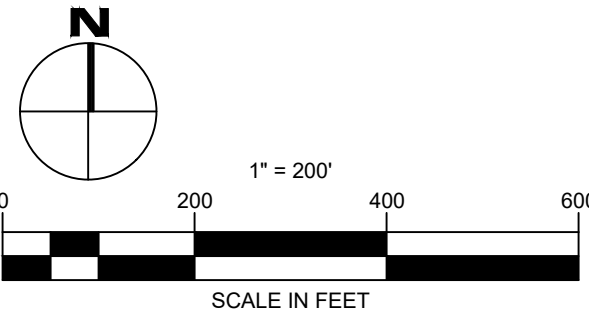


- EXISTING ZONING:
AR-1 AND PID (HALL COUNTY)
- PROPOSED ZONING:
I-1 (HALL COUNTY)
- PLANS PREPARED BY:
RED ROCK DESIGN
P.O. BOX 1122
JEFFERSON, GA 30549
PROJECT CONTACT: DAVID ELDER 678.227.4545
- PROJECT DEVELOPER:
CHOICE FSC
C/O MR. JIM RIZQALLAH
678.858.5105 CELL
6716 LITTLE WHISTLE WAY
CLERMONT, GA 30527
jim.rizqallah@choicefsc.com
- PROPERTY OWNER:
MR. JOHNNY WALKER
(678)617-3554
johnnywalker4276@aol.com
- PROPERTY LOCATION
THE SUBJECT PROPERTY IS LOCATED AT:
3294 ATHENS HIGHWAY.
GAINESVILLE, GA 30507
- TAX PARCEL NUMBER:
15014 000192
ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
- THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
- EXISTING USE:
RESIDENTIAL AND VACANT LAND.
- PROPOSED USE:
I-1 OFFICE/WAREHOUSE SPACE
- 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
GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.
- 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.
- 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.



REVISIONS	DATE

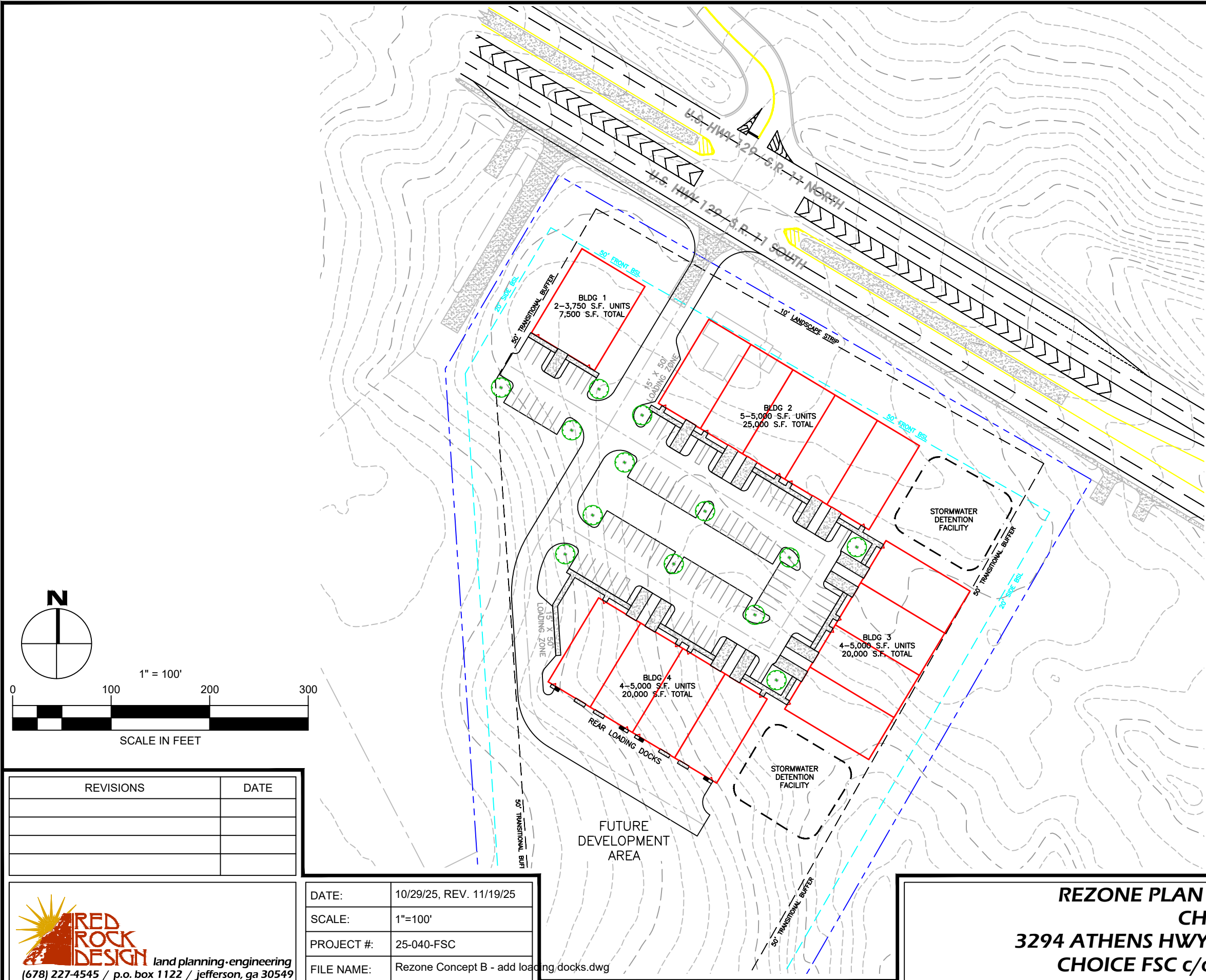


land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg


REZONE PLAN FOR:
CHOICE FSC

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



- EXISTING ZONING:
AR-1 AND PID (HALL COUNTY)
- PROPOSED ZONING:
I-1 (HALL COUNTY)
- PLANS PREPARED BY:
RED ROCK DESIGN
P.O. BOX 1122
JEFFERSON, GA 30549
PROJECT CONTACT: DAVID ELDER 678.227.4545
- PROJECT DEVELOPER:
CHOICE FSC
C/O MR. JIM RIZQALLAH
678.858.5105 CELL
6716 LITTLE WHISTLE WAY
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jim.rizqallah@choicefsc.com
- PROPERTY OWNER:
MR. JOHNNY WALKER
(678)617-3554
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CABLE AT&T
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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, REV. 11/19/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN ENLARGEMENT FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH