

Subdivision Regulations

for:

Lamar County, Mississippi



As Amended May 15, 2008
Lamar County Planning Department

Revised and Adopted March 4, 2013

T A B L E O F C O N T E N T S :

ARTICLE I PREAMBLE 3

ARTICLE II GENERAL 3

 SECTION 200 - TITLE..... 3

 SECTION 201 - AUTHORITY..... 3

 SECTION 202 - SCOPE 4

 SECTION 203 - COMPLIANCE 4

 SECTION 204 - PREPARED BY PROFESSIONAL ENGINEERS 4

ARTICLE III DEFINITIONS..... 4

 SECTION 300 - RULES FOR WORDS AND PHRASES..... 4

 SECTION 301 - DEFINITIONS 4-5

ARTICLE IV PROCEDURE 6

 SECTION 400 - GENERAL PROCEDURE 6

 SECTION 401 - PREAPPLICATION CONFERENCE & SKETCH 6-7

 SECTION 402 - PRELIMINARY PLAT 7-8

 SECTION 403 - CONSTRUCTION PLANS 8

 SECTION 404 - FINAL PLAT 8-11

 SECTION 405 - MODIFICATIONS AND EXCEPTIONS 11-12

 SECTION 406 – MINOR SUBDIVISIONS..... 12

ARTICLE V REQUIRED IMPROVEMENTS AND DESIGN STANDARDS 12

 SECTION 500 - IMPROVEMENTS IN SUBDIVISIONS 12

 SECTION 501 - STREETS 12-16

 SECTION 502 - MONUMENTS 16

 SECTION 503 - EASEMENTS 16

 SECTION 504 - BLOCKS 17

 SECTION 505 - ALLEYS 17

 SECTION 506 - LOTS 17

 SECTION 507 - FLOODPLAIN AREAS 17-18

 SECTION 508 - LOCATION OF UTILITIES 18

 SECTION 509 - WATER SYSTEM 18-19

 SECTION 510 - SANITARY SEWERS 19-20

 SECTION 511 - STORM DRAINAGE 20

 SECTION 512 - GENERAL GRADING 20-21

 SECTION 513 - EROSION AND SEDIMENT CONTROL 21

ARTICLE VI LEGAL PROVISIONS, PENALTIES, FEES, AND AMENDMENTS 21

 SECTION 600 - AMENDMENTS 21-22

 SECTION 601 – REMEDIES AND PENALTIES 22-23

 SECTION 602 - FEES 24

 SECTION 603 - REPEAL OF CONFLICTING ORDINANCES 24

 SECTION 604 - EFFECTIVE DATE 24

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

highways, including the principal entrance streets of the subdivision
301.06 LEFT BLANK INTENTIONALLY.

301.07. CUL-DE-SAC: A short minor street having but one vehicular access to another street and terminated with a vehicular turnaround, and not intended to be extended in the future.

301.08. DEVELOPER: The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises.

301.09. DOUBLE FRONTAGE: A lot with access to two parallel streets.

301.10. EASEMENT: A grant by the owner for the use of a strip of land by another for specific points.

301.11. LOCAL STREET: Streets that are used primarily for access to abutting properties.

301.12. LIMITED ACCESS HIGHWAY: A street to which access is prohibited except at specific points.

301.13. LOT: A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

301.14. LOT, CORNER: A lot abutting on two or more streets at their intersection, where the interior angle of the intersection does not exceed one hundred and thirty-five (135) degrees.

301.15. MARGINAL ACCESS STREET: A street, which is parallel to, and adjacent to major streets, which provides access to abutting properties and protection from through traffic.

301.16. PLANNING DEPARTMENT: The Lamar County Planning Department.

301.17. PLAT, FINAL: That plat submitted to the Planning Department for final approval and subsequently to be recorded with the Chancery Clerk's Office of Lamar County, Mississippi.

301.18. PLAT, PREAPPLICATION: That plat which is submitted to the county planner at the preapplication conference.

301.19. PLAT, PRELIMINARY: That plat or layout of a proposed subdivision submitted to the Lamar County Planning Department and the county engineer and Emergency Services for approval prior to submission of the final plan.

301.20. PRELIMINARY PLAN: The preliminary plat and construction plans for required improvements that are submitted prior to the final plat.

301.21. RESUBDIVISION: The redivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot, or tract.

301.22. SUBDIVISION: Any division, for the purpose of offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms, and conditions, of any tract or parcel of land. It also includes resubdivision or replatting of land, lots, or tracts.

301.21.1. MINOR SUBDIVISION: A land division of between 1 and 5 lots which utilizes existing streets and utilities.

301.21.2. MAJOR SUBDIVISION: A land division of more than 5 lots.

301.23 COMMON DRIVEWAY: A shared residential entrance that serves only residences. Adding a 3rd residence on a common driveway at anytime, shall constitute a private road and require the lots to be platted.

301.24 ROAD, PRIVATE: A privately built and maintained road within a subdivision. Access Easements

that serve 3 or more residences shall be considered private roads.

ARTICLE IV
PROCEDURE

SECTION 400 GENERAL PROCEDURE

Whenever any subdivision of land is proposed, before any recording of deeds, the developer or his authorized agent must apply for and receive approval for the proposed subdivision. There are four steps required to receive this approval:

- (1) Preapplication conference and submission of preapplication sketch (County Planner).
- (2) Submission and approval of the preliminary plat (County Planner).
- (3) Submission and approval of construction plans (County Engineer and Board of Supervisors).
- (4) Submission and approval of final plat (County Planner and Board of Supervisors).

The rest of Article IV will outline each of these steps in detail.

SECTION 401 PREAPPLICATION CONFERENCE AND SKETCH

401.01. Purpose: The developer or his engineer is required to hold a preapplication conference with the county planner. The purposes of this conference are:

- (1) to ensure that the development is being planned and will be constructed in compliance with the Lamar County Subdivision Regulations, and
- (2) to allow the developer an opportunity receive the advice and assistance of the county planner before the preparation of the preliminary plat and before application for its formal approval.

