



Hall County Government  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

MEMORANDUM

**To:** Katie Ahmed, Planning and Zoning Administrator  
**From:** Brent Cook, Assistant Director of Public Works and Utilities  
**Date:** March 5, 2026  
**Subject:** Hall County Board of Commissioners Agenda  
Thursday, March 26, 2026

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR  
Brent Cook, PE, PTOE, RSP1

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 26, 2026, meeting. Upon review, we provide the following supplemental comments.

[6747 Holly Springs Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | Proposed use: Minor subdivision | Commission District 3 | Ruth C. Hill, applicant](#)

- **Traffic:** While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. As the property has the potential to be further subdivided, road frontage standards should meet or at minimum to maintain safety and reduce potential conflict points, a shared access driveway serving Tracts A and B and Tracts C and D should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to SR 332. A GDOT residential driveway permit will be required for any proposed access.

[5461 Union Church Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | Proposed Use: Minor subdivision | Commission District 1 | Charline Benfield, applicant](#)

- **Traffic:** While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. To improve safety and reduce potential conflict points, a shared access driveway serving Tracts 4 and 5 should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to Union Church Road.