

Columbia County
Planning and Zoning Board
June 25, 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, Mike McKee followed by the Pledge of Allegiance to the Flag of the United States of America and Invocation.

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

Members Present:

Mike McKee, Chairman

Gerry Solenski, Vice Chair

Walt Graham

Jeff Todd

Others in Attendance:

Seth Lane, County Planner

Melissa Williams, Deputy Clerk

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

Karen Aiken-Smott – Planning Tech

A new Planning and Zoning Board member, Jeff Todd, was introduced, replacing Jody DuPree.

Staff Matters:

Approval / Adoption of previous meeting minutes – May 28, 2026

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

Quasi-Judicial Hearing:

Seth Lane, County Planner:

CPA260401 (Future Land Use Map Amendment)-A petition by Lindsay Haga, agent for CP Lake City LLC, requesting a Future Land Use Map change from Residential Low to Commercial on the lands described as follows: A portion of Parcel # 36-3S-16-02590-001 located at 1705 West US Highway 90 and Hackney Terrace.

Request Details:

- Petition by Lindsay Haga for CP Lake City, LLC.
- Request to change the future land use map from "Residential Low" to "Commercial" for a 10-acre portion of an 18-acre parcel.
- The parcel is located at 1705 West US Highway 90 and Hatton Terrace.
- **Staff Presentation: Seth Lane, County Planner**
 - The entire 18-acre parcel is already zoned "Commercial Intensive," but the future land use map is split between "Commercial" and "Residential Low."
 - The proposal aims to make the entire parcel's land use designation "Commercial" to resolve this discrepancy.
 - The property is on a major commercial corridor (US Highway 90) and is surrounded by commercial properties.
 - Staff recommended approval, finding it consistent with the Columbia County comprehensive plan.
 - Gerry Solenski made a comment how is the future northern piece ½ of the property.
 - Seth Lane, County Planner states that it is already zoned commercial just the future land use.
 - The Board was reminded to focus only on the land use map change, not specific site plans.
- **Applicant Presentation: Lindsay Haga, agent for CP Lake City LLC.**
 - The project is titled "Columbia Commons," and the change is a small-scale land use amendment for 10 acres.
 - The property is in the designated Urban Development Area where growth is encouraged.
 - Consultant reports found the request consistent with the comprehensive plan and Land Development Regulations (LDRs).
 - A Transportation Impact Analysis confirmed the level of service on the roadway network would be maintained, with added trips remaining within thresholds. The site is expected to attract "pass-by" trips on US 90 rather than generate new trips.
 - Gerry Solenski spoke about a single use; they could have more than one.

- Gerry Solenski made a comment that if you put it in parcel, it could increase the traffic and will need to manage the flow.
- Walter Graham made a comment to tie it into the existing flow.
- Permitting with the Florida Department of Transportation (FDOT) for access is ongoing.
- The development concept may include a primary user and outparcels.
- **Environmental Assessments and Permitting: Jason Crews / Lindsay Haga**
 - An environmental consultant found no environmentally sensitive areas, though wetlands exist on site. Impacts would require permitting via the Army Corps of Engineers or Suwannee River Water Management District and compliance with a 35-foot flood buffer. Mitigation banking is a costly option.
 - A cultural resource assessment found no historical resources.
 - Relocation of wildlife like gopher tortoises is required and costly.
 - Stormwater will be designed to prevent increased off-site runoff via permitted wet ponds.
- **Board and Applicant Discussion:**
 - **Cross-Access:** A question was raised about interconnecting with the adjacent "Commons Loop." The applicant's team stated this is ideal but requires negotiation with the property owner unless a cross-access easement already exists.
 - **Hackney Terrace Connection:** Road improvements (widened lanes, turn lanes, sidewalks) are anticipated at the site plan stage from the site to US 90. The owner may need to donate right-of-way. Jurisdiction (City vs. County) is unclear.
 - **Historical Context:** In response to a query, staff explained that split land use/zoning on parcels is common due to historical broad-stroke mapping, and this change seeks to create conformity.
 - Chairman, Mike McKee made a comment that we are just talking about the change in zoning.

