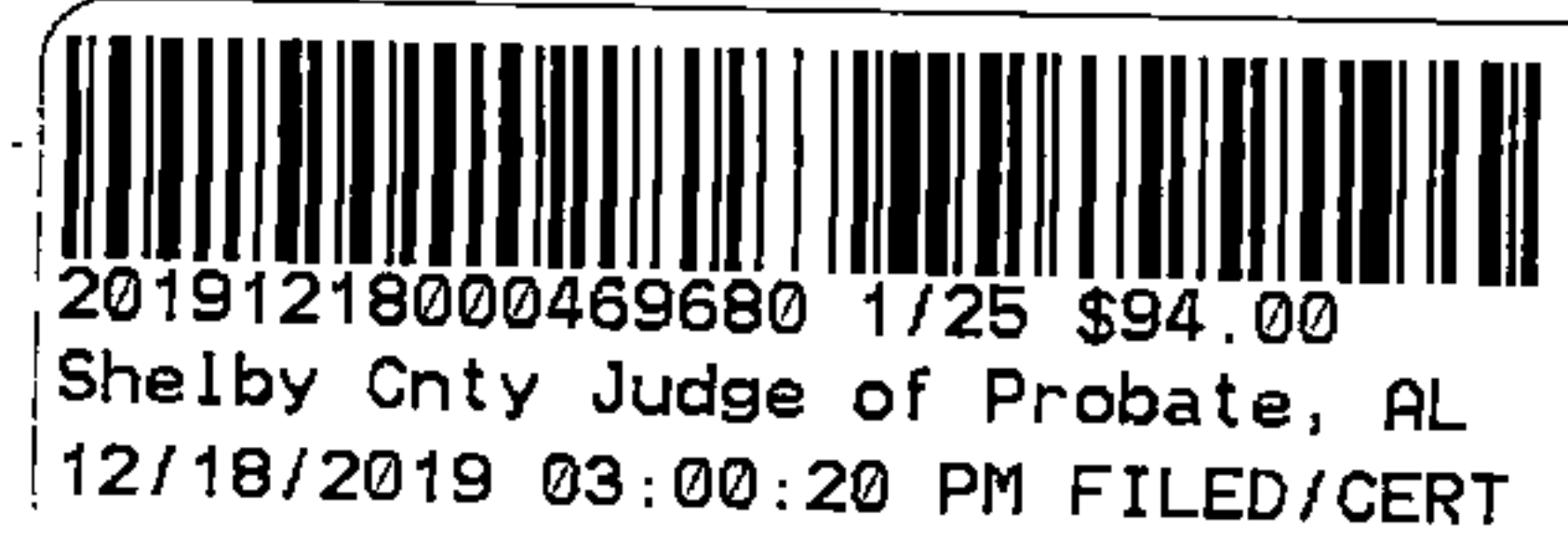




Certification Of Annexation Ordinance

Ordinance Number: **X-2019-11-19-809**

Property Owner(s): **Shelby County Alabama**

Property: **Parcel ID #09 4 20 1 001 001.000**

I, Crystal Etheredge, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held on November 19th, 2019, and as same appears in minutes of record of said meeting, and published by posting copies thereof on November 20th, 2019, at the public places listed below, which copies remained posted for five business days (through November 27th, 2019).

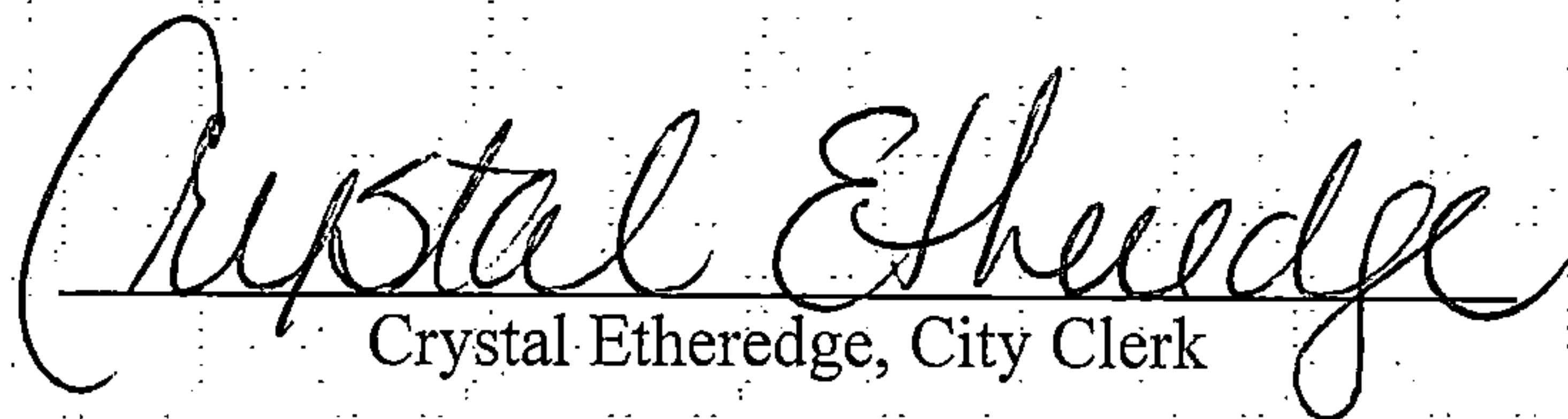
Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043

Chelsea Public Library, Highway 280, Chelsea, Alabama 35043

U.S. Post Office, Highway 280, Chelsea, Alabama 35043

Chelsea Community Center, Highway 47, Chelsea, Alabama 35043

City of Chelsea Website - www.cityofchelsea.com


Crystal Etheredge, City Clerk

City of Chelsea, Alabama

Ordinance Number: X-2019-11-19-809

Property Owner(s): Shelby County Alabama

Property: Parcel ID #09 4 20 1 001 001.000

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit A) that the above-noted property be annexed to The City of Chelsea has been filed with the Chelsea City Clerk; and

Whereas, said petition has been signed by the owner(s) of said property; and

Whereas, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

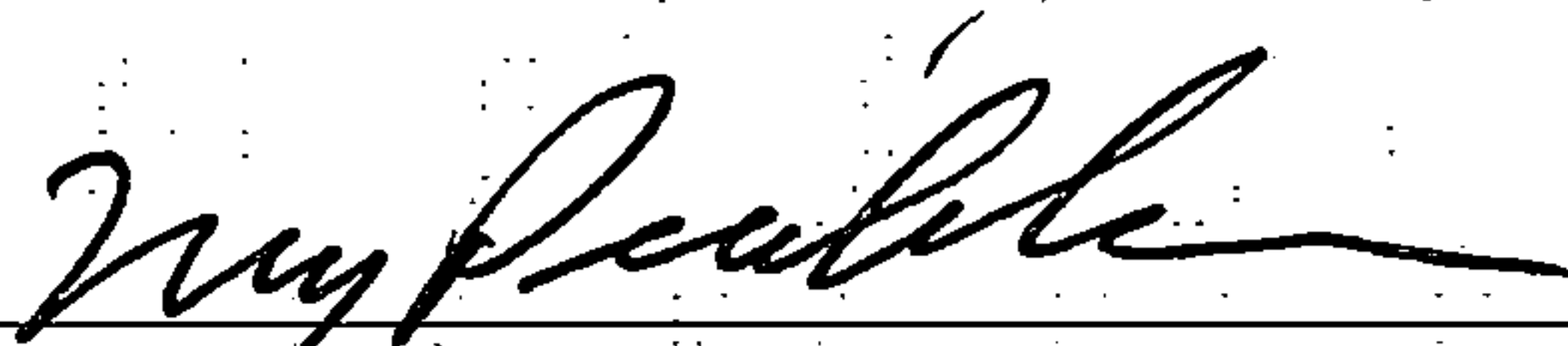
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for partial annexation, which is (C-U) which together is contiguous to the corporate limits of Chelsea;

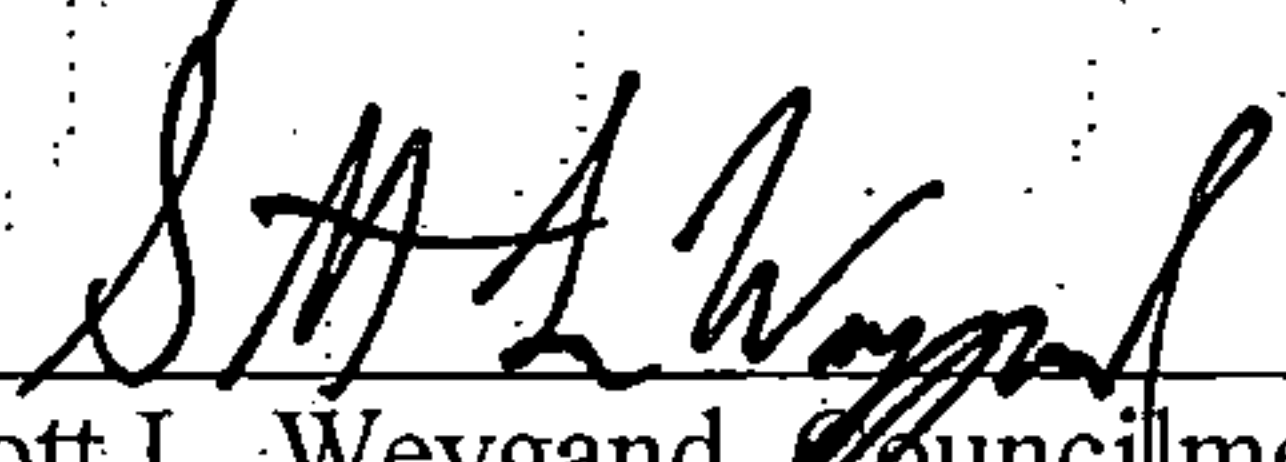
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality;

