



## AGENDA ITEM

### Planning & Zoning

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

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

**ITEM NO:** 409/2026

**SUBJECT:** **4527 J M Turk Road & 4567 Stanley Road | Variance to Section 7.7.3 |** Agri-entertainment Event use standards | 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 denial, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

**Purpose of Request:**  
4527 J M Turk Road & 4567 Stanley Road | Variance to Section 7.7.3 | Agri-entertainment Event use standards | 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
<b>Has it been reviewed by the County Attorney?</b>	Yes

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

**Approvals:**

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

**Attachments:**

- Updated Board Memo
- Request to Table
- Board Memo
- Staff Report
- Application
- Narrative
- Site Plan
- Maps
- Plat
- Deed
- Trip Generation Memo
- Updated Environmental Health Comment
- Updated GDOT Comment
- Updated Public Works 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 25, 2026 Notice Signs
- June 11, 2026 Notice Sign
- Public Comment - from Bill Doucher
- Public Comment - from Kelly Reams
- Public Comment - from Kelly Reams 2
- Public Comment - from Joya Talhouk
- Public Comment - from Jennifer Ross-Lederer
- Public Comment - from Bill Floor
- Public Comment - from Tony & Rena Martin