

**GUILFORD COUNTY  
BOARD OF ADJUSTMENT  
SEPTEMBER 4, 2018**

The Guilford County Board of Adjustment met in regular session on September 4, 2018 in the Blue Room, Old Guilford County Courthouse, 301 West Market Street, North Carolina, 27401, commencing at 6:11p.m.

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

**MEMBERS ABSENT:** Carey Campbell, Sebastian King, Patrick Woods, and Randall Crum.

**STAFF PRESENT:** Matt Talbott, Deborah Sandlin, and Rhonitta Hayes - Planning Department.

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.

**AMENDMENTS TO AGENDA:**

None.

**APPROVAL OF MINUTES:**

- **August 7, 2018 Minutes:**

Mr. Johnson moved approval of the August 7, 2018 minutes as written, seconded by Mr. Standley. The Board voted 4-0 in favor of the motion. (Ayes: Lawler, Havens, Standley, Johnson. Nays: None.)

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

***Public Hearing Items***

**CASE #18-06-GCPL-03990:**

Jessica and 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 structure on the property. The property is located at 1418 Scalesville Road, Summerfield, NC 27358, being tax parcel #0138704, in Center Grove Township.

**(DENIED)**

**Swearing-in of staff:**

Matt Talbott, Planning Department, was sworn as to his testimony in the following matter.

Mr. Talbott presented the case and said that Jessica and 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 structure on the property. The property is located at 1418 Scalesville Road in Summerfield, North Carolina.

The applicants were not present to speak on this case. Mr. Talbott indicated that he tried to contact the applicants this morning. He spoke with one of the applicants on the phone and encouraged them to attend tonight's meeting. He never received a definitive response regarding their intention to attend the hearing.

The applicants did not attend last month's meeting and staff did not receive any communication from the applicants indicating they did not plan on attending. The Board voted to table the request at that meeting. Mr. Talbott spoke to the applicants after the last meeting. They explained that the septic system was going to cost too much money and therefore, they decided not to seek a variance and did not attend the meeting. Mr. Talbott encouraged them to go ahead and apply for this variance as they had already paid the fee. With the variance in place, the applicants would be able to move forward with the septic system whenever the funds became available.

There was no one present wishing to speak either in favor or in opposition to the request.

Ditra Miller joined the meeting at 6:26 p.m. Mr. Talbott presented a brief overview of the case for the benefit of Ms. Miller.

In the matter of Case Number **18-06-GCPL-03990**, Mr. Standley moved to deny the request. The motion was seconded by Mr. Johnson.

Mr. Standley amended his motion and stated that in the matter of Case Number **18-06-GCPL-03990**, submitted by Jessica and Austin Laws, there was no one present to speak either for or against the request for a variance and the applicants were not present last month when the case was tabled until this month. The applicants are not present again tonight. Therefore, Mr. Standley moved to deny the variance request. The motion was seconded by Mr. Johnson. The Board voted 5-0 in favor of the motion. (Ayes: Lawler, Havens, Standley, Johnson, Miller. Nays: None.)

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:31 p.m.

Respectfully submitted,

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Robert Lawler, Chairman

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Matthew Talbott, Board Secretary

RL:jd/sm