



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (08/25/25)

REPORT TO: Voting Meeting (08/28/25)

ITEM NO: 493/2025

SUBJECT: **5970 Cleveland Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 2.22± acre tract located on the southeast side of Cleveland Highway at its intersection with Hulsey Road | Zoned AR-1; Tax Parcel 12064 000012 | **Proposed use: Indoor recreation facility** | Commission District 3 | **Academy P1 Building, LLC, applicant**

Meetings:

Work Session Date: 08/25/25

Voting Meeting Date: 08/28/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

5970 Cleveland Highway | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 2.22± acre tract located on the southeast side of Cleveland Highway at its intersection with Hulsey Road | Zoned AR-1; Tax Parcel 12064 000012 |

Proposed use: Indoor recreation facility | Commission District 3 | Academy P1 Building, LLC, applicant

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

| Submit | Approve | Attorney | Administration |
|---------------|----------------|-----------------|-----------------------|
| BG | BG | JL | CR |
| Clerk | | | |
| JR | | | |

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Plat
Deed
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
GHMPO Comment
Notice Sign
Public Comment - from Melody Marlowe
Public Comment - from Marlena Braddock