

City of Jacksonville



Planning Commission Agenda

214 North Hogan Street, Edward Ball Building, 1st. Floor – Hearing Room 1002

Thursday, August 6, 2026

1:00 P.M.

Jacksonville Planning Commissioners

Moné Holder, Chair
Michael McGowan, Vice Chair
Lamonte Carter, Secretary
Amy Fu
Dorothy Gillette
Ali Marar
D.R. Repass
Joshua Garrison
Sean Hall

Mark McManus, Military Representative
Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, August 20, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, August 19, 2026**

Deferrals – NONE
Deferred Item to be Heard – NONE
New Items – NONE

Deferrals – NONE
Deferred Items to be Heard – NONE
New Items – NONE

1. 2026-0126 (L-5928-24C) (Companion 2026-0127)	
Council District-8 – Planning District-6 6919 Pitts Road	Signs Posted: Yes
Request: L D R to C G C	
Owner(s): Fluffy Buttons, LLC	Agent: Michael Herzberg
Staff Recommendation: DEFER – NO REPORT	
Planning Commission Recommendation:	

Ex-Parte	2.	2026-0127 (companion 2026-0126) Council District-8 – Planning District-6 Request: CCG-2 to PUD Owner(s): Fluffy Buttons, LLC Staff Recommendation: DEFER – NO REPORT Planning Commission Recommendation:	6919 Pitts Road	Signs Posted: Yes Agent: Michael Herzberg
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1. 2026-0523 (L-6036-25C) (Companion 2026-0524)
Council District-12 – Planning District-4 0 Yellow Water Road Signs Posted: Yes
Request: R R to A G R
Owner(s): Yellow Water Land Holdings, LLC Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 2. 2026-0524 (Companion 2026-0523)
Council District-12 – Planning District-4 0 Yellow Water Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Yellow Water Land Holdings, LLC Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
3. 2026-0525 (L-6117-26C) (Companion 2026-0526)
Council District-5 – Planning District-3 4427 Emerson Street Signs Posted: Yes
Request: R P I to C G C
Owner(s): 4427 Emerson, LLC Agent: Grafton Addison
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0526 (Companion 2026-0525)
Council District-5 – Planning District-3 4427 Emerson Street Signs Posted: Yes
Request: C R O to C C G-1
Owner(s): Yellow Water and Holdings, LLC Agent: Grafton Addison
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
5. 2026-0527 (L-6124-26C) (Companion 2026-0528)
Council District-5 – Planning District-3 4730 Spring Glen Road Signs Posted: Yes
Request: L D R to R P I
Owner(s): Rick and Stacey Warming Agent: Stacey Warming
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 6. 2026-0528 (Companion 2026-0527)
Council District-5 – Planning District-3 4730 Spring Glen Road Signs Posted: Yes
Request: R L D-60 to C R O
Owner(s): Rick and Stacey Warming Agent: Stacey Warming
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
7. 2026-0529 (L-6128-26C) (Companion 2026-0530)
Council District-11 – Planning District-3 0 Gate Parkway Signs Posted: Yes
Request: R B I to C G C
Owner(s): Gate Ventures, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 8. 2026-0530 (Companion 2026-0529)
Council District-11 – Planning District-3 0 Gate Parkway Signs Posted: Yes
Request: P U D to P U D
Owner(s): Gate Ventures, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

CONVENTIONAL REZONINGS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

Ex-Parte 1. 2026-0531
 Council District-14 – Planning District-4 7080 Wheat Road
 Request: R R-Acre to R L D-50 Signs Posted: Yes
 Owner(s): Hoose Homes and Investments, LLC Agent: Zach Miller, Esquire
 Staff Recommendation: **APPROVE**
 Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte 1. 2026-0436
 Council District-8 – Planning District-6 0 Old Kings Road and 0 Acree Road Signs Posted: Yes
 Request: P U D to P U D
 Owner(s): Acree JV, LLC Agent: Justin Holmes
 Staff Recommendation: **DEFER – NO REPORT**
 Planning Commission Recommendation:

Deferred Items to be Heard – NONE

New Items –

Ex-Parte 1. 2026-0532
 Council District-10 – Planning District-5 0 Union Heights Road, 0 Bob-o-link Road East and
 Signs Posted: Yes 7167 Old Kings Road
 Request: I L to P U D
 Owner(s): Preferred Materials, Inc. Agent: Kristen Reed
 Staff Recommendation: **APPROVE with CONDITION**
 Planning Commission Recommendation:

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –