

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, October 19, 2023 2:56 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, November 20, 2023 Hall County Planning Commission Meeting.

1. [3955 & 4035 Leach Road | Rezone | from Agricultural Residential III \(AR-III\) and Residential I \(R-I\) to Planned Residential Development \(PRD\) | on a combined 174.44± acres located on both the east and west sides of Leach Road, north of the intersection of Leach Road and Red Bird Circle | Zoned AR-III and R-I; Tax Parcels 10033 000001 & 10050 000008 | Proposed use: 307-lot detached single-family development | ** Commission District 2 | Shadow Stone Partners, LLC, applicant.](#)

Hall County Fire Marshal's Office comments.

7. **IFC 2018 Edition add a new section, Appendix D 107.1, as follows: 120-3-3 Rules & Regulations For The State Minimum Fire Safety Standards.**

Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.

Phase 1 exceeds the above International Fire Code requirement by proposing 126 dwellings and would be required to add an additional fire apparatus access.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

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