



**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

September 1, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: August 4, 2026**
- IV. Rules and Procedures**
- V. Old Business**

None

- 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.



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- 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 on 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 the **APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-06-BOA-00007** can be viewed by scrolling to the September 1, 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 #26-07-BOA-00009: 2904 CROMWELL ROAD, GREENSBORO, NC 27407

Ana Karen Navarro Serna is requesting two variances from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires 1) a 30 ft. minimum interior rear setback from the property line and 2) a 15 ft. minimum interior side setback from the property line for accessory structures greater than 600 sq. ft. in size on property zoned RS-40. The requested variance(s) will apply to the existing, unpermitted accessory structure (ref. code case 25-12-ZNCE-00164) located at the right-rear corner of the property, as shown on the submitted sketch plan. The subject property is located at 2904 Cromwell Rd., Greensboro, NC 27407 (Guilford County Tax Parcel #151120 in Friendship Township), and comprises 0.65 acres.

The applicant is seeking the following variances:

1. A 27 ft. variance to allow a 3 ft. interior rear setback in order to permit placement of an accessory structure on the property, in accordance with the submitted sketch plan.
2. A 12 ft. variance to allow a 3 ft. interior side setback in order to permit placement of an accessory structure on the property, in accordance with the submitted sketch plan.



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Information for **VARIANCE CASE #26-07-BOA-00009** can be viewed by scrolling to the September 1, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/board-adjustment>.

C. **VARIANCE CASE #26-07-BOA-00010: 5623 BURLINGTON RD, MCLEANSVILLE, NC 27301**

Gladys Adriana Barrera Flores is requesting two variances from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires 1) a 50 ft. minimum street setback from the front property line along a major thoroughfare, and 2) Subsection 4.2.2.B.(Footnote 3) that requires a property be comprised of at least 2 acres in order to place an accessory structure in front of the principal structure in the RS-40 zoning district. The requested variances pertain to the existing, unpermitted accessory structure located in front of the principal structure (ref. code case #26-07-BLCE-00042), as shown on the submitted sketch plan. The subject property is located at 5623 Burlington Rd., McLeansville, NC 27301 (Guilford County Tax Parcel #117491 in Jefferson Township), and comprises 0.46 acres.

The applicant is seeking the following variances:

1. A variance to allow an accessory structure to be placed in front of the principal structure on a property that comprises less than 2 acres, in accordance with the submitted sketch plan.
2. A 16 ft. variance to allow a 34 ft. front street setback in order to permit placement of an accessory structure on the property, in accordance with the submitted sketch plan.

Information for **VARIANCE CASE #26-07-BOA-00010** can be viewed by scrolling to the September 1, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/board-adjustment>.

D. **VARIANCE CASE #26-07-BOA-00011: 3222 FORSYTH DRIVE, GREENSBORO, NC 27407**

Karen and Joseph Bolyard are requesting a variance from Unified Development Ordinance (UDO) Subsection 4.2.4.B, which requires a 30 ft. minimum setback from the rear property line for accessory structures in the RS-20 zoning district.

The subject property is located at 3222 Forsyth Drive, Greensboro, NC 27407 (Guilford County Tax Parcel #155641 in Jamestown Township), and comprises 1.17 acres.



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The applicant is seeking a 21 ft. variance to allow a 9 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 #26-07-BOA-00011** can be viewed by scrolling to the September 1, 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

None

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.