

ARTICLE I

PREAMBLE

AN ORDER REQUIRING SUBDIVISION PLATS AND ADOPTING SUBDIVISION  
REGULATIONS FOR LAMAR COUNTY, MISSISSIPPI, AND PROVIDING FOR THE  
ADMINISTRATION AND ENFORCEMENT THEREOF

WHEREAS, the statutes of the State of Mississippi, Section 17-1-23 and 17-1-25 of the Mississippi Code of 1972, empower the county to enact subdivision regulations and to provide for their administration, enforcement, and amendment; and

WHEREAS, the Board of Supervisors deems it necessary, for the purpose of promoting the health, safety, and general welfare of the county, to enact such a regulation; and

WHEREAS, the Lamar County Planning Department has prepared such regulations designed to set forth certain procedures and standards to be followed in the development or redevelopment of land subdivisions in Lamar County to assure that development of the county is orderly, healthful, efficient, and economical; therefore,

BE IT ORDERED BY THE BOARD OF SUPERVISORS OF LAMAR COUNTY,

MISSISSIPPI:

ARTICLE II

GENERAL

SECTION 200 TITLE

These regulations shall be known, referred to, and cited as the Subdivision Regulations of Lamar County, Mississippi, of 1989, as amended.

SECTION 201 AUTHORITY

The provisions set for in these regulations have been prepared in accordance with the authority in Title 17, Chapter 1 of the Mississippi Code of 1972.

## SECTION 202 SCOPE

202.01. The jurisdiction of these regulations includes all unincorporated land in Lamar County, Mississippi

202.02. The Board of Supervisors will withhold improvements of any nature whatsoever, including acceptance and maintenance of streets, until a final plat of the subdivision has been approved by the Board and fully recorded in the Chancery Clerk's office. No lots may be sold nor any plat recorded until it has been approved as required in these regulations.

## SECTION 203. COMPLIANCE

203.01. These subdivision regulations apply to all subdivisions of land, as defined in these regulations, located within the unincorporated area of Lamar County, Mississippi. No land may be subdivided within Lamar County until:

- (1) The subdivider or his agent has submitted a preapplication plat of the parcel to the Lamar County Planning Department through the county planner.
- (2) The subdivider or his agent obtains approval of the preliminary plans and the final plat by the Board of Supervisors.
- (3) The approved final plat is filed and recorded in the office of the Chancery Clerk.

203.02. No building construction will be allowed in a subdivision until the requirements of these regulations are complied with. Additionally, no construction of any public or private improvements will be allowed except in conformity with these regulations.

## **SECTION 204 PREPARED BY PROFESSIONAL ENGINEERS**

Every plat must be prepared by a registered professional engineer or surveyor who must endorse upon each plat a certificate signed by him setting forth the source of the title of the owner of the land subdivided, and must cause his seal to be affixed on the face of the plat.

### ARTICLE III

#### DEFINITIONS

## **SECTION 300 RULES FOR WORDS AND PHRASES**

Except where specifically defined in Section 301, all words used in these regulations will carry their customary meaning. Words used in the present tense include the future, and the plural includes the singular.

## **SECTION 301 DEFINITIONS**

301.01. ALLEY: A minor way which is used primarily for vehicular service to the back or to the side of properties otherwise abutting on a street.

301.02. BOARD: Board of Supervisors of Lamar County, Mississippi.

301.03. BOND: Any form of security including a cash deposit, surety bond, collateral, or property in an amount and form satisfactory to the Board. All bonds must be approved by the Board wherever a bond is required by these regulations.

301.04. BUILDING LINE: A line beyond which buildings must be set back from the street or road right-of-way line on which the property abuts.

301.05. COLLECTOR STREET: Streets that carry traffic from local streets to arterial streets or