



Mulberry Springs Vineyard and Winery, 08 August 2025

Mulberry Springs Vineyard and Winery
4567 Stanley Road
Flowery Branch GA 30542

Hall County Planning Department

Application for Special Use- Agri Entertainment Venue with Variances

The two properties, consisting of 19.44 acres, are located at 4527 J M Turk Road (parcel ID 15044000034A) and 4567 Stanley Road (Parcel ID 15044000034A), and are currently used as a successful agribusiness. It is an all-inclusive winery, except for renting out space. The grounds are beautiful and create a park-like atmosphere for residents to enjoy. The costs to maintain this park-like atmosphere is absorbed by Mulberry Springs Vineyard and Winery (MSW).

Requested documents:

- Copy of a plat using Eagle Watch and existing surveys (enclosure 1)
- Copy of Hall County GIS showing building setback from other structures (enclosure 2)
- Deed of the properties (enclosure 3)
- Hardship Statement – part of package
- Site plan (Land Architect site drawing, enclosure 4)
- Approved under site HDEV-24-0005 (enclosure 5)

Formal Request for Variance

With the main Tasting Room planned for completion in the coming months, we feel the timing is now right to act upon the vision to create a small venue suitable for weddings, receptions, baby showers, engagement announcements, anniversary parties, charity events, other private celebrations, or similar agri-entertainment uses. We also want to open the building to corporate events. This is part of how we share our appreciation of rural life and provide folks an opportunity to get away from high density areas.

The properties are located at 4527 JM Turk Road, Flowery Branch GA 30542 and 4567 Stanley Road, Flowery Branch GA 30542, which contains a Pavilion, Winehouse, and a new Tasting Room (presently under construction) (enclosure 1). The average distance of the tasting room from property lines is 311 feet (range = 32-558 feet). Currently, the Pavilion is currently used for social gatherings, but no one pays for use of the facility. The new Tasting Room will be used for gatherings of individuals for social, celebratory, and/or entertainment purposes at a small agricultural venue located in an agricultural setting. Mulberry Springs Vineyard & Winery is suitable for the purposes intended without creating significant negative impacts to adjoining and nearby residences to include environment, noise, odor, traffic, dust, light, trespassing, etc. According to existing farmhouse winery rules, parking shall be permitted on grass or gravel. The location of the new tasting room is approximately more than 300 feet from any existing structure (enclosure 2). Thus, the spirit and intent of the farmhouse winery regulation is met.



Mulberry Springs Vineyard and Winery, 08 August 2025

The occupancy load is determined by the Hall County Fire Marshall. The small agri-entertainment event venue will not exceed the occupancy load provisions. Events will commence no earlier than 9:00 a.m. and terminate no later than the rules allow for.

All agri-entertainment events will be provided with water and sanitary waste disposal systems as approved by the Hall County Environmental Health Department. All events shall provide adequate access and egress for emergency vehicles. Events shall be provided with adequate personnel to assist with parking, emergency and other potential impacts of each event.

The thick forested areas surrounding the vineyard provide a natural sound barrier between MSW and its neighbors. The adjacent neighbors support this small venue and winery. Applicant also owns the adjoining property in the back where the majority of the vineyard resides. Signage for the property and any events will meet all Hall County ordinances. The entire property is approximately 20 acres (combined 4567 Stanley Road and 4527 JM Turk Road).

The Applicant is requesting a variance that impacts two agricultural properties that make up Mulberry Springs Vineyard and Winery regarding structure location and parking setbacks to the AR-3 zoning district as follows:

A variance is requested for the building setback requirement for agri-entertainment structures, changing the setback from 300 feet from a property line to 250 feet from all existing structures as of the date of the application.

- Authorization to charge a fee for the use of the small venues (pavilion and the tasting room). This is a typical practice for most wineries.
- A variance is requested for the parking area setback, reducing the setback from 200 feet to as built construction (approximately 32 feet).
- A variance is requested for the building setback requirement for agri-entertainment structures, changing the setback from 300 feet from a property line to 250 feet from all existing structures as of the date of the application.
-

Variance Request Analysis:

Mulberry Springs Vineyard and Winery (MSW) has been open for a few years now and has never charged anyone for the use of the facilities due to instructions from Planning and Zoning and an interpretation of farmhouse regulation. Some major factors to consider in reviewing this request:

Equal treatment compared to a nearby government facility: The Mulberry Creek Community Center, located about 300 feet from the Winery entrance and has similar setbacks consistent with this variance request.

The owner shares a 464-foot border with the Mulberry Creek Community Center (enclosure 6). The Community Center Building is approximately 193 feet from a neighbor's property line and about 193 feet from the applicant's property line also. Additionally, the parking lot at the Mulberry Creek Community



Mulberry Springs Vineyard and Winery, 08 August 2025

Center is about 31 feet from a neighbor's property line. The Mulberry Creek Community Center is about 12 feet from JM Turk Road (enclosure 7). This government facility hosts and rents space for many public events (including weddings) (enclosure 8), and benefits from less restrictive setback rules compared to the farmhouse winery. This variance request for relief from setbacks from existing structures is in keeping with the spirit of the formal setbacks required for farm wineries and asks for consistent setback practices with the neighboring Mulberry Creek Community Center. A Land Disturbance Permit and Construction permit HCNEW24-12 (enclosure 9) was obtained for construction of a Tasting room. The current view of the tasting room under construction can be found under enclosures 10-12. A plateau on the land will be used for outdoor weddings and other activities (enclosure 13) along with the tasting room, currently under construction and is nearing completion.

