

**GUILFORD COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES**

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

June 2, 2026

Call to Order**6:00 p.m.**

Chair Havens called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. He asked staff to call the roll for those members present at the meeting.

I. Roll Call

Mr. Moss called the roll for attendance at this meeting:

Present: Franklin Havens, Chair; Willie Johnson, Vice Chair; Carey Campbell; Larry Standley, Alternate; Dr. LaToya Gathers, Alternate

Absent: Ditra Miller; Joshua Scott

The following Guilford County staff members were also present: J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner; Troy Moss, Planner I; Matthew Mason, Attorney.

II. Agenda Amendments

None

III. Approval of Minutes: May 5, 2026

Dr. Gathers moved to approve May 5, 2026, meeting minutes, as submitted. The motion was seconded by Mr. Johnson. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Havens, Johnson, Campbell, Standley, Gathers. Nays: None.)

IV. Rules and Procedures

Chair Havens stated the Rules and Procedures for the Board of Adjustment would not be read tonight, as there were no hearings on the agenda.

V. Old Business**A. CONSIDERATION OF ORDERS GRANTING VARIANCES FOR VARIANCE**

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

Mr. Tew stated that staff had drafted two separate Orders reflecting the Board's decision to grant the requested variances for this case at the May 5, 2026, meeting. A motion would be needed on each to approve the Orders, and then the documents would be distributed for signatures from the Board members.

Mr. Johnson moved to approve the Order Granting a Variance for Variance #1 of Case #26-02-BOA-00003, 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. The motion was seconded by Dr. Gathers. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Havens, Johnson, Campbell, Standley, Gathers. Nays: None.)

Dr. Gathers moved to approve the Order Granting a Variance for Variance #2 of Case #26-02-BOA-00003, 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. The motion was seconded by Mr. Johnson. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Havens, Johnson, Campbell, Standley, Gathers. Nays: None.)

B. CONSIDERATION OF AN ORDER GRANTING A VARIANCE FOR VARIANCE CASE #26-04-BOA-00004: 4200 OAKCLIFFE RD, GREENSBORO, NC 27406

Mr. Tew stated that staff had drafted an Order reflecting the Board's decision to grant a variance for this case at the May 5, 2026, meeting. A motion would be needed to approve the Order, and then the document would be distributed for signatures from the Board members.

Dr. Gathers moved to approve the Order Granting a Variance for Case #26-04-BOA-00004, 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. The motion was seconded by Mr. Campbell. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Havens, Johnson, Campbell, Standley, Gathers. Nays: None.)

VI. New Business

None

VII. Other Business

A. Board Refresher Session

Mr. Bell presented a refresher session to the Board on quasi-judicial procedures and case types, including variances and appeals.

VIII. Adjournment

There being no further business, Chair Havens adjourned the meeting by acclamation at 7:14 p.m.

The next regular meeting of the Guilford County Board of Adjustment is scheduled for July 7, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.