



City of City of Oak Hill
PLDRC Board Meeting
Meeting minutes

3-19-2026

ROLL CALL

The meeting was called to order at 5:25 PM. Present were Mike Arman, Tim Morton, and Darry Cummings.

APPOVAL OF THE MINUTES

Approval of the PLDRC Minutes, December 18, 2026

Commission Member Arman moved to approve December 18, 2025, minutes (corrected date). The motion was seconded and approved unanimously.

Approval of the PLDRC Minutes, January 29, 2026

A motion was made by Darry Cummings to approve January 29, 2026, minutes. The motion was seconded and approved by Tim Morton, those members who were present at that meeting.

PRESENTATION

Application for Variance – Single Family Home Addition 287 River Road Parcel ID# 950500000130

Staff presented a variance application for 287 River Road requesting variances to front, side, and mean high water line setbacks for a front porch addition, side addition, and rear pool and deck. The property is zoned R2 low medium density single family residential on a 9,789 square foot lot.

Staff recommended approval of the front setback variance, noting it would be consistent with the character of surrounding properties on River Road, but recommended denial of the side setback and mean high water line variances due to potential nuisance concerns and flood protection requirements.

Attorney, representing the Stilling family, explained that the longtime residents sought to expand their single-story home while maintaining its character. He emphasized the side setback variance was only 2 feet from the required 10 feet and would not be visually intrusive. Regarding the pool setback, he argued it posed no real risk as pools are designed to handle water.

Neighbor Douglas Gibson of 297 River Road spoke in support, stating he had measured the distances and found 24 feet would remain between structures, allowing adequate passage. He noted no other neighbors appeared to object and emphasized property owners' rights to utilize their land.

Commission members expressed support, noting the challenges of working with waterfront property and the reasonableness of the request.

Motion: Commission Member Arman moved to recommend approval of all requested variances.
Commission Member Cummings seconded the motion. The motion passed unanimously.

Application for Rezoning - R-1 to A-3 E. Halifax Avenue (No Address Provided) Parcel ID# 950506000150

Staff presented a rezoning request from Marley Tomlinson to change 4.5 acres from R1 low density single family residential to A1 limited agricultural rural residential to accommodate a small barn and two horses. Staff noted the request aligned with the comprehensive plan and surrounding area character but identified that the property did not meet the minimum 5-acre requirement for A1 zoning, necessitating a variance.

Ms. Tomlinson explained her plan for a modest 2,000 square foot, 3-bedroom home as her permanent residence with her boyfriend and two horses. Commission members discussed the technicalities of the zoning requirements and the possibility of recommending both the rezoning and necessary variance simultaneously.

A neighboring property owner expressed no objections and inquired about agricultural tax benefits. Commission members emphasized property owners' rights to reasonable use of their land and saw no issues with the agricultural use in the area.

Motion: Commission Member Arman moved to recommend approval of the rezoning request along with the necessary variance for the acreage requirement. The motion was seconded by Commission Member Morton and approved unanimously.

BOARD COMMENTS/CONCERNS

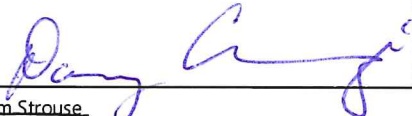

Commission Member Arman noted upcoming zoning regulation reviews, including commercial mixed use and airport zoning classifications that will be presented to the commission in future meetings.

ADJOURNMENT

Motion: Commission Member Cummings moved to adjourn the meeting at 5:59 PM. The motion was seconded by Commission Member Arman and approved unanimously.

Minutes respectfully submitted by:
Megan Jones, Deputy City Clerk

ATTEST:

X		X	
	<u>Sam Strouse</u>		John Barkley
	Chair <u>Darry Cummings</u>		City Manager