



GUILFORD COUNTY PLANNING AND DEVELOPMENT

BOARD OF ADJUSTMENT AGENDA

Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W Market St, Greensboro, NC 27401

May 5, 2026

Regular Meeting

6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: March 3, 2026

IV. Rules and Procedures

V. Old Business

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

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Kris Youngblood for the property at 5305 Mockingbird Road (Guilford County Tax Parcel #134112 in Fentress Township), as heard and decided by the Board of Adjustment on March 3, 2026.

VI. New Business

Evidentiary Hearing Item(s)

A. VARIANCE CASE #26-02-BOA-00003: 6522 HAYWORTH SPRINGS RD JAMESTOWN, NC 27282

Oscar Moreno Bahena is requesting two variances from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 40 ft. minimum setback from front property lines abutting local or collector streets and a 30 ft. minimum rear setback for properties zoned RS-40. Located at 6522 Hayworth Springs Rd, Jamestown, NC 27282 (Guilford County Tax Parcel #161302 in Jamestown Township), the subject property comprises 0.26 acres and is zoned RS-40-MH, Residential – Manufactured Housing Overlay.



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The applicant is seeking the following variances:

1. A 15 ft. variance to allow a 25 ft. front setback in order to permit placement of a manufactured home on the property, in accordance with the submitted site plan.
2. A 9 ft. variance to allow a 21 ft. rear setback in order to permit placement of a manufactured home on the property, in accordance with the submitted site plan.

Information for **VARIANCE CASE #26-02-BOA-00003** can be viewed by scrolling to the May 5, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/board-adjustment>.

B. VARIANCE CASE #26-04-BOA-00004: 4200 OAKCLIFFE RD, GREENSBORO, NC 27406

Christopher and Wendy Harr are requesting a variance 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 4200 Oakcliffe Road, Greensboro, NC 27406 (Guilford County Tax Parcel #124886 in Clay Township), the subject property comprises 0.57 acres and is zoned RS-40, Residential.

The applicants are seeking a 9 ft. variance to allow a 6 ft. side setback in order to permit construction of a detached garage on the property, in accordance with the submitted sketch plan.

Information for **VARIANCE CASE #26-04-BOA-00004** can be viewed by scrolling to the May 5, 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

A. Election of 2026 Officers

VIII. Adjournment