Unfair competition for event space from County government: The vast majority of wineries in Georgia rent out their space for special events. In this case, I am prohibited from renting space due to restrictions placed on a farm-house winery. Meanwhile, 300 feet from MSW, the Hall County Government rents out building space (i.e., the Community room, Activity room and Arts and Crafts Room) for all kinds of events, including weddings (enclosure 8). Government rules should not be used to prevent the private sector from offering similar services for similar types of properties.

Safer Winery due to proximity to population centers: Of special attention, is the fact that people can enjoy a local winery without having to drive long distances to the North Georgia mountains to visit a winery. Better use of this property will help reduce the likelihood of an automobile accident and potential injury due to less travel from major population centers (i.e. North Gwinnett and Gainesville) compared to driving to other wineries with in North Georgia in adjacent counties.

Closure of a nearby agri-entertainment Center: It is important to note that a large agri-entertainment venue called the "Farm House" (4613 JM Turk Rd. Flowerly Branch, GA 30542) is less than 1 mile from this location is no longer in business (enclosure 14). So, this small venue can be seen as simply replacing a previous large venue. Thus, traffic impacts are expected to be the same or lower as when the large "Farm House" Venue was open.

Reasonableness of the current restrictions: Please note that there are virtually no properties (estimated less than 1 percent) in South Hall County that could comply with the large setback requirements associated with an agricultural entertainment farm facility without any variance approval. Multi-acre properties with these large setback requirements (approximately 700 to 800 foot clearance with a building and parking in the middle of a property) are not available, especially when you consider geographical barriers such as topography and waterways. Such areas are rare and are typically not economically feasible for the development of a small farm. These combined parcels of land create a beautiful and rare natural setting in South Hall County, but the 4527 JM Turk Road property has limited road frontage and all options for a parking lot at a different location on the combined parcels were hampered by topography issues. Nonetheless, the topography of the land and particular placement of the tasting room is what makes the winery grounds exceptionally beautiful (enclosure 15).

Balance against over development and growth: Hall County residents need a place to relax and enjoy nature. The beauty provided by MSW helps provide a level of balance to a community that is currently being overrun with large housing developments and numerous large warehouses. Residents routinely complain about rapid over development all the time.



Mulberry Springs Vineyard and Winery, 08 August 2025

Agri Tourism Importance: People in Hall County are looking for interesting activities and different things to do. There are very few agricultural educational facilities in Hall County. Educating people on the complex process of viticulture and wine-making is very popular and provides a unique source of family entertainment. Support of Agriculture is important for any community.

Traffic occurs during non-peak times: About 80% of Winery attendance occurs on the weekend when automobile trips made by cars are much less frequent compared to car trips made during the week.

Few Venues for Indoor Corporate Meetings and Social Gatherings: A market analysis shows that there are virtually no small venue options for small meetings spaces for corporations. The new MSW tasting room is architecturally stunning, and the vineyard is beautiful. It is the perfect small venue location for an office retreat. For years now, we cannot have not charged anyone for using any meeting space in the pavilion due to directions from Planning and Zoning.

Photography Sessions: Due to its beauty, MSW has become a place where families come out to have professional photographers to take family pictures (enclosure 16). People often come by and take prom pictures in front of the vineyard landscape. We have no ability to charge anyone for the use of the property.

Live Music will be in the building: I live in the community and enjoy where I live. Live music, if purchased, will be available in the building. This is to protect neighbors from potentially unwanted sounds.

Over-restrictive regulations for Farmhouse Wineries: This request is to do social event for groups (i.e., Corporate retreats, small weddings, birthday parties, anniversary parties we currently host parties. The issue is that the farmhouse winery rules prohibit charging space for such an event unless an agri-entertainment permit is obtained. The regulations are over restrictive when you consider that a government facility (Mulberry Creek Community Center) is 300 feet away from MSW is charging for space and a private sector owner can't charge people for the use of their space. Nor is this government facility in compliance with the setback rules that a farmhouse winery must abide by. These rules raise constitutional issues with the use of private property. In a July 8th 2025, a newspaper article from the Traverse Ticker, has a headline "Judge Awards Nearly \$50M in Damages to Old Mission Wineries" (enclosure 17). This article contains the following passage:

In a recent court case, Judge Paul Maloney of the U.S. District Court for the Western District of Michigan collectively awarded the wineries nearly \$50 million in damages for being restricted from hosting small and large events – one of several township zoning ordinances he found unconstitutional.

<https://www.traverseticker.com/news/judge-awards-nearly-50m-in-damages-to-old-mission-wineres/>

Buildings are built to a commercial standard, yet large farmhouse setback rules are applied: Although the Winery Tasting Room and the Pavilion are on property zoned for agricultural use, the buildings are built to a higher strict commercial standard. This means more safety features, more costly professionally engineered stronger structures and engineered water detention systems. These commercial building standards for a new winery were mandated by Hall County. Meanwhile, the strictest agricultural farmhouse agricultural setback standards are being applied to commercially built buildings. Commercial buildings have more lenient setback rules.



Mulberry Springs Vineyard and Winery, 08 August 2025

Movie Production interest: Because of the beautiful setting, MSW was visited by a representative from Tyler Perry Studios to do some scenes for a movie showing the vineyard (enclosure 18). MSW was not selected as a filming location. However, if it were, it is unclear if MSW would be able to rent out any space for the film location due to farmhouse winery rules.

Public Needs: We routinely receive verbal and written requests to rent out the space under the pavilion and to rent out the future small venue space in the new tasting room (sample of unsolicited written requests under enclosure 19). Hall County rules prohibit the renting of such space for a farm winery, until approved by the Board of Commissioners in Hall County. People are routinely confused by this and don't understand this strict government restriction, given the privacy of the property and the lack of freedom I have in conducting typical winery operations as seen in other North Georgia counties.

