

City of Jacksonville



Planning Commission Agenda

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

Thursday, May 7, 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, May 21, 2026**

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

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 23, 2026 -

ORGANIZATION OF AGENDA

QUASI-JUDICIAL

EXCEPTIONS (E), VARIANCES (V), WAIVER OF MINIMUM DISTANCE REQUIREMENTS FOR LIQUOR LICENSE LOCATION (W L D), AND WAIVER OF ARCHITECTURAL AND ASTHETIC REQUIREMENTS (WAAR)

EXCEPTIONS, WAIVER OF LIQUOR LICENSE LOCATION AND ADMINISTRATIVE DEVIATION COMPANIONS

Deferrals –

Ex-Parte 1. E-25-64
Council District-8 – Planning District-6 13985 Webb Road Signs Posted: Yes
Request: Borrow Pit in A G R Zoning District
Owner(s): Shiferdek Lyle E Jr Life Estate Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. V-26-06
Council District-6 – Planning District-3 12633 Hood Landing Road Signs Posted: Yes
Request: Increase size of Accessory Structure from 50% of the Primary Structures Building Footprint to 134%
Owner(s): Julie and James Hughes Agent: James Hughes
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-26-20 (Companion AD-26-21)
Council District-4 – Planning District-2 10344 Atlantic Circle Signs Posted: Yes
Request: Trades contractor with outside storage including overnight truck parking
Owner(s): Ryan Rodriguez Agent: Ryan Rodriguez
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte 2. AD-26-21 (Companion E-26-20)
Council District-4 – Planning District-2 10344 Atlantic Circle Signs Posted: Yes
Request: Reduction of the driveway width, the uncomplimentary land use buffer width on the east and the west property line, reduction of the buffer trees on the east and west property line
Owner(s): Ryan Rodriguez Agent: Ryan Rodriguez
Staff Recommendation: **DENY**
Planning Commission Recommendation:

- Ex-Parte 3. V-26-10
Council District-7 – Planning District-4 3533 Oak Street Signs Posted: Yes
Request: Increase size of an Accessory Dwelling Unit from 25% to 31% to allow an existing historic garage structure to be converted
Owner(s): William Krolick Agent: William Krolick
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. V-26-11
Council District-12 – Planning District-5 9671 Old Plank Road Signs Posted: Yes
Request: Increase size of an Accessory Structure from 50% to 168%
Owner(s): Tyler A. Self Agent: Tyler A. Self
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

Deferrals – NONE

Deferred Item to be Heard – NONE

New Items – NONE

CELLULAR ANTENNA REVIEWS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS, PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

- Deferrals – 1. 2026-0122 (L-6091-25C) (Companion 2026-0123)
Council District-8 – Planning District-6 0 Old Kings Road Signs Posted: Yes
Request: A G R to L D R
Owner(s): Sandcastle Capital Holdings, LLC Agent: Hunter Faulkner, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0123 (companion 2026-0122)
Council District-8 – Planning District-6 0 Old Kings Road Signs Posted: Yes
Request: A G R to P U D
Owner(s): Sandcastle Capital Holdings, LLC Agent: Hunter Faulkner, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

3. 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 4. 2026-0127 (companion 2026-0126)
Council District-8 – Planning District-6 6919 Pitts Road Signs Posted: Yes
Request: L D R to C C G
Owner(s): Fluffy Buttons, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard – NONE
New Items – NONE

TEXT AMENDMENTS

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

CONVENTIONAL REZONINGS

Deferrals – NONE

Deferred Items to be Heard –

- Ex-Parte 1. 2025-0630
Council District-9 – Planning District-5 0 Commonwealth Avenue Signs Posted: Yes
Request: R L D-60 to R M D-B
Owner(s): Charles Powell Agent: Charles Powell
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation:

New Items –

- Ex-Parte 1. 2026-0273
Council District-11 – Planning District-3 7599 Southside Boulevard Signs Posted: Yes
Request: R R-Acre to P B F-1
Owner(s): J E A Agent: Brenna Durden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0274
Council District-10 – Planning District-4 4578 Blanding Boulevard Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Triad Venture Capitalists, LLC Agent: Michael Akopyan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS – Ordinance 2026-311 - Target Growth Area Overview

APPEALS UPDATE –

ADJOURNMENT –