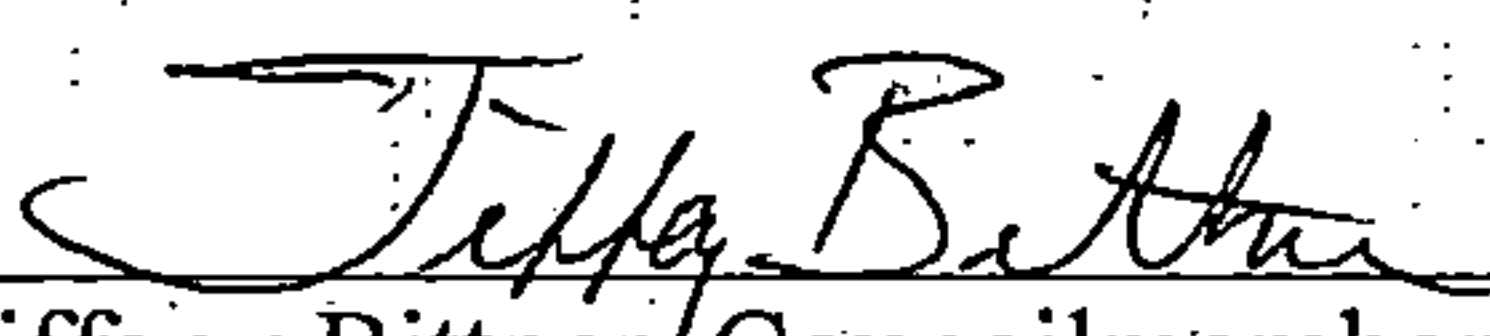
Whereas, said annexation shall be contingent upon proof of payment to Cahaba Valley Fire District for fire dues be presented within sixty (60) days;

Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property; and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

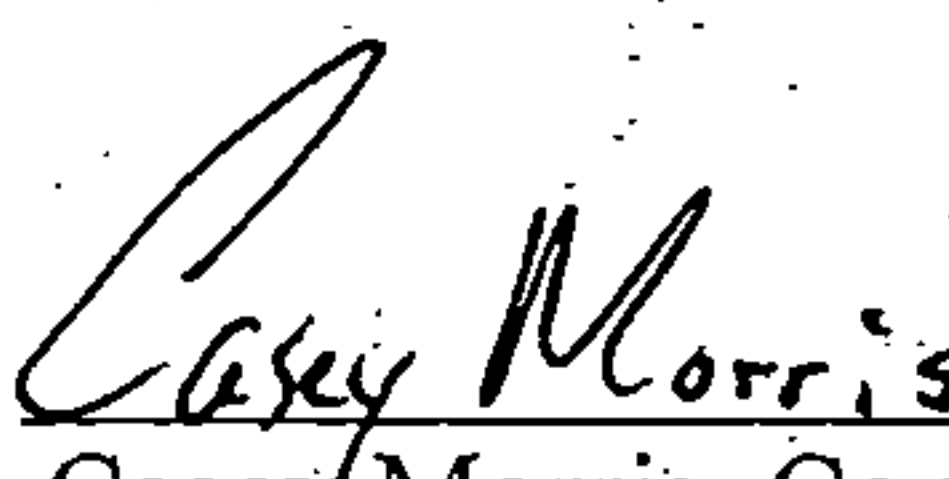

Tony Picklesimer, Mayor

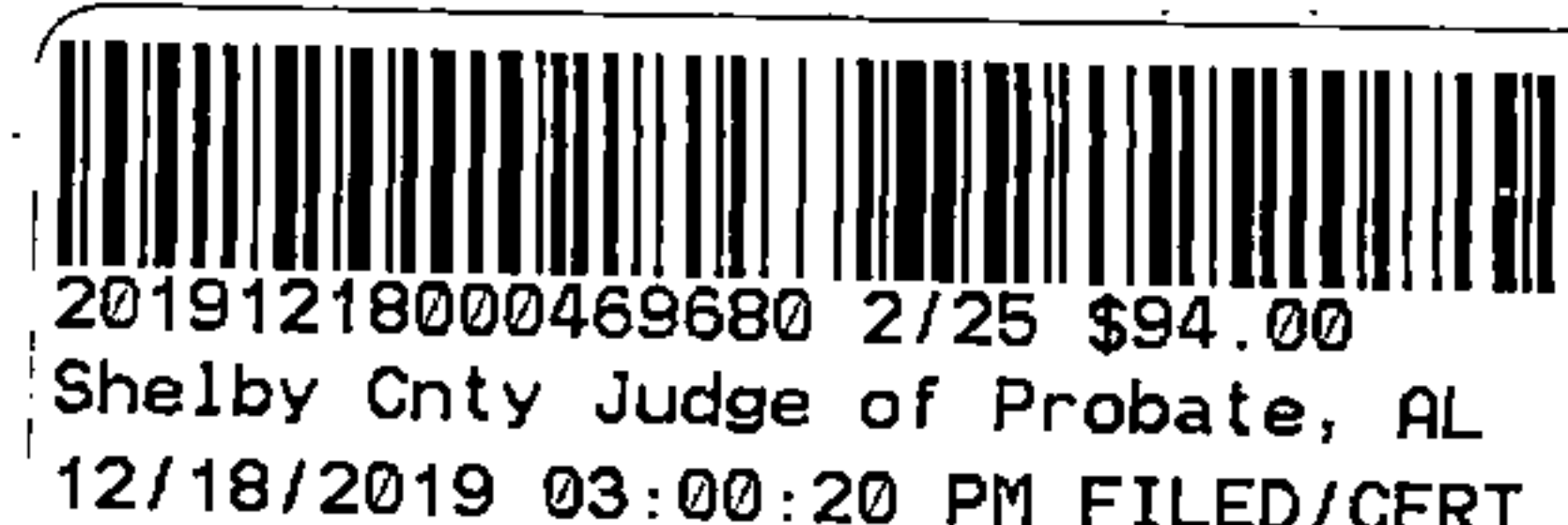

Scott L. Weyand, Councilmember


Tiffany Bittner, Councilmember


Cody Summers, Councilmember


Chris Grace, Councilmember


Casey Morris, Councilmember



Petition Exhibit B

Ordinance Number: X-2019-11-19-809

Property Owner(s): Shelby County Alabama

Property: Parcel ID #09 4 20 1 001 001.000

Property Description

The above-noted property (See Legal Description attached), for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), recorded in Instrument #2001041000013697, and is filed with the Shelby County Probate Judge.

Further, the said property for which annexation into Chelsea is requested in this petition is shown in the indicated shaded area on the attached map in (Petition Exhibit C). Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea.

The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.


20191218000469680 3/25 \$94.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

9-5-21-0-000-001.500

Legend

- Thornton Property to Be Annexed
- Shelby County Property 10' Strip to Be Annexed
- Chelsea City Limits

10'

787'

321
322
323
324
325
FOREST PARK - 204 SECTOR

ESSEX



20191218000469680 4/25 \$94.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

Exhibit A

STATE OF ALABAMA
COUNTY OF SHELBY

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 West, in Shelby County, AL and more particularly described as follows:

Begin at the SE Corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 West, Shelby County, AL for a 10.0' wide section of property being described as 10.0' parallel to, and west of the following described line: thence North along the East boundary of Said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 787 feet more or less to the intersection with a creek being a point intersecting the Southernmost boundary of Shelby County Tax Parcel 09-5-21-0-000-001.501 (Donald Thornton & Charlotte Thornton, Owners); thence continue along said East line for a distance of 10.0 feet more or less to the End of this property.



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Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, AL 35043

PETITION FOR ANNEXATION

The undersigned owner(s) of the property which is described in the attached "Exhibit B" and which either is contiguous to the corporation limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Signed on the 25th day of November 2019.

[Signature]
Witness

Shelby County, Alabama
Owner Signature

Print Name

200 West College St. Room 123
Columbiana, AL 35051
Mailing Address

Parcel I.D.: 09 4 20 1 001 001.000
Property Address (if different)

(205) 670-6500
Telephone Number (Day)

Telephone Number (Evening)

Witness

[Signature]
Owner Signature

ALEX DUDCHOCK
Print Name

Number of people of property: 0
Proposed Property Usage (Circle One)
Commercial or Residential

