

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, October 20, 2022 2:34 PM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Michael Vieira (Fire Services); John Tucker (Fire Services); Jeff Suggs (Fire Services)
Subject: Tentative Agenda 11/7 Fire Comments

10/20/22

Hall County Fire comments for Tentative Agenda **Monday, November 7, 2022** Hall County Planning Commission Meeting.

New Business

2. [3600 Maple Valley Drive | Variance | for a rear yard setback variance from 15 feet to 3 feet on a .02± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road | Zoned R-I; Tax Parcel 15048H000001 \(pt.\) | Proposed Use: new sign monument | * Commission District 1 | Brunson & Company, LLC, applicant.](#)
Hall County Fire Marshal's Office has no comments regarding rear yard setback variance as proposed.
3. [4319 Winder Highway | Use Subject to Planning Commission approval | on a .98± acre tract located on the east side of Winder Highway approximately 344 feet from its intersection with Strickland Road | Zoned H-B; Tax Parcel 15037B000037 | Proposed use: office & warehouse | * Commission District 1 | Genuine Mapping and Design, LLC, applicant.](#)
Hall County Fire Marshal's Office has no comments regarding office and warehouse as proposed.
4. [6580 Cleveland Highway | Amend Conditions | of a Light-Industrial \(I-I\) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
 - 1) **IFC Section 507, all storage 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 fire access route to meet the hose lay distance requirements.**
 - 2) **IFC Section 903, 20,000 SF climate controlled storage building exceeds the 12,000 SF sprinkler threshold requirements and may be required to have a fire suppression system installed.**
 - 3) **IFC Section 506.1, access controlled gate will require a Knox key switch override device for fire department access into the gated development.**
 - 4) **Note: water will be supplied by Gainesville Water not Hall County.**
5. [6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
 - 1) **Same requirements as above.**
6. [4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Agricultural-Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | ** Commission District 3 | Ridgeline Land Planning, Inc, applicant.](#)
 - 1) **IFC Section D104.1, buildings exceeding three stories or 30 feet in height shall have not fewer than two means of fire apparatus access for each structure.**
 - 2) **IFC Section D104.2, buildings having a gross building area of more than 62,000 SF shall be provided with two separate and approved fire apparatus access roads.**

- 3) IFC Section D104.3, where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - 4) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26' exclusive of shoulders in the immediate vicinity of the building or portion thereof.
 - 5) IFC Section D103.4, dead end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with table D103.4
 - 6) IFC Section 903.2, where required approved automatic sprinkler systems in new buildings shall be provided in the locations described in sections 903.2.1 through 903.2.12
 - 7) IFC Section 503, fire apparatus access roads shall be provided and maintained in accordance with sections 503.1.1 through 503.1.3
 - 8) **IFC Section 506.1, access controlled gate(s) will require a Knox key switch override device for fire department access.**
 - 9) **IFC Section 510, emergency responder radio coverage confirmation will apply to each building**
7. 2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.
- 1) **IFC Section 506.1, access controlled gate(s) will require a Knox key switch override device for fire department access.**
 - 2) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26' exclusive of shoulders in the immediate vicinity of the building or portion thereof.
 - 3) **NFPA 13R fire protection system will be required to be installed, tested and certified.**
 - 4) **IFC Section 912, fire department connections shall be installed on each building and located no greater than 50' from a fire hydrant. Fire department connections shall be located so that the fire apparatus and hose connected to the supply system (fire hydrant) will not obstruct access to the building for other fire apparatus.**
 - 5) **NFPA 72 fire alarm system shall be installed, tested and certified throughout all apartment buildings including clubhouse.**
 - 6) **IFC Section 510, emergency responder radio coverage confirmation will apply to each building.**
8. 0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development (PCD) to Agricultural-Residential-IV (AR-IV) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 (pt.) | Proposed use: agricultural uses | ** Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.
- 1) **Hall County Fire Marshal's Office has no comments regarding zoning request as proposed.**
9. 5741 Holiday Road | Rezone | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | ** Commission District 2 | Torris J. Babbs, PE, applicant.
- 1) **IFC Section 507, all storage 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 fire access route to meet the hose lay distance requirements.**
 - 2) **IFC Section 506.1, access controlled gate will require a Knox key switch override device for fire department access into the gated development.**

Regards,

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