

Teresa Stansel
2521 Adair Mill Road,
Cleveland, Georgia

Mayor of Cleveland Georgia
Cleveland City Council
Cleveland Planning Commission

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OBJECTION TO FUTURE LAND USE MAP AMENDMENT AND TO RELATED ZONING ACTIONS

My name is Teresa Stansel. I live on the family farm located at 2521 Adair Mill Road, Cleveland Georgia. My family has owned the farm for five generations. I was born and raised here in White County and I frequently travel to and from Cleveland for the necessities and conveniences of life. I have submitted three Petitions to your joint venture partner in the Joint Comprehensive Plan of 2021. Those Petitions of Right raise due process and substantive rights issues as well as abuses of public office regarding the policies and zoning actions arising out of the Joint Comprehensive Plan of 2021.

I have reviewed the Joint Comprehensive Plan of 2021 and I have reviewed the Georgia Department of Community Affairs (DCA) Rules regarding Cleveland's proposed Future Map Update action. I have standing in these Mapping Update proceedings pursuant to the Rules of the Georgia Department of Community Affairs, Section 110-12-1-01 and Section 110-12-1-02 Requirements. Public participation is mandated. As shown by the Joint Comprehensive Plan of 2021, only 2% percent of the people in White County participated in your joint venture consensus process. The public record shows that that the Joint Comprehensive Plan was not citizen driven.

The proposed Future Land Use Map significantly changes the Maps published in the Joint Comprehensive Plan and the development policy submitted to the Georgia Mountain Regional Commission. On page 12 of the Joint Comprehensive Plan of 2021, it was asserted that new development should "not sacrifice the small-town atmosphere which the city is known for." To be diplomatic, that "small town atmosphere description" was at best an intentionally deceptive misrepresentation. The traffic in Cleveland has increased so significantly that during the day and into the evening it looks like a rush hour traffic jam in those urban centers in and around Atlanta. That small town atmosphere has been wiped off the map with the increase of fast food and convenience store chains that make Cleveland look, smell and sound like those larger urban centers to the south. It has become nerve racking and tense getting into, through and out of Cleveland. Myself and other local people dread having to come into Cleveland because of the commercialization of the town and the negative and secondary impacts of your Joint Comprehensive Plan of 2021. The litter derived from your chain store type

establishments and your urban sprawl carnival atmosphere are seen thrown out along the roadways throughout rural White County including Town Creek Road and Adair Mill Road that are now starting to sound and look like a high-speed garbage dump. I regularly find beer cans, beer bottles, liquor bottles, fast food bags and containers and even used hypodermic needles thrown out along the road going through the family farm.

The city of Cleveland and your Joint Comprehensive Plan partners are also promoting the sale and consumption of all kinds of liquor for which you expect to collect taxes for business licenses, sales taxes, and other exactions. Wineries, micro-breweries, and other alcoholic beverage dispensaries are being promoted and licensed all over White County, Georgia. Alternate Highway 75 is now referred to as the Wine Highway for promotional gimmickry. You have another liquor license application on your agenda tonight as well. It is well known that alcohol consumption is a contributing factor to increased automobile accidents as well as to health problems such as heart, liver, and kidney disease as well as brain damage and cancer. I will submit a recent news article and meta review study here this evening to establish the known health risks associated with alcohol consumption for your more mature circumspect, if you can even muster such virtues. It will not be possible to claim your expanding promotion of alcohol consumption as being for the “health, safety, morals, and general welfare” of the people in or outside of the City of Cleveland.

That brings this objection to the fact that your current development policy and continued zoning and economic development actions have detrimental affects that are in contravention to the “health, safety, morals, and general welfare” of not only the inhabitants of Cleveland, but extend outward into the rural areas of White County as well. Georgia Department of Community Affairs Rule 110-12-1-02 is abundantly clear that the City of Cleveland is also subject to the Georgia Zoning Procedures Law O.C.G.A. 36-66-1, et seq. As such, the “standard of review” found at O.C.G.A. 36-66-5(b) apply to your municipal decisions and actions. Nevertheless, Cleveland’s municipal zoning code makes no provision for reviewing, investigating, or consideration of the “health, safety, morals, and general welfare” of the people. Your proposed Future Land Use Map is nothing less than a craftily colored subterfuge for your preferred commercialization of the City of Cleveland and the rest of White County.

You have not reviewed, investigated, or considered the “health, safety, morals and general welfare” in your zoning deliberations and decision-making process. Your self-serving expectations of increasing your revenues and stuffing your coffers is unpersuasive. The foreseeable negative and secondary impacts from your development and economic policies and from your related actions do not stop at Cleveland’s boundaries as shown on the Future Land Use Map. Like your partner, White County, the City of Cleveland also needs to impose a temporary moratorium in order to conduct a mature review and investigation and to amend its zoning code so as to clearly mandate compliance with the Georgia State Zoning Procedures Law and to include the

“standards of review” for the “health, safety, morals, and general welfare” of the people within the municipal code.

I am submitting this comment and objection in writing along with the national news article on the adverse health impacts from alcohol consumption and the referenced meta review study. I am requesting this objection and attachments to be made a part of the municipal public records in this matter.