

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, September 17, 2026

1:00 P.M.

Jacksonville Planning Commissioners

- ✓ Michael McGowan, Chair
 - ~~Lamonte Carter, Vice Chair~~
 - Amy Fu
 - ✓ Dorothy Gillette
 - ✓ Ali Marar
 - ✓ D.R. Repass
 - ✓ Joshua Garrison
 - ~~Sean Hall~~
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- ✓ Mark McManus, Military Representative
 - ✓ Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, October 8, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 6, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on September 3, 2026 - **APPROVED**

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 – NONE

Deferred Items to be Heard – NONE

New Items –

- Ex-Parte 1. V-26-27
Council District-2 – Planning District-6 0 Cedar Bay Road Signs Posted: Yes
Request: Reduce the unobstructed visual access corridor to the navigable waterway from 25 feet to 20 feet
Owner(s): Daniel Webb Agent: Kelly Smith
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 2. V-26-28
Council District-4 – Planning District-3 3146 Victoria Park Road Signs Posted: Yes
Request: Increase height of accessory structure (16 feet) to exceed the height of the primary structure.
Increase height of fence within secondary front yard from 4 feet to 6 feet.
Reduce secondary front yard setback from 10 feet to 7 feet.
Owner(s): Mikey Perez and Lisis L. Alvarez Rosales Agent: Mikey Perez
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DEFERRED** to 10-08-26
- Ex-Parte 3. V-26-29
Council District-12 – Planning District-5 8473 Lake Marietta Drive South Signs Posted: Yes
Request: Increase the size of an accessory dwelling unit from 25% (453 sq. ft.) of the primary structures building footprint to 40% (740 sq. ft.)
Owner(s): Timmothy S. Young Agent: Timmothy S. Young
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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

Deferrals –

1. A D A O-26-02
Council District-13 – Planning District-2 14511 Aqua Vista Court Signs Posted: Yes
Request: Appeal of final order from the Zoning Administrator Denying Administrative Deviation AD-26-24,
an application requesting to reduce the lot width from 60 feet to 55 feet for two lots
Owner: Trevor Moody Appellant: Trevor Moody
Planning Commission Recommendation: **DEFERRED** to 10-08-26

Deferred Item to be Heard – NONE

New Items –

- Ex-Parte
1. M M-26-16
Council District-1 – Planning District-2 3412 University Boulevard North Signs Posted: Yes
Request: To amend signage provisions of the written description
Owner(s): Denise M. Nelson and John M. Ferritti, Sr. Agent: Paige Hobbs Johnston
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte
2. M M-26-17
Council District-12 – Planning District-5 8427 Cassie Road Signs Posted: Yes
Request: Reduce the required front yard setback for lots 11, 12, 13 and 14
Owner(s): Renee Fitzmorris Agent: Alex Moldovan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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. 2026-0126 (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: **DEFERRED**
- Ex-Parte
2. 2026-0127 (companion 2026-0126)
Council District-8 – Planning District-6 6919 Pitts Road Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): Fluffy Buttons, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE

New Items –

1. 2026-0647
Council District-12 – Planning District-5 0 Pickettville Road Signs Posted: Yes
Request: L I in the Industrial Situational Compatibility Area to H I in the Industrial Sanctuary Area
Owner(s): PW Commonwealth, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
2. 2026-0648
Council District-12 – Planning District-5 0 Garden Street, 9800 Plummer Road, 0 Messer Road,
0 Kings Crossing Drive and 0 Paddington Way
Signs Posted: Yes
Request: A G R to R R
Owner(s): Wendy G. Taylor, Robert C. Taylor and Agent: Hayden Philips, Esquire
Chris Taylor HDH, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
3. 2026-0649 (L-6126-26C) (Companion 2026-0650)
Council District-1 – Planning District-2 5529 Floral Bluff Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Bandele Onasanya and Sylvia Onasanya Agent: Jack L. Morgan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 4. 2026-0650 (companion 2026-0649)
Council District-1 – Planning District-2 5529 Floral Bluff Road Signs Posted: Yes
Request: R L D-60 to R M D-B
Owner(s): Bandele Onasanya and Sylvia Onasanya Agent: Jack L. Morgan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
5. 2026-0651 (L-6137-26C) (Companion 2026-0652)
Council District-7 – Planning District-5 2116 Riverside Avenue Signs Posted: Yes
Request: P B F to R P I
Owner(s): St. Vincent's Health System, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 6. 2026-0652 (companion 2026-0651)
Council District-7 – Planning District-5 2116 Riverside Avenue Signs Posted: Yes
Request: P B F-2 to R O
Owner(s): St. Vincent's Health System, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

7. 2026-0653 (L-6138-26C) (Companion 2026-0654)
Council District-7 – Planning District-1 1905 Walnut Street Signs Posted: Yes
Request: L I to C G C
Owner(s): 1905 Walnut Street, LLC Agent: Jeff Rood
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte 8. 2026-0654 (companion 2026-0653)
Council District-7 – Planning District-1 1905 Walnut Street Signs Posted: Yes
Request: I L to P U D
Owner(s): 1905 Walnut Street, LLC Agent: Jeff Rood
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DEFERRED**
9. 2026-0655 (L-6140-26C) (Companion 2026-0656)
Council District-12 – Planning District-5 0 Pritchard Road Signs Posted: Yes
Request: A G R to C G C
Owner(s): Stone Mountain Industrial Park, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 10. 2026-0656 (companion 2026-0655)
Council District-12 – Planning District-5 0 Pritchard Road Signs Posted: Yes
Request: A G R to P U D
Owner(s): Stone Mountain Industrial Park, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

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. 2026-0558
Council District-10 – Planning District-5 0 Richardson Road Signs Posted: Yes
Request: R L D-60 to R L D-40
Owner(s): Trevor Moody Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

- Ex-Parte 1. 2026-0660
Council District-2 – Planning District-6 11713 Alta Drive Signs Posted: Yes
Request: R R-Acre to R L D-100A
Owner(s): Richard Briggs Agent: Stephen Smith, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED** to 10-08-26

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. 2026-0557
Council District-11 – Planning District-3 7020 A C Skinner PKWY Signs Posted: Yes
Request: I B P to P U D
Owner(s): Plymouth Liberty Business Park LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVE** with **CONDITION**
- Ex-Parte 2. 2026-0657
Council District-1 – Planning District-2 3695 Hartsfield Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Maria D. Cruz Agent: Roselain Sonora
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **DEFERRED** to 10-08-26
- Ex-Parte 3. 2026-0658
Council District-7 – Planning District-4 4215 Irvington Avenue Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Brianna Mehan Agent: Brianna Mehan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 4. 2026-0659
Council District-4 – Planning District-3 0 Newton Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Avanta Westgate Owner, LLC Agent: Marshall H. Phillips
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

ORDINANCES – NONE

OLD BUSINESS –

NEW BUSINESS – Appointment of New Offices for the Fiscal Year 2026-2027
Chair – Michael McGowan
Vice Chair – Joshua Garrison
Secretary – D.R. Repass

APPEALS UPDATE –

ADJOURNMENT – 3:50 pm