



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
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
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 RIZOALLAH**

Rizqallah rezoning - Athens Hwy

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Tue 3/24/2026 10:07 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

 1 attachment (3 MB)

20260324_084319.jpg;

From: Wes Robinson <twr@homlaw.com>

Sent: Tuesday, March 24, 2026 9:10 AM

To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Subject: Rizqallah rezoning - Athens Hwy

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Katie,

Mr. Rizqallah and I understand that there is some concern about access to the cemetery on the property on Athens Hwy.

As you know we have previously submitted a revised narrative in which we agreed to permanently protect this cemetery and to fence the cemetery as well.

In addition, please make the attached rendering a part of the record on this matter. The intent is to have a designated parking area and path for access to the cemetery.

HULSEY, OLIVER & MAHAR, LLP
EST. 1914

Wesley Robinson

200 E. E. Butler Parkway

P.O. Box 1457

Gainesville, GA 30503

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