

PLANNING AND DEVELOPMENT DEPARTMENT 2875
 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
 ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503 t: 770-531-6809 f: 770-531-3902



ZONING APPLICATION

Applicant (Name & Mailing Address)
Property Owner (Name & Mailing Address)
Academy P1 Building, LLC
** Same as Applicant
4662 Manor Drive
Gainesville, GA 30506
Phone (678) 925-6904 cell
Phone
Email Address johnny@jbfreellc.com
Email Address
Proposed Use Professional wrestling training academy/gym
Contact Person (Name & Mailing Address)
Status of Applicant
Requested Action
c/o Eric Johansen, RLA
3938 Oak Crossing Drive
Suwanee, GA 30024
Phone (678) 571-4843 cell
Email Address fwj3ventures@gmail.com
Tax Parcel Number 12064 000012
Acreage +/- 2.22 acres
Location Address 5970 Cleveland Highway, Clermont, GA 30527
☒ **Owner**
☐ **Option to Purchase**
☐ **Area Resident**
☐ **Other**
Existing Zoning: AR-1
Rezone to: H-B
Fee: \$ 450.00
Receipt #:
Check #:

I hereby certify that the above information and all attached information are true and correct.

Sign Wendy Jones, Manager of Academy P1 Building, LLC Date: 5-22-2025
Wendy Jones, Manager of Academy P1 Building, LLC

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Academy P1 Building LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/14/2025** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **05/16/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 5/14/2025 10:45:25 AM

BUSINESS INFORMATION

CONTROL NUMBER	25097558
BUSINESS NAME	Academy P1 Building LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	05/14/2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	4662 Manor Drive, Gainesville, GA, 30506, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Wendy Jones	4662 Manor Drive, Gainesville, GA, 30506, USA	Hall

ORGANIZER(S)

NAME	TITLE	ADDRESS
Wendy Jones	ORGANIZER	4662 Manor Drive, Gainesville, GA, 30506, USA

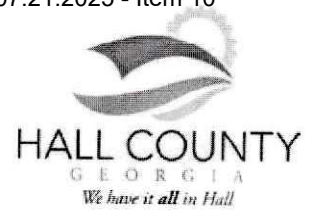
OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Wendy Jones
AUTHORIZER TITLE	Organizer

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within 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:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) 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 such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have** _____ I have not XX

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

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Wendy Jones, Manager of Academy P1 Building, LLC

Date: 5-22-2025

Applicant's/Owner's Name (Printed): Wendy Jones, Manager of Academy P1 Building, LLC