Current Operation

Wineries are allowed on AGRICULTURAL- RESIDENTIAL III (AR-3) zoning and are very popular with the public. Farm Wineries were also encouraged by the State of Georgia to promote Georgia Agriculture and employment. Hall County Commissioners granted approval of Mulberry Springs Vineyard and Winery on 5 May 2021. Arrowquest Services Inc. manages Mulberry Springs Vineyard and Winery and has a role in providing the following positive attributes to the Hall County Community:

- The Largest Vineyard in Hall County – approximately 5 acres of planted grapes (enclosure 20).
- A Google 4.9-star out of 5-star average review and 32,050 views on Google Maps (enclosure 21).
- Overwhelming support on Facebook with thousands of likes, followers and support from the Community.
- An Approved Georgia Agrotourism Site – supported by State of Georgia Road signs (enclosure 22).
- Employs people and helps the economy.
- Pays a large amount of taxes (i.e., excise, sales, payroll, property...)
- Allows people to have birthday, engagement, gender reveal parties for free.
- Provides a fantastic view for guests and helps create a positive image of Hall County.
- Hall County Business License designates us as an “All Inclusive Farm Winery” (enclosure 23)

Recently closing out its second fall season in 2024, the Mulberry Springs Vineyard & Winery is a growing agritourism destination in Northeast Georgia. The average monthly attendance is about 500 guests. Locally, our total economic impact is substantial, and we also collect sales tax for the county. We also employ a seasonal workforce of 2 to 8 employees with diverse backgrounds.

The owner of Mulberry Springs Vineyard & Winery grew up in a farming community and is dedicated to promoting an appreciation and education of American rural life through the vineyard and winery.

Agricultural Production at a Glance

Mulberry Springs Vineyard & Winery produced over 20 tons of grapes in 2024, making it the largest producing vineyard in Hall County. The juice from these grapes is used by this and other wineries to craft



Mulberry Springs Vineyard and Winery, 08 August 2025

excellent Georgia wines. In years of wine-making, Mulberry Springs Vineyard & Winery has already earned the following top honors for its wines:

- 2024 Georgia Trustees Wine & Spirits:
 - Gold Medal - Hybrid Grape Wine for “Wine Island” Traminette
- 2023 Georgia Trustees Wine & Spirits:
 - Silver medal for “Lake Days” Vidal Blanc
 - Bronze medal for “Southern Sass” Muscadine
- 2022 Georgia Trustees Wine & Spirits:
 - Silver medal for Noble Reserve
 - Silver medal for Traminette & Vidal Blanc
 - Bronze medal for “Branch Reserve” Lenoir
 - Bronze medal for “Rosina” NV Vidal Blanc

Mulberry Springs will also be releasing a product line of Jam and/or Jelly from the estate grown grapes.

Key Agricultural Entertainment Features

Mulberry Springs Vineyard & Winery provides wholesome entertainment for people. We are dog and kid friendly. While the five-acre vineyard is at the heart of 20 acres of greenspace along the burgeoning JM Turk Road, Mulberry Springs Vineyard & Winery hosts a variety of agri-entertainment and ag-educational activities and events, such as:

- **Wine Tastings:** Visitors can sample the wines produced by the vineyard, with the opportunity to learn about the specific grape varieties grown in Georgia and the wine-making process.
- **Winery Tours:** Guided tours of the vineyard are offered, where guests can see the grape-growing process, learn about vineyard management, and discover the wine production techniques used. These tours may include a visit to the barrel room, showcasing the aging process.
- **Harvest Festivals and other festivals:** Harvest festivals, celebrating the grape harvest with grape stomping, food and of course, wine.
- **Music and Arts Events:** Seasonal events such as, local art exhibitions, game nights, professional photography sessions, where guests can enjoy the scenic views, wine, and entertainment.
- **Seasonal Celebrations:** Special events such as spring blossom celebrations, winter wine tastings, Valentine’s Day wine pairings, thanksgiving wine pairings, Meetings and pictures with Santa, create opportunities for seasonal enjoyment.
- **General Activities:** The winery supports candle making classes other popular events such as Pizza Nights, Book Club gathering and Stargazing.
- **Athletic Events:** Scenic walking trails and private picnics under shade trees and amidst the grapevines.
- **Charity Events:** Examples include Breast Cancer fund raising events, pet adoptions on site through a partnership with Put and Cat adoption facility and the Humane Society. A 5k running event with the United Way is currently being planned and scheduled for August.
- **Vineyard and Wine Education:** Workshops and seminars about viticulture, wine-making techniques, wine tasting, and pairing wine with food.



Mulberry Springs Vineyard and Winery, 08 August 2025

- **Muscadine fresh fruit sale:** We also have a U-Pick Program where customers can pick their own fresh fruit.
- **Special Events:** Engagement celebrations, gender reveals, birthday parties, graduation events, Single Mingle night, and corporate events that include wine tastings and tours against the elegant agricultural backdrop.

Current Hours of Operation

Mulberry Springs Vineyard & Winery operates under an annual business license year-round. The vineyard is open at the following times:

- Wednesdays - Fridays from 2 to 8 pm
- Saturday from 12-8 pm
- Sunday, 1-8 pm

Facilities

The open-air pavilion and surrounding seating areas at Mulberry Springs Vineyard & Winery accommodate up to 99 people. The Tasting Room has a planned occupancy of 134 guests, according to the Life Safety Plan created by a licensed architect capacity per architectural calculations of usable space (enclosure 24).

Parking Accessibility

Mulberry Springs Vineyard & Winery has a parking lot that accommodates 25 vehicles.

