AGENDA ITEM

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

REPORT TO: **Work Session (10/05/26)**

REPORT TO: **Voting Meeting (10/08/26)**

ITEM NO: 635/2026

SUBJECT: **102 Near Way | Rezone |** from Office and Institutional (O-I) to Highway Business (H-B) | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned O-I; Tax Parcel 00133 011007 **| Proposed Use: Uses permitted in H-B |** Commission District 4 **| Janeth Ochoa, applicant**

Meetings:

Work Session Date: 10/05/26 **Voting Meeting Date:** 10/08/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as the proposed zoning is consistent with "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.

1. A combination plat shall be submitted for Plat Review and recorded prior to issuance of any building permit or business license.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

102 Near Way | Rezone | from Office and Institutional (O-I) to Highway Business (H-B) | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned O-I; Tax Parcel 00133 011007 **| Proposed Use: Uses permitted in H-B |** Commission District 4 **| Janeth Ochoa, 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
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Backflow Report
Historic Sewer Records
Environmental Health Comment
Environmental Health Supplemental Emails
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign