



## **2024 GEORGE COUNTY SUBDIVISION ORDER**

**EFFECTIVE:** \_\_\_\_\_

**GEORGE COUNTY, MS**

### BOARD OF SUPERVISORS

Frankie Massey, District 1

Kelly Wright, District 2

Larry McDonald, District 3

Larry Havard, District 4

Henry Cochran, District 5

# GEORGE COUNTY, MISSISSIPPI SUBDIVISION

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1 B. Minimum Lot Size  
2

- 3 1. The minimum lot size shall be **one (1) acre (43,560 square feet)**. All  
4 proposed subdivisions will need to be supported with documentation wherein  
5 each lot has received a properly made soil test, indicating soils conditions and/or  
6 percolation rates are suitable for use of an on-site wastewater disposal system, and said  
7 system is approved for use by the local health department or appropriate state agency.  
8
- 9 2. If referenced soil conditions prove to require additional size above the minimum  
10 acreage, then any lot affected will be adjusted to provide additional area to support an  
11 on-site wastewater based upon soils conditions and/or percolation rates required for use  
12 of said on-site wastewater disposal system, and said system is approved for use by the  
13 local health department or appropriate state agency.  
14
- 15 3. All provisions of Mississippi Code, Sections 41-67-1 *et. seq.*, as now or hereafter  
16 amended, are incorporated herein by reference, and made applicable to all  
17 subdivisions as herein defined, but only insofar as said Sections are as or more  
18 restrictive than this order.  
19

20 C. Any person or persons, firm, or corporation, owning a tract or parcel of land in George  
21 County located outside of the corporate limits of a city or town, desiring to make a  
22 subdivision of said land into lots and construct or otherwise have access to public roads  
23 or streets, shall have said land surveyed and platted as hereinafter set forth by an engineer  
24 or land surveyor and shall submit the subdivision plat and plans along with subdivision  
25 protective covenants to be recorded, for the proposed improvements to the Board of  
26 Supervisors of George County for its approval. The provisions of this order shall be  
27 mandatory for any development which is or becomes a subdivision as defined above.  
28

29 D. No plat, survey, map or other description of a subdivision may be filed for record with the  
30 Chancery Clerk of George County nor recorded until it has been approved by the George  
31 County Board of Supervisors. Likewise, no conveyance of a lot or other parcel which does  
32 not conform to this order may be made nor filed for record nor recorded until this order is  
33 complied with. The Board of Supervisors shall at all times have the continuing power to  
34 require the installation of utilities and laying out of streets in subdivisions as herein defined  
35 and as otherwise provided by law.  
36

37 E. When a landowner owns a tract of land which is larger than 10 acres, and the land falls  
38 within the jurisdiction of this ordinance, the landowner may apply to the Board of  
39 Supervisors to be exempt from the requirement of having to prepare a formal subdivision  
40 plat, provided that the landowner can show the following:  
41

- 42 1. That the land to be sold is 10 acres or larger.  
43  
44 2. (a) That the land is adjacent to a public road or

1  
2 (b) That the landowner has had a survey prepared showing an easement  
3 (having a minimum width of 50 feet) from a public road to the land in  
4 question. The easement and the survey thereof must comply with the  
5 requirements of this ordinance for roads and streets within a subdivision. The  
6 landowner must construct the road in accordance with the requirements of  
7 this ordinance. The landowner must comply with the provisions of Section  
8 V, Subsection A, Paragraph 9, except that Paragraph 9(b) is modified to read  
9 as follows: That no one may dedicate, convey, or petition the Board of  
10 Supervisors to accept the road as a public road (and thereby be responsible  
11 for the maintenance of the road) until at least 60% of the original tract of land  
12 owned by the landowner has been sold and a minimum of 2 permanent  
13 residences has been constructed and occupied.  
14

15 3. The land to be sold can and will be described according to the Government  
16 Survey System (also known as the Congressional Survey System), which is  
17 to say that the land will be described in a manner similar to the following  
18 examples:  
19

20 NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>  
21 E<sup>1</sup>/<sub>2</sub> of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>  
22 NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> lying and being situated North of [named] county road  
23  
24

25 If the land can only or will actually be described by using a metes and bounds  
26 description, then the land to be conveyed must be surveyed in accordance with  
27 the terms of this ordinance. However, if the land to be conveyed is 10 acres or  
28 larger, a formal subdivision plat is not required and will not be filed in the  
29 subdivision plat book. The survey plat, however, must be attached to the deed  
30 for recording.  
31

32 If the landowner can comply with the terms of this Subsection E, then the  
33 landowner does not have to conform the remaining land to the requirements of  
34 this ordinance. When the landowner shall sell the next tract of land, the landowner  
35 shall comply with the requirements of this ordinance. If the last tract of land to  
36 be sold is less than 10 acres and is to be sold as one tract of land, then the last tract  
37 shall be treated under this ordinance as if it were a 10-acre or larger tract of land.  
38

39 F. When a landowner owns a tract of land which falls within the jurisdiction of this  
40 ordinance and which an adjoining property owner proposes to buy, the landowner may  
41 apply to the Board of Supervisors to be exempt from the requirement of having to prepare  
42 a formal subdivision plat and to comply with the road-building requirements of this  
43 Subdivision Order, provided that the landowner can show the following:

- 1
- 2 1. The tract of land will be purchased by an adjoining property owner.
- 3
- 4 2. The adjoining property owner already has access to a public road from the property
- 5 which adjoins the tract of land in question and the adjoining property owner will not
- 6 create any new road which will be made public, unless or until the adjoining property
- 7 owner constructs the road in accordance with the provisions of this Subdivision
- 8 Order.
- 9
- 10 3. The adjoining property owner intends to make the new tract of land part of his original
- 11 land and does not propose to convey it to a third party.
- 12
- 13 4. The tract of land to be sold will be described according to the Government Survey
- 14 System as defined in Section I(E)(3) hereinabove or, if the land to be conveyed will
- 15 be described by using a metes and bounds description, then the land to be conveyed
- 16 must be surveyed in accordance with the terms of this ordinance.
- 17
- 18 5. The adjoining property owner understands, and the deed from the landowner
- 19 conveying the tract of land in question states clearly, 1) that the adjoining property
- 20 owner waives his right to make the selling landowner comply with the requirements
- 21 of this subdivision order as to creating and building a road to the land which the
- 22 adjoining property owner is buying and 2) the adjoining property owner understands
- 23 that, if and when he (the adjoining property owner), conveys the tract of land (or
- 24 any part thereof) in the future, that parcel of land will be subject to all requirements
- 25 of this subdivision order, regardless of whether the adjoining property owner sells it
- 26 only as one lot or sells it as more than three lots, which means that the adjoining
- 27 property owner must comply with this subdivision order, including, but not limited
- 28 to, creating and building a road to the land in accordance with the provisions of this
- 29 subdivision order, as such provisions exist at the time of any such sale; the only
- 30 exception to this road-building requirement being if the adjoining property owner sells
- 31 the land to another adjoining property owner, and the sale complies with the provisions
- 32 of this Subsection F.
- 33

34 G. Any person desiring to divide any land in George County into 10 or more lots,

35 tracts, sites, or parcels for the purpose of residential development [regardless of the

36 size of the original tract of land and regardless of the size of the lots to be created

37 from said tract of land] is hereby advised to contact the Mississippi Department

38 of Health before doing anything in order to make sure that the land may be subdivided

39 legally in the way that said person wants to divide his land. Said persons are hereby

40 further advised that said regulations were adopted by order of the Mississippi State

41 Legislature and were not adopted by order of the Board of Supervisors of George

42 County.

43

44

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1  
2  
3 **Section II. Subdivision Plat**  
4

5 A. The record plat shall be drawn to a scale to fit an 18" x 24" sheet having a minimum scale  
6 of one-inch equals two hundred feet (1"=200 feet) and will consist of two linen backs and  
7 two blueline or bond copies of the original plat. The plat shall contain complete data as  
8 follows:  
9

- 10 1. A title including the name of the subdivision and of the engineer or surveyor. The  
11 scale used in preparing such plat and a North arrow referencing true North. The legal  
12 description of the subdivision shall be stated, together with ground elevations and a  
13 statement whether or not any portion of any lot is within the Flood Hazard Area as  
14 defined by the George County Flood Damage Prevention Ordinance and, if so, specify  
15 the lot or lots.  
16
- 17 2. The shape and exterior boundaries of the tract subdivided indicated by the use of  
18 distinctive or individual symbols shall be completely and accurately determined by  
19 courses, angles, and distances. These boundaries shall be obtained by an accurate  
20 survey in the field, which must be balanced and closed. Copies of traverse sheets  
21 shall be attached.  
22
- 23 3. The dimensions of all lots, streets, alleys, and angles of intersection must be shown.  
24 The radii, arcs, central angles, P.C.'s and P.T.'s of all curves shall be given along the  
25 property lines of each street and alley.  
26
- 27 4. The name of adjoining subdivisions, if any, the lines of abutting lots, lot and block  
28 numbers and all street and principal property lines in territory contiguous to the  
29 proposed subdivision shall be accurately tied to the lines of the subdivision by  
30 distances and bearing of angles.  
31
- 32 5. Plats shall clearly show any designated property(s) within the overall development  
33 tract which may be reserved as Out Parcels, and each be labeled on the plat as being  
34 "Reserved for Future \_\_\_ Development" (labeling intended use such as: ie. Residential,  
35 Commercial, Right-of-way, or common Areas whichever may apply).  
36  
37
- 38 6. All the lots intended for sale may be numbered either by progressive numbering, or if  
39 in blocks, progressively numbered in each block, and the blocks progressively  
40 numbered or lettered. When all lots in any block are of the same dimensions, it shall  
41 be sufficient to mark the length and width upon one tier thereof, but all gores,  
42 triangles, or other lots, either squares or parallelograms, shall have the length of their  
43 sides and angles plainly defined by figures.  
44

