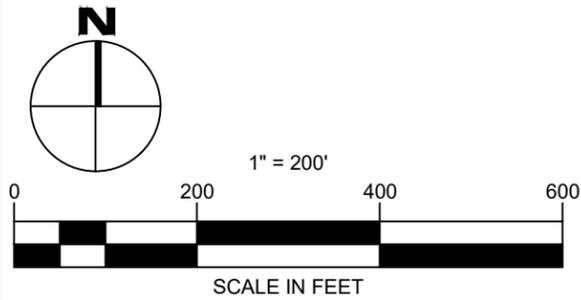
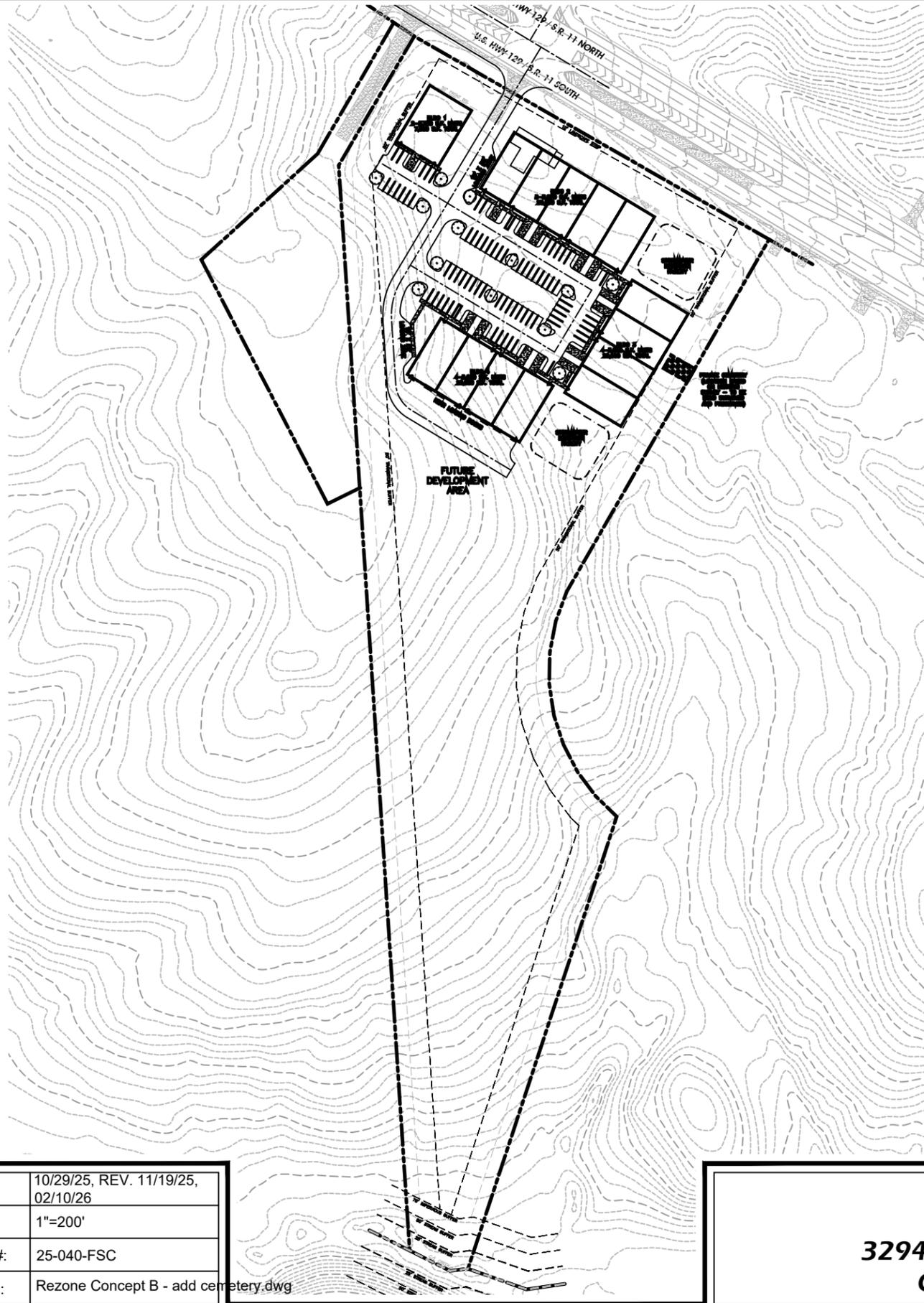


**RECEIVED**  
**2-11-2026**  
 Planning & Zoning Department



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  
[REDACTED]
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.

