



**AGENDA**  
**SHELBY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**Shelby County Services Building**  
**2<sup>nd</sup> Floor Community Room**  
**1123 County Services Drive**  
**Pelham, AL 35124**

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**Tuesday, January 17, 2023 – 6:00 PM**  
**Shelby County Services Building – Community Room**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the December 19, 2022, Planning Commission Meeting**
- 2. C22-004 D-BAT Highway 119 – Conditional Use**

This is a request from Chris Hillman, TriStone Properties, LLC, on behalf of Emery Harris, property owner, for approval of a conditional use to allow the use of the property as an indoor private baseball/softball training facility, an outdoor recreational use, as in Article 13.02 B, 1 of the *Zoning Regulations of Shelby County*.

The subject property is zoned O-I (2), Office and Institutional District (2), and located at 5308 Cahaba Valley Road; Parcel Identification Numbers 58-10-5-22-0-002-073.000, 58-10-5-22-0-002-073.001 and 58-10-5-22-0-002-073.002.

- 3. Z22-010 Oak Mountain Heights Rezoning from H-Z to R-5**

This is a request from Bryson Stephens, Vestawood Apartments LLC, on behalf of Wriske Properties LLC, property owner, for approval of a change in the zone district boundaries from H-Z, Holding Zone District, to R-5, Multiple Dwelling District, for approximately 31.72 acres to allow for the development of the property into 188 multi-family residential units.

The subject property is located at the intersections of Oak Drive and U.S. Highway 280 and Salser Lane and U.S. Highway 280; Parcel Identification Numbers 58-09-4-17-0-001-012.000, 58-09-4-17-0-001-012.001, 58-09-4-17-0-001-014.000 and 58-09-4-17-0-001-015.000.

**DISCUSSION ITEMS**

- Shelby County Comprehensive Plan