

City of Jacksonville



Planning Commission Meeting Agenda

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

Thursday, October 8, 2026

1:00 P.M.

Jacksonville Planning Commissioners

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

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 22, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 20, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on September 17, 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 – NONE

Deferred Items to be Heard –

Ex-Parte 1. 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:

New Items –

Ex-Parte 1. E-25-38
Council District-2 – Planning District-6 13377 & 13385 Grover Road Signs Posted: Yes
Request: Recreational Pond / Borrow Pit
Owner(s): Alfred and Leslie Romeu & Joe Hicks Agent: Alfred and Leslie Romeu & Joe Hicks
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

Ex-Parte 2. E-26-39
Council District-1 – Planning District-2 223 Library Road Signs Posted: Yes
Request: Service garages for minor and major repairs by a franchised Motor Vehicle Dealer
Owner(s): Beth Leaptrott Agent: John Bush
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. V-26-30
Council District-14 – Planning District-4 7592 Collins Court Signs Posted: Yes
Request: increase the size of workshop from 50% to 72% of the primary structures building footprint and
increase the height of the RV Garage from 15 feet to 22 feet 2 inches
Owner(s): James A. Quiett Agent: John Bush
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

- Ex-Parte 4. V-26-31
 Council District-4 – Planning District-3 6562 Lou Drive South Signs Posted: Yes
 Request: Increase height of carport to 16 feet
 Increase the size of an accessory structure from 50% to 51%
 Owner(s): Fawn Marie Anderson Agent: Fawn Marie Anderson
 Staff Recommendation: **APPROVE**
 Planning Commission Recommendation:

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

Deferrals – NONE

Deferred Item to be Heard –

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:

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. 2026-0126 (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 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 Items to be Heard –

1. 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, Esq.
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation:

Ex-Parte

2. 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, Esq.
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

New Items –

1. 2026-0689 (L-6145-26C)
Council District-8 – Planning District- 6 0 Main Street North Signs Posted: Yes
Request: R R to C G C
Owner(s): MGM Properties of Jacksonville, LLC Agent: Zach Miller, Esq.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

2. 2026-0690 (L-6067-25C) (Companion 2026-0691)
Council District-5 – Planning District-3 4350 Spring Park Road Signs Posted: Yes
Request: L D R to R P I
Owner(s): Northport Holdings, I, LLC Agent: Brad Schoenemann
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

3. 2026-0691 (Companion 2026-0690)
Council District-5 – Planning District- 3 4350 Spring Park Road Signs Posted: Yes
Request: R L D-60 to C R O
Owner(s): Northport Holdings, I, LLC Agent: Brad Schoenemann
Staff Recommendation: **DENY**
Planning Commission Recommendation:

4. 2026-0692 (L-6142-26C) (Companion 2026-0693)
Council District-5 – Planning District- 3 3747, 3757 Hendricks Ave and 3710 Grandy Ave
Signs Posted: Yes
Request: C G C & L D R to R P I
Owner(s): RAAJ Properties LLC Agent: Stephanie Keyser, DCCM
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 5. 2026-0693 (companion 2026-0692)
Council District-5 – Planning District- 3 3747, 3757 Hendricks Ave and 3710 Grandy Ave
Signs Posted: Yes
Request: C C G-1 & R L D-60 to C O
Owner(s): RAAJ Properties LLC Agent: Stephanie Keyser, DCCM
Staff Recommendation: **APPROVE**
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 –

- 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, Esq.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte 1. 2026-0694
Council District-8 – Planning District- 5 0 Galloway Drive Signs Posted: Yes
Request: P U D to R L D-40
Owner(s): Waldron Point LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 2. 2026-0695
Council District-14 – Planning District- 4 9520 Sandler Road Signs Posted: Yes
Request: R R-Acre to R L D-70
Owner(s): Jacksonville Homes, LLC Agent: Stephen Smith, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 3. 2026-0696
Council District-9 – Planning District- 9 0 103rd Street Signs Posted: Yes
Request: C O to C C G-2
Owner(s): Ricky Rand Agent: Ricky Rand
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 –

- Ex-Parte 1. 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:

New Items – NONE

ORDINANCES – NONE

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –