

Barrett Proposal for Conditional / Special Use
5218 Hopewell Church Road, Gainesville, Ga 30506
August 7, 2026

The current land is zoned Vacation Cottages (VC). There are no overlay districts.

The proposal consists of a 2 lot subdivision, for Tract 3 to be used to build a one, single family primary residential house, 2,400 square feet, including a 3 car garage, a full finished basement, and an inground swimming pool. The Barrett family will live in the house full time, two parents, and three children.

The lot will consist of 3 acres, including 50 ft of road frontage, connecting to Hopewell Church Road. There will be one land lot, consisting of 3 acres, in the top, right corner of the property. Our property lines will border the neighbors above us (David Graham), and to the right of us (Mountain Top Ventures, LLC). The land includes an established well. The Barrett household will purchase and have a new septic system professionally installed.

Entrance of the property, where the driveway would enter into the area the house will be built

Hopewell Church Road is behind the photographer

On the right side of the picture, there are green bushes seen. Those are muscadine bushes and will be removed

The back of the house will be facing the tree line on the left side.

The trees seen in the left side of the photo and towards the back center, will also be removed.



Here the muscadine bushes can be seen - This is roughly where the living room, leading to the front porch will be.

The trees in the right side of the picture will be removed.



This picture shows the opposite side of the property.

The back of the house will face the tree line on the right side of the picture.

The living room and front porch will be approximately at the location of the muscadine vines (as seen the in middle of the photo). The muscadine vines are in the process of being removed.

The trees and blueberry bushes seen on the left side of the photo will be removed as well.



This picture shows the back side of the property and to the far right of the muscadine vines.

The back of the house will face the tree line seen in the picture.



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