Property Enhancements

We strive to be good neighbors and are not aware of any serious complaints from nearby residents or businesses during our four years of operation. We make every effort to be a quality asset in Hall County – not only in our agritourism and education efforts, but also in our appearance, which is presently being further enhanced with the building of a stunning new tasting room. We have maintained green landscaping and forested border barriers around the vineyard, upgraded our parking lot lighting and improved the fencing. The vineyard and grounds act together as a pleasant oasis and peaceful respite.

Traffic Impact Analysis

Based upon the location, we believe our operation has comparatively less impact on traffic than other nearby businesses or developments. Please note that 80% of our customer traffic occurs on Saturday and Sunday, when traffic considerations are at the lowest level during the week. MSW already operates with an occupancy rate of 99 people. Further, a venue called the “Farm House” has been closed down, so any traffic concerns are balanced by the closure of this venue.



Mulberry Springs Vineyard and Winery, 08 August 2025

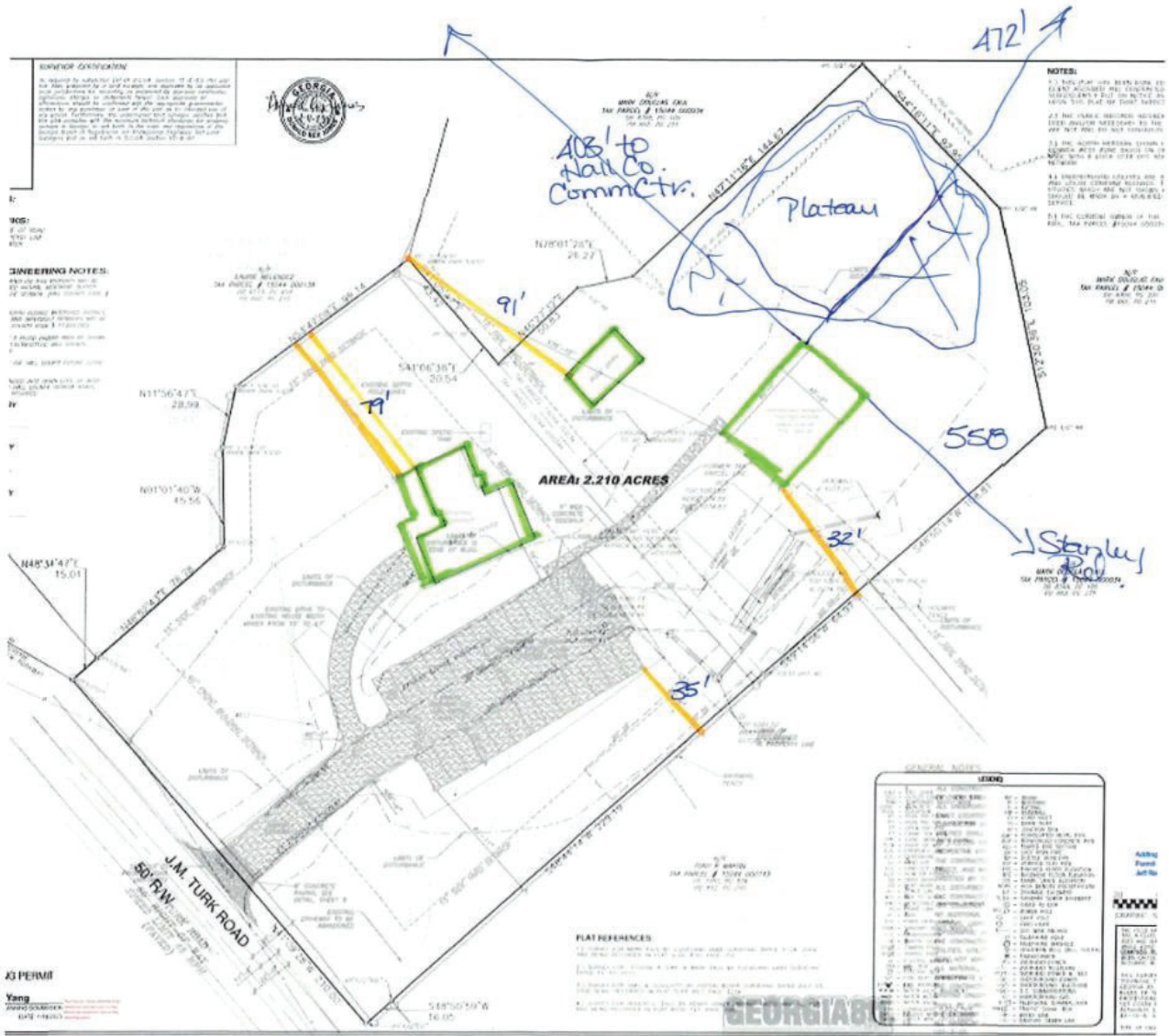
Closing

We appreciate the relationship and support of the Hall County staff and county commissioners since Mulberry Springs Vineyard & Winery was founded in 2021. While we have some concerns about fair treatment and high-density zoning decisions, we are hopeful for favorable consideration of this variance request. We have endeavored to build the highest quality operation to entertain and educate visitors about vineyard agricultural practices, jelly/jam production and wine-making. It is our pledge and promise to continue this mission and be a valued resource for the community, with minimal impact on neighbors.

Enclosure 1 – Copy of the plats

SITE PLAN
4527 JM Turk Road & 4967 Stanley Road (part)
8/8/2025





SUPPLEMENTARY NOTES
 AS SHOWN BY SURVEY OF 1914...
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GENERAL NOTES

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 PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 12345

Enclosure 2





Enclosure 3 – Deed of the property

GSCCCA.org - Image Index

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=58460391&...

