

Gary and Darlene Long
4655 Quailwood Drive
Flowery Branch, GA 30542

August 25, 2025

Subject: Support for Variance Request (HVAR25-0035) & Conditional Use Request (HZCU25-0037) – Mulberry Springs Vineyard and Winery

Dear Members of the Hall County Planning Commission,

We are writing in support of the variance and conditional use requests submitted by Mulberry Springs Vineyard and Winery, located at 4527 JM Turk Road, Flowery Branch, GA 30542. Approval will allow the winery to charge for use of its space for community-based activities.

Mulberry Springs has been a positive addition to our community since opening in 2023, and we have benefitted in several ways:

- Our Quailwood Subdivision shares a 1,500-foot border with the winery, and its well-maintained grounds provide natural beauty and peaceful scenery.
- The space would give local families and neighborhoods a much-needed option for gatherings and events, as few rental venues are available nearby.
- This request represents a balanced, reasonable use of the property and remains compatible with the surrounding community.
- Supporting this variance will help preserve community character in the face of ongoing overdevelopment.

We believe granting this request is in the best interest of both the community and the winery. We anticipate no negative impacts and value the responsible way the owners have managed the property.

Sincerely,

Gary and Darlene Long

Dorothy Q Nieto
Resident and Board Member Quailwood Subdivision
4604 Quail Ct
Flowery Branch GA 30542
[REDACTED]

August 25, 2025

Subject: Letter of Support for Variance Request (HVAR25-0035) and Conditional Use Request (HZCU25-0037) for Mulberry Springs Vineyard and Winery

Dear Members of the Hall Co Zoning Board,

I am writing to express my full support for the variance and conditional use requests submitted by Mulberry Springs Vineyard and Winery, located at 4527 JM Turk Road, 30542. These requests seek approval to allow the winery to rent space for community-oriented events and activities.

Mulberry Springs has been a valuable and welcome addition to our neighborhood since its opening in 2023. Our subdivision shares approximately 1,500 feet of border with the winery, and many of our members have enjoyed its tranquil setting and thoughtfully maintained grounds. The winery contributes positively to the atmosphere and aesthetic of the area.

I support this request for several reasons:

- The winery provides a beautiful, peaceful space that enhances the overall environment of our community.
- Approval would give our members access to a local venue for gatherings, events, and recreational activities—something that is lacking in the area.
- It is surprising that current zoning restrictions prohibit the rental of such a space, especially considering the limited availability of local event venues.
- Granting this variance would support a balanced approach to development in a region facing increasing density and rapid growth.
- The proposed use aligns with the character of the area and represents a reasonable and compatible use of the property.

I believe these requests are in the best interest of our community and will not result in any negative impact on nearby properties or public welfare. We respectfully ask the Board to consider approval of this variance and conditional use request.

Sincerely,
Dorothy Q Nieto
President
Nieto Research, Inc.

August 28, 2025

Jared Meehan Melendez,
Katie Melendez
4543 J M TURK ROAD
FLOWERY BRANCH, GA 30542

Subject: Letter of Support for Variance Request (HVAR25-0035) and Conditional Use Request (HZCU25-0037) for Mulberry Springs Vineyard and Winery

Dear Members of the Hall County Zoning Board:

I am writing to express my support for the variance and conditional use requests submitted by Mulberry Springs Vineyard and Winery, located at 4527 JM Turk Road, 30542. These requests seek approval to allow the winery to rent space for community-oriented events and activities. My property is adjacent, and we share a 150 foot boarder with Mulberry Springs Winery.

I support this request for several reasons:

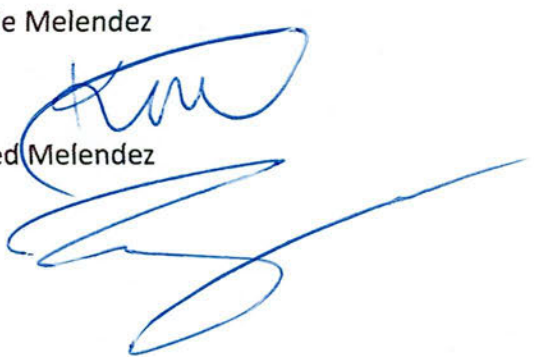
- ❖ The winery is a stunning addition to the community and is managed well.
- ❖ We are occasional winery patrons and have enjoyed watching the vineyard grow and develop into the largest vineyard in Hall County.
- ❖ Granting this variance would support a balanced approach to development in an area that undergoing increased over-development pressures.

This request is consistent with the agriculture zoning in the area and in the best interest of the surrounding area. We recommend approving this request.

Sincerely,

Katie Melendez

Jared Melendez



August 28, 2025

Jared Meehan Melendez,
Katie Melendez
4543 J M TURK ROAD
FLOWERY BRANCH, GA 30542

Subject: Letter of Support for Variance Request (HVAR25-0035) and Conditional Use Request (HZCU25-0037) for Mulberry Springs Vineyard and Winery

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I am writing to express my support for the variance and conditional use requests submitted by Mulberry Springs Vineyard and Winery, located at 4527 JM Turk Road, 30542. These requests seek approval to allow the winery to rent space for community-oriented events and activities. My property is adjacent, and we share a 150 foot boarder with Mulberry Springs Winery.

