

To: Hall County Planning Commission

From: Tony & Rena' Martin

4533 J M Turk Rd

Flowery Branch, GA 3054

Dear Hall County Planning Commission,

We respectfully request the denial of the proposed Special Use Permit and Variance for Mulberry Springs Vineyard and Winery, located at 4527 J.M. Turk Road.

As the owners of the adjacent residential property, we would be the most directly and significantly impacted by the proposed Agri-Entertainment Venue. (Please also refer to our previously submitted letter dated August 29, 2025.)

To be direct, during the original building permit application process, Mr. Faul indicated that the structure would be used for the purpose of a tasting room and for wine storage with year-round operations during inclement weather—never mentioning the use as an entertainment venue! This representation was consistent with what he had shared with us in prior conversations. The current request for expanded use as an event venue is a substantial deviation from that original understanding.

Additionally, the proposed event structure and parking area do not meet Hall County's required setback standards for business use. The structure is approximately 32 feet from our property line, and the gravel parking lot—already a source of significant noise—is only about 35 feet away. The Venue AND Parking Lot falls far short of the county's required setbacks. (This appears to totally ignore setbacks BUILD a structure and now ask for Variances?!?)

Due to this close proximity, our quality of life has already been negatively affected, and further expansion would only increase these impacts. We have experienced ongoing issues with loud live music from the existing outdoor pavilion, requiring multiple complaints to Mr. Faul. There have also been concerns from overnight onsite camping patrons congregating in the parking area and shining flashlights throughout the winery and vineyards.

As a resident who works 12-hour rotating shifts with a 5:00 a.m. start time, the continued increase in late-night activity and noise is especially disruptive. This is a quiet residential area, not a Commercial Entertainment District.

The comparison to the Mulberry Community Center is not applicable, as that facility does not operate late into the evening, host live music, or serve alcohol—factors that significantly contribute to increased noise and activity levels.

Furthermore, it appears that the Applicant has NOT been Fully Transparent Throughout This Process. The current layout concentrates the operation within a small portion of the property while seeking additional variances to compensate for inadequate planning. Expanding into an entertainment venue will necessitate even more parking and activity, further impacting our home—particularly our master bedroom, which is located adjacent to the existing parking lot.

We respectfully ask the Commission to consider whether this type of operation is appropriate in such close proximity to neighboring residences. We also question how the existing structure was approved at such a limited distance from our property line.

We invite any Commission member who wishes to better understand these concerns to visit our property and observe firsthand the proximity and impact prior to making a final decision.

Thank you for your time and consideration.

Respectfully,

The Martins,

Tony and Rena'











