

Anael Dominguez (CDI: Planning)

From: John Tucker (Fire Services)
Sent: Tuesday, December 12, 2023 4:18 PM
To: John Hornick (Fire Services); Michael Vieira (Fire Services); Jeff Suggs (Fire Services); Cacey B. Henderson (Fire Services)
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for January 16, 2024

1. [4670 Union Church Road | Amend Conditions of a PRD | on a 50.75± acre tract located on the east side of Union Church Road, approximately 166 feet from its intersection with Steeple Chase Lane | Zoned PRD; Tax Parcel 15043 000001 | Proposed Use: 100-lot single-family development | ** Commission District 1 | Ridgeline Land Planning, Inc. applicant.](#)

Fire department comments. There are too many sites for a single access road. 120-3-3 appendix D. There are no proposed hydrants in the subdivision.

1. [2554 White Sulphur Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) | on a 11.94± acre tract on the east side of White Sulphur Road, approximately 230 feet from its intersection with Ramsey Circle | Zoned AR-III; Tax Parcel 15020C000005 | Proposed Use: 53-unit townhome development | ** Commission District 3 | CMWB Company, LLC, applicant.](#)

Fire department comments. There are no proposed hydrants. There are no road widths listed on the plans to see if they meet IFC 2018 requirements. There is no scale to measure distances. Plans are not stamped by architect.

1. [4363 Sardis Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on a on a 41.71± acre parcel located on the west side of Sardis Road, approximately 361 feet from its intersection with Short Road | Zoned AR-III; Tax Parcel 10075 000004 | Proposed use: 125-lot single-family development | ** Commission District 2 | Grace of Georgia Developments, LLC, applicant.](#)

Fire department comments, There are no proposed hydrants in the subdivision.

[3580 and 3526 Poplar Springs Road and 3601 Pierce Drive | Amend Conditions of a PRD | on a combined 97.48± acre tract located on the south side of the Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001, 000003 & 000011 | Proposed Use: 192-lot single-family development | ** Commission District 1 | Clint Dixon for Clayton Properties Group, Inc. applicant.](#)

Fire department comments, There are too many sites for a single access road. 120-3-3 appendix D. There are no proposed hydrants in the subdivision.

1. [9 Mike Drive | Variance | 17.240.010 to reduce the rear yard setback requirement from 20 feet to 10 feet from property line | on a 0.56± acre tract located at the corner of Mike Drive and Ophelia Drive | Zoned R-I, Tax Parcel 08014 003011 | Proposed Use: being an existing accessory building into compliance | * Commission District 4 | Efrain Romero, applicant.](#)

Fire department has no comments on this proposal.

1. [1047 Jordan Drive | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet to 31 feet from centerline of road | on a 0.25± acre tract located on the south side of Jordan Drive, approximately 232 feet from its intersection with Cooley Drive | Zoned R-II, Tax Parcel 00140A000023 & 22 | Proposed Use: bring an existing deck into compliance | * Commission District 4 | Ricky Williams, applicant.](#)

Fire department has no comments on this proposal.