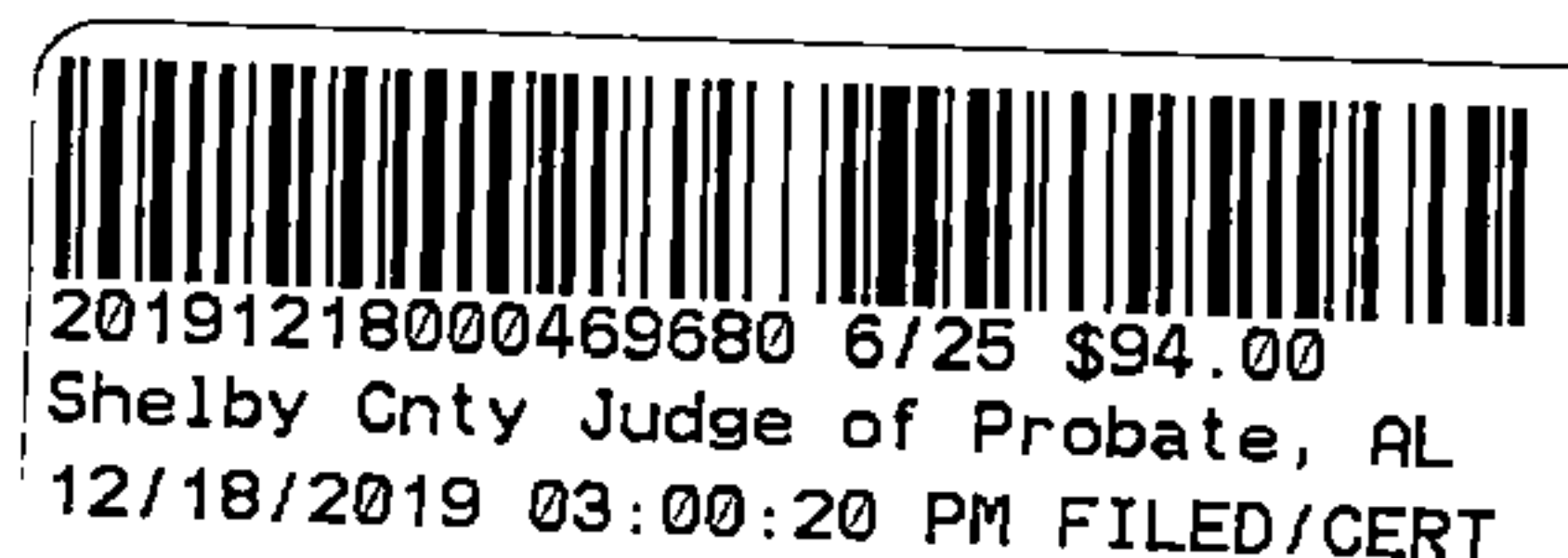
Mailing Address

Property Address (If different)

Telephone Number (Day)

(All owners listed on the deed must sign)

Telephone Number (Evening)



THIS INSTRUMENT WAS PREPARED BY:

Josephine R. Lowery
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:

Shelby County, Alabama
Shelby County Commission
Attn: Alex Dudchock
Post Office Box 467
Columbiana, Alabama 35051

Inst #

STATE OF ALABAMA)

SHELBY COUNTY)

04/10/2001-13697
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MB .00

Inst # 2001-13697

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid by **SHELBY COUNTY, ALABAMA**, a duly organized political subdivision of the State of Alabama (hereinafter referred to as "**Grantee**"), to the undersigned, **MID-STATE SOCCER LEAGUE, INC.**, an Alabama non-profit corporation exempt from federal income tax under Internal Revenue Code Section 501(c)(3) (hereinafter referred to as "**Grantor**"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the land situated in Shelby County, Alabama, and being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

Such Property is conveyed subject to the following:

1. The lien for 2001 ad valorem taxes.
2. Matters which would be revealed by an accurate inspection or survey of the Property.
3. Easements, reservations, restrictions, set-back lines, encroachments, encumbrances, covenants, conditions and other matters of record.
4. Any applicable zoning ordinances.
5. Mineral, mining, oil and gas and related rights not owned by Grantor, if any.
6. That certain unrecorded Lease Agreement between Mid-State Soccer League, Inc. and Shelby County, Alabama.



20191218000469680 7/25 \$94.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

To Whom it may concern,

I Donald W. Thornton owner of parcel #'s 09 4 17 0 001 031.000
09 5 16 0 001 036.000 & 09 5 21 0 000 001.501 am requesting the City of Chelsea to annex
my property into the city limits. For this to be possible, I would like to request my neighboring property
owner, Shelby County, to annex along their property line so my property may be contingent with the
city limits of Chelsea.

Thank you for your consideration,



20191218000469680 8/25 \$94.00
Shelby Cnty Judge of Probate, AL
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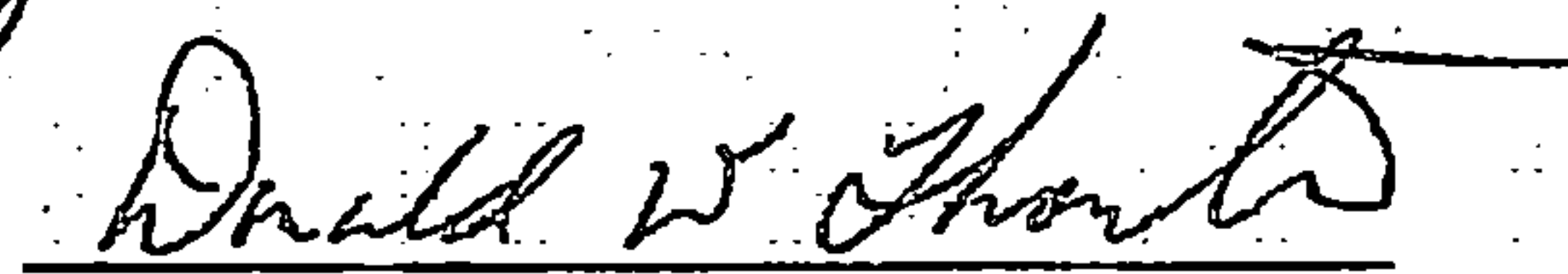
City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Signed on the 19th day of August, 2019


Witness


Owner Signature

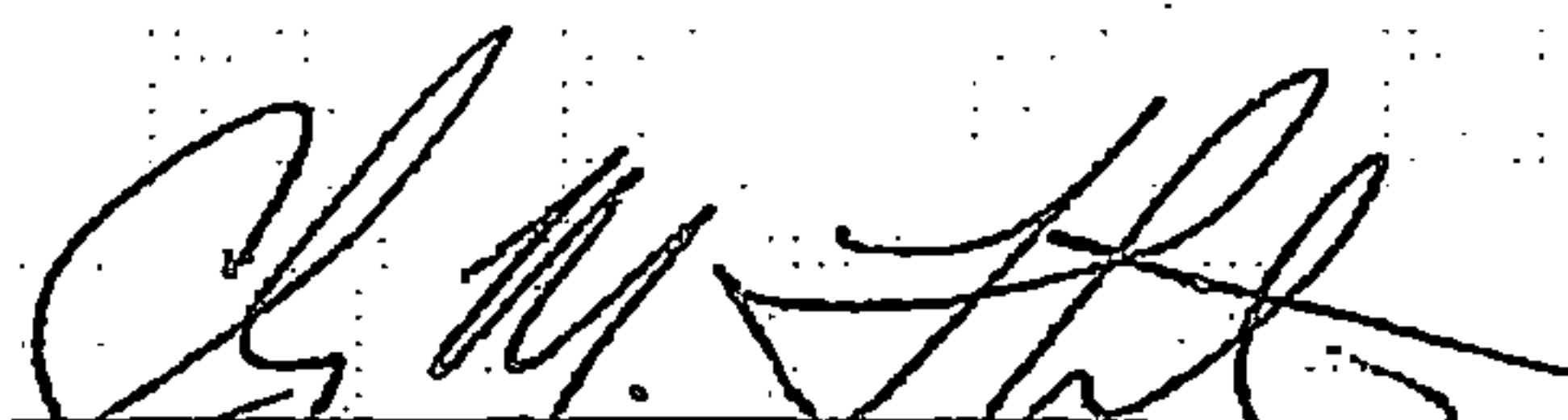
Donald W. Thornton
Print name

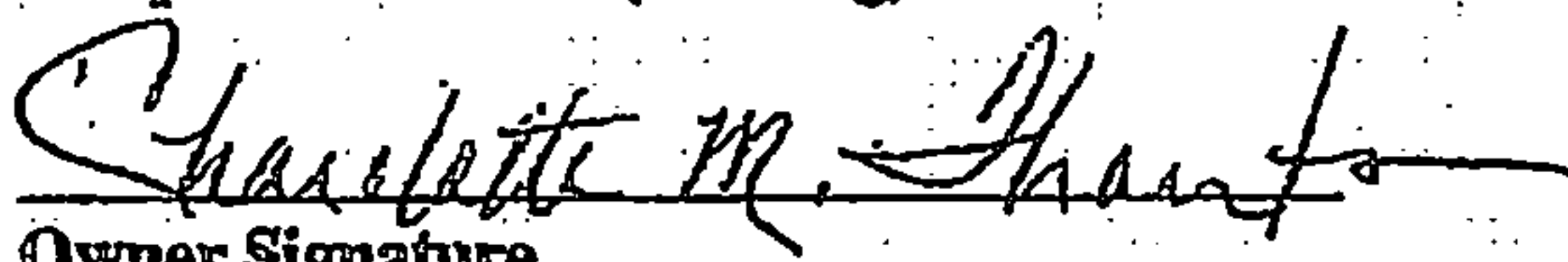
5047 Graystone Way
Mailing Address Birmingham, AL 35242

2300 Brock Dr
Property Address (if different) Birmingham, AL 35242

[Redacted]
Telephone Number (Day)

Same
Telephone Number (Evening)


Witness


Owner Signature

Charlotte M. Thornton
Print Name

Number of people on property _____
Proposed Property Usage (Circle One)
Commercial or Residential

5047 Graystone Way, B'ham, Ala. 35242
Mailing Address

2300 Brock Dr., B'ham, Ala. 35242
Property Address (if different)

[Redacted]
Telephone number (Day)

[Redacted]
Telephone Number (Evening)

(All owners listed on the deed must sign)