- 1 7. Building lines shall be established, and such lines shown on dotted lines along each  
2 street. All necessary easements across private property for public utilities, drainage  
3 and like uses must be described and plainly indicated on the plat.  
4
- 5 8. Subdivision plats shall provide for at least two (2) entrances to furnish proper ingress  
6 and egress from established public roads or streets, except in the case of a single  
7 street subdivision or a dead-end place.  
8
- 9 9. Subdivision plats shall provide for the future construction of one or more streets for  
10 access to any other parcel of land lying back of the proposed development in order to  
11 prevent blocking of future development of adjacent subdivisions, unless the area  
12 behind the proposed subdivision already has sufficient access to a public road, in  
13 which case it will not be necessary for the proposed subdivision to provide a street  
14 to the adjacent land.  
15
- 16 10. A certificate of ownership and dedication of all roads and streets, utility easements,  
17 drainage easements and parks or playgrounds to public use forever, signed and  
18 acknowledged before a notary public by the owner of the land and lienholder, if any,  
19 to appear on the face of the plat containing a complete and accurate description of the  
20 land subdivided and the streets and other items dedicated.  
21
- 22 11. The certificate of the engineer or surveyors who surveyed, mapped, and monumented  
23 the land, which certificate shall be sworn to before a notary public, and shall be  
24 placed on the face of the plat.  
25
- 26 12. The developer of the land shall meet with the Board of Supervisors of George County  
27 at an arranged time along with his plat of the subdivision and present his case to  
28 the Board. After the developer meets with the Board of Supervisors, the Board will  
29 approve or disapprove the subdivision within a period of sixty (60) days. If approval  
30 is not granted within sixty (60) days, the developer may re-apply for approval, or  
31 consider his application denied and appeal.  
32
- 33 13. After approval of the Board of Supervisors, the subdivision plat shall be filed for  
34 record in the office of the Chancery Clerk of George County as required by law.  
35
- 36 14. No subdivision plat will be approved by the Board of Supervisors until all conditions  
37 of this subdivision order have been met and certified as such by the County Engineer.  
38
- 39 15. All building lots shall be inspected by the County Engineer to determine whether the  
40 lot will properly drain.  
41
- 42 16. All pipe culverts required in the entrance to each lot shall be furnished by the  
43 developer.  
44



- 1 17. No roads or streets will be approved to run across a lake or pond dam.  
2
- 3 18. All natural drains will be required to operate as drains for the surface run-off of  
4 water. Drainage paths which meander within the interior of lots shall be shown in a  
5 dedicated drainage easement having a minimum width of 30 feet. Drainage  
6 easements shall also be provided on all lot lines having a minimum width of 15 feet  
7 each side of interior lot lines (providing a total width of 30') and 30' for all exterior  
8 lot lines.  
9
- 10 19. No subdivision plat will be approved unless access roads or streets, built in accordance  
11 with this order, are provided from the nearest county road to the subdivision.  
12
- 13 20. All subdivision plats and all conveyances of land subject to this subdivision order  
14 must include access to a public road.  
15
- 16 21. All costs for inspection by the County Engineer will be paid by the developer and  
17 no application for preliminary or final approval of a subdivision plat may be  
18 accepted for consideration unless accompanied by the cash deposit by developer  
19 a minimum of \$500.00 toward such costs.  
20
- 21 22. **Protective covenants** shall be submitted for approval and recorded with the plat  
22 as part of the subdivision approval process. Protective covenants shall include  
23 the following minimum requirements:  
24
- 25 A. Enacted Period of Covenants -No changes in covenants may be made from  
26 the originally approved covenants for a period of 15 years. Revisions and/or  
27 continued use of covenants may be made through (a) unanimous approval of  
28 all property owners within the subdivision at the time of requested change,  
29 (b) approval by a homeowner's association, providing one exist.  
30
- 31 B. Desired Residential Building Standards – List any desired standards proposed  
32 for lot development, such as minimum set-backs, residential buildings,  
33 finishes, drives, etc.  
34
- 35 C. Allowed uses – (or disallowed uses) address items such as mobile homes,  
36 vehicles, out buildings, animals, etc.  
37
- 38 D. No Subdividing of Lots - lots may not be further subdivided into smaller lots  
39 or tracts, unless the covenants state otherwise. For large tract subdivisions,  
40 covenants may allow for future subdividing provided that all newly created  
41 subparts be a minimum size of five acres, or larger.  
42
- 43 E. Minimum finished floor elevation – in particular, for lots subject to  
44 stormwater drainage concerns from any of the following: adjacent properties,

1 county roadway drainage ditches and flood prone areas.

2  
3 F. Minimum size of residences - Residences to be a minimum of 1,500 square  
4 feet heated and cooled.

5  
6 G. Dedication of Covenants - The owner or developer signature of approval on  
7 the protective covenants.  
8  
9

### 10 **Section III. Review of Preliminary Plan**

11  
12 A. The developer shall file with this Board two (2) copies of the proposed preliminary  
13 plat in conformity with the other provisions of this order clearly and legibly  
14 showing all of the items required by this order at a minimum scale of one inch equal to  
15 200 feet. Such preliminary plan and/or plat shall be accompanied by an application  
16 for preliminary review and approval in such form as may be adopted from time to time  
17 by the Board of Supervisors and accompanied by cash or certified check in the  
18 minimum amount of \$500 payable to the County Engineer as a deposit on his costs  
19 in review of proposed development plats, and submittals.  
20

