

Dear Commissioner Powell,

We are writing as residents of Connor Road in Flowery Branch to formally express our strong opposition to the requested zoning change and variances for the property at 5773 & 5769 Conner Rd which is across the street from our home. At this address there is currently a winery and wine tasting room and this resident is now seeking to change the property zoning from residential to an agri-entertainment designation.

Our primary concern is **public safety**.

Connor Road is a narrow, residential road, approximately a lane and a half wide in many places. Recent measurements done by the residents on the road are anywhere from 13'9" to less than 20' at various points on the road. When two vehicles pass, one must pull onto the grass. There are no shoulders, no sidewalks, and no safe space for residents to walk or ride bikes safely. **Even under current conditions, the road is challenging and dangerous for residents of Conner Rd and especially drivers who are unfamiliar with it and who have been drinking at the winery.**

Since last year when this winery opened its tasting room, the increased amount of traffic has brought many dangerous moments to us as Conner Rd residents. The proposed zoning change would allow for even more vehicles and people to travel this road regularly. **That level of traffic is completely incompatible with the physical reality of Connor Road and poses a serious safety risk to residents, visitors, and emergency responders.**

An especially treacherous part of Conner Rd lies right at the edge of the winery property which is across the street from our home. There is a dangerous hill where drivers cannot see oncoming traffic until they crest it. Even without an entertainment venue, this location is dangerous. Introducing frequent vehicle ingress and egress—particularly involving patrons consuming alcohol—creates an unacceptable risk.

Connor Road is **not a through street**. It dead ends at the lake and is used almost exclusively by residents who live here. We purchased our home over five and a half years ago on a quiet, residential road, specifically because it was zoned residential. We did not choose to live across from an entertainment venue.

Since the winery began operating its tasting room, we have already experienced numerous safety and quality-of-life issues:

- Increased traffic from drivers unfamiliar with the road
- Vehicles frequently missing the winery entrance due to poor signage
- Cars turning around in our driveway

- Damage to our fence from a vehicle backing into it
- Ongoing concerns about speeding, visibility, and road congestion
- Loud, amplified music until late hours of the night on a weekly basis
- **Unpermitted events at the winery with 100+ cars parked on Conner Rd (Easter Sunday 2025, see videos and pictures)**

Approving this zoning change and the associated variances would dramatically worsen an already unsafe situation.

Additionally, emergency access is a serious concern. If an ambulance, fire truck, or other emergency vehicle needs to reach our home—or any home on Connor Road, the road must be clear. **Increased traffic, parked vehicles, and event-related congestion could delay or prevent emergency responders from reaching residents when time is critical.**

We respectfully urge you to consider whether this proposal aligns with the character, infrastructure, and safety needs of an established residential community. Connor Road was not designed, built, or intended to support commercial or entertainment-level traffic. This same applicant has tried to get this approved back in 2017 and the Hall County Planning Commission recommended denying approval. Nothing has changed with regard to the same issues with Conner Rd that were there before.

NOTHING HAS CHANGED. Conner Rd is still not fit for this type of traffic.

For these reasons, we are firmly opposed to the requested zoning change and variances at 5773 & 5769 Conner Rd and ask that they be denied in the interest of public safety and the preservation of our residential neighborhood.

Thank you for your time, consideration, and service to Hall County.

Sincerely,

Matthew Ducato

Michelle Ducato

5756 Connor Road

Flowery Branch, Georgia 30542