





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 FSC  
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  
(678)617-3554  
johnnywalker4276@aol.com
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.
13. PARKING PROVIDED:  
87 CONVENTIONAL SPACES  
14 SPACES IN UNIT DRIVEWAYS  
FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. GROSS SQUARE FOOTAGE PROPOSED:  

BLDG 1	7,500 S.F.
BLDG 2	25,000 S.F.
BLDG 3	20,000 S.F.
BLDG 4	20,000 S.F.

THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.