21 B. The County Engineer shall thereafter check such plans and the property for  
22 conformance to the rules and regulations of this order. If deemed necessary, the  
23 County Engineer may give a review of the plans and notice of the time and place of  
24 such review shall be sent by the County Engineer to the applicant who is requesting  
25 such preliminary review and approval. This notice should be not less than ten (10)  
26 days prior to the review date.  
27

28 C. Thereafter, the County Engineer shall recommend approval or disapproval of the plans  
29 to the Board of Supervisors. A notation of the action shall be made on two (2) copies  
30 of the plan, including a statement of the reasons for disapproval if the preliminary plat  
31 is disapproved. One (1) copy shall be returned to the subdivider, or his agent and one  
32 (1) copy retained for the records of the County Engineer.  
33

34 D. Approval of the plans does not in any way constitute approval or acceptance of the final  
35 plat or subdivision. Approval of the preliminary plat and detailed construction plans  
36 presented by the developer shall be construed as authorization to developer to proceed  
37 with the construction of the subdivision development in part or in whole as directed  
38 by the Board of Supervisors. There shall be no changes or deviations from the  
39 approved construction plans and plat without prior approval in writing by the County  
40 Engineer after his consultation with the Board of Supervisors. Approval of the plans  
41 shall expire and be null and void after a period of twelve (12) months unless an  
42 extension of time is approved by the Board of Supervisors.  
43  
44

1  
2 **Section IV. Survey, Minimum Standards and Design**  
3

- 4 A. The location of subdivisions shall conform to the zoning regulations of the towns  
5 or cities in the vicinity of or adjacent to the proposed subdivision development,  
6 unless otherwise waived by the Board of Supervisors. If it is located adjacent to  
7 a Mississippi State Highway, subdivision roads or streets which connect with the  
8 highway shall be located and constructed only by permit to be secured from  
9 the Mississippi State Department of Transportation for authority to connect with  
10 said highway.  
11
- 12 B. In surveying the land to be platted, all lot corners shall be marked on the ground  
13 with iron pins and all street intersections and subdivision corners shall be  
14 marked by concrete posts at least 4" x 4" x 30" in length, reinforced by one (1) #4  
15 rod through the center thereof, and such post shall be firmly set in the ground to  
16 a depth of 24 inches.  
17
- 18 C. Streets classified by the County Engineer as local or minor, shall be provided with  
19 a minimum right-of-way of at least fifty (50) feet in width. Major streets or arterial  
20 streets, shall be provided with a minimum right-of-way of at least sixty (60) feet in  
21 width.  
22
- 23 D. The arrangements of roads and streets in the new subdivision shall provide for the  
24 continuation of the principle existing streets of at least the same width as in any  
25 adjoining subdivision or their proper projection in case the adjoining property is  
26 not subdivided.  
27
- 28 E. All subdivisions shall be surveyed and laid out in such a manner that each and  
29 every lot intended for sale shall face a public street.  
30
- 31 F. Dead-end streets may be laid out in unusual cases where through streets are situated  
32 nearby and a dead-end street would carry only local traffic. All dead-end streets  
33 shall be provided with a paved end turning loop having a minimum inside radius  
34 of forty (40) feet. The right-of-way for this turning loop shall have a minimum  
35 radius of sixty (60) feet.  
36
- 37 G. No intersecting streets shall be platted with the angle included between the  
38 adjoining street lines of less than forty-five (45) degrees nor more than one  
39 hundred thirty-five (135) degrees. In such cases, the street lines shall be curved  
40 or angled to intersect at approximately ninety (90) degrees.  
41
- 42 H. No subdivision showing or including reserve strips of land which would block  
43 access to public ways or adjoining properties will be approved.  
44

- 1 I. Utility easements shall be shown on the plat. The width of the easements shall  
2 comply with the local utility company's requirements. A 15 feet utility easement  
3 shall be shown lying parallel to all roadway rights-of-way.  
4
- 5 J. To protect the public safety and welfare of residents who may have a 911  
6 emergency, no street in a subdivision shall have a name which may be confused  
7 with the name of a street in another part of George County or any area which  
8 is close enough to George County to cause confusion. To prevent this, all  
9 proposed street names shall be approved by the George County 911 office. In the  
10 event of a dispute, the matter may be brought to the Board of Supervisors for a  
11 final decision.  
12  
13

## 14 **Section V. Improvements Required for a Subdivision**

15  
16 A. In consideration of the Board of Supervisors accepting the subdivision and  
17 assuming the responsibility of maintaining the dedicated roads and street laid  
18 out therein, the subdivider shall cause to be constructed at no expense to George  
19 County the following minimum improvements:  
20