REVISIONS	DATE

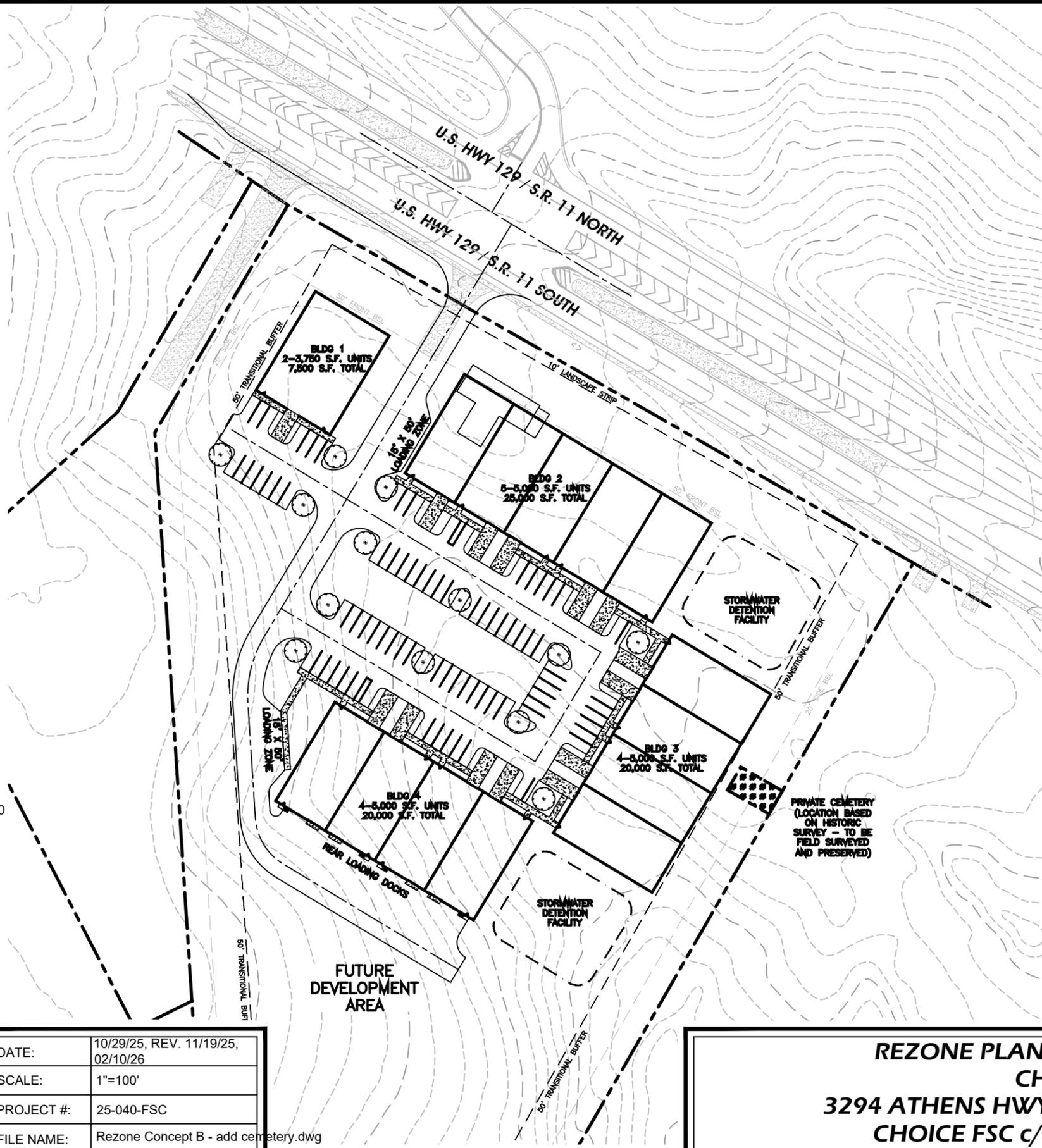
DATE:	10/29/25, REV. 11/19/25, 02/10/26
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add cemetery.dwg

