



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
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REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 03/15/2024

Request Type: Site Plan Review (SPR)  Special Exception (SE)  Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z)  Certificate of Appropriateness (COA)

Project Number: CPA 24-01 and Z 24-01

Project Name: Sugar Mill Apartments

Project Address: TBD

Project Parcel Number: 08006-001

Owner Name: MHP JR, LLC

Owner Address: PO Box 3243, Valdosta, GA

Owner Contact Information: Telephone Number: 229-560-2305 Email: sugarmillapartments777@gmail.com

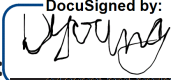
Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

**Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting**

**Building Department: Reviewed by:**  **Date:** 3/15/2024

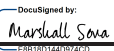
No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 3/19/2024

The property located on parcel 08006-001 is contiguous to RMF-1 zoning district and has a RMF-2 touching the property on the southeast corner of the property.

**Business License: Reviewed by:**  **Date:** 3/18/2024

will need to apply for a business license

**Code Enforcement: Reviewed by:**  **Date:** 3/18/2024

No liens, codes or violations

**Permitting: Reviewed by:**  **Date:** 3/15/2024

permits to follow after all zoning meetings for approval.

**Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service**

**Water Department: Reviewed by:**  **Date:** 3/15/2024

No comments at this time

**Sewer Department: Reviewed by:**  **Date:** 3/15/2024

none

**Gas Department: Reviewed by:**  **Date:** 3/19/2024

No gas at this location.

**Water Distribution/Collection: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_


**Customer Service: Reviewed by:**  **Date:** 3/18/2024

No comments at this time.

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:**  **Date:** 3/19/2024

No comment.

**Fire Department: Reviewed by:**  **Date:** 3/21/2024

I have no issues.

**Police Department: Reviewed by:**  **Date:** 3/21/2024

No comment at this time

**NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.**

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

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Suwannee River Water Management: Reviewed by: DocuSigned by: Garnett Spencer Date: 3/15/2024

It appears the site will require a modification to a previously issued Environmental Resource Permit. We recommend the applicant schedule a pre-application meeting with SRWMD to go over the requirements.

School Board: Reviewed by: DocuSigned by: Keith Hatler Date: 3/25/2024

The Columbia County School District acknowledges the intent to develop the project known as Sugarmill Apartments Phase II. The District further acknowledges that this development will consist of up to 46 dwelling units on the 2.33 +/- acres located off of SW Grandview Street (Parcel number: 06-4S-17-08006-001. This property is currently zoned for Summers Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

County: Reviewed by: DocuSigned by: Chad Williams Date: 3/15/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

**NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.**