- 21 1. Grading of the roads and streets.  
22
- 23 2. Surface drainage of the roads and streets by side ditches or drainage of roads and  
24 streets by concrete curbs and gutters, with inlets and underground storm  
25 sewers where necessary.  
26
- 27 3. Stabilization of unsatisfactory subgrade by topping with friable selected  
28 material where necessary.  
29
- 30 4. Construction of a compacted clay gravel, semi-gravel, or stabilized sand clay  
31 base course.  
32
- 33 5. Installation of pipe culverts, arch or box culverts, bridges, or other drainage  
34 structures where necessary. The subdivider shall not be permitted to assign  
35 this responsibility to purchasers of lots, tracts, sites, parcels, or other divisions.  
36 The subdivider's engineer will determine what drainage structures are needed  
37 and what size. However, where culverts are needed, the culverts must be a  
38 minimum of 30 feet long, and 12 inches in diameter. The subdivider shall  
39 purchase and install all necessary culverts or, alternatively, where the lot  
40 adjoins a public road, the subdivider shall provide the culvert, and the Supervisor  
41 for the district in which the lot is situated will install the culvert.  
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- 6. Excavation of drainage ditches or installation of outfall sewers where necessary. Permanent erosion control items (i.e., grassing sod, rip-rap stabilization, or concrete paved ditches) shall be provided throughout all areas of proposed roadway and drainage easements.
  
- 7. Construction of a surface course with 2 inches of hot plant mix asphalt.
  
- 8. To ensure that new lots are properly numbered by the County 911 office, the County 911 office shall be provided with a copy of the plat before the first lot is sold, and each lot shall have a sign on it stating its lot number in words and figures large enough to be read from the adjoining street.
  
- 9. That any person, firm, or corporation whose subdivision will consist of lots, tracts, sites, parcels, or other divisions, providing areas of ten (10) acres or larger in size may request to be exempt from the preceding subpoint 7 (paving), if the person, firm, or corporation so chooses; but the subdivision shall be subject to these continuing restrictions:
  - (a) That none of the lots, tracts, sites, parcels, or other divisions in the subdivision shall ever be subdivided into lots, tracts, sites, parcels, or other divisions of less than ten (10) acres in size.
  
  - (b) That no one may dedicate, convey, or petition the George County Board of Supervisors to accept the streets as public roads (and thereby be responsible for the maintenance of the streets) until at least 60% of the lots in the subdivision have been sold and a minimum of 2 permanent residences has been constructed and occupied.
  
  - (c) That the subdivision developer shall include the preceding two provisions in any deed which is given to any grantee of any lot, tract, site, parcel, or other division of said land.
  
- B. If a subdivision shall be considered by the Board of Supervisors to have an adverse effect on the “Life and Safety” of the motoring public of the surrounding community, a traffic study shall be provided by the developer to demonstrate either the need for infrastructure improvements beyond the limits of the subdivision or adequacy of the existing infrastructure. The extent of the improvements will be considered by the Board of Supervisors during the planning and preliminary approvals of the subdivision process.

1 **Section VI. Specifications and Minimum Design Standards for Roads and**  
2 **Streets**  
3

4 A. The design of roads and streets shall provide for adequate drainage and run-off of  
5 storm water. Adequate drainage and run-off of storm water shall be construed to  
6 mean making provisions for the run-off of a minimum of three (3) inches of storm  
7 water per hour. Streets may be drained by curbs and gutters with drop inlets and  
8 storm drains underground or they may be drained by surface ditches with proper  
9 gradients to natural outlets.  
10

11 B. Driveways crossing side ditches shall be constructed to a minimum width of thirty  
12 (30) feet with culvert pipe drains laid to the profile of the ditch invert.  
13

14 C. The sizes and capacities of all drainage pipes and culverts, drainage structures, and  
15 drainage ditches shall be determined from known drainage areas using generally  
16 accepted engineering formulas, but no culvert pipe shall be smaller than twelve (12)  
17 inches in diameter.  
18

19 D. The design of all drainage structures shall conform to the standard plans of the  
20 Mississippi Department of Transportation for secondary roads. When the drainage  
21 requires a culvert size of a larger area than can be obtained in prefabricated pipe,  
22 the drainage structure may be either a box culvert or a bridge.  
23

24 E. The design and typical section of roads and streets shall conform to the following  
25 minimum dimensions:  
26

- |    |  |                              |
|----|--|------------------------------|
| 27 | 1. Minimum width of roadway from outsides of shoulders       | 30 feet                      |
| 28 | 2. Minimum foreslope and backslope                           | 3:1 slope                    |
| 29 | 3. Minimum depth of ditch from edge of shoulder to flow line | 24 inches                    |
| 30 | 4. Minimum width of base course                              | 22 feet                      |
| 31 | 5. Minimum thickness of roadway courses:                     | (provide a minimum structure |
| 32 |  | design number of 1.70 SN)    |
| 33 |  |                              |
| 34 |  |                              |
| 35 |  |                              |
| 36 |  |                              |
| 37 |  |                              |
| 38 |  |                              |

- |    |   |                    |
|----|---|--------------------|
| 39 | • Alt.1 - 6" compacted granular base course | (6" x 0.09 = 0.54) |
| 40 | 2" crushed stone course                     | (2" x 0.14 = 0.28) |
| 41 | 2" hot-mix asphalt                          | (2" x 0.44 = 0.88) |
| 42 |   | TOTAL S.N. = 1.70  |
| 43 |   |                    |
| 44 |   |                    |

