

Columbia County
Board of Adjustments
June 25th, 2026 @ 06:30 P.M.

The Board of Adjustments 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 Mike McKee followed by the Pledge of Allegiance to the Flag of the United States of America.

Roll Call for the Board remained the same done by Deputy Clerk Melissa Williams.

Members Present:

Mike McKee, Chairman

Gerry Solenski, Vice Chair

Jeff Todd

Walt Graham

Others in Attendance:

Seth Lane, County Planner

Melissa Williams, Deputy Clerk

Patrick Krechowski, Attorney for the Planning and Zoning Board-phone call

Karen Aiken-Smott – Planning Tech

Staff Matters:

Approval / Adoption of previous meeting minutes -

MOTION by Walter Graham to approve and adopt the previous meeting minutes from May 28, 2026.
SECOND by Gerry Solenski. The motion carried unanimously.

Quasi-Judicial Hearings:

Seth Lane, County Planner:

SE260404 (Special Exception) – A petition by James Johnston, Agent for Shutts & Bowen LLP and Nettie K. Gucker (landowner), requesting a Special Exception to place a 250' self-support communication

tower on a portion of the land described as follows: parcel #19-5S-16-03651-000 located at 1663 SW Carpenter Road.

(see attached documents)

Seth Lane, County Planner spoke about the location being in agriculture zoning and meets the requirement with 4 wireless carriers and in a rural community area.

Public Hearing was opened:

Request: Petition by James Johnson for a 250-foot self-support cell tower at 1663 SW Carpenter Road.

Details: The tower would be in an AG-zoned area, occupy a 100 x 100 lease area, and accommodate up to four wireless carriers (T-Mobile as anchor).

Staff Report: Staff found the tower compatible with the rural surroundings and recommended approval with the condition that the county be notified 60 days prior to any sale/transfer.

Jeff Todd made a comment that it is a nice area, he tried his Verizon phone, and it was dead. He supports the tower.

Attorney, James Johnston 3rd party consultant, stated there is a need in this area.

Walter Graham asked a question about up to 4 carriers, was 3 a typo error?

Seth Lane, County Planner stated yes, it was a typo.

No one spoke against the tower.

Decision: The special exception was approved unanimously.

Public Hearing was closed:

MOTION by Gerry Solenski to approve Special Exception SE260404. SECOND by Walter Graham. The motion carried unanimously.

Clerk of Court Signage: Seth Lane, County Planner spoke about the new signage that has been placed in the records office to encourage land buyers to consult with planning staff before filing deeds.

Meeting Schedule Adjustment: The Board discussed combining the November and December meetings into a single meeting on December 10, 2026, due to the Thanksgiving holiday. A proposal was also made to move regular meetings to the second Thursday of the month starting next year to better align with the Board of County Commissioners' schedule.

There being no further business, meeting adjourned at 06:39 P.M.

Mike McKee, Chairman

ATTEST:

Seth Lane, County Planner