401.02 Submission of Preapplication Sketch to County Planner: The developer must submit a preapplication sketch to the county planner at the time of the preapplication conference. After the county planner's review, he may either approve or disapprove the sketch. It should be noted, however, that disapproval of a preapplication sketch does not deny the developer the right to submit a preliminary plat based on that disapproved preapplication sketch. It is only meant to convey to the developer that any subsequent preliminary plat based on the disapproved sketch will have difficulty complying with the Subdivision Regulations.

401.03 Number of Copies Required: Two (2) copies of the preapplication sketch must be submitted. These copies must be shown on black line or blue line prints. See Section 402.02-02.

401.04. Required Information on the Preapplication Sketch: The preapplication sketch should consist of and illustrate the following:

401.04-01 A vicinity map at a scale of 400 feet or more to the inch must be drawn on or accompany the preapplication plat. The map must show:

401.04-02 All existing subdivisions and the street and tract lines or acreage parcels of land, together with the name of the record owners of such parcels immediately adjoining the proposed subdivisions and between it;

401.04-03 The nearest existing highways or thoroughfares, streets, and alleys in neighboring subdivisions or unplatted property involved in producing the most advantageous development of the entire neighborhood;

401.04-04 Section, township, and range;

401.04-05 Any corporation or ad hoc district lines, such as school or sewer districts, etc.

401.04-06 Names, right-of-way and roadway widths of streets, and approximate grades; similar data for alleys, if any

401.04-07 Lot lines, including lot numbers.

401.04-08 Sites, if any, for apartment buildings, shopping centers, churches, industry, or other non-public uses exclusive of single-family dwellings.

401.04-09 Watercourses, marshes, flood areas, wooded areas, houses, and other significant features

SECTION 402 PRELIMINARY PLAT

402.01. Submission to Planning Department: After receiving approval of his preapplication sketch, the developer may begin preparation of the required preliminary plat. The preliminary plat must be approved by the Planning Department before the construction plans can be approved by the county engineer and the Board of Supervisors.

402.02. Number of Copies and Required Scale

402.02-01: Two (2) copies of the preliminary plat must be submitted initially to the county planner. Each must be shown on black line or blue line prints prepared by a qualified registered professional engineer and must be accompanied by an application in letterform.

402.02-02: The horizontal scale of the preliminary plat should be at a scale of not less than (1) one inch equals (200) two hundred feet. Subject to review and approval by the county planner, horizontal scale may be reduced or enlarged for subdivisions, which are respectively large or small.

402.03. Required Information on Preliminary Plat

402.03-01: Title under which the proposed subdivision is to be recorded, with names and address of owners, notation stating acreage, graphic scale, north arrow (true north), datum, benchmarks, and date of survey.

402.03-02: A metes and bounds description of the subdivision boundary

402.03-03: Location and description of boundary monuments.

402.03-04: Primary control points, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data should be shown on the plat. Section lines and half section lines with ties to lot corners must also be shown.

402.03-05: Tract boundary lines, right-of-way lines of streets and easements, and property lines of residential lots and other sites. Sufficient data must be shown, including accurate dimensions, bearings, deflection angles of all curves to determine readily and reproduce on the ground any line on the map.

402.03-06: Number to identify each lot or site.

402.03-07: Purpose for which sites, other than residential lots, are dedicated or reserved.

402.03-08: Minimum building setback line on all lots and other sites.

402.03-09: Proposed method of water and sewer supply.

402.03-10: Line sizes, approximate invert elevations (where appropriate) of utilities, and cross sections of principal drainage ditches.

402.03-11: Name and width of each street or other right-of-way.

402.03-12: Location, dimensions, and purpose of any easements.

402.03-13. Areas lying within a designated F.I.A. flood hazard area.

402.03-14. All required easements

SECTION 403 CONSTRUCTION PLANS

403.01: Submission to County Engineer and Board of Supervisors: After receiving approval of his preliminary plat the developer may begin preparation of the construction plans for improvements required in Article V. The construction plans must be approved by the county engineer and the Board of Supervisors before any construction of any type is begun in the subdivision.

403.02: Required Information on Construction Plans

403.02-01: The construction plans must be prepared on sheets twenty-four (24) by thirty-six (36) inches. The plan and profile sheets (street and sanitary sewers) must be drawn on an appropriate scale designated by the developing engineer and approved by the county engineer.

403.02-02: A combination plan and profile for each street and a typical cross section of the proposed grading, drainage, base course, and pavement.

403.02-03: Detailed plans for water and sanitary sewer systems, culverts, drainage structures, and bridges. Such plans and specifications for the proposed water and sewer system must be accompanied by written certification from the Mississippi State Board of Health and the Mississippi Bureau of Pollution Control that the proposed systems are in conformance with all applicable laws and regulations.

403.02-04: An erosion and sediment control plan as specified in Article V.

403.03: Distribution of Copies: Upon approval by the Board, one (1) copy of the preliminary plat and one (1) copy of the construction plans will be returned to the developer, and one (1) copy of each will be retained by the Planning Department.

403.04: Interpretation of Preliminary Plat Approval: Approval of the preliminary plat shall not constitute approval of the final plat. Rather, it should be considered as authorization, subject to the issuance of all necessary and proper permits, to proceed with the construction of any improvements subject to the inspection of the county engineer and with the staking of lots in preparation of the final plat, which will be submitted for approval to the Board of Supervisors.

SECTION 404 FINAL PLAT

404.01: Conformity to Preliminary Plat: The final plat must conform substantially to the preliminary plat as approved, and may include all or any reasonably acceptable part of the approved preliminary plat. Completion of improvements, or the bond required in lieu of completion, need only cover that portion of the plat for which final approval is requested.

404.02: Number of Copies and Required Scale: The final plat should be prepared at a minimum horizontal scale of one (1) inch equals two hundred (200) feet. Subject to review and

approval by the county planner, horizontal scale may be reduced or enlarged for subdivisions that are exceptionally large or small. The plat or plats must be drawn on sheets of linen-backed paper, eighteen (18) by twenty-four (24) inches. When necessary the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. One (1) original and two (2) copies must be prepared and submitted to the county planner within two (2) years after approval of the preliminary plat.

404.03: Required Information on Final Plat

404.03-01: Primary control points, approved by the county engineer, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat may be referred. Section lines and half section lines with ties to lot corners must also be shown.

