

January 20, 2026

RE: Community Notice: Concerns about Special Use Permit for a Flowery Branch Winery

**FR: Rev. Dr. Renee DuBose & Ms. Dondi Vickers
Home Owners, Tax Payers & Active Voters of Hall County**

To Whom It May Concern:

We are writing on behalf of our community of Belmont Place subdivision regarding our concerns for key properties that are near us that has a proposal for special use permit that, we believe, will negatively impact our community & neighborhood.

We are NOT IN FAVOR of the county granting this special use permit for another winery – less than 500 feet from our property. The application is for: 5773 & 5769 Conner Road to receive not only a special use permit for an “agri-entertainment venue”. This venue would impact our neighborhood in extremely negative ways. For example:

- **Impact on Quality of Life:** We believe that granting this permit would lead to increased noise pollution from events & gatherings, disrupting the current peace & quiet in our family neighborhood & community.
- **Community Character:** Our neighborhood has worked hard to keep the majority of our tenants as owners of their homes. This neighborhood is a quiet, family oriented space where we know our neighbors & look out for each other. Many of us work full time both during the week & on weekends so when we are home, we value our peace of mind & quiet home life. We do not want (or need) a venue for nightlife activities – especially given that this applicant wants to stay open until MIDNIGHT!
- **Decreased Property Values:** As mentioned before, most of us live in our homes as our primary residences. When houses go on the market in Belmont Place, they sell very quickly due to the location, larger lots & quality of life in this space. Adding an unnecessary business/winery in the midst of a residential section is a bad idea & will cause property values to plummet. The outside world is already noisy, so when we get home we want to have a calm, tranquil space to call “home”. A decrease in property values will also create a decrease in the tax base.
- **Historical Non-Compliance From This Applicant:** This applicant (Dwayne Bradley Walton) has a history of violating existing regulations by hosting unauthorized event with amplified music while asking to utilize this model until 12 midnight IN THE MIDDLE OF A RESIDENTIAL COMMUNITY!
- **Venues Like This Are Already In the Area:** This venue & this variance is not a necessity especially since there are easily 10-12 wineries and/or vineyards within a 25 mile radius from this exact location. Instead of forcing our neighborhood to have to deal with the noise, traffic & stress of this variance, please allow us to keep our community as it is. And if someone wants to visit a winery or venue, Hall County has plenty of options already in the county.

In conclusion, thank you for your consideration on this matter. And we request that members of the Board of Commissioners to **DENY & VOTE “NO”** on granting this special use permit for another winery.