

AGENDA
OAKLAND MUNICIPAL PLANNING COMMISSION
FEBRUARY 4, 2025
TOWN HALL – 170 DOSS CIRCLE
6:30 PM
(OR IMMEDIATELY AFTER DRC)

I. Call to Order and Determination of a Quorum

II. Approval of the Agenda Items

III. Approval of the Minutes

January 7, 2025 meeting

IV. Old Business

1. **File# ZTA-2024-02** – An Ordinance to amend the text of the Municipal Zoning Ordinance of the Town of Oakland by amending Article 2, Definitions, to include Event Venue as a new land use and adding Event Venue to the B-1 Neighborhood Commercial District as a Use Permitted on Appeal. (Staff recommendation – Withdraw amendment)

V. New Business

1. Wilson Crossing, LLC has submitted a formal request for a 6-month time extension for the construction plat initially approved on February 6, 2024. The request is detailed in the attached letter, dated January 6, 2025. The approved plat includes a total of (forty-three) 43 residential lots and encompasses approximately 13.72 acres, zoned R-1, PDR (Low-Density Residential/Planned Development Residential). The site provides access via Park Ridge Drive, Live Oak Drive, Burr Drive, and Wild Oak Drive, and is identified as Fayette County Tax Map 086, Parcel 036.03. **Motion Item** - Approve or Deny. (Staff recommendation – Approval)
2. **File# FP-2024-12** - Bluff City Builders, LLC is seeking Final Plat approval for the Mebane Valley subdivision, comprising fifteen (15) single-family residential lots. The subject property encompasses 5.305 acres and is accessed directly from Mebane Road. (Fayette County Tax Map 101, Parcel 005.00). **Motion Item** - Approve, Deny, Modify with Conditions. (Staff recommendation – Approval with stipulations)
3. **File# SP-2025-01** - Take 5 Oil Change is seeking Site Plan Review approval to develop a new ± 1,740 square feet commercial building with associated site improvements. The site is located south of Highway 64 and directly east of the existing Sonic restaurant. The property is zoned as Highway Oriented Business (B-2) and encompasses approximately two acres. The proposed development will be constructed on a newly created .92 acre lot, (in the process of approval) subdivided

Public comment is limited to five (5) minutes for the applicant and three (3) minutes for the public

from the parent parcel. Access to the site will be provided directly from Highway 64. The property is identified as Fayette County Tax Map 086L, Group A, Parcel 003.00. **Motion Item** - Approve, Deny, Modify with Conditions. (Staff recommendation – Approval with stipulations)

VI. Other Properly Presented Business

Next meeting March 4, 2025.

VII. Adjournment