trey@Rccdb.com

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

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

Elizabeth N. Menius  
Notary Date 1/5/2026



# FLEXIBLE DEVELOPMENT OPTIONS

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

Learn More 

---

## **Three development options**

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

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

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

**Oil change center design**

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

We have solutions for:

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

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

**GREASE  
MONKEY**

Oil Changes & More

Done Fast. Done Right.

15  
MIN.

OIL CHANGE

15  
MIN.

MAINTENANCE

15  
MIN.  
DONE FAST  
DONE RIGHT

15  
MIN.  
DONE FAST  
DONE RIGHT





# GREASE MONKEY

OIL CHANGE

MAINTENANCE



# GREASE MONKEY



**GREASE  
MONKEY**

Oil Changes & More

**GREASE  
MONKEY** Oil Changes  
& More

Happy Hour

4PM to 6PM

\$10.00 OFF

3355



# City of Cleveland

## Cleveland Planning and Zoning Board

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

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

---

**1. Welcome and Announcements**

**Comprehensive Plan Update - Status**

---

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

---

**3. Action Items:**

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

---

**4. Adjourn**

---

# **City of Cleveland Planning and Zoning Board Minutes**

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

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

---

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

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

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

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

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

## **Action Items:**

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

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

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

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

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

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

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

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

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

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

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

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

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