

Columbia County
Planning & Zoning Board
May 28th, 2026 AGENDA

5:30 pm at 971 West Duval Street Suite 145 Lake City, Florida

Pledge to the U.S. flag

Invocation

Roll Call

Quasi-Judicial Hearings:

None

Staff Matters

Approval/Adoption of previous meeting minutes

Columbia County
Planning and Zoning Board
April 23, 2026, 05:30 P.M.

The Columbia County Planning and Zoning met in a regularly scheduled meeting held at 971 West Duval Street, in the Tourism Development Council Conference room. The meeting was called to order by Chairman, Jock Phelps followed by the Pledge of Allegiance to the Flag of the United States of America.

Roll Call for the Board was done by Deputy Clerk, Melissa Williams

Members Present:

Jock Phelps, Chairman

Mike McKee, Vice Chair

Gerry Solenski

Walt Graham (not present)

Jody DuPree

Others in Attendance:

Seth Lane, County Planner

Melissa Williams, Deputy Clerk

Patrick Krechowski, Attorney for Planning and Zoning Board

David Kraus, County Manager

Karen Aiken-Smott – Planning Tech

Staff Matters:

Approval / Adoption of previous meeting minutes -March 26,2026

MOTION by Jody DuPree to approve and adopt the previous meeting minutes from March 26, 2026.
SECOND by Mike McKee. The motion carried unanimously.

Public Hearings:

Seth Lane, County Planner:

Z260301- A petition by Nelson Bedenbaugh, agent for Forty-Seven Properties Inc., requesting a zoning change from Residential Single Family-2 to Industrial, Light and Warehousing on the lands described as follows: Parcel # 17-4S-17-08410-000 (Partial rezoning of parcel).

Public Hearing was opened:

Nelson Bedenbaugh advised the property was 60 acres altogether.

Jock Phelps, Chairman asked how many acres to be rezoned.

Nelson Bedenbaugh answered 7.3 acres.

Gerry Solenski made a comment where does it show it.

Seth Lane, County Manager stated to go to the 3rd colored map, it is not subdivided yet.

Gerry Solenski made a comment.

Patrick Krechowski, Attorney for Planning and Zoning made a comment to look at the legal description.

Jody Dupree made a comment about the 7.3 acres on the map.

Public Hearing was closed:

MOTION by Mike McKee to approve petition Z260301 made by Nelson Bedenbaugh. SECOND by Jody DuPree. The motion carried unanimously.

CPA260301- A petition by Nelson Bedenbaugh, agent for Forty-Seven Properties Inc. requesting a Future Land Use Map change from Residential Low to Industrial on the lands described as follows: Parcel # 17-4S-17-08410-000 (Partial rezoning of Parcel).

Public Hearing was opened:

Seth Lane, County Manager made a comment that the map will match the zoning.

Public Hearing closed:

MOTION by Mike McKee to approve petition CPA260301 made by Nelson Bedenbaugh. SECOND by Jody DuPree. The motion carried unanimously.

Jock Phelps, Chairman made a comment about electing a new chairman.

MOTION by Jody DuPree to nominate Mike McKee to be the new Chairman of the Planning & Zoning Board. SECOND by Gerry Solenski. The motion carried unanimously.

MOTION by Jody DuPree to nominate Gerry Solenski to be the new Vice Chairman of the Planning & Zoning Board. SECOND by Mike McKee. The motion carried unanimously.

Mike McKee made a comment about becoming the new Chairman.

There being no further business, meeting adjourned at 05:41P.M.

Jock Phelps, Chairman

ATTEST:

Seth Lane, County Planner