

August 4, 2026

102 Near Way Sw Gainesville Ga 30501

Rezoning & Special Use Narrative – 102 Near Way SW, Gainesville, GA 30501

Applicant:** Janeth Ochoa

Property Owner:** Janeth Ochoa

Current Zoning:** O-I (Office Institutional)

Requested Zoning:** H-B (Highway Business)

Parcel:** 00133 01007 (Hall County jurisdiction)

1. Existing Use & Conditions

The property consists of an existing commercial building currently used for office-type activities permitted under the O-I zoning district. The building is fully constructed, occupied, and functional. No exterior modifications are proposed.

The surrounding area includes a mix of commercial and service-based uses, including a **tattoo studio directly across the street**, retail, and personal-service businesses. The corridor already functions as a small-business commercial zone.

2. Proposed Use

The applicant requests rezoning to H-B (Highway Business) to allow the building to be leased to small personal-service businesses, specifically:

- A permanent makeup artist who has operated across the street for over seven years
- A barber
- A hairstylist

These uses are low-impact, appointment-based, and compatible with the existing commercial character of the area. No industrial, high-traffic, or high-density uses are proposed.

Operating Hours (typical for these uses):

Monday–Saturday, 9:00 AM – 7:00 PM

Hours may vary slightly by tenant but will remain within normal daytime business hours.

3. Development Standards & Site Improvements

The applicant does not propose any changes to:

- Building footprint
- Exterior façade
- Parking layout
- Landscaping
- Driveways or access points
- Stormwater facilities
- Setbacks
- Lot configuration

The property will continue to operate exactly as it does today, with only interior tenant improvements as needed.

4. Signs

No new signage is proposed at this time.

If a future tenant requests signage, it will comply with Hall County's H-B sign regulations and will be submitted for permitting as required.

5. Lighting

No changes to exterior lighting are proposed.

Existing lighting is low-impact and appropriate for small commercial use.

6. Water & Wastewater

The property is already served by existing utilities.

No changes to water or wastewater demand are anticipated because the proposed uses are low-intensity personal-service businesses.

7. Buffers & Protection of Adjacent Properties

No additional buffers are required because:

- The surrounding properties are already commercial in nature
- The proposed uses are low-impact
- No outdoor activity, noise, or emissions are associated with the proposed tenants

The existing building and site layout already provide adequate separation and compatibility.

8. Compatibility With Surrounding Land Uses

The request aligns with the existing development pattern along Near Way SW. The area includes:

- Tattoo studio (across the street)
- Retail and personal-service businesses
- Mixed commercial uses

Rezoning to H-B will allow the property to function consistently with neighboring parcels and support small business growth in Hall County.

9. Summary & Justification

Rezoning 102 Near Way SW from O-I to H-B will:

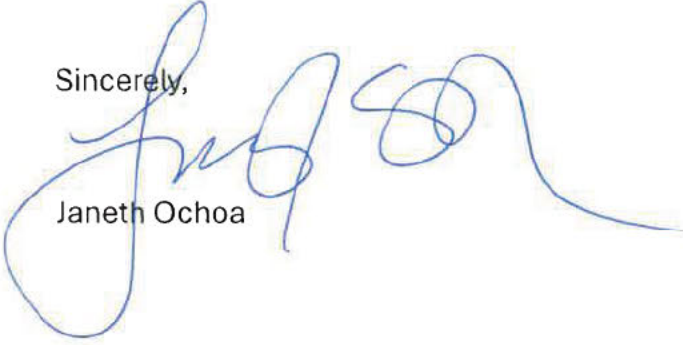
- Allow a long-standing local permanent makeup artist to continue operating in the same corridor
- Provide flexible leasing options for barbers and hairstylists
- Maintain the existing building with no exterior changes
- Support small business development

- Align with surrounding commercial uses
- Preserve the character and low-impact nature of the area

I respectfully requests approval of this rezoning application.

Sincerely,

Janeth Ochoa

A handwritten signature in blue ink, appearing to read 'Janeth Ochoa', with a large, stylized flourish extending from the end of the signature.