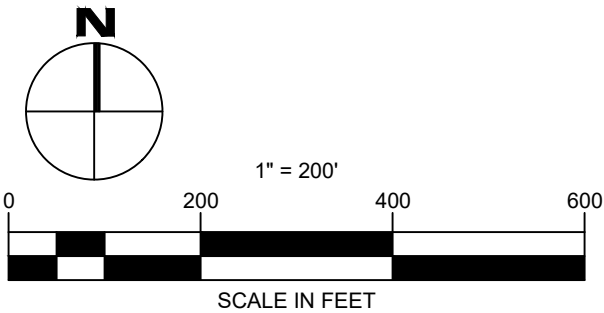



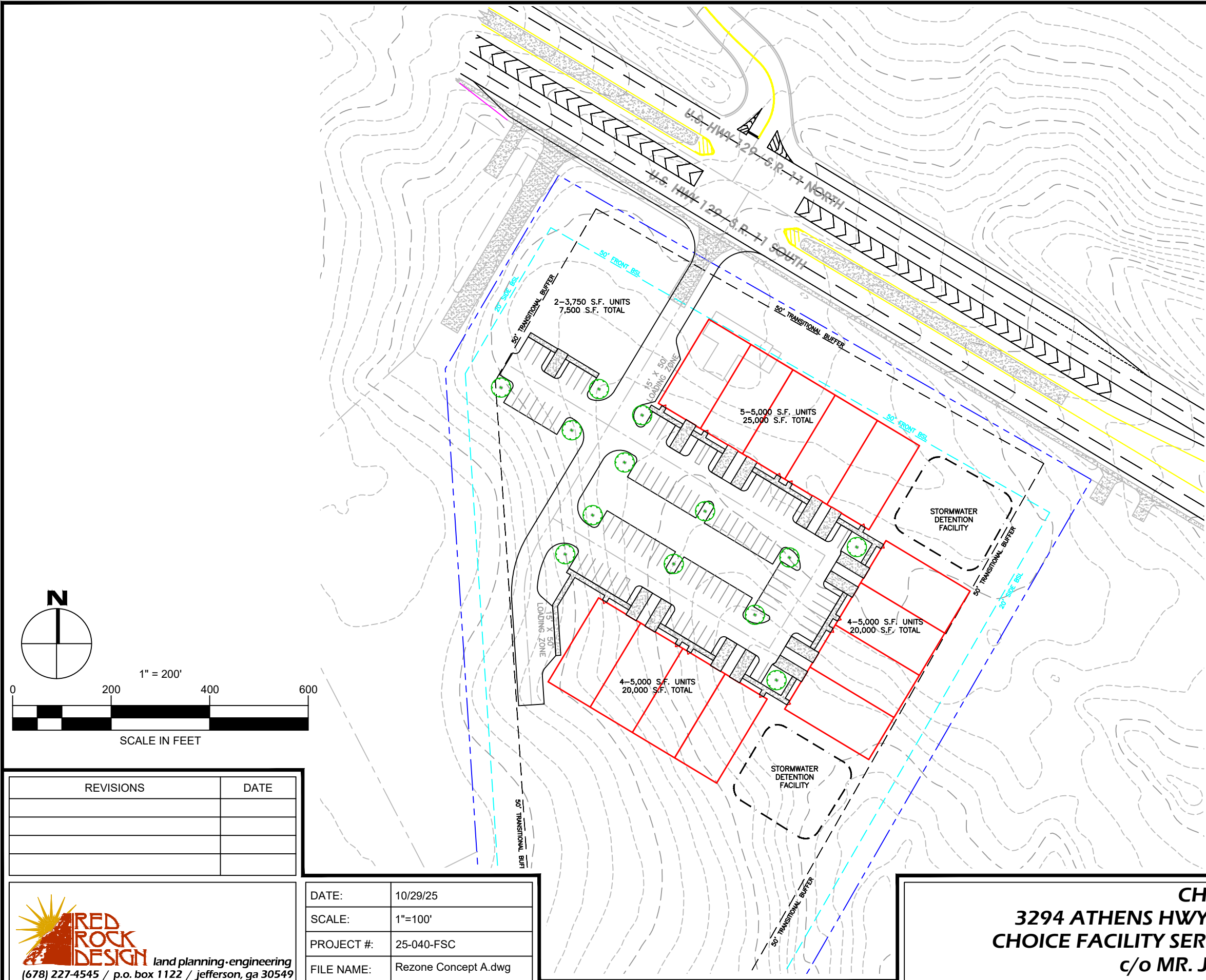
1. EXISTING ZONING:
AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
I-1 (HALL COUNTY)
3. PLANS PREPARED BY:
RED ROCK DESIGN
P.O. BOX 1122
JEFFERSON, GA 30549
PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
CHOICE FACILITY SERVICES AND CONSTRUCTION
C/O MR. JIM RIZQALLAH
678.858.5105 CELL
6716 LITTLE WHISTLE WAY
CLERMONT, GA 30527
jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
MR. JOHNNY WALKER
(???)???-????
6. PROPERTY LOCATION
THE SUBJECT PROPERTY IS LOCATED AT:
3294 ATHENS HIGHWAY.
GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
15014 000192
ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
I-1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
PUBLIC WATER – CITY OF GAINESVILLE
GAS N/A
CABLE AT&T
TELEPHONE: AT&T
POWER – GEORGIA POWER
ON-SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.



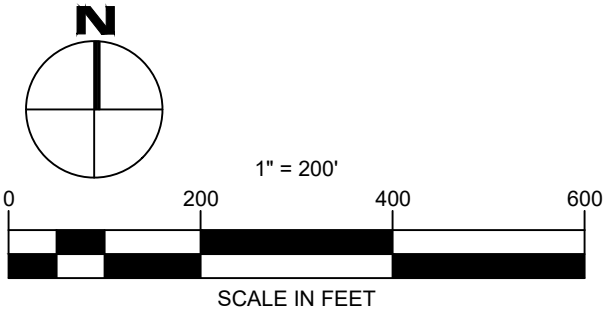
REVISIONS	DATE

	DATE:	10/29/25
	SCALE:	1"=200'
	PROJECT #:	25-040-FSC
	FILE NAME:	Rezone Concept A.dwg


CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FACILITY SERVICES AND CONSTRUCTION
c/o MR. JIM RIZQALLAH



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REVISIONS	DATE



RED ROCK DESIGN land planning-engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept A.dwg

CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FACILITY SERVICES AND CONSTRUCTION
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