

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Wednesday, September 28, 2022 3:44 PM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning); Michael Vieira (Fire Services)
Subject: Tentative Planning Agenda for Oct 17, 2022

Good Afternoon – Hall County Fire Comments

Here is the Tentative Agenda and Maps for the **Monday, October 17th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, September 29th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 3, 2022

OLD BUSINESS

1. [Previously tabled application of Salomon Sancen to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .89± acre tract located on the west side of Memorial Park Drive at its intersection with Browns Bridge Road; a.k.a. 2002 Memorial Park Drive; Zoned R-I; Tax Parcel 08014 005011. Proposed use: retail sales. ** Commission District 4.](#)
2. [Application of InLine Communities, LLC to rezone from Residential-II \(R-II\) & Highway-Business \(H-B\) to Planned Residential Development \(PRD\) on a 28.03± acre tract located on the north side of Old Cornelia Highway at its intersection with Jesse Jewell Parkway; a.k.a. 2191, 2211, & 2233 Old Cornelia Highway; Zoned R-II & H-B; Tax Parcels 15033C000055, 000057, & 000058. Proposed use: 320-unit multi-family residential & neighborhood commercial development. ** Commission District 3.](#)

NEW BUSINESS

3. [Application of Ted Williams for a road frontage variances from 500 feet to 50 feet and 500 feet to 290 feet on a 26.52± acre tract located on the north side of Friendship Road approximately 268 feet from its intersection with Puckett Road; a.k.a. 3397 Friendship Road; Zoned AR-III; Tax Parcel 15048 000005A. Proposed use: 2-lot subdivision. * Commission District 1.](#)
The Hall County Fire Marshal's Office has no comments regarding frontage variance as proposed.
4. [Application of Blake & Jessica Albert for a left side yard setback variance from 10 feet to 1 feet and a right side yard setback variance from 10 feet to 6 inches on a .22± acre tract located on the north side of Bailey Drive at its terminus; a.k.a. 6828 Bailey Drive; Zoned V-C; Tax Parcel 08163 002002. Proposed use: detached garage/office & addition to residence. * Commission District 2.](#)
The Hall County Fire Marshal's Office has no comments regarding variance as proposed.

5. [Application of Phillip Edwards, Chad & Clint Shoaf to rezone from Residential-I \(R-I\) to Planned Commercial Development \(PCD\) on a 3.54± acre tract located on the north side of Mountain View Road at its intersection with Old Oakwood Road; a.k.a. 2928 Mountain View Road; Zoned R-I; Tax Parcel 08012 003006S. Proposed use: self-storage warehouses. ** Commission District 4.](#)

IFC Section 903, 42,300 SF bi-level storage building exceeds the 12,000 SF sprinkler threshold requirements and will be required to have a fire protection system installed.

All access controlled gates will require a Knox key switch override device for fire department access into gated development.

IFC Section 507, All buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the access road to meet the hose lay distance requirements.

Regards,

John Hornick, NPQ Fire Inspector 1, Plans Review

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