Resolution 19-11-12-05

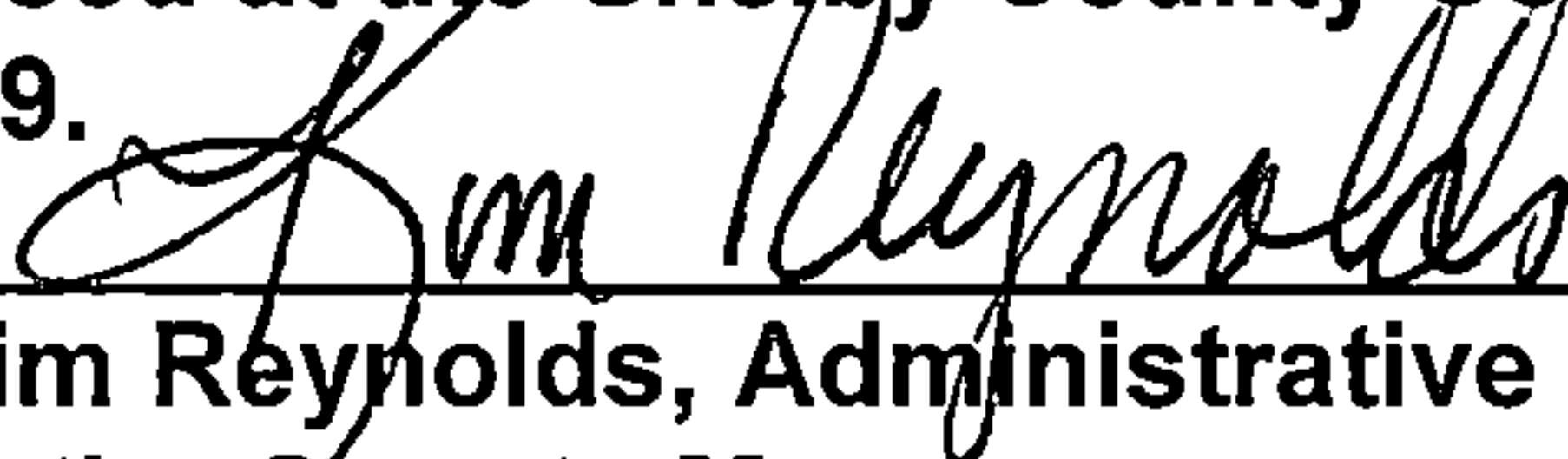
Be it resolved by the Shelby County Commission that the County Manager and County Attorney are directed to execute any and all actions necessary to facilitate Mr. Donald W. Thornton's and Ms. Charlotte M. Thornton's (Parcel # 094170001031.00, 09516001036.000 and 095210000001.501) petition of annexation into the City of Chelsea to be executed.

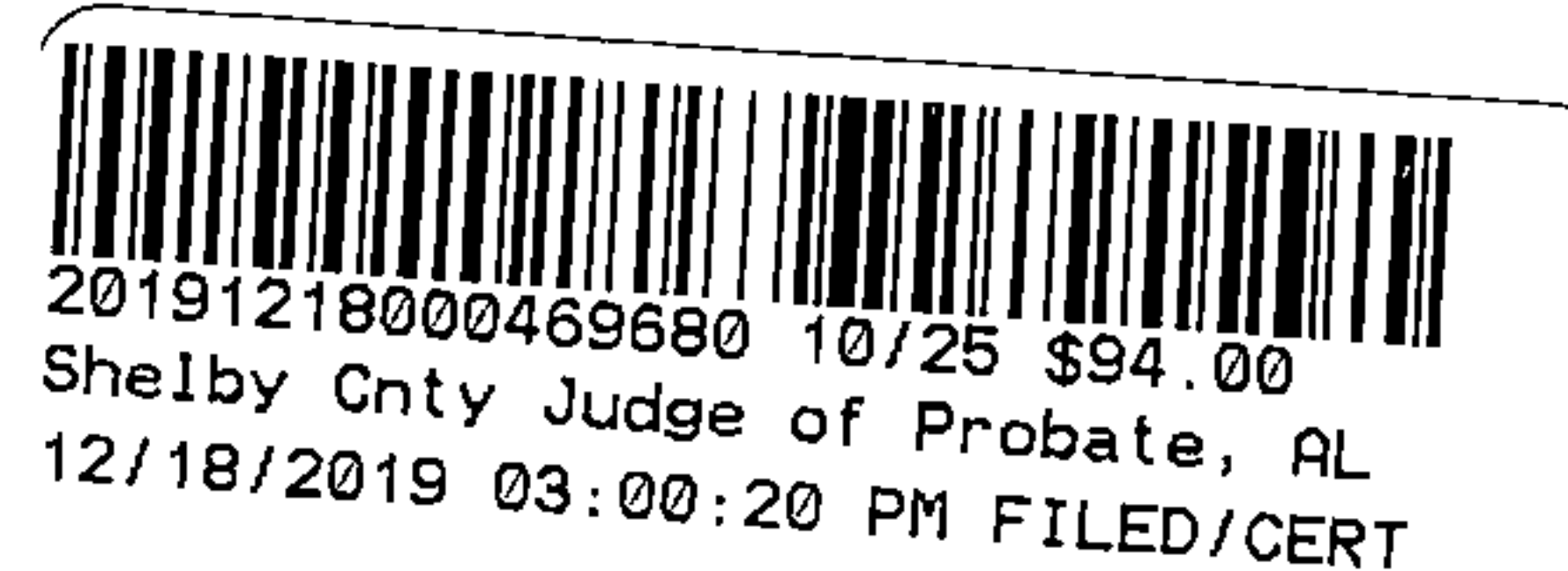
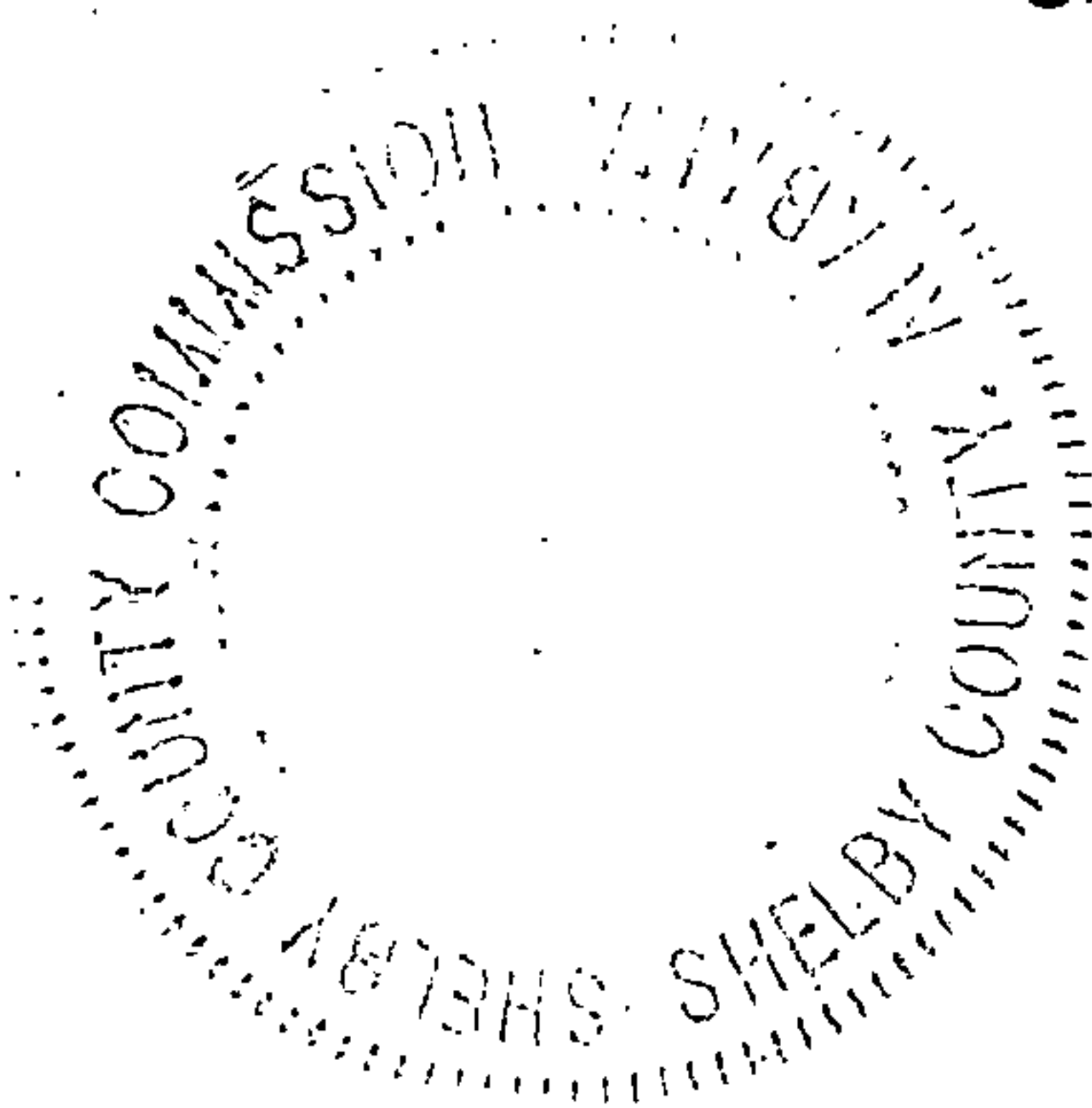
Be it further resolved, the attached reference documents are hereby made part of this resolution and incorporated by reference.

Be it further resolved, that all expenses associated with this action shall be the responsibility of Mr. Donald W. Thornton; and,

Be it further resolved that the County Manager and County Attorney shall consider and approve the legally permissible minimum path through the county's parcel to allow for such annexation and as part of the development process, the property owner is required to coordinate with the County Engineer for any and all access to County Road 41 (Dunnavant Valley Road).

**This signature shall denote that this is a certified copy of
Resolution 19-11-12-05 passed at the Shelby County Commission
Meeting, November 12, 2019.**


**Kim Reynolds, Administrative Assistant II
to the County Manager**



To Whom it may concern,

I Donald W. Thornton owner of parcel #'s 09 4 17 0 001 031.000
09 5 16 0 001 036.000, & 09 5 21 0 000 001.501 am requesting the City of Chelsea to annex
my property into the city limits. For this to be possible, I would like to request my neighboring property
owner, Shelby County, to annex along their property line so my property may be contingent with the
city limits of Chelsea.

