



AGENDA ITEM

Planning & Zoning

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

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

ITEM NO: 632/2026

SUBJECT: **5218 Hopewell Church Road | Special Use** | for a minor subdivision | on an 8.74± acre portion of a tract located on the east side of Hopewell Church Road approximately 275 feet north of its intersection with Madge Lane | Zoned V-C; Tax Parcel 11058 000004 (pt) | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Rebecca Ramsey & Zachary Barrett, applicants**

Meetings:

Work Session Date: 10/05/26

Voting Meeting Date: 10/08/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's requests with the following conditions, as the proposed use meets all minimum standards of the Vacation Cottage (V-C) zoning district:

1. The property shall be developed in accordance with the site plan dated August 4, 2026, and narrative dated August 7, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
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:

5218 Hopewell Church Road | Special Use | for a minor subdivision | on an 8.74± acre portion of a tract located on the east side of Hopewell Church Road approximately 275 feet north of its intersection with Madge Lane | Zoned V-C; Tax Parcel 11058 000004 (pt) | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Rebecca Ramsey & Zachary Barrett, applicants**

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 with Photos

Site Plan

Plat

Maps

Deed

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Building Inspections Comment

Notice Sign