



# Hall County Government

## PLANNING AND ZONING

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**To:** David Gibbs, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Beth Garmon, Director of Planning & Zoning

**Date:** August 11, 2025

**Subject:** **5970 Cleveland Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 2.22± acre tract | Zoned AR-1; Tax Parcel 12064 000012 | **Proposed use: Indoor recreation facility | Academy P1 Building, LLC, applicant**

---

The request before you is from Academy P1 Building, LLC to rezone from Agricultural Residential 1 (AR-1) to Highway Business (H-B) for an indoor recreation facility. This item is located within Commission District 3.

At their July 21, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eleven (11) conditions (4-0).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

There were **two (2) comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

### Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan and narrative dated no later than August 4, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval with the exception of the following
  - a. The development shall provide 30 parking spaces.
  - b. The transitional buffer shall be increased to 25 feet on all sides except the right-of-way and include a 6 foot opaque privacy fence
2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal, and Hall County Engineering except when noted in these conditions.
4. All conditions of zoning shall be made a part of any plats created for the property.
5. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
6. Hours of operation are restricted to Monday – Saturday 8:00 am to 8:00 pm and Sunday 11:00 am to 5:00 pm.
7. All training activities shall take place inside the facility.
8. All signage shall comply with GCOD standards.
9. The following uses, typically allowed in H-B zoning, shall be prohibited:
  - a. Day care centers
  - b. Commercial amusement, indoor
  - c. Concert hall - auditorium
  - d. Theater
  - e. Hotel/Motel
  - f. Animal Care, Indoor & Outdoor
  - g. Funeral home
  - h. Laundry & dry cleaning
  - i. Boat & recreational vehicle sales, rental, or service
  - j. Car wash
  - k. Vehicle sales, rental or auction
  - l. Vehicle repair, minor
  - m. Outdoor storage
  - n. Swimming pool, hot tub, spa
  - o. Radio, film, recording, and television studios and stations
  - p. Indoor shooting range
10. There shall be no alcohol sales on the premises.
11. There shall be no live wrestling events or shows on the subject property. Only activities typically associated with an athletic gym and training facility will be allowed.