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

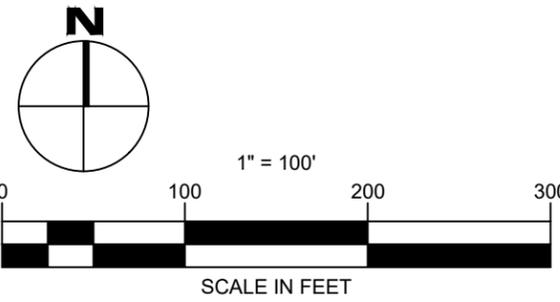
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CABLE AT&T  
TELEPHONE: AT&T  
POWER - GEORGIA POWER  
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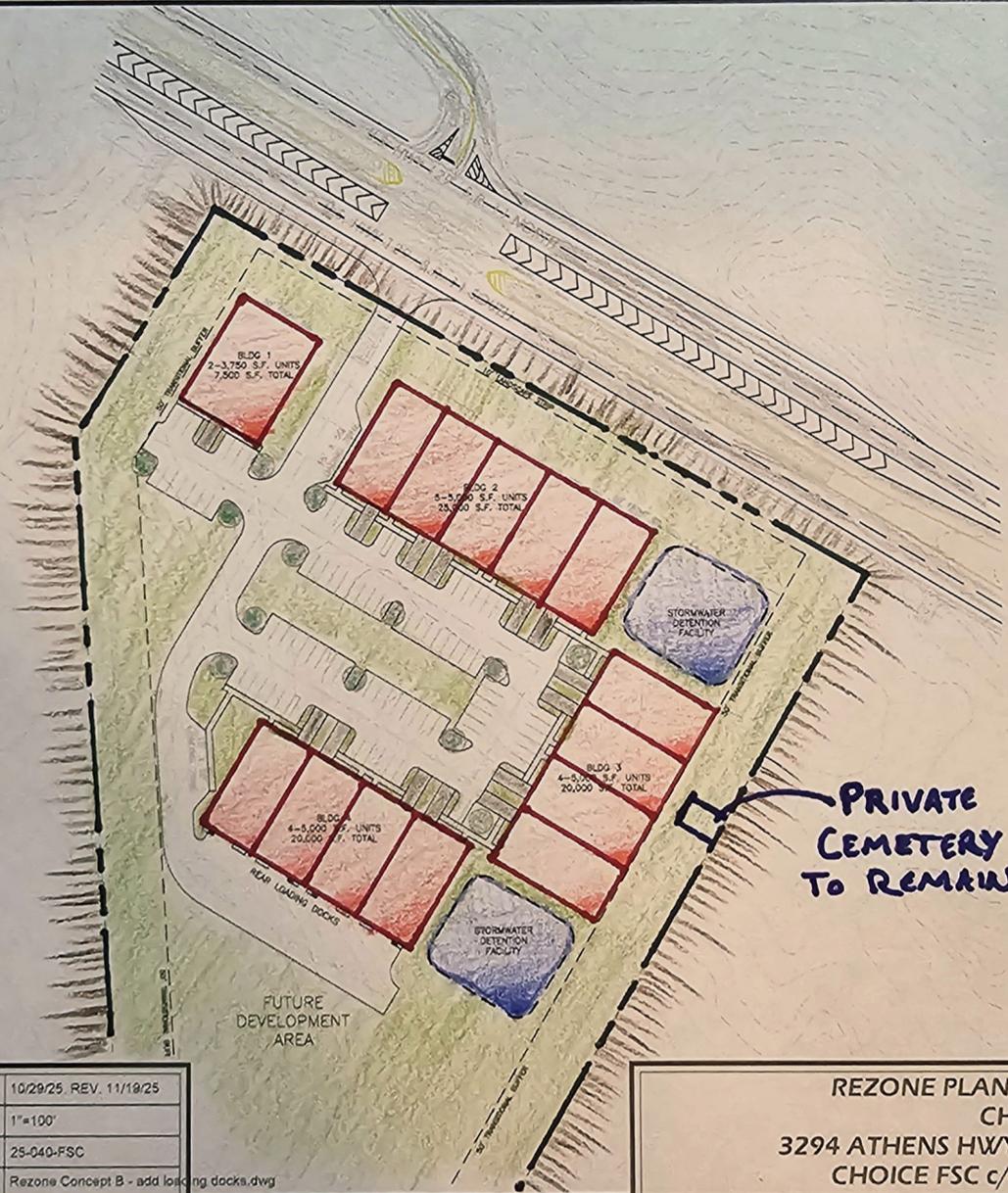
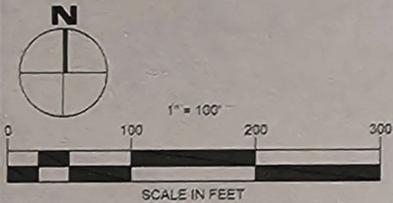
**RED ROCK DESIGN** land planning·engineering  
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25, 02/10/26
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add cemetery.dwg

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

**RECEIVED**  
2-11-2026

Planning & Zoning Department



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REVISIONS	DATE

DATE:	10/29/25 REV. 11/19/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

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

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