



Current Zoning -B1
Zoning Request-B2

Proposed Use: Flex Office / Warehouse
Proposed Zoning setbacks:
Front-50' (Arterial Road)
Side - 20'
Rear - 20'

Concept Plan Notes:

- 1 - Conceptual Flex Office - Warehouse and Storage Units. Actual size and use to be determined. All proposed use to meet county land use, parking and health department standards
- 2 - Conceptual parking area shown. Actual size, number of spaces and curb cuts to meet all city requirement standards.
- 3- Proposed Sewer to tie into existing gravity sewer along Town Center Blvd. per City of Greensboro requirements
- 4- Proposed Water to tie into existing water main along Old Eatonton Road. Main line upgrades will be required per local codes.

This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.

CONCEPTUAL SITE PLAN EXHIBIT

SCALE: As Noted
May 31, 2025

Subject to Change

PORTION OF PARCEL 070-0000-880

CONCEPTUAL SITE PLAN
GREENSBORO, GEORGIA

