



## AGENDA ITEM

### Planning & Zoning

**REPORT TO:** Work Session (06/22/26)

**REPORT TO:** Voting Meeting (06/25/26)

**ITEM NO:** 408/2026

**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** *Note: Tabled at the June 11, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*

#### Meetings:

**Work Session Date:** 06/22/26

**Voting Meeting Date:** 06/25/26

#### Executive Summary:

**Presenter:** KA

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

1. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
2. 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:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

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

**Attachments:**

- Updated Board Memo
- Request to Table
- Board Memo
- Staff Report
- Application
- Narrative
- Site Plan
- Plats
- Maps
- Deed
- Trip Generation Memo
- Updated Public Works Comment
- Updated Environmental Health Comment
- Updated GDOT Comment
- Updated Fire Comment
- Updated Tax Assessors Comment
- September 2025 Environmental Health Comment
- September 2025 GDOT Comment
- September 2025 Public Works Comment
- September 2025 Fire Comment
- September 2025 Tax Assessors Comment
- September 2025 Notice Sign
- Public Works Traffic Memo
- Business License Comment
- Building Inspections Comment
- Public Comments
- June 11, 2026 Notice Sign
- June 25, 2026 Notice Signs
- Public Comment - from Bill Doucher
- Public Comment - from Kelly Reams
- Public Comment - from Kelly Reams 2
- Public Comment - from Bill Floor
- Public Comment - from Jennifer Ross-Lederer
- Public Comment - from Joya Talhouk
- Public Comment - from Tony & Rena Martin