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GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 23 day of November
20 10 at 1:02 PM, Recorded In Deed
Book 6778 Page(s) 7-8
Charles Baker, Clerk By JN

021589

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 65.00
Date 11-23-10
Charles Baker
Superior Court Clerk
By JN
PT61 069- 2010-007619

File: ✓
After recording, return to:
SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503

WARRANTY DEED

THIS INDENTURE is made this 22nd day of November, 2010, between

EUGENE SIMS (hereinafter referred to as "Grantor") and

MARK FAUL AND LENA FAUL (hereinafter referred to as "Grantee")
(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH

GRANTOR, in consideration of the sum of ~~TEN DOLLARS~~ and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land lying and being in the Flowery Branch District, G.M.D. 1270, Hall County, Georgia, and being Tract 2 containing 3.109 acres, more or less, located off J. M. Turk

GSCCCA.org - Image Index

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=21341020&...

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GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4961
PAGE (S) 444 THIS 5
DAY OF TYLAW 20 04 AT 3:08 pm
DWIGHT S. WOOD, CLERK BY sj
2024 + 25

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 200.00
Date 5-5-04
DWIGHT S. WOOD
Clerk Superior Court
By sj

After recording, return to:
SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503

WARRANTY DEED

THIS INDENTURE is made this 4th day of May, 2004, between

MARY BRENDA STRICKLAND (hereinafter referred to as "Grantor") and

MARK FAUL AND LENA FAUL (hereinafter referred to as "Grantee")

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH

GRANTOR, in consideration of the sum of ~~TEN DOLLARS~~ and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land lying and being in the Flowery Branch District (G.M.D. 1270), Hall County, Georgia, and being 15.10 acres according to a survey for Mark Faul prepared by Robert S. Cleveland, Georgia Registered Land Surveyor, Cleveland Land Surveying, dated March 24, 2004, and more fully described according to said survey as follows:



Mulberry Springs Vineyard and Winery, 08 August 2025

Enclosure 5 – Land Disturbance Permit Approval

**HALL COUNTY
LAND DISTURBANCE PERMIT**

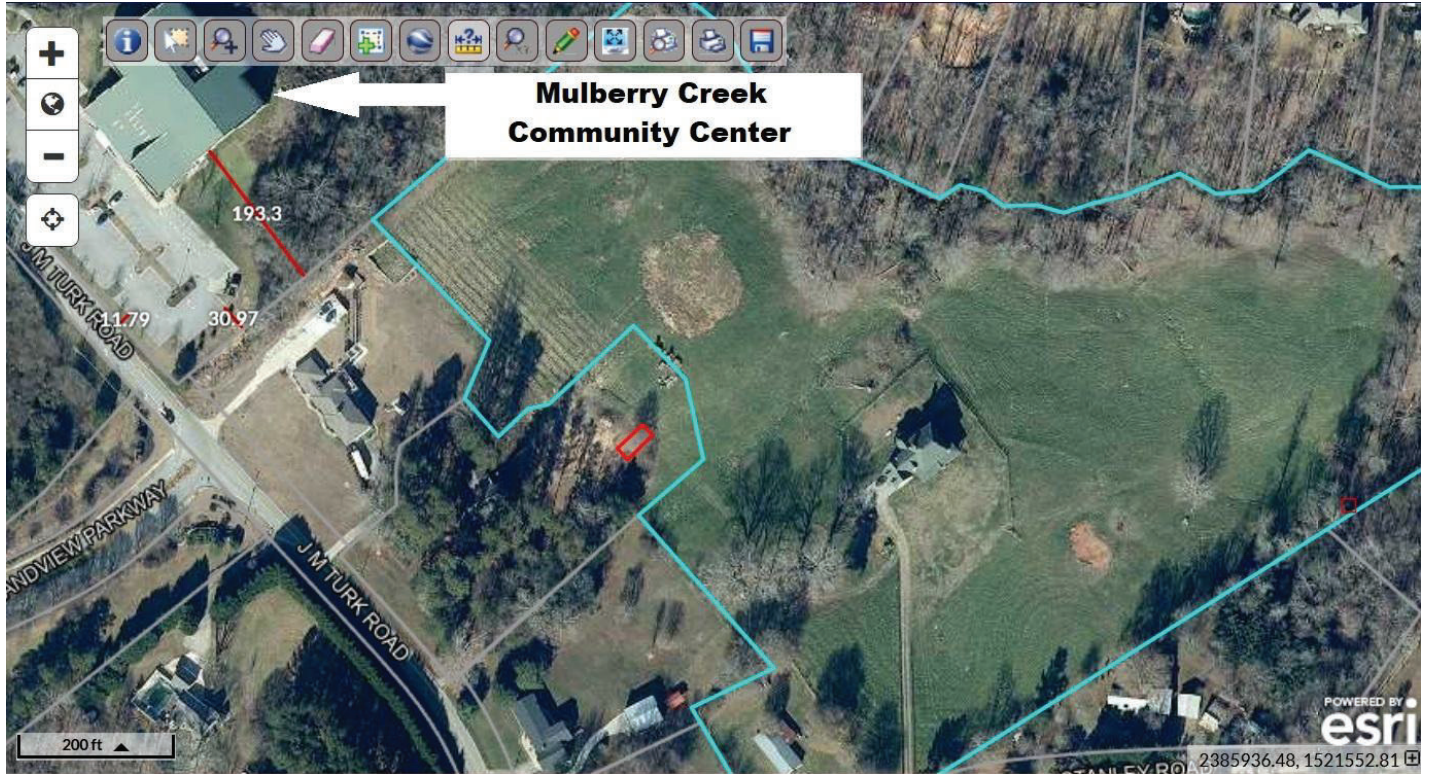
A PERMIT HAS BEEN ISSUED BY HALL COUNTY FOR:

HDEV: 24-0005 PROJECT NAME: Mulberry Springs Tasting Room
ADDRESS: 4527 J M Turk Road Flower Branch
DEVELOPER/OWNER: Mark Faul
24 HR. CONTACT: Mark Faul
EMERGENCY NUMBER: 678 472 6327
DATE ISSUED: 5/24/2024 EXPIRES: 5/24/2025
ISSUED BY: [Signature]

This permit allows for clearing, grading, and infrastructure improvement as approved through the Hall County Development Review process. The permit is valid for one year from the date of issuance or until the site is no longer in compliance with the County Ordinances.