Thank you for your consideration,



20191218000469680 11/25 \$94.00
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City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Signed on the 19th day of August, 2019

[Signature]
Witness

[Signature]
Owner Signature

DONALD W. THORNTON
Print name

5847 Graystone Way
Mailing Address Birmingham, AL 35242

2300 Brock Dr
Property Address (if different) Birmingham, AL 35242

[Redacted]
Telephone Number (Day)

Same
Telephone Number (Evening)

[Signature]
Witness

[Signature]
Owner Signature
Charlotte M. Thornton
Print Name

Number of people on property _____
Proposed Property Usage (Circle One)
Commercial or Residential

5047 Graystone Way, Bham, Ala.
Mailing Address 35242

2300 Brock Dr., Bham, Ala.
Property Address (if different) 35242

[Redacted]
Telephone number (Day)

(All owners listed on the deed must sign)

[Redacted]
Telephone Number (Evening)

Compatibility Analysis for Proposed CR 41 SFR Project (Current Conditions)

Parcel information:

- 09-4-17-0-001-031.000; 13 acres; B-2; unincorporated
- 09-5-16-0-001-036.000; 41 acres; HZ; unincorporated
- 09-5-21-0-000-001.051; 4.28 acres; R-1; unincorporated

Surrounding Land Uses:

- Commercial and Institutional uses at the intersection of US Hwy 280 (Tree Top Family Adventure (Chelsea), 280 Paint and Body (Chelsea), Church (B-2; unincorporated), Shelby County SportsBlast/former Blackwatch (B-2; unincorporated))
- Immediately adjacent, to the west, is Shelby County's 1996 Fields Soccer Complex (B-2; unincorporated)
- To the south and east is the Forest Parks neighborhood (R-1; unincorporated) and the Dunnavant Valley Greenway- Phase 1
- To the east are single family residences on large tracts (HZ; unincorporated)
- To the north is a mix of single family residences (HZ; unincorporated), a grandfathered auto repair shop (HZ; unincorporated) and our Savior Evangelical Lutheran Church (O-I; unincorporated)
- Farther to the north is the Highland Lakes Development (E-2SD; unincorporated)
- Developed single family lots (within a subdivision) range in size from approx. ½ acre to 1.4 acres or greater

Project Site Conditions:

- Located approximately ¼ mile from the intersection of US Hwy 280
- 58.36 acres total site; unincorporated
- Two small lakes
- Access via Brock Drive (a private driveway)
- Southern site boundary located within Special Flood Hazard Area; FZ AE approximately 7.9 acres
- Site topography is considered to be rolling hills with the lakes situated in the draw
- Southern site boundary runs to the centerline of the North Fork Yellowleaf Creek

Proposed Layout:

- Plan shows 78 lots (no dimensions provided)
- One lake
- Open Space (not identified or defined)


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Shelby Cnty Judge of Probate, AL
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- Gross density 1.3 units per acre (78 lots/58.36 acres)
- Rezoning is necessary; E-2 zoning is a viable option (max approx. 116 lots; 2 units per acre gross density)

Community Facilities:

- Water provider- Shelby County Water Service (no change if annexed)
- Sewer provider- Southwest Water (Chelsea Ridge) (no change if annexed)
- Fire Protection – Cahaba Valley Fire & EMS ISO 2 (0.6 mi to Narrows Station, 2.8 mi to Mt Laurel Station); if annexed Chelsea Fire ISO 3 (3.3 mi to Old 280 station) *if annex into Chelsea must pay 6 years of fire dues to Cahaba Valley Fire for the 1 lot
- Chelsea Attendance Zone – 2.5 mi to Mt Laurel Elem. (no change if annexed)
- Dunnavant Small Area Plan –

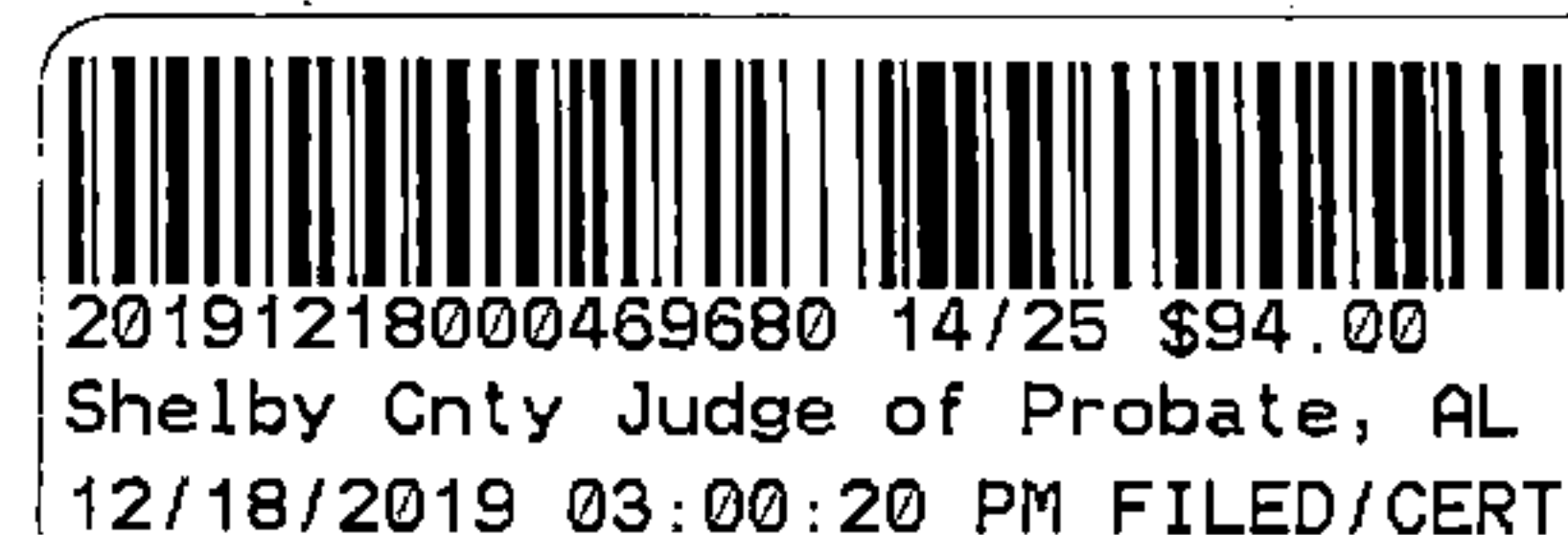
GOAL 7: PROMOTE CONSISTENT GROWTH PATTERNS

OBJECTIVE 7.1

7.1.2 Prevent commercial sprawl in Dunnavant Valley

Rezoning applications to the Shelby County Planning Commission must include a basic development concept. Shelby County maintains that vacant land outside of core development areas should not be rezoned to allow more intense development than the existing conditions on the site. The Shelby County Planning Commission, at the time of a rezoning request, evaluates the proposed use and all permitted uses with a zoning district to determine if a zoning change should be approved. The Strategic Development Concept should assist in guiding rezoning decisions in Dunnavant Valley.

- Annexation



Shelby County is able to provide the highest level of public services and facilities to our residents through collaborative initiatives and opportunities to maximize our resources, economic development and tourism. The Shelby County Planning Commission is unique in Alabama as an executive body. The Shelby County Planning Commission Enabling Legislations provides that the jurisdiction of the commission shall extend to all areas of the county outside the boundaries of municipal corporations, unless a municipality expressly requests by resolution to have the jurisdiction of the planning commission extend into its corporate area. The Shelby County Planning Commission was created with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the county, which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the

process of development, and should promote safety from fire, flood and other dangers, the healthful and convenient distribution of population, and the wise and efficient expenditure of public funds. To that end the Shelby County Planning Commission implements the Shelby County Comprehensive Plan, Dunnavant Valley Small Area Plan, Zoning Regulations, Subdivision Regulations and other land development regulations in order to manage future growth and development in the Valley.

Possible reasons to annex into a city from the City's perspective (taken from Chelsea's website):

