

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, September 1, 2022 10:53 AM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning); Michael Vieira (Fire Services); John Tucker (Fire Services)
Subject: Fire Comments Tentative Agenda 9/19/22

Fire Comments 9/1/22

Here is the Tentative Agenda and Maps for the **Monday, September 19, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Friday, September 2nd**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 6, 2022

OLD BUSINESS

1. [Previously tabled application of Salomon Sancen to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .89± acre tract located on the west side of Memorial Park Drive at its intersection with Browns Bridge Road; a.k.a. 2002 Memorial Park Drive; Zoned R-I; Tax Parcel 08014 005011. Proposed use: retail sales. ** Commission District 4.](#)
Hall County Fire Marshal's Office has no comments regarding highway business as proposed.

NEW BUSINESS

2. [Application of Tyler Crawford for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a. k. a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024. Proposed use: rural business. * Commission District 3.](#)
Hall County Fire Marshal's Office has no comments regarding rural business as proposed.
3. [Application of Rafael Lopez Nuñez for a Use Subject to County Commission approval on a 5.58± acre tract located on the north side of Poplar Springs Road approximately 953 feet from its intersection with Poplar Springs Church Road; a. k. a. 3523 Poplar Springs Road; Zoned AR-III & R-I; Tax Parcel 15036 000005. Proposed use: 2-lot subdivision. ** Commission District 3.](#)
Hall County Fire Marshal's Office has no comments regarding 2 lot subdivision as proposed.
4. [Application of CBD Investments, LLC to rezone from Agricultural Residential-IV \(AR-IV\) and Planned Commercial Development \(PCD\) to Planned Industrial Development \(PID\) on a 303.43± acre tract located on the west side of Athens Street at its intersection with Cornelia Highway; a. k. a. 6295, 6363, 0, 0 Athens Street, 5759 Main Street, & 4514 Cornelia Highway; Zoned AR-IV & PCD; Tax Parcels 09072 000003 \(pt.\) -000004, 09080 000005 - 000006, 09081 000001 \(pt.\) - 000001A \(pt.\). Proposed use: business park. ** Commission District 3.](#)

Hall County Fire Marshal's Office has no comments regarding business park as proposed.

5. Application of InLine Communities, LLC to rezone from Residential-I (R-II) & Highway-Business (H-B) to Planned Residential Development (PRD) on a 28.03± acre tract located on the north side of Old Cornelia Highway at its intersection with Jesse Jewell Parkway; a.k.a. 2191, 2211, & 2233 Old Cornelia Highway; Zoned R-II & H-B; Tax Parcels 15033C000055, 000057, & 000058. Proposed use: 320-unit multi-family residential & neighborhood commercial development. ** Commission District 3.
All access controlled gates will require a knox key switch override device for fire department access into the gated complex.

6. Application of Josh Boling to rezone from Agricultural Residential-III (AR-III) and Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 62.09± acre tract located on the west side of Cagle Mill Road approximately 429 feet from Noah Martin Drive; a.k.a. 4745 Cagle Mill Road; Zoned AR-III & AR-IV; Tax Parcel 15007 000254 (pt.). Proposed use: single family, townhome, & cluster home development. ** Commission District 3.
There appears to be several dead end fire department access roads over 150 feet that do not have approved turnarounds. If approved the plans will have to be revised to include approved turnarounds for dead end fire department access roads over 150' in length, see the International Fire Code 2018 edition Table D103.4 for turnaround requirements.
All access controlled gates will require a knox key switch override device for fire department access into the gated community.
Bridges shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridge.

7. Application of Josh Boling to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 10.57± acre tract located on the east side of Cornelia Highway approximately 4,970 feet from Cagle Road; a.k.a. 4745 Cagle Mill Road; Zoned AR-III; Tax Parcel 15007 000254 (pt.). Proposed use: commercial outparcels. ** Commission District 3.
Hall County Fire Marshal's Office has no comments regarding the light industrial development as proposed.

Regards,

John Hornick, NPQ Fire Inspector 1, Plans Review

Lieutenant, Hall County Fire Rescue

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