404.03-02: Tract boundary lines, right-of-way lines of streets and easements, and property lines of residential lots and other sites. Sufficient data must be shown, including accurate dimensions, bearings, deflection angles of all curves to determine readily and reproduce on the ground any line on the map.

404.03-03: Name and width of each street or other right-of-way.

404.03-04: Location, dimensions, and purpose of any easements.

404.03-05: Number to identify each lot or site.

404.03-06: Purpose for which sites, other than residential lots, are dedicated or reserved.

404.03-07: And any areas lying within a flood hazard area

404.03-08: Minimum building setback line on all lots and other sites.

404.03-09: Location and description of boundary monuments.

404.03-10: Title, graphic scale, north arrow (true north), and date.

404.03-11: A metes and bounds description of the subdivision boundary.

404.03-12: Attached to the final plat must be a certificate issued by the authorized county officials to the effect that there are no unpaid taxes due at the time of plat approval on any of the lands included in the plat, and that all outstanding taxes and special assessments have been paid on all property dedicated to public use.

404.03-13: An affidavit and certificate by a qualified registered professional engineer or surveyor must be printed on the original tracing of the final plat and read to the effect that he has fully complied with the requirements of these regulations and the subdivision laws of the State of Mississippi governing surveying, dividing and mapping of the land, that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and that the plat represents a survey made by him and that all monuments indicated thereon actually exist and their location, size and material are correctly shown.

404.03-14: A certificate of the following form must be printed on the original tracing of the final plat.

Owner's Certificate The undersigned owners of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the street rights-of-way, and utilities as shown to public use forever.

Date _____ 20_____ Signed _____

404.03-15: A certificate of the following form must be printed on the original tracing of the final

plat.

404.03-15: The preliminary plat for a subdivision shall show the master layout of the entire development. This includes all future phases. Proposed infrastructure shall be included as part of the layout.

404.03-16: Letter of Approval from the Home Owner's Association must be obtained from them for replats or resubdivisions, if the Association has been established. If there is no Home Owner's Association is established, appropriate notice should be given to the existing homeowners regarding any changes.

County's Approval Certificate: I hereby certify that this is a true copy and this plat was approved by the Board of Supervisors for filing purposes only in session on this _____ day of _____, 20_____

Signed _____ President,
Board of Supervisors

Chancery Clerk

404.04. Review by the County Engineer: The plat must first be submitted to the County Planning Department. The Department will send it to the County Engineer whose duty it will be to examine the final plat to be certain that it conforms to existing streets, drainage, and utility systems. The engineer will also determine that all conditions set forth in the construction plans have been satisfied.

404.05. Approval by the Planning Department: Should the county engineer and county planner determine that all requirements set forth in these regulations have been met, they will within thirty (30) days submit the final plat, along with their recommendation, to the Board of Supervisors for their approval.

404.06. Conditions for Approval by the Board: The final plat will not be approved by the Board of Supervisors until the developer has done the following:

Until he has either;

- (1) Actually completed construction of all improvements as required in Article V and as approved on the preliminary plan; or
- (2) Given the Board of Supervisors a performance bond, or a certified check,
- (3) Final plats for subdivisions with private roads shall submit a performance bond for improvements. The estimated cost of the bond is to be determined by the County Engineer after his inspection.
- (4) Statements regarding private road and their maintenance shall be placed on the plat.

404.07. Approval by the Board of Supervisors: When the conditions specified in 403.05 and 403.06 have been met, the Board of Supervisors will adopt an order at the next regularly scheduled meeting approving the final plat. The subdivision's roads and streets will not be formally accepted until they are actually completed.

404.08. Endorsement and Distribution of Copies: Upon approval of the final plat by the Board of Supervisors, an endorsement will be made upon it by the President of the Board and attested by the Chancery Clerk indicating approval together with the date of the order of the Board. The original copy of the final plat will be filed with the Chancery Clerk; One (1) paper copy shall be submitted to the E911/Addressing. The Tax Collector's shall also be paper. The original copy submitted to the Chancery Clerk shall be on linen. A digital copy shall be submitted to the County Engineer. The Planning Department's copy will be on Mylar. Additional copies may be required by the Planning Department. A

digital copy of the final plat in a CAD file shall be submitted

404.09 County's Responsibility for Maintenance of Improvements It should be understood that the Board's acceptance of the completed roads and streets in any subdivision includes only the normal construction items usually required for county roads such as grading work, road ditches, bridges, culverts, drainage structures, storm sewers, base courses, curbs and gutters, pavements, grassing, erosion control, and other necessary work within the limits of the dedicated road rights-of-way. The Board assumes no responsibility for the maintenance of sanitary sewers, water mains, gas mains, electric conduits or other privately or publicly owned utilities installed under roads and streets nor maintenance of the above stated utility easements. The owners and operators of said utilities will be responsible for the maintenance and will bear the expense of restoring all damages to public property caused by leaks or failures of such installations.

404.10. A letter from the project engineer shall be submitted. This letter shall state that the engineer verifies that the different phases of the work have been in accordance with the approved plans and specifications.

404.11. Work on Platted Subdivisions: Once a final plat for a subdivision is approved, work on the subdivision must start within 6 months. This work must also proceed with due diligence until completion. If progress stops for longer than 1 year, then the developer must come back before the Board of Supervisors.

SECTION 405 MODIFICATIONS AND EXCEPTIONS

405.01: Minor Subdivisions Exemptions: In the case of a small subdivision of minor importance which utilizes existing streets and utilities situated in a locality where conditions are well defined, the Board of Supervisors, on written request of the developer, may exempt the developer from complying with some of the requirements stipulated in Article IV and V pertaining to the preparation of the plats and required improvements. Such requests must be submitted to the county planner.

405.02: Lot Splits: The intention of this provision is for the redivision or combining of lots in an existing subdivision. All lot splits are subject to review and approval by the Board of Supervisors. Any proposed lot split must be submitted to the county planning staff for review by the Planning Department. If the Planning Department is satisfied that such proposed lot split is not in conflict with the applicable regulations it will stamp the same "Approved by the Lamar County Board of Supervisors, no plat required". A survey and description of property required. Letter of Approval from the Home Owner's Association must be obtained from them for replats or resubdivisions, if the Association has been established. A lot may not be created that is smaller than the average of the existing lots.

