
Planning and Zoning Commission

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September 26, 2026, Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman (Chair), Hal Clarke, John Howard, and Martin Pennington

Voting Board Members Not Present: James Freeman, Noah Harbuck, and Chris Soule

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

Guests/Applicants Present: Megan Yawn and Chris Yawn, Canine Co.; Wes Cone, Crook Construction

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:01 p.m.
- II. **Approval of Agenda:** John Howard offered a motion to approve the agenda as presented. Martin Pennington seconded the motion. The motion passed unanimously, 3-0.
- III. **Approval of Minutes:**
 - a) **Regular Meeting – August 24, 2026**
Mr. Pennington moved to approve the minutes as presented. Hal Clarke seconded. The minutes were approved, 3-0.
- IV. **Planning and Zoning Business:**
 - a) **Public hearing to consider a conditional use application by Megan Yawn for parcel 041 015A, located on Hwy 41, to allow the use of a Kennel within the Manufacturing-Industrial District for the purpose of a dog grooming business.**

Mr. Coleman opened the public hearing at 5:03 p.m.

Community Development Director Dean Nelson provided the staff report for the conditional use permit request. Mr. Nelson explained that the parcel is in the Manufacturing and Industrial (M-I) zoning district and a Kennel is a conditional use within the district. Mr. Nelson provided the complete application and the Forsyth zoning and tax

assessor maps for the property. Mr. Nelson also provided the proposed site plan and a survey.

Mr. Nelson explained that based on the key findings within the staff report, the application meets the standards for granting a conditional use permit. First, the business represents appropriate transitional land use between the industrial and residential zones. Second, the use should not be a burden on traffic, transportation, or the school system. Third, animals will be contained inside the facility or within the fenced enclosure. Fourth, it is in conformance with the comprehensive plan. Therefore, staff recommended approval of the conditional use permit to allow a kennel for the purpose of dog grooming facility and boarding.

Mr. Coleman asked the applicant whether she would like to speak regarding her applications. Ms. Yawn explained her plans for the property.

No one was present to speak in opposition to the request for a conditional use permit.

Mr. Coleman closed the public hearing at 5:10 p.m.

Mr. Clarke made a motion to recommend approval of the conditional use permit as presented. Mr. Howard provided a second to the motion. The motion passed unanimously, 3-0.

b) Public Hearing to consider an application for a variance by Wes Cone, for Tax Parcel F14 007, located on Indian Springs Dr., to allow for a minimum single-family dwelling heated floor square footage of 1,254.

Mr. Coleman opened the public hearing at 5:11 p.m.

Mr. Nelson provided the staff report for the variance request by Mr. Cone for a 546 sq. ft. reduction in the minimum heated floor area to construct a single-family dwelling on the parcel.

Next, Mr. Nelson provided the zoning and tax assessor's maps, site plan and rendering of the planned home before providing the standards to grant variance. Staff recommended the variance be granted based on the following. First, the topography creates a hardship requiring a tailored home footprint to avoid excessive grading. Second, the requested 1,254 sq. ft. home maintains the single-family residential character of the area. Third, the variance will have no adverse health, safety, or public welfare impacts on neighboring parcels. Fourth, should the variance be granted it should result in the standard utility demand with zero municipal infrastructure burden. Fifth, the variance will not contrast with the comprehensive plan.

Mr. Cone spoke in support of the variance request, explaining he is requesting the minimum variance required to construct a new home on the parcel while still maintaining the required setbacks. In response to a question from Mr. Coleman, Mr. Cone explained he plans to lease the home rather than sale it.

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

Mr. Coleman closed the public hearing at 5:19 p.m.

Mr. Pennington gave a motion to recommend approval of the variance request. Mr. Howard provided a second to the motion. The motion passed, 3-0.

V. Additional Business:

None.

VI. Adjournment:

The meeting was adjourned at 5:21 p.m.