Public Comments on the Land Use Amendment

Public Hearing was opened:

- **Kayla Duncan (Citizen):** Opposed the amendment, citing incomplete traffic studies, the presence of jurisdictional wetlands, threatened gopher tortoises, and poorly drained soil unsuitable for commercial use.
- **Dennis Roberts (Citizen):** Opposed the change as "classic urban sprawl," voicing concerns about increased traffic on the narrow Hackney Terrace, potential danger to children, and the lack of a proper historical/archaeological survey.
- **Jay Swisher (Citizen):** Opposed the change due to Hackney Terrace's narrowness and significant concerns about drainage and potential flooding in an area described as a "bowl" that already floods. Spoke about Hackney Terrace being a 2-car road. Made a comment about Harper Lake

and the overgrowth at Gwen Lake is already ruining Harper Lake. Last Hurricane we were flooded.

- **Ralph Franklin Powers (Citizen):** Expressed concern about increased traffic at the mouth of his street, believing it will create a "mess" and suggesting a second exit on Duval Street.
- **Sean Chandler (Citizen):** Opposed the development, stating it would ruin the area's serenity and pose a safety risk to children. He highlighted that Hackney Terrace is too thin for commercial traffic and frequent floods, and he expressed worry about runoff and the lack of proper wetland delineation.
- **Sean Chandler (Citizen)** raised safety concerns about homeless individuals in the nearby woods, mentioning a recent fire and the potential for displacement. The Board acknowledged the owner has worked with the Sheriff on this issue. They have now moved to our land.
- Jason Crews made a comment about they are working with the owners and the Sheriff's office about the homeless.
- Jeff Todd made a comment about the traffic study; DOT has a projection on what the road can handle and not to exceed that. Will there be a red light?
- Lindsay Haga made a comment that no about a red light, there are already trips on 90. Will not generate a new trip. It will have a DOT designed turn lane for primary trips.
- Gerry Solenski asked the question is the plan to connect to the Publix the end goal?
- Jason Crews answered we would like to have a cross connection, but there are 2 private owners.
- Gerry Solenski proposed a site plan on the back ten acres.
- Jeff Todd asked the question what happens to the cell tower?
- Jason Crews stated that the tower will stay.
- Gerry Solenski asked the question about the 10 acres are they dry or wet ponds?
- Jason Crews answered wet ponds. We still must walk it and verify the line. We don't know the stage yet.
- Gerry Solenski made the comment to build, buy credits and develop the land.
- Jason Crews stated that impacting the wetland you can buy credits you need to purchase and how much they have.
- Gerry Solenski to relocate a turtle is about \$5,000.00 a turtle.
- **Dennis Roberts:** (Citizen) made a comment about inviting 3 guests and taking a ride, maybe by Molly Pond and looking at the runoff from US 90. Stand up for the Community.
- **Kayla Duncan:** (Citizen) spoke about the traffic and there being a reason it was left residential low.

Public Hearing was closed:

The Board acknowledged many public concerns were site-plan related and deferred specific traffic and access issues to the future DOT and site plan review processes.

Seth Lane, County Planner spoke about there was no zoning application for split land use and no evidence when it was changed and the reason why it was split. It was done by the County.

Deliberation and Vote on Land Use Amendment

- The Board acknowledged many public concerns were site-plan related and deferred specific traffic and access issues to the future DOT and site plan review processes.

MOTION by Walter Graham to approve CPA260401 to Commercial. SECOND by Jeff Todd. The motion carried with a vote of three to one.

Gerry Solenski, Vice Chair being the opposing vote.

James Swisher, Clerk of Court made a comment about Seth Lane, County Planner heard the concern and had a sign put up in the Clerk of Court's office to make people aware to call before they do permits or try to do deeds.

There being no further business, meeting adjourned at 06:29 P.M

Mike McKee, Chairman

ATTEST:

Seth Lane, County Planner