
Planning and Zoning Commission

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June 22, 2026, Planning and Zoning Commission Minutes

Voting Board Members Present: Hal Clarke (Vice Chair), James Freeman, Noah Harbuck, Martin Pennington, and Chris Soule

Voting Board Members Not Present: Steve Coleman (Chair) and John Howard

Staff Present: Dean Nelson, Rachel Floyd, and Brian Causey (Planning and Zoning Attorney).

Guests/Applicants Present: Ben Vaughn and Jessica Haygood, Vaughn Sundeen, P.C., Mike Avery, Shuster Enterprises, Inc.

- I. **Call to Order:** Hal Clarke called the meeting to order at 5:00 p.m.
- II. **Approval of Agenda:** Chris Soule offered a motion to approve the agenda as presented. Noah Harbuck seconded the motion. The motion passed unanimously, 4-0.
- III. **Approval of Minutes:**
 - a) **Regular Meeting – May 19 23, 2026**
Noah Harbuck moved to approve the minutes as presented. James Freeman seconded. The minutes were approved, 4-0.
- IV. **Planning and Zoning Business:**
 - a) **Public hearing to consider an application for variance by RaceTrac, Inc., for Tax Parcel 054 009B**

Mr. Clarke opened the public hearing at 5:08 p.m.

Community Development Director Dean Nelson provided the staff report for the variance request. Mr. Nelson explained that the request is specific to parcel tax parcel 054 009B, but will also affect parcels 054 009E, 054 010G, and 054 010F once they are purchased for the project. Mr. Nelson provided the complete application and the Forsyth zoning and tax assessor maps for the property.

Mr. Nelson stated that multiple variances are requested to exceed sign size, height, illumination, and quantity limits outlined in Article 7 Corridor Overlay and Article 24 Signs of the City of Forsyth Zoning Code. He also provided details about the specific signs that would require variances: 1) 75 square foot price sign, 2) 32 square foot price sign, 3) 600 square foot price highway sign, and 4) CAT Scales ground signage.

Mr. Nelson explained the standards to grant a variance and recommended the variance request be granted.

Mr. Pennington arrived at the meeting at 5:11 p.m.

Mr. Vaughn, representing the applicant, spoke in support of the request and presented renderings of the proposed signs. Mr. Vaughn stated that the layout of the property and safety concerns necessitated the request, and the requested signage is similar to signage approved for neighboring properties.

Mr. Soule asked for the height of the Quick Trip sign. Mr. Vaughn, Ms. Haygood, and Mr. Nelson were all unsure of the Quick Trip highway sign. Mr. Soule stated he is concerned about prompt maintenance and repair of a sign of that size. Mr. Vaughn said he will pass along the concern to his client.

No one was present to speak in opposition to the variance request.

Mr. Clarke closed the public hearing at 5:21 p.m.

Mr. Harbuck made a motion to recommend approval of the variance as presented. Mr. Pennington provided a second to the motion. In discussion, Mr. Soule stated he wanted uniformity in the height of the large highway signs. The motion passed unanimously, 5-0.

b) Public Hearing to consider an application for variance by Mike Avery, Schuster Enterprises, Inc., for Tax Parcel F25 018

Mr. Clarke opened the public hearing at 5:23 p.m.

Mr. Nelson provided the staff report for the variance request to allow for the replacement of highway signs and addition of wall signs at the Burger King located at 179 N. Lee St during a renovation. All signs are internally illuminated. After discussion with the City Attorney, it was recommended that Burger King apply for a variance since neither sign is permitted within the Corridor Overlay district.

Mr. Nelson provided surrounding uses, maps, and renderings before providing the standards to grant variances. Staff recommended the variance be granted.

Mr. Mike Avery, Schuster Enterprises, Inc., spoke in support of the variance request. He explained that they are under contractual obligations with Burger King and must update the signs to the new image. He stated the heights of the highway signs will remain the same and presented pictures of the proposed signs versus pictures of what would align with the variance. He also showed the digital board.

Mr. Avery also explained that when a sign is damaged, it takes 4 to 6 weeks to get the replacement sign faces, and they are installed the next week.

No one was present to speak in opposition to the request.

Mr. Clarke closed the public hearing at 5:36 p.m.

Mr. Soule gave a motion to recommend approval of the variance request. Mr. Harbuck provided a second to the motion. The motion passed, 5-0.

V. Additional Business:

Mr. Soule stated that board members need to reflect on the Comprehensive Plan and how they would like the City to look. Mr. Nelson requested they all, as well as the public, take part in the stakeholder meetings.

VI. Adjournment:

The meeting was adjourned at 5:39 p.m.