

City of Jacksonville



Planning Commission Result 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**

- 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: **APPROVED** with **CONDITION**
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: **APPROVED**
- 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: **APPROVED**
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: **APPROVED**
- 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: **APPROVED**
7. 2026-0529 (L-6128-26C) (Companion 2026-0530)
Council District-11 – Planning District-3 0 Gate Parkway Signs Posted: Yes
Request: R P I to C G C
Owner(s): Gate Ventures, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- 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: **APPROVED** with **CONDITIONS**

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: **APPROVED**

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**

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: **APPROVED** with **CONDITION**

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 2:18pm