405.03. Waiver of Development Standards: If any particular case where the developer can show by plan and written statement that, by reason of exceptional topographic or other physical conditions, literal compliance with any requirements of these regulations would cause practical difficulty or exceptional and undue hardship, the Board of Supervisors may modify such requirement to the extent deemed just and proper so as to relieve such difficulty or hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these Regulations or the desirable general development or welfare of the neighborhood and the community. Applications for request for waiver of development standards from the subdivision regulations or the zoning ordinance must be submitted to the county planner for approval by the Board of Supervisors. Any modification thus granted must be spread upon the minutes, setting forth the reasons for which the modification was justified.

405.04. The partitioning of an estate among legal heirs or the sale or exchange of property among immediate family members. The lots are not designed to be further subdivided or resold to a non family member.

405.05. Minimum Acreage: Lots of more than 3 acres in size that do not involve a new road or access easement.

405.06. The County Engineer or County Planner should be notified of any significant changes to the construction plans or final plat.

405.07. Procedures for amending or the resubdividing of an existing subdivision.

405.07-01 An in the newspaper must be ran 15 days prior to the hearing.

405.07-02 After the public hearing is held, the Board of Supervisors must approve the revised plat.

SECTION 406: MINOR SUBDIVISIONS

406.01. Platting. Minor subdivisions shall meet the platting requirements, unless exempted by Section 405.01. Further, the proposed subdivision shall comply with Section 404.

406.02. Review. Minor subdivisions shall be reviewed by the Planning Department Staff and approved by the Board of Supervisors. The Planning Department Staff will determine whether a plat needs to be filed. The Department will take into consideration the site distances on the driveways.

406.03. All land divisions off of a root parcel are cumulative. Once the threshold for a major subdivision has been reached, the entire root parcel will have to be platted as a major subdivision. For purposes of these regulations, a root parcel is the property described in the legal description in the deed of the property when it was purchased.

ARTICLE V

REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

SECTION 500 IMPROVEMENTS IN SUBDIVISIONS

500.01: Before the county can assume the responsibility for maintaining the dedicated streets constructed within a subdivision, the owner or owners of the subdivision must ensure that the following improvements are constructed according to the specifications set forth in these regulations.

500.02: All services for utilities must be made available for each lot in such a way that will eliminate disturbing the street pavement and drainage structures when connections are made.

500.03: Upon completion of construction of any utilities or improvements, one set of complete final plans, dated, signed, and certified by the engineer in charge must be filed with the county engineer and the Planning Department. These plans must show all features as actually installed, including materials, size, location, depth or elevation, numbers, ends of lines, connections, valves, storm sewer drains, inlets, and all other pertinent information.

500.04: All tests necessary to insure that the following improvements are in compliance with these regulations are the responsibility of the developer.

500.05: At the time construction begins on any of the improvements required by these regulations, the developer or his agent must notify the county engineer.

SECTION 501 STREETS

501.01. The county engineer and Planning Department will review the street system for the proposed subdivision and classify all proposed streets in one of the following categories:

- (1) Collector Streets that carry traffic from local streets to arterial streets or highways, including the principal entrance streets of the subdivision.
- (2) Local Streets that are used primarily for access to abutting properties.

501.02. Right-of-way Widths, Setback Lines, and Sight Distances. The following are minimum right-of-way widths, setback lines from right-of-way, and sight distances for collector and local streets.

Type of Street	Minimum Right-of-way Widths	Minimum Building Setback	Minimum Stopping Sight Distance
<u>Collector</u>	60 feet	30 feet	600 feet*
<u>Local</u>			400 feet*
Open Ditch	60 feet	25 feet	
Curb and Gutter	50 feet	25 feet	

* All safe stopping sight distances shall be based on current posted speed limit. In lieu of a posted speed limit, 55 mph shall be used for sight distance calculations. In no instance shall the distance be less than the minimum shown here.

501.03. Street name signs and traffic signs shall be installed and provided by the subdivider immediately following completion of street construction.

501.04. Typical Section of Streets and Roads with Surface Ditches:

	<u>Collector</u>	<u>Local</u>
1. Minimum width of roadway out-to-out of shoulders.....	34 ft.....	28 ft.
2. Fore slopes and back slopes from edge to shoulder to ditch flow line, no steeper than.....	3:1 slope.....	3:1 slope
3. Back slope from ditch flow line to top of cut.....	3:1 slope.....	3:1 slope
4. Minimum depth of ditch from edge of shoulder to flow line.....	2 ft.-0 in.....	1 ft.-6 in.
5. Minimum width of shoulders.....	5 ft.....	4 ft.
6. Minimum slope of shoulders to ditch.....	1/2" per ft.....	1/2" per ft.
7. Minimum gradient, flow line of		

open ditch.....	0.4%.....	0.4%
8. Maximum gradient of roadway profile.....	10%.....	15%
9. Minimum width of base course.....	26 ft.....	22 ft.
10. Minimum width of pavement.....	24 ft.....	20 ft.
11. Minimum radii of pavement at intersections.....	35 ft.....	25 ft.
12. Minimum radii of outside pavement edge at dead end turnaround circle.....	42 ft.	

501.05: Typical Section of Streets with Curbs and Gutters:

1. Minimum width of streets, (back-to-back of curbs)
 - a. Local or Dead-end Streets.....27 ft.
 - b. Collector Streets.....33 ft.
 - c. Major Thoroughfares.....48 ft.
2. Minimum gradient of street profile.....0.4%
3. Minimum curb and gutter gradient.....0.4%
4. Minimum radii of curbs and gutter at intersection...30 ft.
5. Minimum width of shoulders behind curb.....4 ft.
6. Minimum slope of shoulders to curb...1/2 in. per ft.
7. Minimum radii of turnaround dead-end street.....42 ft

501.06: Pavement Design: Pavement design for the subdivision will be as follows:

- (1) The minimum subgrade for pavement construction must have a California Bearing Ratio (CBR) of ten (10) or better. This will require that a subgrade soil profile be performed at an interval of 500 feet along each road way. The County Engineer will be notified and present when the soil profile is performed.
- (2) The minimum pavement design thickness for local, collector, and cul-de-sac streets and alleys must be one of the following:
 - (a) An eight-inch (8") clay- gravel base. The wearing surface must be a two-inch (2") hot mix asphaltic surface.
 - (b) A four-inch (4") bituminous pavement (black base). The wearing surface must be a one and one-half inch (1 1/2") hot mix.
- (3) A minimum compaction of 95% of a standard proctor density is required on the subgrade and 100% on the base.
- (4) All clay-gravel base courses must meet Class 4-Group B specifications.
- (5) All design, construction, and materials must conform to the appropriate sections or subsections of the latest edition of Mississippi Standard Specifications for State Aid Road and Bridge

Construction, as indicated by the County Engineer.

