



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

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:

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
JR	LT	JL	CR
Clerk			
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
Public Comment - from Lena Faul
Public Comment Map