

**GUILFORD COUNTY
BOARD OF ADJUSTMENT
JUNE 7, 2016**

The Guilford County Board of Adjustment met in regular session on June 7, 2016 in the John H. McAdoo Conference Room, 3rd Floor, 201 West Market Street, Greensboro, North Carolina.

MEMBERS PRESENT: Robert Lawler, Chair; Willie Johnson; Ditra Miller; Frank Havens; and Cary Campbell.

MEMBERS ABSENT: Larry Standley, Randall Crum, and Patrick Woods.

STAFF PRESENT: Dervin Spell, Planning Department, and Cole Renigar, Zoning Investigator.

Roll Call of attendees was taken.

Chair Lawler welcomed everyone to the meeting and explained the policies and procedures of the Guilford County Board of Adjustment.

Mr. Spell stated that **Case Number 16-05-02205** has been withdrawn from the agenda.

HEARING OF THE CASE:

Case Number 16-05-GCPL-02295

Sharonetta McIntyre is filing an appeal regarding the decision of the Address Assignment, as established in the Guilford County Development Ordinance Appendix 1 Section A-5, to change the address of the property, tax parcel number #0126897, from the newly assigned number 2028 Rankin Mill Road back to the previous number 2026. The property is in Monroe Township.
(APPROVED)

Mr. Spell read the case into the record.

Swearing in of staff:

Dervin Spell and Cole Renigar were sworn as to their testimonies during the proceeding.

Swearing in of anyone speaking in favor of the request:

Sharonetta McIntyre, 2028 Rankin Mill Road, was sworn as to her testimony during the proceeding.

Swearing in of anyone speaking in opposition to the request:

Kelly Doss, City of Greensboro, was sworn as to her testimony during the proceeding.

Sharonetta McIntyre was present to appeal the change in her address. She received a notice that a new address was being assigned to her residence. She was told that the adjoining property made some changes resulting in a variance which forced a change in her address. She felt it was reasonable that if an adjoining property had a change and a variance was created as a result, then the address assignment should also follow that same kind of variance in assigning the address rather than forcing her to change her address. She explained that 2026 Rankin Mill Road had been her address for 22 years.

Responding to a question from Mr. Johnson, Kelly Doss, Address Administrator with GIS, stated that the change was precipitated from a subdivision plat that was submitted that divided a piece of property and there were no new numbers available for that piece of property. As a result, they had to change the

neighboring address so that a number would be available for a new piece of property. To go on the south side of the property, they would have had to go down to “2014” to have a next available number and as a result, there would have been five properties whose addresses would have changed. Whereas on the north side, there was just one property and the ordinance states that as few existing addresses as possible should be changed.

Mr. Havens referred to the map distributed to Board members and noted that several of the addresses appear to have been juggled around. Ms. Doss said that she did not know when those addresses were originally assigned.

Ms. Doss explained that the property at “2024” subdivided. It was one large lot and a small square lot has now been addressed as “2026”. If “2024” subdivided a second time, according to the ordinance, the same thing would have to happen.

Mr. Havens asked what kind of problem would occur if the Board were to approve the request to stay at “2026”. Ms. Doss said that the reason a primary address must be assigned rather than an accessory address, such as giving it an “A” or “B” designation, is due to emergency service response and that is the basis of the ordinance because it eliminates confusion.

Ms. Doss stated that all of these houses are occupied dwellings and a new house is under construction on the new “2026” lot. In addition, she pointed out that the ordinance has been in place since 2009 and this type of address assignment has occurred on other houses as well. According to the ordinance, the new “2026” lot is considered a unit of property and therefore, must be assigned a primary address versus an accessory address. The properties are officially subdivided and deeded separately.

Ms. McIntyre stated her opinion that it makes little sense that there is not a sequential flow of addresses as it pertains to emergency service access to the street.

Mr. Havens commented that keeping “2026” at its original location would be no more confusing than it currently is now.

Chair Lawler asked staff to explain why this case is being heard by the Board of Adjustment. Mr. Spell explained that according to the ordinance, the Board of Adjustment is the Board that hears appeals of any enforcement officer’s actions. Ms. Doss was acting as an enforcement officer when she assigned the address.

Members felt that there may be a flaw in the ordinance concerning guidelines for this matter that could be made better through a text amendment offering more alternatives for addressing properties.

In the matter of **Case #16-05-GCPL-02295**, Mr. Havens moved to approve the appeal and allow the appellant to keep her previous “2026” address. The motion was seconded by Ms. Miller. The Board voted 5-0 in favor of the motion. (Ayes: Lawler, Miller, Havens, Johnson, Campbell. Nays: None.)

Mr. Havens asked staff to make a recommendation at a future meeting regarding a change in the ordinance as it pertains to this matter.

NEW BUSINESS:

(a) Consideration for Moving the July Meeting from the July 5th Date

Following discussion, members agreed to keep the July meeting on the regularly scheduled July 5, 2016 date.

(b) Approval of May 3, 2016 Meeting Minutes

Mr. Havens moved approval of the May 3, 2016 meeting minutes as amended, seconded by Mr. Johnson. The Board voted 5-0 in favor of the motion. (Ayes: Lawler, Miller, Havens, Johnson, Campbell. Nays: None.)

Mr. Spell advised members that a Training Session will be held prior to the August, 2016 meeting.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Robert Lawler, Chairman

Dervin Spell, Board Secretary