



CITY OF LOCUST GROVE

Available on website: www.locustgrove-ga.gov

ABANDONMENT/PRIVATIZATION OF STREETS GATED COMMUNITY APPLICATION

NAME OF APPLICANT _____

ADDRESS OF APPLICANT: _____

City: _____ State: _____ ZIP: _____

DAYTIME PHONE #: (____)____-____ (____)____-____ (MOBILE)

NAME OF SUBDIVISION: _____

ADDRESS/LOCATION OF PROPERTY: _____

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I / (We) the undersigned request in connection with the property hereinafter described:

Existing Zoning _____ Land Lot Number(s) _____ Land District _____

of Acres _____ # of Lots _____

Existing Use of Property: _____

Proposed Use of Property: _____

The subject property is described as follows: (Attach Legal Description Here)

ABANDONMENT/PRIVATIZATION/GATED COMMUNITY REQUIREMENTS (EACH REQUIREMENT BELOW MUST BE MET AND CHECKED BEFORE SUBMITTAL)

1. Documentation establishing the factual basis for the request for abandonment of the street or streets involved.
2. Abandonment does not affect a road connecting two or more collector streets. If so, documentation shall be provided showing that this proposed abandonment will not negatively affect surrounding roadways. Collector roads are designated by the City.
3. Listing of any capital projects affected by this abandonment as stated in any State, Regional, or City transportation plan.



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4. Plan providing for access onto the private streets by city personnel for the purpose of maintaining and operating utilities, Henry County Schools, and by fire, police and emergency vehicles as well as the city's designated trash provider and the USPS. Plan shall clearly designate the individual(s) contacted from each agency and statement that such services can be accommodated and that such vital services will not be significantly impaired.
5. Petition containing the signatures of 100% of the lot owners in the subdivision (or those owners whose property immediately adjoins or whose property is accessed by the right-of-way to be abandoned and requesting the change.
6. A map that designates the boundaries of the subdivision
7. The text of the petition shall identify a contact person representing the subject property owners, including address and telephone.
8. Petition text shall acknowledge that the change in street designation may impede both routine municipal and other emergency service delivery and will result in the elimination of street maintenance and associated services by the city, and will result in the assessment of maintenance fees by a legally incorporated homeowners association to meet ongoing and future street maintenance obligations.
9. Proof of the formation and the existence of a legally incorporated property owners association, which is responsible for sidewalk and street maintenance, such as, but not limited to, resurfacing, stormwater management, sinkhole repair, and shall be responsible for street lighting and responsible for installation and maintenance of interior traffic control devices.
10. The final plat is revised showing the conversion of the subdivision from public streets to private streets. Statements shall be made on the final plat showing easements required by city and county agencies to continue to provide services as well as the fact that the property owners association is responsible for all maintenance and upkeep of all streets, sidewalks, traffic control devices, stormwater management, sinkhole repair and shall be responsible for street lighting.
11. The streets shall be conveyed only to 100 % of the owners holding title to the lots in the subdivision, and if within 60 days after due notice, the right to acquire the streets is not exercised by 100% of the owners, the process will cease.
12. Utility easements shall be conveyed to the city in form satisfactory to the city.
13. A master deed and declaration of covenants for the subdivision shall be created or amended so as to provide for the assessment of funds for the maintenance of private streets and related improvements in the subdivision as the responsibility of the property owners association.
14. The master deed or declaration of covenants for the subdivision shall also require the property owners association to establish a maintenance fund and to assess all property owners on a uniform basis for the on-going and future cost of maintenance the private



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streets, street lights and traffic control devices, including appropriate reserve for future roadway surfacing needs.

15. The permanent easement by the property owners association shall require that all City of Locust Grove and all Henry County governmental agencies (Schools, HCWA) have full and unrestrained access into and within the subdivision at no cost as a condition of abandonment prior to final dispensation of the property. and that each property owner in the subdivision acknowledge the potential for delays in emergency responses due to limited access to the subdivision. These legal instruments shall further provide that the property owners association shall hold all city and county governmental agencies of Locust Grove and Henry County harmless and indemnify such agencies against all costs, including defense costs, resulting from claims based on delays in emergency responses due solely to limited access to the subdivision and properties therein.

ALSO ATTACH: (25 COPIES REQUIRED)

- Plat of property, including vicinity map Legal description of subject property

CAMPAIGN DISCLOSURE

_____ I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of City of Locust Grove within two (2) years of application.

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS _____ APPLICANT _____

DATE _____ DATE _____