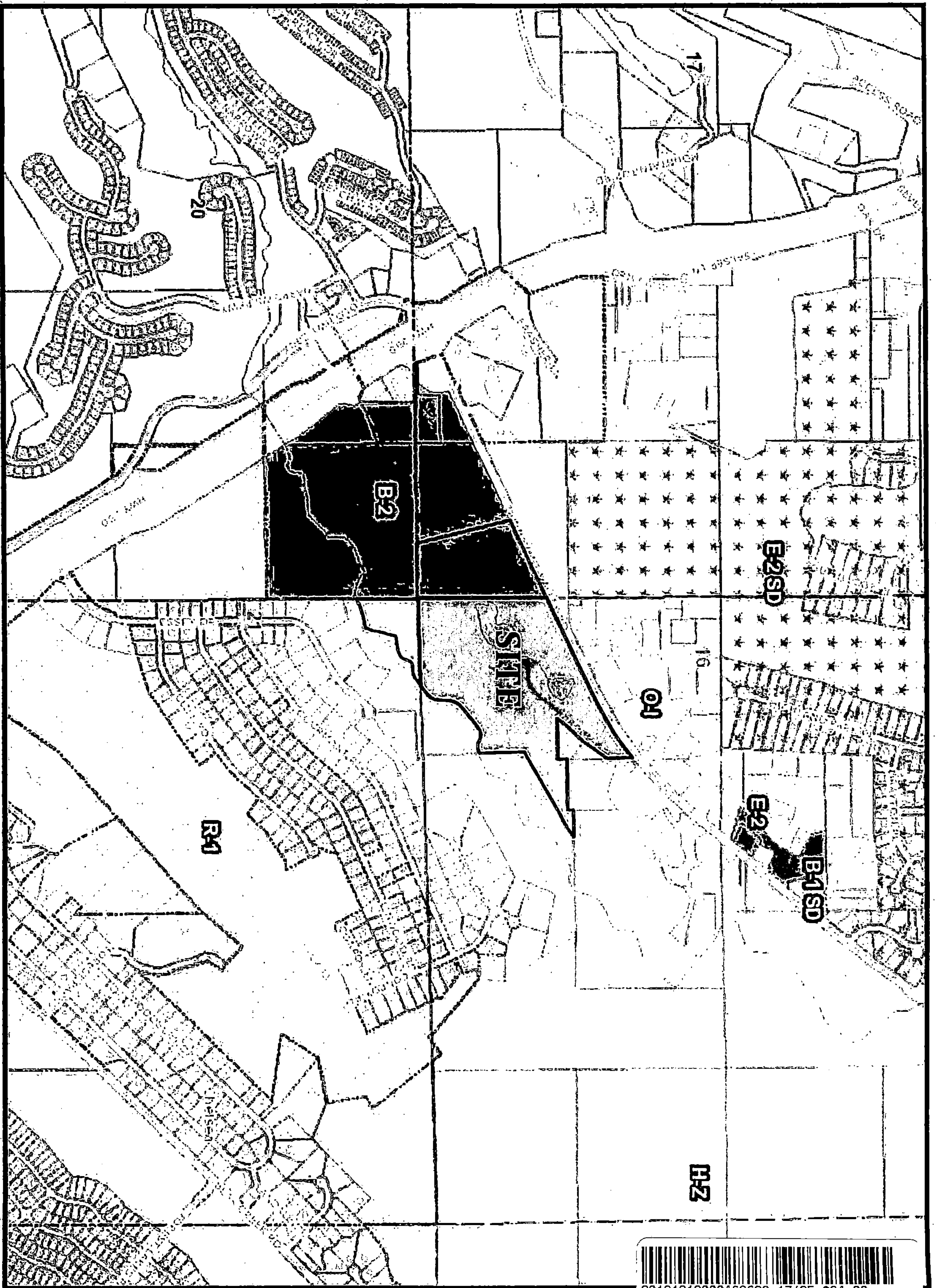
- Annexation to provide areas for future growth: Cities initiate annexation in order to provide areas for future growth and development. This can be especially critical in cities with limited vacant, developable property to accommodate growth within its existing boundaries.
- Annexation to secure tax base, revenue sources: This could include annexation of areas with commercial activities that produce sales tax revenues or areas that produce current or future utility revenues. A higher population count within the city limits will help to secure commercial developments which would help our tax base.
- Annexation to cover service costs for residents using City services: As more residential areas develop within, residents are beginning to use the City's streets, parks, and other facilities without paying for these services. Annexation brings the added revenue to help cover these service costs. City census counts also underlie most statistics used by the federal government to allocate federal funds. Each year around \$300 billion in federal funds is allocated based on the decennial census counts. The City would be allotted more federal funds to provide more and better services for our residents if our city population increases. The decennial census is right around the corner. You can help the City in our efforts to provide even better streets, parks, and other facilities by annexing into the city limits.
- Annexation to assert zoning or other regulatory control: Annexation brings territory into the full regulatory authority of a city. While the statutes provide cities with limited regulatory authority within its extraterritorial jurisdiction (ETJ), annexation into a city allows full land use controls and development standards. This additional control allows the City to implement the Comprehensive Plan.
- Annexation to protect the public health & safety: Cities initiate annexation to provide urbanizing areas with municipal services and to exercise the regulatory authority necessary to protect public health and safety. The City provides fire protection and emergency services to residents within the city limits at no additional cost to the resident and contracts with Shelby County for deputies to patrol the area.

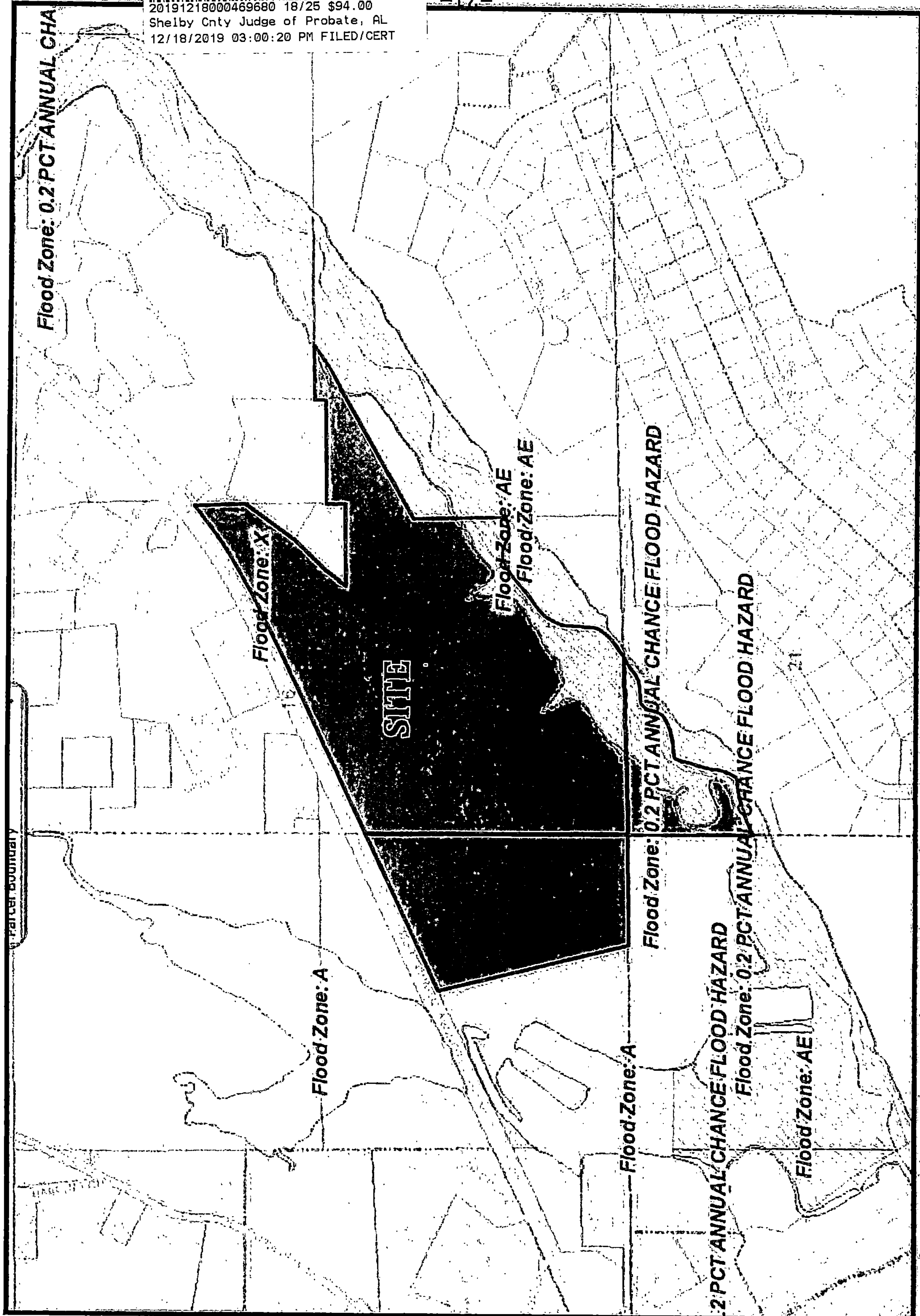
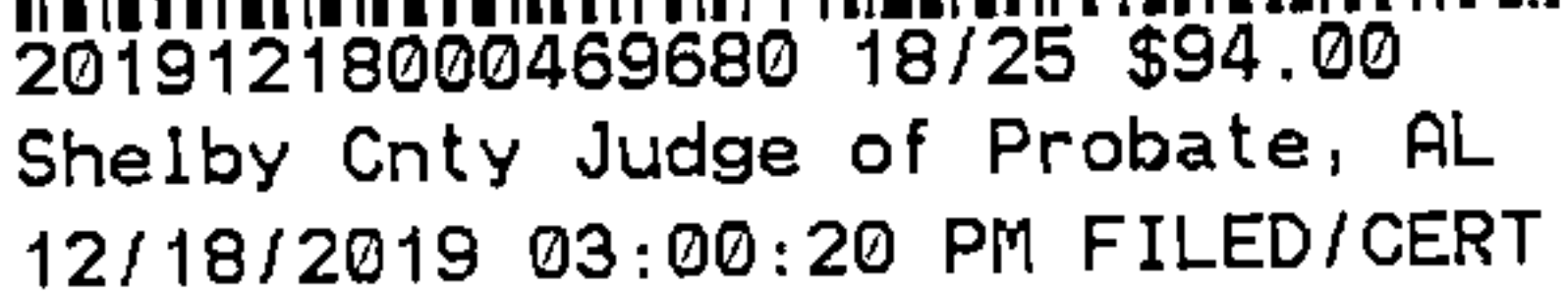

