

May 20, 2025

Academy P1 Building, LLC  
4662 Manor Drive  
Gainesville, GA 30506

Hall County Board of Commissioners  
David Gibbs, Commission Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner  
c/o Beth Garmon, Director of Planning & Zoning  
2874 Browns Bridge Road  
Gainesville, GA 30503

**Re: Letter of Intent for the Rezoning of Hall County Tax Parcel 12064 000012  
5970 Cleveland Highway, Clermont, GA 30527**

Chairman and Commissioners,

Academy P1 Building, LLC, the Applicant and Property Owner of Hall County Tax Parcel 12064 000012 located at 5970 Cleveland Highway, Clermont, GA, proposes to rezone ±2.22 acres from AR-1 (Agricultural Residential) to H-B (Highway Business). The intended use is for a **Professional Wrestling Training Academy & Gym** (the “Project”). The Subject Property, adjacent to Clermont city limits, lies along Cleveland Highway (US Highway 129/State Route 11) and is bordered by various land uses and zonings:

North	West	South	East
Town of Clermont (AR-IV in City)	Residence (AR-1)	(3) Residences (AR-1)	(1) Residence (AR-1)
Vacant commercial (H-B)	Church (H-B in City)		
Gas Station (H-B)			
Vacant commercial (AR-IV in city)			

The Project is situated within the Gateway Corridor Overlay District (the “Overlay”) and will fully adhere to the regulations of the H-B zoning district as well as the Overlay. The Project will incorporate an on-site septic sewer system for the disposal of sanitary sewer waste generated, along with an above-ground detention pond for storm water management measures. Domestic water and fire protection will be provided by the City of Gainesville with the water mains located within the right of way of Cleveland Highway. Additionally, a reduced re-graded and re-planted transitional buffer, consisting of fifteen (15) feet in width and planted with a mixture of deciduous shade trees and evergreen trees, will be established. A six (6) foot tall opaque wooden fence will be installed inside the common property line where the commercial property borders residential property.

Moreover, the Project will include an asphalt-paved parking lot that meets the minimum standards of the H-B zoning district for the proposed use, a designated area for a screened dumpster, and internal pedestrian sidewalks connecting the parking lot to the building. Signage for the Project will consist of a monument/ground sign along Cleveland Highway and wall signage on the building, as permitted by the current signage ordinance. All parking lot lighting will comply with the Overlay and the current lighting ordinance.

The proposed building will be a single-story structure of approximately ±10,500 square feet. The building will adhere to the architectural standards of the Overlay and the H-B zoning district for commercial buildings. The external architectural features will harmonize with those of Hall County and the Clermont area, while the internal elements of the building will be designed to meet the requirements necessary for professional wrestling training. The business will operate seven (7) days a week, typically from 8am to 8pm. Training may occasionally occur outside of these hours but will be confined within the building and should not cause disruptions to the immediate or surrounding areas of the Subject Property.

The Applicant does not plan for any live wrestling events or shows on the Subject Property. Only activities typically associated with an athletic gym and training facility will be allowed internal to the building with no outdoor recreation or training planned at the time of this rezoning application.

We respectfully request your approval to rezone from AR-1 to H-B for a ***Professional Wrestling Training Academy & Gym***. If any additional information is required by Hall County, please contact Eric Johansen at [fwj3ventures@gmail.com](mailto:fwj3ventures@gmail.com) or (678) 571-4843.

Sincerely,



Eric Johansen  
Agent for the Property Owner & Applicant