



CITY OF OAK HILL
Comprehensive Plan Committee
Meeting Minutes
February 16th, 2026
5:30 P.M.

Roll Call

Chair Bracy, Vice Chair Welch, Board Member Mason, Board Member Hogan, Board Member Arman, Board Member Kreek, and Board Member Mauro were present. Board Member Morton, Board Member Bender (who arrived late), and Board Member Gibson were noted as absent.

Approval of Minutes February 2, 2026

A correction was noted that Board Member Mason was absent at the previous meeting but was marked as present in the minutes.

Motion to approve the minutes as amended by Board Member Kreek, seconded by Board Member Hogan. Motion carried unanimously.

Continued Review of Comprehensive Plan Elements

The committee continued their detailed review of the Comprehensive Plan, focusing on several key areas:

1. The committee agreed to change references from "gross acre" to "buildable acre" throughout the document regarding density calculations. This would prevent developers from counting wetlands and other unusable areas when calculating maximum residential units allowed. The committee determined that 4 units per buildable acre would equate to roughly 11,000 square foot lots, while 6 units per buildable acre would result in approximately 85' x 85' lots.
2. Regarding small houses (Policy 1.17), the committee identified that small houses are already defined in the Land Development Regulations (LDR 24-4-53) as having a minimum floor area of 600 square feet. They agreed to remove the phrase "as such shall be defined" and instead reference the existing LDR definition. The committee also discussed the recent passage of Senate Bill 48, which will require cities to allow ADUs (Auxiliary Dwelling Units) by December 2026.
3. For Policy 1.3, the committee identified grammatical issues in the text and recommended separating run-on sentences to improve clarity, particularly regarding natural resources and land development regulations.
4. The committee recommended changing language in Policy policy 1.4.10 (B) to specify "natural and man-made drainage features" to ensure ditch systems are properly considered in development decisions.

5. For Policy 1.7.2, the committee recommended removing the word "implementing" for grammatical clarity.
6. For Policy 1.7.4, the committee noted the deadline of 2021 had passed and recommended changing the wording to "the City of Oak Hill will continue to modify the land development regulations" to give the city flexibility in reviewing commercial development proposals.
7. Policy 1.2 regarding municipal facilities was discussed with the committee noting that while developers are required to pay a proportionate share of costs for facility expansion, there doesn't appear to be an adopted fee schedule. The committee recommended that this matter be referred to the Commission and attorney.
8. The committee identified that the Future Land Use Map needs to be updated to reflect recent annexations.
9. The committee postponed detailed discussion of Policy 1.9 regarding the stormwater master plan to the next meeting.
10. The committee discussed Policy 1.8.1 regarding interlocal agreements with Volusia County and the City of Edgewater, emphasizing the importance of maintaining these agreements, particularly for the area from Beacon Light to Maytown Road.

The next scheduled meeting will be on March 2, 2026, followed by March 16, 2026.

Citizen Comments

No citizen comments were noted.

Adjournment

The meeting was adjourned.

Amended Minutes

Attest to:

X

Jeff Bracy
Chair

X

John Barkley
City Manager

Amended Minutes