I support this request for several reasons:

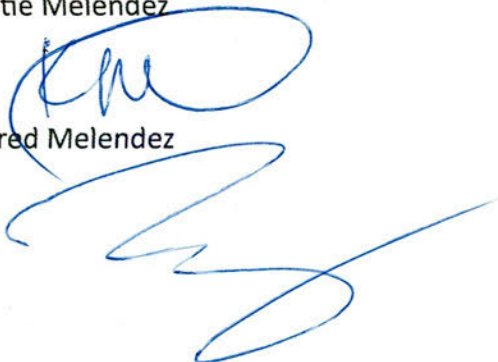
- ❖ The winery is a stunning addition to the community and is managed well.
- ❖ We are occasional winery patrons and have enjoyed watching the vineyard grow and develop into the largest vineyard in Hall County.
- ❖ Granting this variance would support a balanced approach to development in an area that undergoing increased over-development pressures.

This request is consistent with the agriculture zoning in the area and in the best interest of the surrounding area. We recommend approving this request.

Sincerely,

Katie Melendez

Jared Melendez



August 28, 2025

Laurie Malendez
4505 JM Turk Road
Flowery Branch GA 30542

Subject: Letter of Support for Variance Request (HVAR25-0035) and Conditional Use Request (HZCU25-0037) for Mulberry Springs Vineyard and Winery

Dear Members of the Hall County Zoning Board:

I am writing to express my support for the variance and conditional use requests submitted by Mulberry Springs Vineyard and Winery, located at 4527 JM Turk Road, 30542. These requests seek approval to allow the winery to rent space for community-oriented events and activities. My property is adjacent, and we share a 450 foot boarder with Mulberry Springs Winery. Since 2020, we have watched the vineyard flourish, and Mulberry Springs Winery develop and open. It is a rare and beautiful addition to the community.

I support this request for several reasons:

1. The winery provides a beautiful, peaceful space that embraces community activities such as charity events, dog adoptions, graduation parties and marriage proposals.
2. The owner has had a good track record of addressing any concerns with me, such as building a fence between our properties. If there is an increase in winery activity most of that activity will be in the new building, which is about 300 feet from my house.
3. Granting this variance would support a balanced approach to development in an area that is undergoing increased development.

I believe this request is in the best interest of our community. We respectfully ask the Board to consider approval of this variance and Agri Entertainment use request.

Sincerely,

Laurie Melendez



Please Deny Variance for Mulberry Springs Winery Agri-entertainment Special use Sept 2,2022

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Thu 9/4/2025 9:57 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Ren mar <[REDACTED]>

Sent: Friday, August 29, 2025 4:54 PM

To: Planning <planning@hallcounty.org>

Subject: Please Deny Variance for Mulberry Springs Winery Agri-entertainment Special use Sept 2,2022

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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To: Hall County Planning Commission

From: Tony & Rena' Martin

4533 J M Turk Rd

Flowery Branch, GA 30542

[REDACTED]
Dear Planning Commission,

It is with humble hearts we beg you to deny the proposed Special Use & Variance for Mulberry Springs Vineyard and Winery located at 4527 J M Turk Rd. We own the adjacent residential connecting property and would be the ones most greatly impacted by allowing the Agri-Entertainment Venue proposed use. The primary event structure, parking lot and pavilion are all very tightly shoehorned into the right side of 1.52 acres with the original homestead property that was purchased on 11/2/22. Mr. Faul states that his winery is 19.4 acres and the additional acres is a combined total including his own personal residential property @ 4567 Stanley Rd. 18.21 acres, per 2021 Hall County Tax Records. The only thing on the connecting property is the Vinyard. Upon the **Approved Building Permit application**, he stated that the building was requested for a Tasting Room only and not an Agri Entertainment Venue that would only enhance his business during cold weather use and wine storage which is the same statement that he had told us earlier. The Proposed Event Structure NOR the existing Parking lot DOES NOT meet the County's standard distance from our property line. The structure is Approx.32Ft and the small loud noisy GRAVEL parking lot is only a mere 35Ft and not the required 200 feet from the property lines. As a result of this proximity to our residence and resulting in possible damage to our quality of life as well as our property value. We decided to purchased this home in this quiet neighborhood after an extensive retirement home search finding this location this was exactly what we were looking for. We have invested a CONSIDERABLE amount of Effort and Money to improve our homes value. We downsized here planning our forever home. We have already experienced issues with Music noise-levels resulting in calls to Mr. Faul and with patrons hanging out past 9PM at the winery. I work at Mars Wrigley working 12 hr.

rotating shifts with a very early start time of 5AM. In Mr. Fauls comparison to the Mulberry Community Center, it does not operate past 9PM, host musicians, nor do they serve alcohol which almost always results in additional noise levels.

The applicant has also requested this approval based on a hardship variance as this is not meet a hardship approval. RE: This Hobby turned business was issued a 250K Federal Grant in November 2022 by Senator Warnock for a small Agri Business. We Respectfully Request that the **Commission DENY** this change request as this is a peaceful neighborhood not a Music Venue. It appears that the applicant has very tightly squeezed this entire business operations on the right side of the original 1.52-acre plot and expects the Planning Commission to add variances and us to be forced to contend with his poor design planning and layout. In addition, creating additional entertainment for patrons next additional parking will be needed and our Master bedroom is located right beside this existing noisy-gravel parking lot that already does meet the required distance from our property line.

All the best to your team!
The Martin's