

Columbia County

Planning & Zoning Board

July 23rd, 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 for the Board was done by Deputy Clerk Melissa Williams.

Members Present:

Mike McKee, Chairman

Gerry Solenski, Vice Chair

Jeff Todd

Walter Graham

Dalphus Johnson

Others in Attendance:

Seth Lane, County Planner

Melissa Williams, Deputy Clerk

Patrick Krechowski, Attorney for Planning and Zoning Board

Quasi-Judicial Hearings: was opened

County Planner, Seth Lane

Z260601 (ZONING CHANGE) – A petition by Justin Tabor, agent for 4K Cattle Company LLC. Requesting a zoning change from Rural Residential to Commercial Highway Interchange on the

lands described as follows: Parcel (s) #02-6S-17-09554-000; 02-6S-17-09554-002;02-6S-1709555-000. Located on the West side of SE Giles Martin Avenue.

See attached fits in the DUDA – small area will not be changed, it is a retention pond.

- Staff presented a request by agent Justin Tabor for 4K Cattle Company LLC to rezone three parcels totaling 81.87 acres in the DUDA around Ellisville to Commercial Highway Interchange.
- The property is situated between a sewer plant and a truck stop. Access is currently via Giles Martin Avenue, a dirt road needing improvements, but a future connection to US 441 is expected.
- Staff found the request consistent with the comprehensive plan and noted that impacts (transportation, utilities, drainage, wetlands, floodplain, buffering) would be addressed at the site development stage.
- The applicant has no specific development plans yet. No public comments were made against the application.

Justin Tabor -planner passed on the presentation and the Board had no questions.

Public Hearing was opened:

No questions or comments.

Public Hearing was closed:

MOTION by Jeff Todd to approve Z260601 (ZONING CHANGE) from Rural Residential to Commercial Highway Interchange on lands described as follows: Parcel(s) 02-6S-17-09554-000; 02-6S-17-09554-002; 02-6S-17-09555-000. Located on the West side of SE Giles Martin Avenue. SECOND by Walt Graham. The motion carried unanimously.

County Planner, Seth Lane

CPA260601- A petition by Justin Tabor, agent for 4K Cattle Company LLC. Requesting a Future Land Use Map amendment from Residential -Very Low to Highway Interchange on the same lands as described above. It will be commercial.

- Staff presented a FLUM amendment to align with the approved zoning change for the same property.
- There were no public comments or Board discussions.

Public Hearing was opened:

No questions or comments.

Public Hearing was closed:

MOTION by Jeff Todd to approve CPA260601 (FUTURE LAND USE MAP CHANGE) request for a Future Land Use Map amendment from Residential-Very Low to Highway Interchange on the same lands as described above. SECOND by Walt Graham. The motion carried unanimously.

New Business:

Introduction of new member of the Board, Dalphus Johnson who replaced Jody DuPree.

Staff Matters:

Approval / Adoption of previous meeting minutes from June 25, 2026

MOTION by Gerry Solenski to approve and adopt the previous meeting minutes from June 25,,2026. Second by Walt Graham. The motion carried unanimously.

Other matters to be added at the discretion of the chair/For the Good of the Order:

None.

There being no further business, the Planning & Zoning meeting adjourned at 05:41 P.M.

ATTEST:

Mike McKee, Chairman

Seth Lane, County Planner

