

GUILFORD COUNTY  
BOARD OF ADJUSTMENT  
SEPTEMBER 3, 2013

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The Guilford County Board of Adjustment met in regular session on September 3, 2013, at 6:02 p.m., in the Blue Room of the Old Guilford County Courthouse, Greensboro, North Carolina.

**MEMBERS PRESENT:** Ditra Miller, Chair; Robert Lawler, Jr.; Larry Standley; Randall Crum; Willie Johnson; and Frank Havens.

**STAFF PRESENT:** Tiffany Burch and Carrie Spencer, Planning Department.

Roll Call of attendees was taken.

**HEARING OF CASE:**

**Case No. 13-08-GCPL-03839:** Central Assembly of God, Inc. Pastor Bruce Johnson is requesting a variance to allow for construction of a 1,319 square foot addition to the rear of the existing church to be 18.7 feet from the edge of US Highway 220 right-of-way rather than 50 foot per the Guilford County Development Ordinance Table 4-4-1 (A) Dimensional Requirements. The property is located at 1709 Vernondale Road, Greensboro, North Carolina 27406. Tax parcel #0141894 in the Sumner Township and is zoned RS-30. Acella reference # 13-08-GCPL-03839.  
**(GRANTED)**

Ms. Burch presented the case history.

Staff and speakers were sworn as to their testimony during the proceedings.

Chair Miller asked if there was anyone wishing to speak in support of this case.

Eric W. Morrison, 507 Heritage Place, is the architect for the project. He explained that the church plans to build a small addition onto the existing building that was built prior to when the setbacks were put into place. The project is in response to the church's growing congregation and the need for additional meeting space.

Members reviewed the site plan provided by the applicant. Mr. Morrison noted that the church cannot be seen from US Highway 220 due to a buffer of trees. He described the site and indicated that adjacent neighbors would not be adversely affected by the addition.

There was no one speaking in opposition to the request.

Mr. Morrison responded to questions from the Board and stated that DOT (Department of Transportation) and surrounding neighbors were notified of the request. He was not aware of any protests resulting from the notification.

In the matter of **Case No. 13-08-GCPL-03839**, the Central Assembly of God has requested a variance to allow for construction of a 1,319 square foot addition to the rear of the existing church to be 18.7 feet from the edge of the highway rather than a 50 foot setback per the Guilford County Development Ordinance due to the hardship of the relocation of the right-of-way by the expansion

*Inter office*  
GUILFORD PLANNING DEPT  
INTEROFFICE  
400 W MARKET ST 5TH  
GREENSBORO, NC 27401

of Highway 220 that results in minimum impact. The hardship relates to the property owners; is in harmony with the general purpose and intent of the Ordinance; insures public safety and welfare; and therefore, Mr. Lawler moved approval of the request, seconded by Mr. Johnson. The Board voted 6-0 in favor of the motion. (Ayes: Miller, Lawler, Havens, Standley, Johnson, Crum. Nays: None.)

**NEW BUSINESS:**

At the request of Board members, staff reviewed the procedure for making a motion.

Ms. Spencer stated that the statutes will change on October 1, 2013 regarding the findings of fact required to create a motion. A revised sample of findings of fact will be provided to aid members in the wording of a motion.

Staff plans to ask the Board's attorney to hold a training session for members after the statutes have changed.

**ADJOURNMENT:**

Mr. Standley moved to adjourn the meeting, seconded by Mr. Lawler. The Commission voted unanimously in favor of the motion.

There being no further business before the Board, the meeting adjourned at 6:34 p.m.

Respectfully submitted,

  
Ditra Miller, Chairman

  
Tiffany Burch, Board Secretary