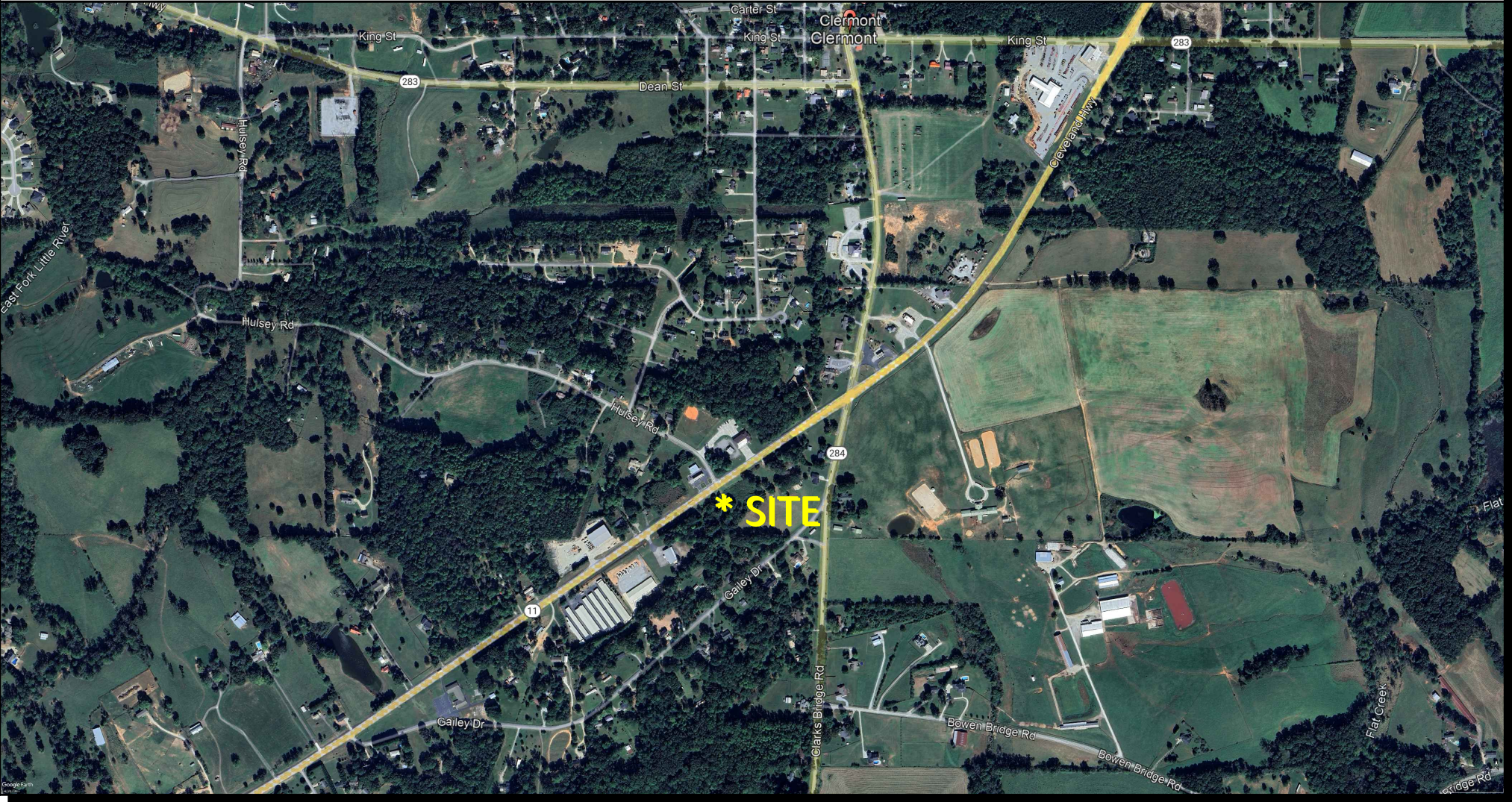


SITE MAP (NTS)

