

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, August 18, 2023 3:37 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, September 18, 2023 Hall County Planning Commission Meeting.

1. [\(A\) 1731 Friendship Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Commercial Development \(PCD\) / Gateway Corridors Overlay District \(GCOD\) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 \(pt.\) | Proposed Use: 185-unit multi-family development | ** Commission District 1 | Tim Wilbanks, applicant.](#)
[\(B\) 1731 Friendship Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Highway Business \(H-B\) / Gateway Corridors Overlay District \(GCOD\) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 \(pt.\) | Proposed Use: permitted uses within H-B | ** Commission District 1 | Tim Wilbanks, applicant.](#)
[\(C\) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | Proposed Use: 185-unit multi-family development and permitted uses within H-B | ** Commission District 1 | Tim Wilbanks, applicant.](#)
[Hall County Fire Comments](#)

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units.

Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
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