1	• Alt.2 - 4" compacted granular base course	(4" x 0.09 = 0.36)
2	4" crushed stone course	(4" x 0.14 = 0.56)
3	2" hot-mix asphalt	<u>(2" x 0.44 = 0.88)</u>
4		TOTAL S.N. = 1.80
5		
6	• Alt.3 - 3" compacted granular base course	(3" x 0.09 = 0.27)
7	5" crushed stone course	(5" x 0.14 = 0.70)
8	2" hot-mix asphalt	<u>(2" x 0.44 = 0.88)</u>
9		TOTAL S.N. = 1.85

- 10
- 11
- 12 6. Minimum width of streets between curbs (where curb
- 13 and gutter are used) 27 feet
- 14
- 15 7. Minimum open ditch gradient of flow line 0.1%
- 16
- 17 8. Minimum curb and gutter gradient 0.2%
- 18
- 19 9. Minimum width of pavement surface (2" hot mix asphalt) 20 feet
- 20
- 21 10. Minimum pavement crown slope 1/4"per ft.
- 22
- 23 11. Minimum radius of pavement at intersection 18 feet
- 24
- 25

26 F. The specifications for all materials for road work shall conform to the applicable  
 27 provisions of the Standard Specifications for road and bridge construction, Mississippi  
 28 Department of Transportation, State Aid Division.

29

30 G. Crossing of overhead telephone lines and power lines shall provide for a vertical  
 31 clearance of at least eighteen (18) feet above the surface of the road or comply with  
 32 the National Electric Safety Code Standards (whichever is greater). Underground  
 33 utilities shall be located within dedicated utility easements (paralleling said  
 34 subdivision roadways) and will have a minimum cover of thirty-six (36) inches or  
 35 comply with the National Electric Safety Code Standards (whichever is greater). After  
 36 the pavement surface has been installed, no underground lines will be allowed to  
 37 cross the road without a permit from George County.

38

39 H. After the completion of all the work on the subdivision, the Board of Supervisors will  
 40 designate the County Engineer to make a field inspection of the completed work.  
 41 The County Engineer shall report to the Board of Supervisors as to his findings and  
 42 if the Board finds that the roads and streets have been properly constructed in  
 43 reasonable conformity with the plans and specifications, and all requirements of this  
 44 order have been met, the Board may then formally accept the dedication of the  
 45 roads and streets for public use and for maintenance thereafter or require such other

1 or further action as the Board, in its discretion, may find necessary to protect the  
2 interest of George County and any future purchasers or users of the subject  
3 subdivision, roads, and streets.  
4

- 5 I. Subdivisions proposing to utilize community water from a utility company must install  
6 a minimum of one fire hydrant for every 500 feet of road frontage for lots created.  
7 Hydrants shall be supplied with a minimum 6” PVC watermain for all single-run  
8 locations, or a minimum of two 4” PVC watermains, if the system is provided with a  
9 looped configuration. Developer shall obtain approval of the utility company for a  
10 ‘Will Serve’ letter and confirm the proposed subdivision can readily be served for  
11 flows required by referenced hydrants. The developer shall be responsible for all costs  
12 necessary to provide the water improvements therein. All materials and construction  
13 shall conform to the supplying utility company standard specifications.  
14  
15

## 16 **Section VII. Effect of County Acceptance of Subdivision Plat**

17  
18 Acceptance by George County of the subdivision and allowance of the plat thereof to  
19 be recorded in the Land records shall not in any manner constitute assurance or  
20 commitment by George County, or any official thereof, to the developer, owner, purchaser,  
21 or user of any portion thereof, that such developer or any other person owns the subject  
22 property, nor that he has complied with any state or federal law other than this  
23 subdivision order. Any prospective user, owner, or purchaser thereof should make his  
24 own private investigation to determine compliance with any other federal or state law.  
25  
26

## 27 **Section VIII. Repeal of Conflicting Orders**

28  
29 It is further ordered that all previous orders in conflict herewith are hereby repealed  
30 and of no force and effect as to any transaction from and after the effective date hereof.  
31  
32

## 33 **Section IX. Penalty**

34  
35 It is further ordered that any person or persons violating any of the terms or provisions of  
36 this order shall be guilty of a misdemeanor and will be subject to prosecution and subject  
37 to a fine not to exceed five hundred dollars (\$500.00) and/or six (6) months in the county  
38 jail, and each day that a violation exists without reasonable effort by the violator to correct  
39 same shall constitute a separate and distinct offense.  
40  
41

## 42 **Section X. Enforcement**



1 Any violation of this order shall entitle the George County Board of Supervisors or any  
2 private individual or entity harmed thereby, in addition to any other remedies provided  
3 by law, to institute injunction, mandamus, abatement, damage suit, or any other  
4 appropriate action, actions, proceeding or proceedings, to prevent, enjoin, abate, remove,  
5 or recover damages for such violation as said plaintiff may be entitled to have, including  
6 reasonable attorney's fees.  
7

### 8 **Section XI. Interpretation**

9

10 The provisions of this order shall be liberally construed and applied in favor of George  
11 County to effectuate its purposes of promoting the public health, safety, and general  
12 welfare of George County's citizens and landowners or purchasers.  
13  
14