FOR MORE INFORMATION CALL: (770) 531-6800

Enclosure 7 – Setback rules for a government facility





Enclosure 8 – Space Rental Prices for a nearby Govt Facility

**East Hall Community Center - North Hall Community Center
Mulberry Creek Community Center
Facility Rentals**

Arts & Craft Room (Capacity 30)			
Monday - Friday			
\$55 - 2 Hour Time Blocks			
9-11am	12-2pm	3-5pm	6-8pm
Saturday		\$150 - 4 Hour Time Block	
8am-12pm		1-5pm	
Sunday		\$150 - 4 Hour Time Block	
2-6pm			
\$25 Deposit Required			

Activity Room (MCCC Only - Capacity 30)			
Monday - Friday			
\$55 - 2 Hour Time Blocks			
9-11am	12-2pm	3-5pm	6-8pm
Saturday		\$150 - 4 Hour Time Block	
8am-12pm		1-5pm	
Sunday		\$150 - 4 Hour Time Block	
2-6pm			
\$25 Deposit Required			

Aerobics Room (Capacity 20-30)	
\$25 per Hour	
\$25 Deposit Required	
<i>*No chairs or tables allowed in the Aerobics Room</i>	

**East Hall Community Center
Mulberry Creek Community Center**

Community Room		
Monday - Friday		
7-11am	11:30-3:30pm	4-8pm
1/2 Community Room with Kitchen		\$245
1/2 Community Room w/o Kitchen		\$185
Full Community Room		\$370
Saturday		
8-12pm	1-5pm	*5-10pm
1/2 Community Room with Kitchen		\$245
1/2 Community Room w/o Kitchen		\$185
Full Community Room		\$370
*Community Room After Hours		\$670
<i>*Includes staffing fee</i>		
Sunday		
2-6pm		
1/2 Community Room with Kitchen		\$245
1/2 Community Room w/o Kitchen		\$185
Full Community Room		\$370
Capacity: 1/2 Room 100 - Full Room 200		
Required Deposit		
1/2 Community Room Deposit \$100		
Full Community Room Deposit \$200		

North Hall Community Center

Community Room		
Monday - Friday		
7-11am	11:30-3:30pm	4-8pm
1/4 Community Room		\$230
1/2 Community Room		\$370
Full Community Room		\$660
Saturday		
8-12pm	1-5pm	*5-10pm
1/4 Community Room		\$230
1/2 Community Room		\$370
Full Community Room		\$660
*1/2 Community Room After Hours		\$670
*Community Room After Hours		\$980
<i>*Includes staffing fee</i>		
Sunday		
2-6pm		
1/2 Community Room with Kitchen		\$230
1/2 Community Room w/o Kitchen		\$370
Full Community Room		\$660
Capacity: 1/4 Room 75 - 1/2 Room 200 - Full Room 400		
Required Deposit		
1/4 and 1/2 Community Room Deposit \$100		
Full Community Room Deposit \$200		

25% SURCHARGE FOR OUT OF COUNTY RESIDENTS

ROOM SET UP AND CLEAN UP MUST BE COMPLETED DURING THE DESIGNATED RENTAL TIME
 RENTER IS RESPONSIBLE FOR ROOM CLEAN UP OR FORFEITURE OF DEPOSIT MAY OCCUR
 RENTER IS RESPONSIBLE FOR ENSURING FACILITY POLICIES AND RULES ARE FOLLOWED
 RETURN FLOOR PLAN AT LEAST 3 DAYS PRIOR TO RENTAL
 CANCELLATIONS - A 7 DAY NOTICE IS REQUIRED FOR A REFUND
 CHILDREN MUST BE SUPERVISED AT ALL TIMES
 NO ALCOHOL IS ALLOWED ON THE PREMISES



HALL COUNTY
 GEORGIA *We have it all in Hall*



Enclosure 9 – Construction Permit

Search...

Home Gainesville Gville Code Complaint **Hall County** Hall Code Complaint Oakwood

Create an Application Search Applications Schedule an Inspection

Record: HCNEW24-0012
 Address: 4527 J M TURK ROAD, FLOWERY BRANCH GA 30542
 Status: IN REVIEW

Record Details Summary Uploads Issues Conditions Notes Approved

Summary

Description of Work:
 Plans are for a 2,400 SQFT Tasting Room/Building for customers to sample wine. As an established winery with a large vineyard, we currently only have a Pavilion. Thus, the business does not do well during cold weather. The plans include a two customer bathrooms, one staff bathroom (wine making is messy), an open area for customers and storage area for wine downstairs.

