



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
BOARD OF ADJUSTMENT**

REGULAR MEETING AGENDA

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

October 6, 2026

6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: September 1, 2026

IV. Rules and Procedures

V. Old Business

A. ORDER(S) DENYING A VARIANCE CASE #26-07-BOA-00009: 2904 CROMWELL ROAD, GREENSBORO, NC 27407

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Denying a Variance with respect to the application submitted by Ana Karen Navarro Serna for the property at 2904 Cromwell Road, Greensboro, NC 27407 (Guilford County Tax Parcel #151120 in Friendship Township), as heard and decided by the Board of Adjustment on September 1, 2026.

B. ORDER(S) GRANTING A VARIANCE CASE #26-07-BOA-00010: 5623 BURLINGTON ROAD, MCLEANSVILLE, NC 27301

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Gladys Adriana Barrera Flores for the property at 5623 Burlington Road, McLeansville, NC 27301 (Guilford County Tax Parcel #117491 in Jefferson Township), as heard and decided by the Board of Adjustment on September 1, 2026.

C. ORDER(S) GRANTING A VARIANCE CASE #26-07-BOA-00011: 3222 FORSYTH DRIVE, GREENSBORO, NC 27407

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Karen and Joseph Bolyard for the property at 3222 Forsyth Drive, Greensboro, NC 27407 (Guilford County Tax Parcel #155641 in Jamestown Township), as heard and decided by the Board of Adjustment on September 1, 2026.

VI. New Business

Evidentiary Hearing Item(s)

A. APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-06-BOA-00007: 4900 BEAVERDALE DRIVE, GREENSBORO, NC 27406

David S. Pokela, Attorney, on behalf of property owners Patricia Crump, Shawna Crump, and Christine Crump, submitted an appeal on June 24, 2026, regarding a Notice of Violation dated May 1, 2026, for a Kennels or Pet Grooming business operating on the subject property located in the RS-40 zoning district (ref. Zoning Violation Case #26-05-ZNCE-00038). The property is located at 4900 Beaverdale Drive, Greensboro, NC 27406 (Guilford County Tax Parcel #121121 in Clay Township), and comprises approximately 1.02 acres.

The following violations of the Guilford County Unified Development Ordinance (UDO) were identified in the issued Notice of Violation:

- Subsection 10.03.A(1) – Any failure to comply with a requirement, prohibition, or limitation imposed by the provisions of this Ordinance, or the terms and conditions of any permit or other authorization granted pursuant to this Ordinance, shall constitute a violation of this Ordinance.
- Subsection 10.03.B(1) – Occupy, develop, or use any land or structure without first obtaining all appropriate permits or development approvals and complying with such terms and conditions.
- Subsection 10.03.B(9) – Through any act or omission, fail to comply with any other provisions, procedures, or standards as required by this Ordinance.

The following options to remedy the aforementioned violation(s) were listed in the issued Notice of Violation:

- Rezone the property to a zoning district that permits Kennels or Pet Grooming as a use, and then obtain subsequent Site Plan approval; or
- Obtain a Home Occupation Permit by making application and meeting the requirements necessary to obtain permit approval; or
- Permanently cease use of the property for Kennels or Pet Grooming, as currently required.

Information for **APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-06-BOA-00007** can be viewed by scrolling to the October 6, 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 #26-08-BOA-00012: 630 HARPER CATE COURT
GREENSBORO, NC 27455**

Patrick Daly Jr. and April Daly are requesting a variance from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 30-ft minimum setback from the rear property line for accessory structures greater than 600 square feet on properties zoned RS-40. The subject property is located at 630 Harper Cate Court (Guilford County Tax Parcel #239420 in Center Grove Township), and comprises 1.47 acres.

The applicants are seeking a 14-ft. variance to allow a 16-ft. rear setback in order to permit construction of an accessory structure (swimming pool) on the property, in accordance with the submitted sketch plan.

Information for **VARIANCE CASE #26-08-BOA-00012** can be viewed by scrolling to the October 6, 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. 2027 Board of Adjustment Meeting and Submittal Schedule

VIII. Adjournment

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.