

## Anael Dominguez (Administration)

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**From:** Jennifer Rivera (Administration)  
**Sent:** Thursday, January 22, 2026 10:23 AM  
**To:** Freda Kalina  
**Cc:** Anael Dominguez (Administration); Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning)  
**Subject:** RE: Flowery Branch Winery

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  
jriviera@hallcounty.org  
www.hallcounty.org

-----Original Message-----

From: Freda Kalina [REDACTED]  
Sent: Wednesday, January 21, 2026 11:24 PM  
To: Jennifer Rivera (Administration) <jriviera@hallcounty.org>  
Cc: The Freda Kalina [REDACTED]  
Subject: Flowery Branch Winery

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To Whom it May Concern

My name is Freda Kalina and I am a real estate agent with Virtual Properties Realty. I have been selling homes for 35 years. I am writing in support of Flowery Branch winery having some events such as gatherings, weddings, and inside events.

I understand the concerns some may have been raised suggesting the winery could negatively impact nearby home values. From a real estate perspective, However I am surprised at the same time with the winery located on so many acres and away from most properties. I respectfully disagree with that conclusion and I would like to provide context based on 30 years as a real estate agent.

Wineries and vineyards are considered destination agricultural properties. When thoughtfully operated, they tend to stabilize surrounding values rather than diminish them. Buyers who choose to live near rural acreage understand and accept agricultural and destination uses as part of the landscape.

Also the gatherings that Brad is thinking of having would really promote community coming together. I have been there several times and people love the family and come there to relax and unwind. I have never seen anything but just people getting together for a place to relax and have a glass of wine. This is a winery and so of course they sell wine. Having events and gatherings doesn't change that since that is what they are already zoned for. From what I see at other wineries, they are doing events and the community normally loves it.

As a real estate professional, I can confidently say that buyers make decisions based on transparency and expectations, it does not create market instability. Providing the winery for a framework for gatherings really helps the community knowing they have a place to go and enjoy. It's good for the community.

I respectfully encourage the county to consider the long term community benefit and realistic market impact of allowing Flowery Branch winery to host events and gatherings for the community who would look forward to these.

I'm also the President of the Buford Business Alliance and know how important gatherings and events are important to the community.

Sincerely

Freda Kalina  
Virtual Properties Realty



Buford Business Alliance President