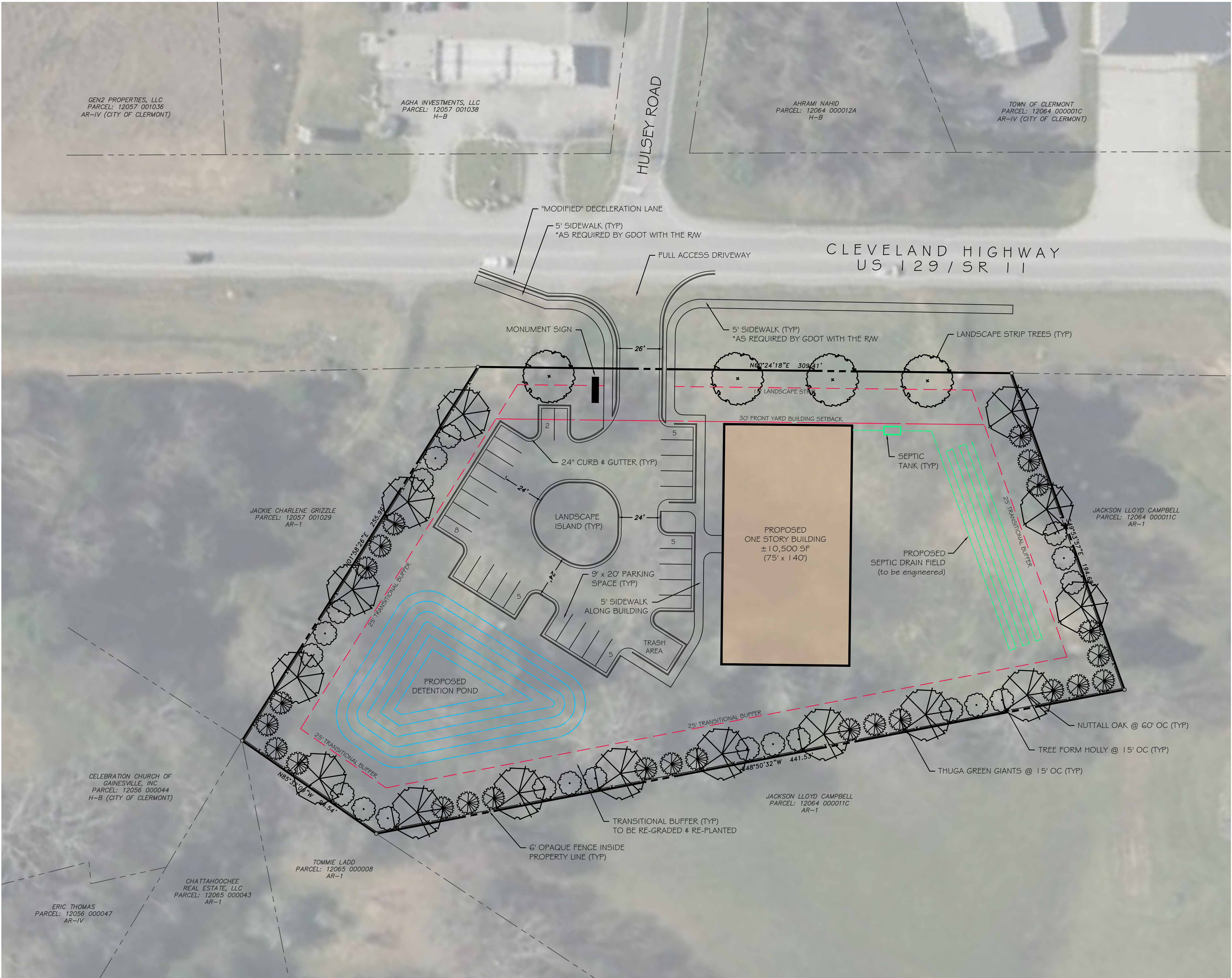


SITE DATA CHART

HALL COUNTY TAX PARCEL	12064 000012
ADDRESS OF PROPERTY	5970 CLEVELAND HIGHWAY
EXISTING ZONING	AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED ZONING	H-B (HIGHWAY BUSINESS)
OVERLAY DISTRICT	GATEWAY CORRIDOR OVERLAY DISTRICT US 129 / SR 11
AREA OF PROPERTY	±2.216 ACRES
PROPOSED USE	SINGLE STORY TRAINING FACILITY
- TRAINING OFFERED:	PROFESSIONAL WRESTLING, PERSONAL TRAINING & GROUP TRAINING
PROPOSED BUILDING	±10,500 SQUARE FEET
PARKING REQUIRED	5 SPACES / 1,000 SF 10,500 SF / 1,000 x 5 = 52.5 SPACES
PARKING PROVIDED	30 SPACES (PER PC CONDITIONS)
TRANSITIONAL BUFFER	25 FEET **ADDITION OF 6 FOOT FENCE
SETBACKS	
- FRONT YARD	30 FEET
- SIDE YARD (NOT PRESENT WHEN BUFFER EXCEEDS BSL)	20 FEET
- REAR YARD	10 FEET
VARIANCES	NONE

PROJECT CONTACTS

LAND PLANNER	ERIC JOHANSEN, RLA FWJ3 VENTURES, LLC (678) 571-4843 cell / fwj3ventures@gmail.com
APPLICANT & PROPERTY OWNER	ACADEMY P1 BUILDING, LLC c/o JOHNNY FREE (678) 925-6904 cell / johnny@jbfreelc.com



REZONING SITE PLAN - 3

5970 CLEVELAND HIGHWAY



DATE: AUGUST 4, 2025
1 INCH = 30 FEET