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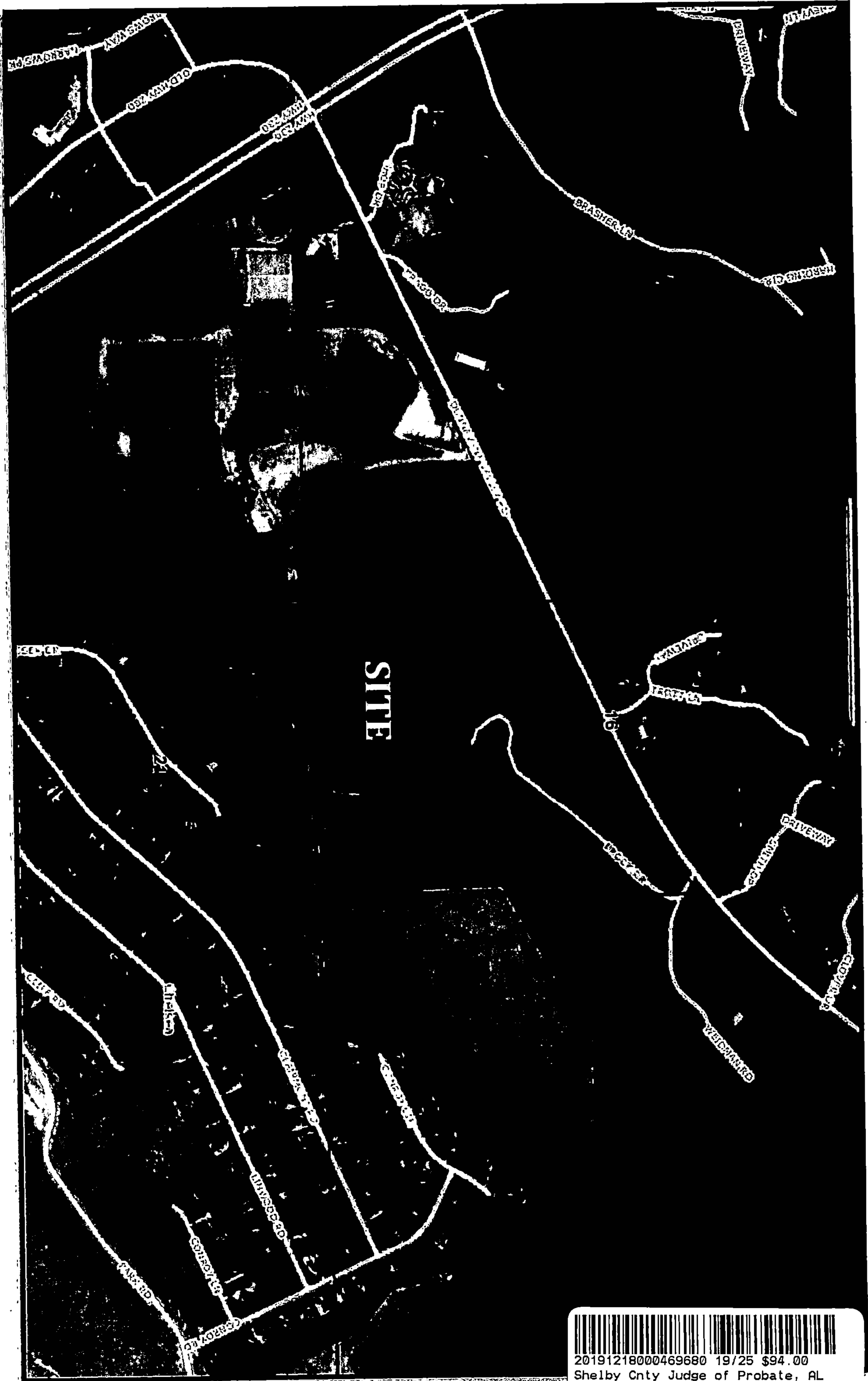
The Shelby County Planning Commission is unique in Alabama – we are an executive body. The Shelby County Planning Commission Enabling Legislations provides that the jurisdiction of the commission shall extend to all areas of the county outside the boundaries of municipal corporations, unless a municipality expressly requests by resolution to have the jurisdiction of the planning commission extend into its corporate area. The Shelby County Planning Commission was created with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the county, which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, and should promote safety from fire, flood and other dangers, the healthful and convenient distribution of population, and the wise and efficient expenditure of public funds. To that end the Shelby County Planning Commission implements the Shelby County Comprehensive Plan, Dunnavant Valley Small Area Plan, Zoning Regulations, Subdivision Regulations and other land development regulations in order to manage future growth and development in the Valley.



20191218000469680 16/25 \$94.00
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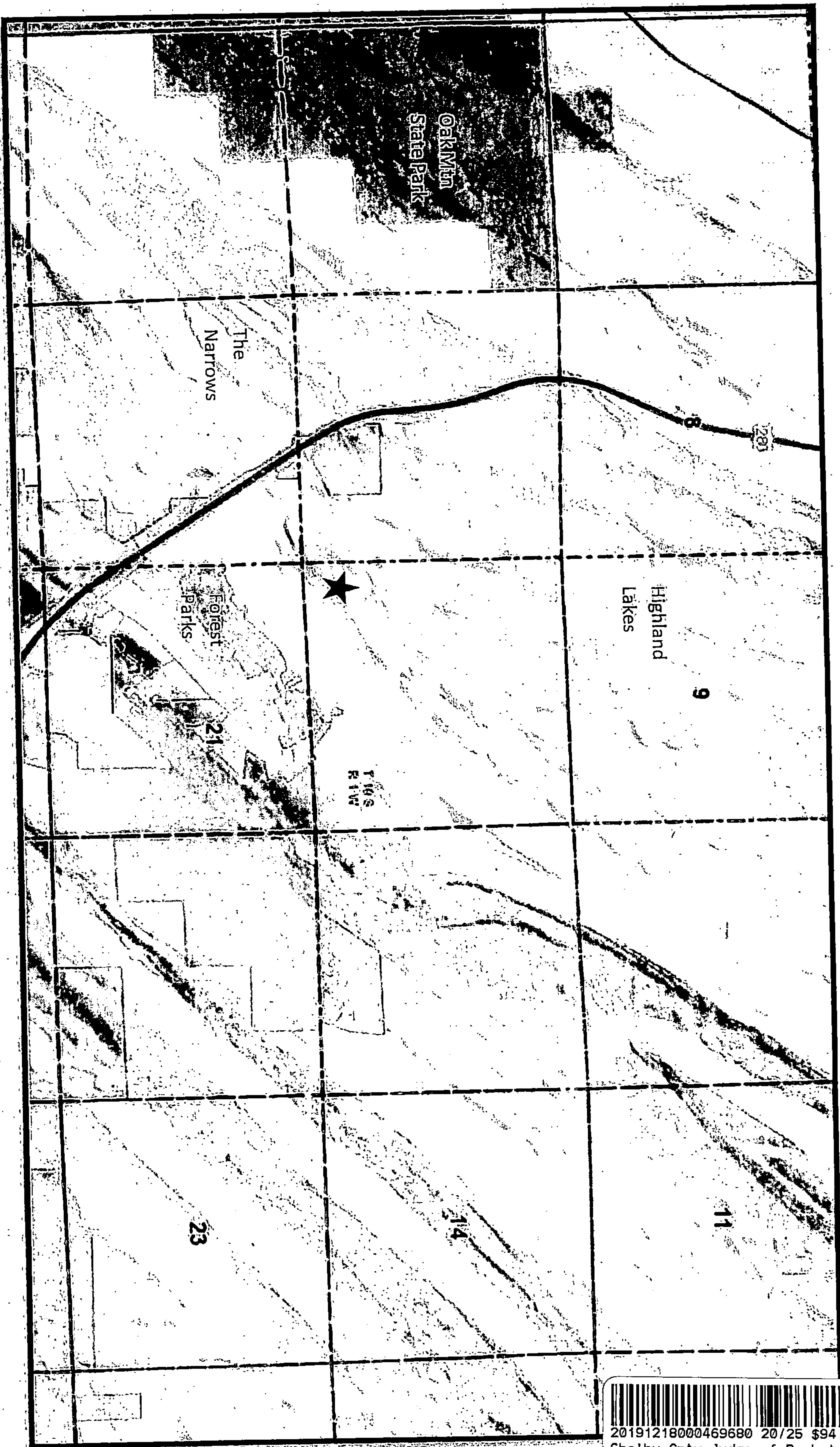