Current Status: IN REVIEW

Address: 4527 J M TURK ROAD, FLOWERY BRANCH GA 30542

Total Number of Issues: 12

Issues In Progress With Applicant:

Issues In Progress With Agency:

Completed Issues: 12

Total Number of Conditions: 1

Total Number of Notes:

Discipline	Status	Issues	Conditions	Notes
BUILDING	Approved	1	0	0
DWR - WATER/SEWER	Approved	0	0	0
ENVIRONMENTAL HEALTH S	Approved	2	0	0
FIRE	Approved	2	0	0
HALL ENGINEERING	Approved	1	0	0
HALL UTILITIES	Approved	0	0	0
PLANNING	Approved w/ Comments	6	1	0

Enclosure 10 – Front View Current Construction



Enclosure 11






Enclosure 12




Enclosure 13 – Plateau area



Enclosure 14


Google X   


 **WeddingWire**
https://www.weddingwire.com › ... › Flowery Branch

The Farmhouse at 30542 - Flowery Branch

Nestled on a hilltop at the southern end of Hall County, this rustic chic venue provides expansive, 180-degree farm views and a barn pavilion with a scenic ...

4.4 ★★★★★ (17)





 **Yelp**
https://www.yelp.com › ... › Venues & Event Spaces

THE FARMHOUSE AT 30542 - Venues & Event Spaces

4613 J M Turk Rd. Flowery Branch, GA 30542 ; (770) 654-9307 ; Visit Website.
http://www.farmhouse30542.com ; More info. Hours ...

2.8 ★★★★★ (4)




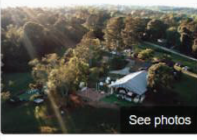
 **The Knot**
https://www.theknot.com › marketplace › the-farmhous...

The Farmhouse at 30542 + Updated Prices

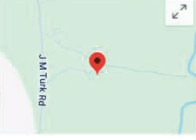
Our private event venue, located in the southern end of Hall County over looks 70 acres at 4613 J M Turk Road in Flowery Branch, GA.

4.6 ★★★★★ (13) · Price range: \$\$ – Affordable





See photos



No longer in business

4.3 ★★★★★ · 52 Google reviews

Wedding venue in Hall County, Georgia

Permanently closed

[Reviews](#) [Save](#) [Share](#)

Address: 4613 J M Turk Rd, Flowery Branch, GA 30542

[Suggest an edit](#) · [Own this business?](#)

Enclosure 15



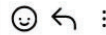
Enclosure 16



Sara ✨ Athens GA Family & Newborn Photographer
saraturkphotography



Sara ✨ Athens GA Family & Newborn Photographer sent 9 photos



simplyvintage.photography
Mulberry Springs Vineyard and Winery

simplyvintage.photography These sweet summer evenings ❤️

#atlantaphotographer #lawrencevillephotographer
#cummingphotographer #roswellphotographer
#bufordphotographer #atlantafamilyphotographer
#alpharettaphotographer #gwinnettphotographer
#gwinnettfamilyphotographer #gainesvillephotographer
#dawsonvillephotographer #cummingphotographer
#jeffersonphotographer #braseltonphotographer
#hoschtonphotographer #lakelaniephotographer
#suwaneephotographer #bufordphotographer
#flowerybranchphotographer #lawrencevillefamilyphotographer
#familyphotographer #bestofgeorgia #bestofgwinnett

12h

❤️ 🔍 🗑️


👤 Liked by alisasphotos and 10 others
12 hours ago

😊 Add a comment...

Enclosure 17 – Judge Awards Nearly \$50M in Damages to Old Mission Wineries

← → ↻ www.traverseticker.com/news/judge-awards-nearly-50m-in-damages-to-old-mission-wineries/

the **TICKER** NEWS CALENDAR DEATH NOTICES REAL ESTATE CLASSIFIEDS ▶ ABOUT US SUBSCRIBE



Judge Awards Nearly \$50M in Damages to Old Mission Wineries

By Beth Milligan | July 8, 2025

Nearly a dozen wineries on Old Mission Peninsula were handed a major victory Monday in a years-long federal lawsuit against Peninsula Township.

Judge Paul Maloney of the U.S. District Court for the Western District of Michigan collectively awarded the wineries nearly \$50 million in damages for being restricted from hosting small and large events – one of several township zoning ordinances he found unconstitutional. Maloney said witnesses for the wineries “told a single story through 12 lenses: the Peninsula Township zoning ordinance was unreasonable, burdened their operations, and at times made them rethink continuing their enterprises on the Old Mission Peninsula.”

Enclosure 18 – Movie Filming



TYLER PERRY STUDIOS

February, 2025

Dear Sir or Madame,

Tyler Perry Studios, along with the support of the Georgia Film, Music & Digital Entertainment Office, will be filming a movie in your area currently scheduled to begin filming the third week of March 2025 and concluding around April 2025.

We are looking for a location to use in our show. I believe your property has the potential to be that location. I would like to schedule a time, at your convenience and availability, to come back and take photographs of your property, inside and out. If you are a tenant, it will be necessary for you to have the permission of your landlord/property owner. I understand that your time is valuable, and I should only need 15-20 minutes to complete my photographs.

If chosen, we will pay for the use of your property as well as provide insurance for the activity taking place on the premises. All terms will be negotiated upon approval of the location.

If you have any questions regarding this production, please feel free to call or text me. If you have questions about me, or the project we are scouting, please feel free to contact the Georgia Film, Video and Music Office at (404) 962-4052. They are not working on this film but can verify it and myself as a professional in this industry. You can find a list of some other projects I've worked on by searching my name (Will Hammargren) at www.imdb.com. Thanks for your time and consideration.

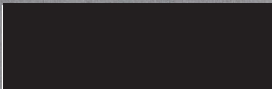
I look forward to hearing from you, please try to reach me today.

Sincerely,

Will Hammargren

Key Assistant Location Manager

"Doing Life"





Mulberry Springs Vineyard and Winery, 08 August 2025

Enclosure 19 (unsolicited sample emails)

When is a good time to come on a date

D <[redacted]>
To: Mark Faul

Thu 7/18/2024 8:50 PM

You replied to this message on 7/20/2024 5:54 AM.