(6) The developer or his engineer is required to contact the County Engineer at each stage of roadway construction to verify that the appropriate materials are being used and the appropriate testing is being performed. It is a specific requirement that granular base material be tested for compaction and the base be proof rolled immediately prior to the placement of the asphalt surface. All testing must be performed in the presence of the County Engineer.

501.07: If curb and gutter are installed, they must meet the specifications recommended by the county engineer.

501.08: The arrangement of streets in a subdivision must either provide for the continuation of existing principal streets in surrounding areas; or, conform to a plan for the neighborhood as a whole that has been devised to meet an unusual situation such as topography or other conditions that make continuation of existing streets impractical. Such a neighborhood plan must be prepared by the developer and is subject to approval by the Board of Supervisors.

501.09: No trees or shrubs will be permitted to be planted at street intersections; however, controlled planting of shrubs and trees on public property, provided that plantings do not interfere with proper drainage and maintenance or obstruct vision required for public safety, may be permitted.

501.09.1 All subdivision signs entrance signs must be located 10 feet outside of all existing or proposed County right-of-ways.

501.10: Street jogs with centerline offsets of less than one hundred twenty-five (125) feet should be avoided.

501.11: A tangent of at least one hundred (100) feet must be introduced between reverse curves on collector streets. Horizontal curves on collector streets must have a minimum of a three hundred and fifty (350) foot radius computed from the centerline. Horizontal curves on local streets must have a minimum of a two hundred and fifty (250) foot radius computed from the centerline.

501.12: Streets must be laid out so as to intersect as nearly as possible at right angles, and no street may intersect any other street at less than (60) sixty degrees.

501.13: Property lines at street intersections must be rounded with a radius of ten (10) feet or with a greater radius when the county engineer deems it necessary. The county engineer may require comparable cutoffs or chords in place of rounded corners. A comparable chord shall be considered a chord or line connecting the points of tangency of the radius it is replacing.

501.14: Half streets will be prohibited in such cases where there exists a half-street contiguous thereto. Wherever a half-street is adjacent to a tract to be subdivided, the other half of the street will be platted within such tract.

501.15: Permanent dead-end streets must not be longer than one thousand (1000) feet and must be provided at the closed end with a turnaround having a paved surface diameter of at least (84) eighty four feet and a street property line diameter of at least (116) one hundred sixteen feet.

501.16: No street names may be used which will duplicate or be confused with the names of existing streets. Street names should be cleared with the E-911 Address Systems office before being used. Street names will be subject to the approval of the Board of Supervisors.

501.17. Street grades of local streets must not exceed ten (10) percent or be less than five-tenths (0.5) of one (1) percent. Street grades of collector streets and major thoroughfares must not exceed seven (7) percent. Grades approaching intersections must not exceed five (5) percent for a distance of not less than eighty-five (85) feet from the centerline of said intersecting streets.

501.18. All roads must be cored by the Developer's Engineer with the core results being submitted to the County Engineer for review before being accepted by the County. The County Engineer must be

notified when asphalt operations begin.

501.19. All Subdivisions shall have two entrance/exit points, unless all proposed lots front upon an existing public road or the proposed subdivision is adjacent to another subdivision and the streets are connected.

501.20. Sight Triangles at Street Intersections:

501.20-01 Whenever two streets intersect, unobstructed cross-visibility shall be provided between the heights of three (3) and seven (7) feet above the grade elevation of the roadways within sight triangles at each corner of the intersecting roadways. Each sight triangle shall be measured from a point where the curb or edge-of-pavement line for the intersecting roadways meet, to a point 30 feet behind one roadway's curb or edge-of-pavement line, to a point along the other roadway's curb or edge-of-pavement line located 30 feet from the original point.

501.20-02 Within the sight triangles, no fence, wall, sign, earthworks, hedge, shrub, or other structure or planting shall be located, maintained, or permitted to grow between the heights of three (3) and seven (7) feet above the grade elevation of the adjacent road. Public safety and utility devices (such as street lights street signs and telephones poles) and trees less than 12 inches in diameter are exempt from these standards, provided their number and location is limited and the limbs and foliage of any such trees are trimmed, so as to ensure provision of the required unobstructed cross-visibility.

SECTION 502 MONUMENTS

502.01: Monuments must be placed at all major corners along the boundary of the subdivision. These monuments should consist of a four (4) inch by four (4) inch concrete post not less than thirty (30) inches in length.

502.02: Markers must be placed at all corners or changes in alignment in lot boundaries and at all block corners, angle points, or curves in street right-of-way boundary lines. The markers should consist of a reinforcing rod or iron pipe of not less than one-half (1/2) inch in diameter and not less than twenty-four (24) inches in length.

502.03: All monuments or markers should be set with the top flush with the finished grade. When necessary to prevent disturbance, the monument should be sunk underground and referenced to permanent landmarks.

SECTION 503 EASEMENTS

503.01. Easements across lots or centered on rear or side lot lines must be provided for utilities where necessary and must be at least fifteen (15) feet wide at ground level with an additional six (6) foot wide overhang on each side from twelve (12) feet above ground and up, or a width designated by the county engineer.

503.02. Where easements intersect or sharp changes in alignment are necessary, corners must be cut off sufficiently to permit equipment access as determined by the county engineer.

503.03. No fences, buildings, paving, or plotting will be permitted in easements.

503.04. Any overhanging limbs, shrubbery, or vegetation of any kind may be removed from within the limits of easements at the sole discretion of the maintenance personnel of the utilities installed or to be installed in or above the easements.

503.05. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there must be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse or an accepted canal or drainage course, and any further width of construction as will be adequate for drainage purposes.

SECTION 504 BLOCKS

504.01. The lengths, widths, and shapes of blocks should be determined with due regard to:

504.01-01. Building sites that are suitable for the special needs of the uses contemplated.

504.01-02. Convenient access, circulation, control and safety of street traffic

504.01-03. Limitation and opportunities of topography

504.02. As a usual practice, block lengths should not exceed sixteen hundred (1,600) feet or be less than four hundred (400) feet.

SECTION 505 ALLEYS

505.01. Alleys must be provided in commercial or industrial subdivisions, however, the county engineer, following consultation with the Planning Department, may recommend waiving this requirement where other definite and assured provisions are made for service access, such as off-street loading and parking consistent with and adequate for the uses proposed.

505.02. The right-of-way width of an alley in commercial and industrial areas must be a minimum of twenty-five (25) feet.

505.03. Alley intersections and sharp changes in alignment should be avoided, but where necessary, corners may be cut off sufficiently to permit safe vehicular movement.

505.04. Dead-end alleys should be avoided where possible, but if unavoidable, must be provided with a turnaround having an outside roadway diameter of at least (84) eighty four feet and a right-of-way diameter at least (116) one hundred sixteen feet. The county engineer and the Planning Department may recommend to the Board of Supervisors a larger turnaround when it is determined necessary to provide adequate turnaround space.

505.05. Alleys are not required in residential areas.

SECTION 506 LOTS

506.01. All subdivisions must be surveyed and laid out in such a manner that each and every lot intended for sale abuts a dedicated public street or road.

506.02. Zero lot line patio/garden homes shall have no minimum setback on one side and ten (10) feet on the opposite side except that on corner lots the minimum side yard of the corner side shall be fifteen (15) feet. Where adjacent zero lot line dwellings are to be constructed against a common lot line, the builder or developer must provide for a perpetual wall maintenance easement of five (5) feet in width along the adjacent lot and parallel with such wall.

506.03. Lots may not contain less than sixty five hundred (6,500) square feet or be less than (50) fifty feet wide at the building setback line except in the case of zero lot line patio/garden homes. Zero lot line lots shall, in no case, be less than three thousand (3,000) square feet or be less than (35) thirty-five feet wide at the building setback line.

SECTION 507 FLOODPLAIN AREAS

507.01. Land subject to flooding with a frequency of a one hundred (100) year flood must not be subdivided unless precautionary measures are taken to eliminate or minimize flood hazards. All building grades must be raised to an elevation equal to or above the maximum flood elevation or a one

hundred (100) year flood calculated for the area in which the proposed subdivision is situated. This is provided however; that no fill must be made, or any subdivision constructed, which will increase flood hazards to other lands, or in any manner impede or restrict the flow of water in a flood situation. All areas, which will remain subject to the flooding after the subdivision is constructed, must be delineated on the final plat.

507.02. All utilities and facilities, such as water, sewer, gas, and electrical systems, must be located, elevated or constructed to eliminate or minimize flood damage; and adequate drainage must be provided so as to reduce exposure to flood hazards.

SECTION 508 LOCATION OF UTILITIES

508.01. Where possible no utilities including water, sewer, power, gas, cable television, or telephone lines shall be laid under the planned paved roadway.

508.02. Utilities shall be located either on the outer top bank of ditches, 5 feet from outer edge of the right-of-way or in utility easements. Crossings must be with borings or casings only.

SECTION 509 WATER SYSTEM

509.01. All dead-end mains must be equipped with an approved outlet sufficient to periodically flush the main.

509.02. The water system should be designed so that the calculated pressure within the system, at maximum use flows, is not less than twenty (20) pounds per square inch at any curb stop.

509.03. Individual water wells may be used only if written approval is obtained from the Lamar County Health Department.

509.04. In the event that the proposed subdivision is located within or abuts an existing water district or association, the water system within the subdivision should be connected to such water district or association, and must conform to the specifications of such water district or association. The water system constructed within the subdivision must meet the minimum requirements of these regulations or the water district specifications, whichever is more restrictive.

509.05. In the event the proposed subdivision is near or adjacent to an existing municipal water system, but not within an existing water district or association, every effort should be made by the developer to connect the water system of the proposed subdivision with that of the municipality. If the proposed subdivision abuts any municipality and is outside an existing water association, or if the subdivision is to be connected to a municipal system, the water system within the subdivision must conform to the specifications required by that municipality as if the subdivision were within the corporate limits of such a municipality. In any event, the water system constructed within the subdivision must meet the minimum requirements of these regulations.

509.06. In subdivisions with a water system designed for fire protection, the materials for the water mains must conform to the following requirements:

1. Ductile Iron Pipe: Ductile iron pipe must have a minimum diameter of six (6) inches and conform to the latest revisions of the American Water Works Association (AWWA) specification C106 or C108, Class 150.

2. PVC Pipe: PVC pipe must have a minimum diameter of six (6) inches and must conform to the latest AWWA specification C900.

509.07. In subdivisions with water systems not designed for fire protection, the material for water mains must conform to the following requirements:

1. Ductile Iron Pipe: See Section 508.06.

2. PVC Pipe: All PVC pipe must conform to the latest commercial standards published by the U.S. Department of Commerce and carries the seal of acceptance of the National Sanitation Foundation for use in domestic water systems. The wall thickness of the pipe specified shall be governed by ASTM-D2241 for standard dimensions ratios (SDR) and the SDR must not be greater than twenty-six (26). Operating pressures of all PVC pipe must not exceed two-thirds (2/3) of the rated working pressure pipe used.

509.08. Services in subdivisions receiving their water supply from existing municipalities or utility districts must be in accordance with municipal or utility district specifications. In the event that the municipality or utility district specifications are less than those specified in these regulations the requirements of these regulations will apply.

509.09. Services in subdivisions not covered by Section 508.09 above must consist of the following: A corporation stop must be provided at the main with three-fourth (3/4) inch flexible copper tubing or a high-molecular weight plastic tubing must run from the main to the lot line and terminate with a compatible curb stop.

509.10. Hydrostatic tests must be performed on the new water system with a pressure of one hundred fifty (150) pounds per square inch for twenty-four (24) hours. Before any or all of the work is placed in service, the system must be disinfected and reinfected as necessary until chlorine-free samples are found to meet Mississippi State Board of Health standards as to bacteriological quality. Samples for the tests must be taken from remote parts of the system.