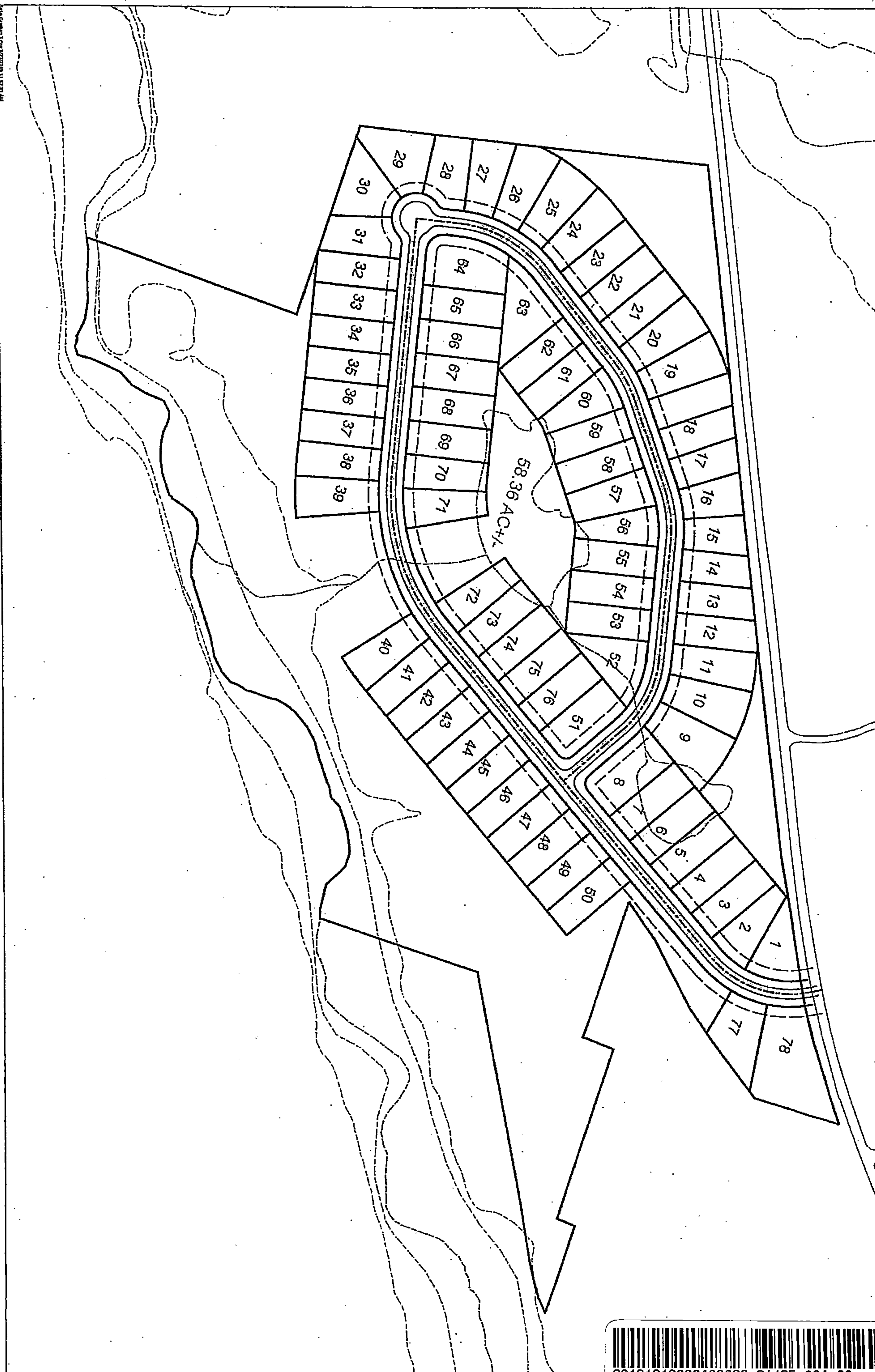


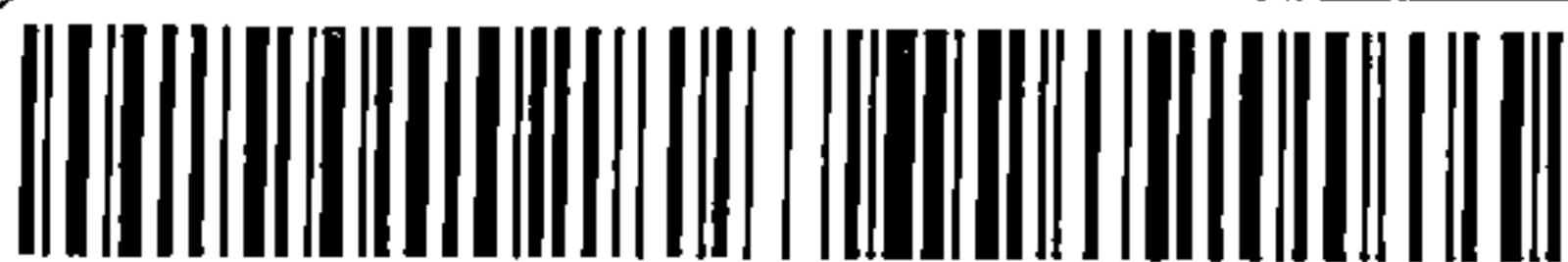
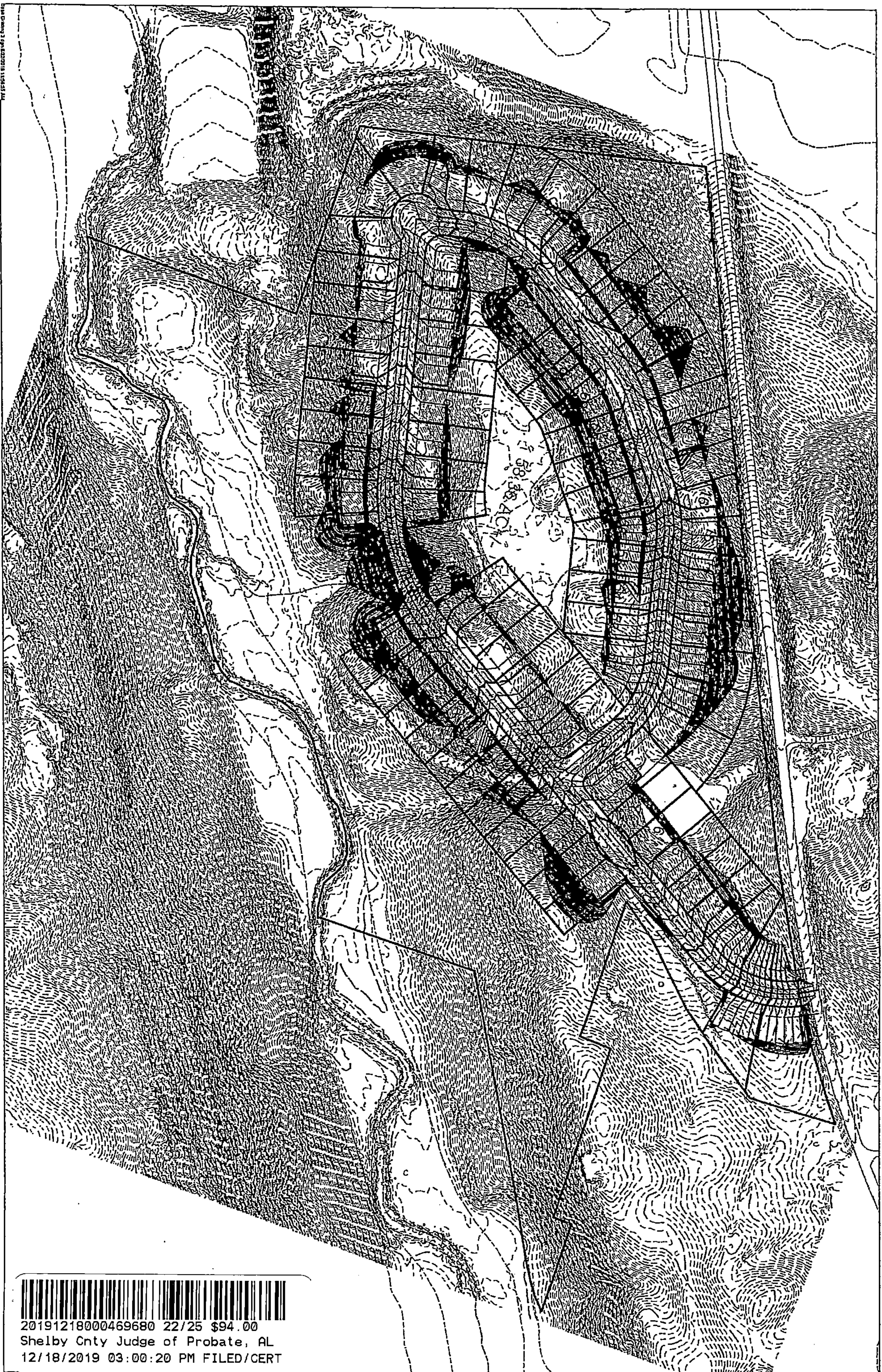


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Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

Blue=Pelham; Orange=Chelsea







20191218000469680 22/25 \$94.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

Service Comparison		
	Unincorporated	City of Chelsea
Zoning	E-2 (20,000 s. f.)	R-1 (20,000 s. f.)
Water Provider	Shelby County Water Service	Shelby County Water Service
Sewer Provider	Southwest Water Service (Chelsea Ridge)	Southwest Water Service (Chelsea Ridge)
Fire Protection	Cahaba Valley Fire & EMS ISO 2	Chelsea Fire ISO 3
Public Safety	Shelby County Sherriff	Shelby County Sherriff - Contract
School Attendance Zone	Mt Laurel Elementary	Mt Laurel Elementary



20191218000469680 23/25 \$94.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Josephine R. Lowery
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:

Shelby County, Alabama
Shelby County Commission
Attn: Alex Dudchock
Post Office Box 467
Columbiana, Alabama 35051

Inst #

STATE OF ALABAMA)

SHELBY COUNTY)

04/10/2001-13697
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MB .00

Inst # 2001-13697

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid by **SHELBY COUNTY, ALABAMA**, a duly organized political subdivision of the State of Alabama (hereinafter referred to as "**Grantee**"), to the undersigned, **MID-STATE SOCCER LEAGUE, INC.**, an Alabama non-profit corporation exempt from federal income tax under Internal Revenue Code Section 501(c)(3) (hereinafter referred to as "**Grantor**"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the land situated in Shelby County, Alabama, and being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

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3. Easements, reservations, restrictions, set-back lines, encroachments, encumbrances, covenants, conditions and other matters of record.
4. Any applicable zoning ordinances.
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6. That certain unrecorded Lease Agreement between Mid-State Soccer League, Inc. and Shelby County, Alabama.

20191218000469680 24/25 \$94.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:00:20 PM FILED/CERT

To Whom it may concern,

I Donald W. Thornton owner of parcel #'s 09 4 17 0 001 031.000
09 5 16 0 001 036.000, & 09 5 21 0 000 001.501 am requesting the City of Chelsea to annex
my property into the city limits. For this to be possible, I would like to request my neighboring property
owner, Shelby County, to annex along their property line so my property may be contingent with the
city limits of Chelsea.

Thank you for your consideration,



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