### 15 **Section XII. Variances, Exceptions and Waiver of Conditions.**

16

17 Where, due to exceptional topographic or other physical conditions, the Board of  
18 Supervisors finds that extraordinary and unnecessary hardship may result from strict  
19 application of this ordinance, or the purposes of this ordinance may be served to a greater  
20 extent by an alternative proposal, it may approve variances, exceptions, and waivers of  
21 conditions, provided that they will not be detrimental to the public health, safety, or  
22 welfare or injurious to other properties.  
23

24 Such variances shall not have the effect of nullifying the intent and purpose of this  
25 ordinance. In considering variances or modifications, the Board of Supervisors may  
26 require such conditions as will, in its judgment, secure substantially the objective of the  
27 standards or requirements so varied or modified. An application for relief may be denied  
28 if an owner requests it merely for his own convenience, such as when the land is not usable  
29 due to error or poor assumptions on the owner's part, or when the only supporting evidence  
30 is that compliance would add significantly to development costs.  
31

32 Should the Board of Supervisors approve any variances, exceptions, and waivers of  
33 conditions, the request shall be made a part of the Board Minutes along with the supporting  
34 reason allowing such variance, exception, or waiver of condition was approved.  
35  
36

### 37 **Section XIII. Validity**

38

39 Each section, sub-section, provision, requirement, regulation or restriction established by  
40 this order or any amendment hereto is hereby declared to be independent, and the holding  
41 of any part hereof to be unconstitutional, invalid, or ineffective for any cause shall not  
42 affect nor render invalid this order or amendments hereto as a whole or any other part  
43 thereof, except the particular part so declared to be invalid. This order shall be in full  
44 force and effect from and after December \_\_\_\_, 2024.

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SO ORDERED, this the this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

GEORGE COUNTY BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
BOARD PRESIDENT

This is to certify that the foregoing is a true and correct copy of an Order passed by the Board of Supervisors of George County, Mississippi, entered into the minutes of the said Board of Supervisors, Minute Book No. \_\_\_\_\_, Page \_\_\_\_\_, same having been adopted at a meeting of said Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Clerk of Board of Supervisors

**SUBDIVISION APPLICATION FORM  
& GUIDE CHECKLIST**

**George County, Mississippi  
Subdivision Application & Guide Checklist**

**APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL**

Name of Proposed Subdivision: \_\_\_\_\_

Name of Proposed Roads, Streets, etc: \_\_\_\_\_

Number of Lots in Subdivision: \_\_\_\_\_

Minimum Lot Size of Proposed Development: \_\_\_\_\_

Name of Owner or Owners: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Telephone Number of Applicant: (Business) \_\_\_\_\_ (Cell) \_\_\_\_\_

Date of Application: \_\_\_\_\_

Name of Developer's Engineer/Surveyor: \_\_\_\_\_

Is Property in Flood Hazard Area: \_\_\_\_\_

How is the Proposed Development to be served with:

Water \_\_\_\_\_

Sewer \_\_\_\_\_

Names and Addresses of Adjacent Land Owners:

Legal Description of Property:

As recorded in Deed Book Number \_\_\_\_\_, Page Number \_\_\_\_\_ in the Records of George County, Mississippi legal description of said property, (applicant may attach copy of property deed or enter description below);

Provide a copy of any proposed restrictive covenants or deed restrictions existing or proposed for subdivision. If none proposed, state reason why:

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Fee

Attached herewith is cash or certified check of \$500.00 made payable to the Batson & Brown, Inc. (George County Engineer) to defray the cost of processing this Application.

APPLICANT \_\_\_\_\_

# George County Subdivision Ordinance

## SUBDIVISION APPROVAL PROCESS OUTLINE

### Step 1 Pre-Application Conference with Board of Supervisors

- Conceptual Subdivision Layout
- Minimum Lot Size
- Access Roads
- Drainage
- Utilities

### Step 2 Preliminary Approval of Development Plans

#### A. Preliminary Plat

- Title of Subdivision
- Vicinity Map (location in County)
- Boundary Survey - Closure
- Easements - Utility, Drainage, Other
- Road/Street - Widths, Grades
- Lot Lines
- Utility Line Sizes
- Sites to be reserved for public use
- Drainage
- Contours
- Watercourses, Flood Areas

#### B. Construction Plans

- Design by Registered Engineer
- 24" x 36" Sheets
  - Plan profile, typical sections, grading
  - Drainage, base course, pavement
  - Water and Sewer (when applicable)

### Step 3 Development and Construction

Upon approval, applicant will proceed with construction.  
County Engineer to make periodic review of construction.

### Step 4 Final Plat Recorded

- 1" = 200' minimum scale
- 18" x 24" durable media, (ie. canvas or linen backed)
- Ties for description, description
- Finalize Subdivision Plat
- Surveyor's County Seal
- Engineer Approval

Board's acceptance of roadway

## **PROCEDURAL GUIDE FOR SUBDIVISION APPROVAL**

### **STEPS**

1. Preapplication Conference
2. Preliminary Plat with Construction Plans
3. Development and Construction
4. Final Plat Approval

#### **STEP 1 PREAPPLICATION CONFERENCE (CONCEPTUAL PLAT REVIEW)**

1. Held prior to preparation of plat.
2. Developer provide information for discussion with Board of Supervisors;
  - A. Conceptual Subdivision Layout
  - B. Land characteristics, access to public roads, drainage, available community facilities.
  - C. Lot sizes, covenants, proposed improvements
3. Consult with other agencies on type water and sewer system to be approved.

