



CITY OF OAK HILL
Comprehensive Plan Committee
Meeting Minutes
February 2nd, 2026
5:30 P.M.

I. Roll Call

- a. Member roll call was conducted. Members present:
Jeff Bracy, Chair, Dru Ann Welch, Vice Chair
, Tim Morton, David Hogan, Mike Arman, Lisa Bender, Doug Gibson, Tamee Kreek. (Auggie Mauro & Terry Mason absent)

Approval of Minutes, January 27, 2026

II.

Minutes from January 27, 2026, organizational meeting were provided to committee members in summary form.

Motion to approve the minutes was made by Mike Arman committee member and seconded by committee member Doug Gibson. The motion was approved unanimously.

III. Initial Review of Comprehensive Plan Elements

The committee conducted a detailed review of Chapter 1 of the Comprehensive Plan, focusing on future land use designations, density requirements, and development standards.

Committee members identified that the current future land use map dated from April 2020 and was outdated, as it did not include recent annexations and properties in the development process. The Central Florida Regional Planning Council's map was also out of date.

The committee methodically reviewed Policy 1.1.1 regarding land use regulations and made the following recommendations:

- For letter F (regulate signage), the committee recommended adding a reference to Chapter 24, Article 8 of the land development regulations to provide clear guidance.
- For Policy 1.1.2, the committee recommended revising the low-density residential designation to limit development to 2 residential units per gross acre (half-acre lots) with a minimum of 744 square feet per unit, down from the current 4 units per acre.
- For medium-density residential, the committee recommended reducing the maximum density from 10 units per acre to 6 units per acre when central water and sewer are available.
- The committee recommended eliminating the "Activity Center" land use category as it is now obsolete, with that property now being designated as a Residential Planned Unit Development (RPUD).
- The committee discussed creating a new mixed-use commercial/residential category to allow for stores on the ground floor with apartments above.

The committee identified the need for updated maps showing recent annexations and approved developments. They also noted that ordinances from 2021 were apparently never incorporated into the Comprehensive Plan document.

The committee postponed further discussion of Policy 1.1.7 regarding the replacement of substandard mobile homes with small houses, as they needed additional time to determine appropriate minimum square footage requirements.

IV. Citizen Comments

- No citizen comments were received.

V. Adjournment

- Meeting was adjourned at 7:09 PM.

X

Jeff Bracy
Chair



X

John Barkley
City Manager