SECTION 510 SANITARY SEWERS

510.01. Sanitary sewer facilities will be provided in all subdivisions and must conform to all applicable state and local laws pertaining to sewage collection and treatment.

510.02. In the event the proposed subdivision is near or adjacent to an existing sewer system, every effort should be made by the developer to connect the sewer system of the proposed subdivision with that of the existing system. If the proposed subdivision abuts any municipal or utility district or if the subdivision is to be connected to a municipal or other existing system, the sewer system within the subdivision must conform to the specifications required by that existing system or municipality as if the subdivision were within its legal bounds. In any event, the sewer system constructed within the subdivision must at least meet the minimum requirements of these regulations.

510.03. All sewer pipes must be concrete, vitrified clay, cast iron, plastic, or other type approved by the county engineer. Sewer pipe installed with trench depth up to and including ten (10) feet will be standard strength; and for trench depth greater than ten (10) feet, extra strength pipe must be used.

510.04. The minimum diameter pipe for sanitary sewers is eight (8) inches. Minimum diameter service pipe for house connection is four (4) inches for single-family dwellings and six (6) inches for multi-family dwellings. House connections must be stubbed out to each property or lot line before street construction and plugged with extended sewer stub marker tape from pipe to surface.

510.05. All joints must be either gasket joint or other type as approved by the county engineer.

510.06. The following are the minimum slopes that will be allowed; however, slopes greater than these are desirable.

Minimum Slope in Feet Per
Sewer Size One Hundred (100) Feet

8-inch -----	0.400
10-inch -----	0.280
12-inch -----	0.220
14-inch -----	0.170
15-inch -----	0.150
16-inch -----	0.140
18-inch -----	0.120
21-inch -----	0.100
24-inch -----	0.080
27-inch -----	0.067
30-inch -----	0.058
36-inch -----	0.046

510.07. Manholes must be no more than four hundred (400) feet apart, must be placed at each change in alignment or grade, and must be provided with traffic-grade cast-iron lids and frames.

510.08. There is a minimum ten (10) foot separation between all parallel sanitary sewer and water mains, except as otherwise approved by the county engineer.

510.09. Any sewer mains exposed through ditches must be Class 150 cast iron for mains or cast-iron soil pipe for services.

510.10. Infiltration in any section of sewer main must not exceed three hundred (300) gallons per inch of pipe diameter, per mile, per day.

510.11. In the event that oversize sewer mains must be installed within the proposed subdivision to serve other areas, appropriate arrangements for construction must be made between the subdivider and the county prior to installation.

SECTION 511 STORM DRAINAGE

511.01. Materials and construction must conform to Mississippi Standard Specifications for State Aid Road and Bridge Construction.

511.02. Drainage Structures must be sized using the rational formula and calculated by a licensed engineer for the State of Mississippi. However, the minimum allowable design shall be a fifty (50) year storm frequency or other design as recommended by the county engineer.

511.03. Reinforced concrete headwalls of precast flared end sections must be provided on fifteen (15) inch pipe and larger. The minimum diameter for storm drain pipe must be fifteen (15) inches and when used as a culvert the length must be such that the ends project at least four (4) feet beyond the edge of the pavement or to the edge of the fill slope. Concrete culverts are required for cross drains and must be a minimum of Class III reinforced concrete. Other storm drains or culverts that are not cross drains can either be RCP or Corrugated HDPE pipe.

511.04. Adequate protection of ditch inverts and side slopes must be provided to prevent erosion. On ditch slopes greater than 3%, special ditch treatment such as concrete paving or rip-rap will be required

SECTION 512 GENERAL GRADING

512.01. Grading and centerline gradients must be in accordance with plans and profiles recommended by the county engineer.

512.02. Areas to be graded by cutting or filling must be rough graded to within two-tenths (0.2) of a foot of the accepted elevation after necessary allowance has been made for the thickness of topsoil, paved areas, and other installations.

512.03. Final cross sections and profiles of streets and other installations must conform to grades recommended by the county engineer. Elevations must be based on mean sea level.

512.04. All timber, logs, trees, brush, vegetation, and other rubbish must be removed or otherwise disposed of in accordance with the rules and regulations of the Mississippi Bureau of Pollution Control so as to leave areas that have been disturbed with a neat and finished appearance.

SECTION 513 EROSION AND SEDIMENT CONTROL

513.01. Installation of the above improvements must be done in such a manner as to provide for the most effective control of erosion and sediment. Practical combinations of the following technical principles must be used.

513.01-01. The smallest practical area of land must be exposed at any one time during development.

513.01-02. When land is exposed during development, the exposure must be kept to the shortest practical period of time.

513.01-03. Temporary vegetation and/or mulching must be used to protect critical areas exposed during development.

513.01-04. Sediment basins (debris basins, desilting basins, or silt traps) must be installed and maintained to remove sediment from runoff waters from land undergoing development.

513.01-05. Provisions must be made to effectively accommodate the runoff caused by changed soil conditions during and after development.

513.01-06. Permanent final vegetation and structures must be installed as soon as practical in the development.

513.01-07. The development plan must be fitted to the topography and soils so as to create the least possible erosions.

513.01-08. Whenever feasible, natural vegetation must be retained and protected.

ARTICLE VI

LEGAL PROVISIONS, PENALTIES, FEES, AND AMENDMENTS

SECTION 600 AMENDMENTS

The Board of Supervisors may from time to time adopt amendments that will tend to increase the effectiveness of these Subdivision Regulations. The Subdivision Regulations may be revised or amended by the Board of Supervisors after giving adequate public notice as required by law for conducting a public meeting.

600.01. AMENDMENTS TO THE SUBDIVISION REGULATIONS. In its review of the text amendments, the Board shall pay reasonable regard to:

600.01-01 The most recently adopted Lamar County Comprehensive Plan.

- 600.01-02 The most recently adopted Lamar County Zoning Ordinance, if applicable.
- 600.01-03 The current conditions and character of structures and uses in each district
- 600.01-04 The most desirable use for which the land in each district is adapted.
- 600.01-05 The conservation of property values throughout Lamar County.
- 600.01-06 Responsible growth and development; and
- 600.01-07 The public health, safety and welfare.

