



GUILFORD COUNTY PLANNING AND DEVELOPMENT

BOARD OF ADJUSTMENT AGENDA

Blue Room, First Floor
Old Guilford County Courthouse
301 W. Market Street
Greensboro, NC 27401
August 7, 2018

Regular Meeting

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: July 3, 2018

D. Rules and Procedures

E. Old Business

F. New Business

Public Hearing Items

Case # 18-06-GCPL-03990

Swearing in of staff and those speaking on the case

Jessica & Austin Laws are requesting a variance from the Guilford County Development Ordinance 6-4.3 (D) 3-b, which regulates the minimum lot size needed to permit an accessory dwelling. The applicants are seeking to locate a singlewide manufactured home as a detached accessory dwelling. Per 6-4.3 (D) 3-b, a singlewide manufactured home as an accessory dwelling needs to be placed on a lot that is two (2) times the district minimum. The property is zoned Agriculture; therefore, the minimum lot size is 40,000 sq. ft. The lot is currently 67,082 sq. ft., necessitating a variance request of 12,918 sq. ft. for the applicant to achieve the required 80,000 sq. ft. minimum lot size. There is a single-family home, garage, and accessory structures on the property. The property is located at 1418 Scalesville Road, Summerfield, NC 27358 being tax parcel, #0138704, in Center Grove Township.

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Case # 18-07-GCPL-04221

Swearing in of staff and those speaking on the case

Michael & Ashley Gossett are requesting a variance from the Guilford County Development Ordinance 4-4.1, side and rear yard setback, to reduce the minimum side yard setback to 2.5 sq. ft. instead of 15 sq. ft. and to reduce the minimum rear yard setback to 2.5 sq. ft. instead of 30 sq. ft. per 4-4.1. There is a single-family home on the property. The applicant is requesting a 1,380 sq. ft. accessory structure. Any accessory structure over 600 sq. ft. must meet primary structure setbacks 4-5.1 (B). The property is located at 7815 Clinard Farms Rd, High Point, NC 27265 being tax parcels, #0222434. The parcel is located in Deep River Township.

G. ADJOURNMENT