

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, January 16, 2026 12:24 PM
To: Sharon Leonard
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: 5773 & 5769 Conner Road/Special Use Letter

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Sharon Leonard <Sharon.Leonard@bhhsgeorgia.com>
Sent: Friday, January 16, 2026 9:21 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: 5773 & 5769 Conner Road/Special Use Letter

You don't often get email from sharon.leonard@bhhsgeorgia.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 16, 2026

Board of Commissioners for Hall County,

My name is Sharon Leonard and I am a full time Realtor with Berkshire Hathaway Georgia Properties. I have been a Realtor for 16 years. I am a homeowner that lives on Stuart Drive which is located at the end of Connor Road. Stuart Drive and Roselight are lake front properties. While we do live the furthest from the winery we still have a vested interest in the decisions that will impact property value, safety etc.

The decision for changing the zoning is not just voting on a winery, it is voting on a commercial entitlement that stays with the land forever. This is HUGE.

As you know, future possibilities under agri-entertainment may include:

- Larger events
- More frequent events
- Third-party event operators
- Food trucks, vendors, bands
- Expanded hours

It typically allows:

- Weddings and events (up to 100 people, per the application)
- Evening and weekend activity
- Alcohol service
- Commercial parking
- Event traffic spikes (not steady, predictable flow)

Once approved, the use runs with the land. Again, this is critical. There is long term risk for surrounding owners and property value.

Even if the *current* owner is responsible, the zoning allows future owners to push limits further without needing full rezoning again, only permits.

Property value decreases with perceived liability risk. I think we can all agree that the liability risk will increase for certain. We are worried about noise, traffic (danger of a very narrow road), headlights, parking overflow, safety concerns to name just my initial thoughts. All of these qualify as what an appraiser might deem external obsolescence.

It won't affect everyone equally. Slightly further away values may actually increase but those immediately around the winery (eyesight, sound, etc.) will likely see a decrease for those reasons including a big one... buyer uncertainty.

Even when businesses are well-intentioned and responsibly operated, buyer psychology matters. Is it loud, are there safety concerns, will there be drunk drivers, how will I navigate the road when there is more traffic? Too many questions to make buyers take "pause". As soon as the pause comes into play, they are either walking away or you are having to defend.

Parking lot placement is a red flag.

A commercial parking lot:

- Near the road
- Across from a residence
- At a dangerous crest

This introduces:

- Headlight intrusion
- Noise from doors, engines, conversations
- Event setup/breakdown disturbance
- Traffic congestion at peak times

This is not about us being against agriculture, wineries, or someone's livelihood. It is about whether this specific zoning, on this specific road, in this specific location, is compatible with the surrounding residential uses. This is not an emotional concern but a concern for the largest investment for some- our home.

Agri-entertainment zoning is not a "minor" change. It allows for commercial activity that includes events, alcohol service, amplified music, increased traffic, and structured parking. Once granted, this zoning runs with the land permanently, regardless of who owns it. That long-term entitlement is what concerns us. Along with all the other concerns noted including the narrow road, which I haven't really touched on.

If this zoning is approved, neighbors have limited recourse if the use intensifies in the future. What may be described today as limited or controlled can evolve, and conditions are very difficult to roll back once commercial entitlements are in place.

I urge you to reject this proposal.

Warm Regards,

Sharon Leonard



Sharon Leonard

REALTOR®

- 📞 678.643.9380 mobile
- ✉️ sharon.leonard@bhhsge.com
- 🌐 www.sharonleonard.bhhsge.com
- 📍 3011 Sutton Gate Dr. I Suwanee, GA 30024
- 🏢 A member of the franchise system of BHHS Georgia Group