



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (06/09/26)

**REPORT TO:** Voting Meeting (06/11/26)

**ITEM NO:** 321/2026

**SUBJECT:** 4527 J M Turk Road & 4567 Stanley Road | **Special Use** | on a 19.44± acre combined tract located on the northeast side of J M Turk Road approximately 212 feet southeast of its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 | **Proposed Use: Agri-entertainment venue** | Commission District 1 | **Mulberry Springs Vineyard & Winery, applicant**

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#### Meetings:

**Work Session Date:** 06/09/26

**Voting Meeting Date:** 06/11/26

#### Executive Summary:

**Presenter:**

LT

**Recommendation:**

Staff recommends approval, with conditions, as the proposed special use is compatible with the Agricultural Residential 1 (AR-1) zoning district.

1. Prior to issuance of an agri-entertainment venue business license, the two subject parcels shall be combined by plat, or a reconfiguration plat shall be submitted that enlarges the agri-entertainment parcel to a minimum of 5 acres.
2. A trip generation memo shall be submitted, prior to issuance of an agri-entertainment business license, to inform if a traffic impact study will be required.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

#### Purpose of Request:

4527 J M Turk Road & 4567 Stanley Road | **Special Use** | on a 19.44± acre combined tract located on the northeast side of J M Turk Road approximately 212 feet southeast of its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 | **Proposed Use: Agri-entertainment venue** | Commission District 1 | **Mulberry Springs Vineyard & Winery, applicant**

#### History:

#### Facts and Issues:

#### Options:

**Funding Requested** \$ 0.00  
**Are funds within current budget?** No  
**Source of Funds**  
**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** No  
**Has it been reviewed by the County Attorney?** Yes  
**Is there a deadline for this item?**

**Approvals:**

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Request to Table
- Board Memo
- Staff Report
- Application
- Narrative
- Site Plan
- Plats
- Maps
- Deed
- Updated Environmental Health Comment
- September 2025 Environmental Health Comment
- Updated GDOT Comment
- September 2025 GDOT Comment
- Updated Public Works Comment
- September 2025 Public Works Comment
- Updated Fire Comment
- September 2025 Fire Comment
- Updated Tax Assessors Comment
- September 2025 Tax Assessors Comment
- Business License Comment
- Building Inspections Comment
- Public Comments
- Notice Sign
- September 2025 Notice Sign