Hello!

I'm trying to plan a date for next weekend for my anniversary!! I've never been to a vineyard before so I was wondering when is the best time to come by and have a memorable experience? Also is there anything special that can be planned or done on site to celebrate the occasion? This is a new experience for me so any help or guidance would be much appreciated!!

Thank you so much for your help!

DeAndre Hagler
Locksmith
Business Development

File Message Help Acrobat

Ignore Block Delete Archive Report Reply Reply All Forward All Apps Move to? Team Email Reply & Delete Create New Move Mark Categorize Follow Up Read Aloud Immersive Reader Translate Zoom Reply with Scheduling Poll

New message for mulberrysprings.com

N notifications@mail.conversations.godaddy.com
To: Mark Faul

Thu 5/29/2025 11:48 AM

You replied to this message on 5/29/2025 10:52 PM.
if there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

mulberrysprings.com received a new message.

From Guest User (1748533665):

My name is Stefani Benitez, and my fiancé, Alex Castaneda, and I are currently planning our wedding for August 28, 2027. We have already booked our reception venue and are now looking for a beautiful outdoor location to host our wedding ceremony. We are reaching out to see if it would be possible to work with you and your team to host our ceremony at your location. We would love to learn more about the options you offer, availability for our date, and any packages or guidelines you may have. Thank you for your time and consideration. We look forward to the opportunity to connect with you!

Warm regards,
Stefani Benitez

From: Taylor Cisco <[redacted]>
Sent: Tuesday, March 4, 2025 7:39:50 PM
To: Mark Faul <mark@mulberrysprings.com>
Subject: Events

Good evening,

Do you host weddings on your property? I am helping my sister plan her wedding. She is hoping for a Spring 2026 wedding and is looking at venues nearby.

Thank you!
Taylor McMillan Cisco

From: emily pashkovets <[redacted]>
Sent: Thursday, February 27, 2025 6:42:10 PM
To: Mark Faul <mark@mulberrysprings.com>
Subject: Wedding Rental

Good afternoon,

Does this venue offer weddings as one of their events? If so, what are the packages and prices look like?

Thank you,
Emily Pashkovets



Mulberry Springs Vineyard and Winery, 08 August 2025

Enclosure 20 – Largest Vineyard



Mulberry Springs
Vineyard & Winery

YOGA IN
THE VINES

STRETCH, SIP, & UNWIND

hosted by:
SAVOR OF
AZALEA

SUNDAY, JULY 27 | 6PM
4527 JM TURK ROAD, FLOWERY BRANCH, GA, 30542



Mulberry Springs Vineyard and Winery, 08 August 2025

Enclosure 21 – Google Views and Rating

← → ↻ www.google.com/maps/place/Mulberry+Springs+Vineyard+and+Winery/@34.1786909,-83.873

Mulberry Springs Vineyard and Wine 🔍 ✕

🍴 Nearby restaurants 🏨 Hotels 📷 Things to do

Mulberry Creek Park & Community Center

Mulberry Springs Vineyard and Winery

J M Turk Rd

J M Turk Rd

44

Georgia

Los Angeles

Dallas

Mulberry Springs Vineyard and Winery

4.9 ★★★★★ (91)

Winery - ♿

📄 Manage your Business Profile

👤 32,053 views



Mulberry Springs Vineyard and Winery, 08 August 2025

Enclosure 22 – Agritourism location – Approved by the State of Georgia

GEORGIA AGRITOURISM REGISTRY CERTIFICATE

This certificate acknowledges that

MULBERRY SPRINGS VINEYARD & WINERY

located at

4529 JM Turk Road, Flowery Branch, GA 30542

is a registered Agritourism business with Georgia Grown, a program in the marketing division of the Georgia Department of Agriculture. This business is eligible for the limited liability as per Ga. Code Ann. § 48-5-7.4(p)(7)(B), Ga. Code Ann. §50-7-70, Ga. Code Ann. § 51-3-31 and Ga. Comp. R. & Regs. R. 40-28-1-.01 to 40-28-1-.06.

Warning signage, as per O.C.G.A 51-3-31 (2010), must be prominently posted at each agritourism location.

This registration is valid for three (3) years from the above date of issuance.

Cheryl Smith

(Authorized Signature)

[REDACTED]

(Registration Number)

June 23, 2023

(Date)





Mulberry Springs Vineyard and Winery, 08 August 2025

Enclosure 23 – All Inclusive Winery License

Alcohol Lic # HALCR24-0045

HALL COUNTY
WINE LICENSE

Alcohol Account [REDACTED]
Business License #BUS-0033532

2025

2025

Date: 11/13/2024

Begin Date: 01/01/2025

Loc: 4527 J M TURK ROAD
FLOWERY BRANCH, GA 30542

Issued To: MARK FAUL

End Date: 12/31/2025

For: **MULBERRY SPRINGS VINEYARD & WINERY**

All Inclusive Farm Winery

Reg Agent: MARK FAUL

A License is granted in Hall County, outside Municipalities, for the period ending December 31, 2025, subject to compliance with the provisions of the Official Code of Hall County, Georgia, Title 5, Chapter 30, and OCGA Title 3 Chapter 11

Owner: Arrowquest Services, Inc

HALL COUNTY
GEORGIA

MULBERRY SPRINGS VINEYARD & WINERY
4567 STANLEY RD
FLOWERY BRANCH, GA 30542

Witness my hand and seal of Hall County
the day and year written above.

FILE COPY

Licensing Director or Official

NOT TRANSFERABLE - DISPLAY IN A CONSPICUOUS PLACE

