GUILFORD COUNTY
PLANNING AND DEVELOPMENT
BOARD OF ADJUSTMENT

Regular Meeting Agenda
John H. McAdoo Conference Room
Third Floor, Truist Building
201 W. Market Street, Greensboro, NC 27401
November 2, 2026
6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: October 6, 2026

IV. Rules and Procedures

V. Old Business

A. ORDER(S) GRANTING A VARIANCE CASE #26-08-BOA-00012: 630 HARPER CATE COURT GREENSBORO, NC 27455

Pursuant to NCGS 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Patrick Daly Jr. and April Daly for the property at 630 Harper Cate Court, Greensboro, NC 27455 (Guilford County Tax Parcel #239420 in Center Grove Township), as heard and decided by the Board of Adjustment on October 6, 2026.

VI. New Business

<u>Evidentiary Hearing Item(s)</u>

A. APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-09-BOA-00013: 5120 DEEP FOREST DRIVE, GREENSBORO, NC 27406

Gaaron U. Goldsmith, on behalf of property owner Saddle Up Farm, LLC, submitted an appeal on September 23, 2026, regarding a Notice of Violation dated August 24, 2026 (ref. Zoning Violation Case #26-08-ZNCE-00082), which noted the following violations present on the subject property:

- Unpermitted use – *Utility Equipment and Storage Yards* on property zoned AG, Agricultural, per UDO Subsection 4.3.

- Unpermitted structure – detached minor structure on property zoned AG, Agricultural, without a primary or principal structure on the same lot per UDO Subsection 12.04, *Accessory Use or Structure*.

The subject property is located at 5120 Deep Forest Drive, Greensboro, NC, 27406 (Guilford County Tax Parcel #124172 in Clay Township), and comprises approximately 25.76 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(7) – Reduce or diminish the requirements for development, use, design, or dimensional standards below the standards required by this Ordinance.
- 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 Utility Equipment and Storage Yards, and then obtain subsequent Site Plan approval; or
- Permanently cease use of the property for Utility Equipment and Storage Yards, as currently required; and
- Remove any unpermitted minor detached structures on the site as currently required.

Information for **APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-09-BOA-00013** can be viewed by scrolling to the November 2, 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 regarding 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.