



Hall County Government

FIRE RESCUE



To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Fire Marshal's Office

Date: 6/3/26

Subject: Date Hall County Board of Commissioners meeting – Planning Items – 7-9-2026 BOC Fire Comments

Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 6/25/26 meeting. Upon review, we provide the following comments.

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FIRE CHIEF
Jerry Smith

1161 Candler Road | Variance to Article 8 | to site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcels 15035 000056 | Proposed Use: Commercial addition | Commission District 3 | Carroll Daniel Construction, applicant

The Hall County Fire Marshal's Office has no comments as proposed.

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 | Proposed Use: Uses permitted in AR-1 | Commission District 3 | David Jernigan and Keeley Dodd, applicants

The Hall County Fire Marshal's Office has no comments as proposed.

(A) 6250 & 6255 Old Dawsonville Road | Special Use | for event facility | on two tracts totaling 3.51± acres located on the north and south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B | Proposed use: Event facility | Commission District 2 | The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant

Hall County Fire Marshal's Office comments for proposed event facility with lodging.

Life Safety Code 2024 Edition 43.7.2 Change of Occupancy Classification.

Where the occupancy classification of an existing building or portion of an existing building is changed, the building shall meet the requirements of Life Safety Code Section 43.7.2.1 or 43.7.2.3.

The applicant is changing the occupancy and use from short term rental to event venue with lodging. The change of use will require the current structure to meet life safety code requirements for the occupancy created by the change. Applicant is requesting sleeping accommodations for 27 overnight guests including an assembly area for gatherings.

Life Safety Code 2024 Edition, 3.3.180 Lodging or Rooming House.

A building or portion thereof that does not qualify as a one- or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis.

Life Safety Code 2024 Edition, 3.3.157* Hotel.

A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons.

Both lodging and hotel occupancies are required by life safety code to have a supervised fire protection system including fire alarm system. If the occupancy exceeds 12,000 square feet an emergency responders radio communications system test will be required to determine emergency radio signal strength compliance.

(B) 6255 Old Dawsonville Road | Variance to Section 8.4.1 | to parking standards | on a 1.56± acre tract located on the south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000008B | Proposed Use: Event facility | Commission District 2 | The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant

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(C) 6250 Old Dawsonville Road | Variance to Section 4.1 | to reduce the minimum yards | on a 1.95± acre tract located on the north side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000006A | Proposed use: Event facility | Commission District 2 | The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant

Hall County Fire Marshal's Office comments for proposed event facility with lodging.

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Where the occupancy classification of an existing building or portion of an existing building is changed, the building shall meet the requirements of Life Safety Code Section 43.7.2.1 or 43.7.2.3.

The applicant is changing the occupancy and use from short term rental to event venue with lodging. The change of use will require the current structure to meet all applicable life safety code requirements for the occupancy created by the change. Applicant is requesting sleeping accommodations for 27 overnight guests including an assembly area for gatherings.

Life Safety Code 2024 Edition, 3.3.180 Lodging or Rooming House.

A building or portion thereof that does not qualify as a one- or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis. See Chapter 26 for lodging life safety code requirements.

Life Safety Code 2024 Edition, 3.3.157* Hotel.

A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons. See Chapter 28 for hotel life safety code requirements.

Both lodging and hotel occupancies are required by life safety code to have a supervised fire protection system including fire alarm system. If the occupancy exceeds 12,000 square feet an emergency responders radio communications system test will be required to determine emergency radio signal strength compliance.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

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