



GUILFORD COUNTY PLANNING AND DEVELOPMENT

BOARD OF ADJUSTMENT AGENDA
Truist Building – McAdoo Conference Room
201 W. Market Street, Greensboro, NC 27401
March 3, 2026

Regular Meeting

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: October 7, 2025**
- IV. Rules and Procedures**
- V. Old Business**

None.
- VI. New Business**

Evidentiary Hearing Item(s)

A. VARIANCE CASE #26-01-BOA-00001: 5305 MOCKINGBIRD RD, GREENSBORO, NC 27406

Kris Youngblood is requesting two variances from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 15 ft. minimum side setback for properties zoned RS-40. Located at 5305 Mockingbird Rd, Greensboro, NC 27406 (Guilford County Tax Parcel #134112 in Fentress Township), the subject property comprises 0.52 acres and is zoned RS-40, Residential.

The applicant is seeking the following variances:

1. A 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan.
2. A 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and a heated addition to the existing home, in accordance with the submitted site plan.



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Information for **VARIANCE CASE #26-01-BOA-00001** can be viewed by scrolling to the March 3, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/board-adjustment>.

VII. Other Business

Election of 2026 Officers

VIII. Adjournment