600.02. TRANSITION RULES. Any subdivision either fully approved or submitted and on the agenda for approval prior to the adoption of changes to the Subdivision Regulations shall be regulated by the terms and conditions of the subdivision regulations which were in place at the time of the approvals.

SECTION 601 REMEDIES AND PENALTIES

The County may use any combination of the following remedies and enforcement powers to administer and enforce these regulations.

601.1 REMEDIES

601.1-01 Issuance of Stop Work Order

Whenever work is being done on a site in violation of any applicable provision of this Ordinance, the County Planning Staff may issue a Stop Work Order. The Stop Work Order shall be in writing, directed to the person doing the work, and shall state the specific work to be stopped, the specific reasons for cessation, and the action(s) necessary to lawfully resume work. As part of the Stop Work Order, a sign shall be placed on the property.

601.1-02 Revocation of Permit or Approval

The County may revoke any development permit or approval by written notice to the permit or approval holder when false statements or misrepresentations were made in securing the permit or approval, work is being or has been done in substantial departure from the approved application or plan, there has been a failure to comply with the requirements of these regulations, or a permit or approval has been mistakenly granted in violation of this Ordinance.

601.1-03 Injunction

When a violation occurs, the County may, either before or after the initiation of other authorized actions, apply to the appropriate court for a mandatory or prohibitory injunction ordering the offender to correct the unlawful condition or cease the unlawful use of the land in question.

601.1-04 Order of Abatement

In addition to an injunction, any condition caused or permitted to exist in violation of any of the provisions of these regulations or any ordinance shall be deemed a public nuisance and the County and the Court may apply for and the Court may enter into an Order of Abatement as part of the judgment in the case. An Order of Abatement may direct any of the following actions:

- (1) That buildings or other structures on the property be closed, demolished, or removed;
- (2) That fixtures, furniture, or other moveable property be moved or removed entirely;
- (3) That improvements, alterations, modifications, or repairs be made;
- (4) That any other action be taken as necessary to bring the property into compliance with these regulations.

601.1-05 Equitable Remedy

The County may apply to a court of law for any appropriate equitable remedy to enforce the provisions of this Ordinance. The fact that other remedies are provided under general law or these regulations shall not be used by a violator as a defense to the County's application for equitable relief.

601.1-06 Execution of Court Decisions

The County may execute the Order of Abatement and will have a lien on the property in the nature of a mechanic's and material man's lien for the cost of executing the order.

601.1-07 Denial or Withholding of Related Permits

The county may deny or withhold authorization to use or develop any land, structure, or improvements until an alleged violation related to such land, use, or development is corrected and any associated civil penalty is paid.

601.1-08 Additional Remedies for Repeat Violations

On determining that a violator has repeatedly violated or been in the violation of these regulations over a period of at least six months, and that the violator is likely to continue to engage in activities resulting in future violations of this Ordinance, the planning department may impose any of the following additional remedies:

- (1) Revoke other permits issued to the violator in accordance with these regulations;
- (2) Suspend the violator's right to apply for or receive development permits and approvals in accordance with these regulations for a specified period of time;
- (3) Require the violator to provide a performance guarantee against which the County can charge monetary penalties for future violations; or
- (4) Require the violator to provide a performance guarantee against which the County may draw monies covering the County's costs in correcting the violations.

601.1-09 Sale of Land before Plat or Land Division is Approved.

Whoever, being the owner or agent of the owner of any land within a subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of a subdivision before such plat or land division has been approved by the Lamar County Board of Supervisors and recorded or filed in the records of the County Chancery Clerk shall be punished as provided for in these regulations for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the purpose of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The County may enjoin such transfer or sale or agreement by injunction brought in any court of competent jurisdiction or may recover the penalty by a civil action in any court of competent jurisdiction.

601.2 CRIMINAL PENALTIES

Wherever in these regulations or in any ordinance of the County, any act is prohibited or is made or declared to be unlawful or an offense or the doing of any act is required, or the failure to do any act is declared to be unlawful or a misdemeanor, where no specific penalty is provided therefore, the violation of any such provisions of these regulations or ordinance of the county shall be punished by a fine not exceeding one hundred dollars (\$100.00). Every day any violation of these regulations or any such ordinance shall continue shall constitute a separate offense.

All offenses under the penal laws of the State of Mississippi, amounting to a misdemeanor, shall, when committed within the county also be offenses against the County, to the same effect as though such offenses were made offenses against the County, by special ordinances in each case, and upon conviction therefore, the same punishment shall be imposed by the County, as is provided by the laws of the state with regard to such offenses against the state not in excess of the maximum penalty which may be imposed by the county under the law.

601.3 ASSESSMENT FOR COURT COSTS

In addition to any fine imposed, and regardless of the waiver or suspension of any fine, an assessment for the costs of court shall be imposed upon any person found to be in violation of these regulations.

601.4 CUMULATIVE REMEDIES AND PENALTIES

The remedies and penalties provided for violations of these regulations, whether civil or criminal, shall be cumulative and in addition to any other remedy or penalty provided by law, and may be exercised in any order.

SECTION 602 FEES

At the time of filing an application for Preliminary Plat Approval with the Board of Supervisors, the subdivider must pay to the Chancery Clerk or the Planning Department a minimum fee of \$300+ \$25 per lot (Original submittal and 1 resubmittal); Re-submittals: \$100 for the 2nd submittal and each subsequent submittal. **Lamar County will bill the developer for any fees charged by the County Engineer related to the development.** No action of the County Engineer or Board of Supervisors shall be valid until the fee has been paid to the Chancery Clerk or Planning Department. This fee will be charged on all plats, regardless of the action taken, whether the plat is approved or disapproved.

SECTION 603 REPEAL OF CONFLICTING ORDINANCES

All regulations or parts of regulations in conflict with this Ordinance, or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 604 EFFECTIVE DATE

This Ordinance took effect and was in force on the 15th day of February, 1996, and is filed and recorded in the Board of Supervisors Minute Book Number 112, Page 290, in the Chancery Clerk's Office in Purvis, Mississippi.

As Revised and Amended May 18, 2008

As Revised and Amended March 4, 2013

So order and adjudicated on March 4, 2013

Joe Bounds, President, Lamar County Board of Supervisors

ATTESTED:

Wayne Smith, Chancery Clerk

DATE: