



**CITY OF OAK HILL**  
**Comprehensive Plan Committee**  
**Meeting Minutes**  
**April 9th, 2026**  
**5:30 P.M.**

## **Call to Order**

### **Roll Call**

Chairman Jeff Bracy called the meeting to order and conducted roll call. Present were Board member Auggie Mauro, Board member Terry Mason, Vice Chair Dave Hogan, Chair Jeff Bracy, and Board member Mike Arman. (Board member Doug Gibson also came in during the meeting present)

**Motion:** Mike Arman moved to approve the minutes from the previous meeting. Vice Chair Hogan seconded. Motion carried with Board member Terry Mason abstaining as he was not present at the previous meeting.

## **Committee Review of Comprehensive Plan**

### **Chapter 4: Public Facilities**

The committee conducted a comprehensive review of Chapter 4, focusing on public facilities policies and making numerous recommendations for revisions and deletions.

**Water Supply Coordination:** The committee discussed Policy 1.4.1 regarding coordination with Volusia County on establishing a regional portable water supply system. Chairman Bracy emphasized the need to move beyond informal handshake agreements to formal, legally binding contracts. City Manager Barkley noted that Ernie Cox indicated amenability to supplying water to Oak Hill down Maytown Road, and the city currently has one well in Putnam Grove. The committee agreed this should become a commission item requiring legal documentation rather than informal agreements.

**Wastewater Services:** Discussion of wastewater coordination with the county revealed that the treatment plant on Beacon Light Road operates at approximately 30 percent capacity and is being upgraded. The Halifax project's wastewater will be routed to this plant, though there are existing right-of-way issues on Brooks Circle that need resolution.

**Five-Year Capital Improvement Schedule:** The committee identified multiple redundant references to five-year capital improvement schedules throughout the chapter. Since the city lacks a current budget and capital plan, the committee decided to remove Policy 1.4.2 and Policy 1.5.2 entirely, with plans to reinsert them when an actual five-year plan is developed.

**Community Development Block Grant:** City Manager Barkley discussed the successful previous use of an \$800,000 federal community development block grant for housing improvements, which resulted in 14-16 homes being refurbished or rebuilt. The committee expressed interest in pursuing similar housing-focused grants in the future rather than infrastructure projects.

**Concurrency Requirements:** Policy 1.5.2 regarding coordination with Edgewater on development orders was modified to remove references to Edgewater, as the committee determined the city should handle its own water and sewer capacity issues independently through Volusia County.

**Conservation and Environmental Policies:** The committee reviewed multiple conservation-related policies, determining that many were either outside city jurisdiction (Saint John's River Water Management District) or obsolete. Policy 1.6.2 regarding septic tank regulations was removed as obsolete, since the county now handles septic system regulations.

**Tree Ordinance Concerns:** Significant discussion occurred regarding the city's tree ordinance, which committee members felt was excessively strict compared to county standards. The ordinance requires counting all trees on a property even if they won't be disturbed, and has inconsistent tree definitions across different sections. The committee noted the need to revise the tree ordinance to make it more reasonable and consistent.

**Water Conservation Measures:** Policy 1.8 regarding water-saving fixtures was updated to remove the specific 2015 deadline while maintaining the conservation objectives. The committee noted that modern fixtures already meet water conservation standards through building codes.

**Stormwater Management:** The committee placed Objective 1.3 (stormwater management policies) on hold pending the outcome of a new Southeast Volusia stormwater consortium that mayors and staff are developing to coordinate regional stormwater plans.

**Coastal Management and Emergency Preparedness:** The committee reviewed extensive coastal management and emergency preparedness policies, determining most were outside city jurisdiction and controlled by federal and state agencies. They discussed the need for a coastal building overlay for properties near the waterfront and questioned the feasibility of the 16-hour evacuation timeframe for Category 5 hurricanes.

**Post-Disaster Reconstruction:** Significant discussion focused on Policy 1.6.1 regarding the 50 percent damage threshold for reconstruction requirements. The committee questioned the origin and rationale for this percentage and requested research into whether this stems from insurance industry standards, state requirements, or local decisions. They also discussed changing "may be rebuilt" to "shall be rebuilt" to clarify property owners' rights to reconstruct damaged buildings.

## Citizens Comments

No citizens comments were received.

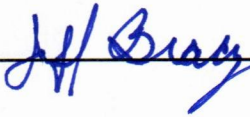
## Adjournment

**Motion:** Vice Chair Hogan moved to adjourn the meeting. All board members seconded. Motion carried.

The meeting adjourned with plans for the next meeting scheduled for April 22, 2026, at 5:30 PM. City Manager Barkley was tasked with researching the 50 percent damage threshold policy and SB 180 requirements for the next meeting.

X

Jeff Bracy  
Chair



X

John Barkley  
City Manager



Amended Minutes