#### **STEP 2 PRELIMINARY APPROVAL OF DEVELOPMENT**

##### **A PRELIMINARY PLAT**

1. Scale not less than 1" = 200' and shall show following:
  - A. Title, North arrow, scale, acreage, benchmark datum and date of survey;
  - B. Vicinity map showing location. Minimum 1" = 1000'.
  - C. Bearings and distances and mathematical closure;
  - D. Location, width and purpose of easements;
  - E. Names, right-of-way, road width and approximate grades;
  - F. Lot lines and numbers;
  - G. Any reserved or common-use sites;
  - H. Line size, approximate invert elevation of utilities and cross section of drainage ditches;
  - I. Sites, if any, for other non-public usage.
  - J. Contours:

- 2' interval for areas of less than 4% slope;  
5' interval for areas of more than 4% slope;
  - K. Water courses, marshes, flood areas, houses and other significant features.
  - L. Protective covenants, reference ordinance for minimum requirements.
2. Submitted to Board of Supervisors along with construction plans for approval.

**B**      CONSTRUCTION PLANS

1. Professional engineer design and inspect.
2. Show type improvements.
3. Approved by Board of Supervisors .
4. Plans on 24" x 36" sheets:
  - A. Plan-profile of streets/roads;
  - B. Cross section of grading, base course, paving and drainage;
  - C. Detailed plans for water and sewer (when applicable).
5. Two copies submitted to the Board of Supervisors for review and approval.
6. The County Engineer will review for conformity with the subdivision order.
7. County Engineer's comments and recommendation is then submitted to Board of Supervisors for approval.
8. One copy is returned to owner/developer with comments (if any) to be incorporated into the construction.
9. Approval of preliminary plans authorizes owner/developer to proceed with construction of improvements.

**STEP 3      DEVELOPMENT AND CONSTRUCTION**

1. Applicant can proceed with construction of development and roads/streets.



## **STEP 4 FINAL PLAT**

Shall conform substantially with approved preliminary plat. Scale of 1" = 200' and shall contain:

1. Subdivision tied to primary GLO control points. (Include State Plane Coordinates for Point of Commencing and Point of Beginning, if possible)
2. Boundary lines, right-of-way lines, easements, property lines, accurate dimensions, bearing angles, radii, arcs, central angles suitable for retracement.
3. Name and width of streets.
4. Location of easements.
5. Identify each lot or site.
6. Show and label any areas which may be subject to Flood lines (100-year flood). [Or known areas subject to localized flooding].
7. Boundary monuments.
8. Title, scale, north arrow and date.
9. Protective covenants referencing minimum requirements as set forth by referenced ordinance. Provide final copy of covenants to be used for recording purposes.
10. Metes and bounds description of subdivision.
11. Registered Engineer and Surveyors Certificate  
Owner's Certificate  
County Engineer's Recommendation  
County Approval Certificate  
Acknowledge by Notary  
Filing recordation
12. One original copy on 'linen-backed' or durable canvas, and Two (2) copies (paper) to be submitted for review and signatures. (Include a 8½" x

11” paper version or pdf for county indexing references).

13. County Engineer shall be certain plat conforms to existing streets, drainage and utility system.
14. Final plat shall not be approved until owner/developer has either completed construction as approved OR certified check OR established an escrow account in amount equal to construction costs.
15. Owner/Developer shall submit title certificate.

### REQUIRED IMPROVEMENTS

1. Utilities, when proposed subdivision is capable of being served by a community water system, fire hydrants shall be provided along each roadway at 500’ spacing. Utilities are to be provided to each lot without disturbing roadway or street surfacing when connections are made.
2. As-built plans filed showing utilities (when applicable).
3. Roads or Streets:
  - A. Board of Supervisors shall have the discretion for classifying all roads and/or streets serving proposed subdivisions. Should the proposed development be considered to impose adverse effects on the Life and Safety” of surrounding community roadways, a traffic study may be required to demonstrate the adequacy or need for infrastructure improvements.
  - B. R.O.W. requirements  
Local roads - 50 feet width  
Collector roads - 60 feet width
  - C. Sight Distance  
Collector - 300 feet  
Local - 200 feet
  - D. Roadway Crown Width Requirements  
Collector - 30 feet shoulder to shoulder  
Local - 30 feet shoulder to shoulder  
Cul-de-sac - 100 feet shoulder to shoulder
  - E. Drainage Requirements:  
All drainage culverts shall be reinforced concrete pipe,

properly sized to accommodate stormwater run-off for a 25 year storm event.

Driveways subject to require culverts, minimum culvert size shall be 18", or equivalent; with a minimum length of 30'. (culverts to be provided by developer and may be corrugated plastic pipe).

- F. Roadway Course Thickness Requirements:  
Roadway base - 22 feet of Subgrade Base material  
(provide an overall min. design structure number of 1.70)

Typical course S.N. calculations

i.e., 6-inches clay gravel base course,  $[6 \times 0.9 = 0.54]$

i.e., 4-inches clay gravel base course,  $[4 \times 0.9 = 0.36]$

i.e., 3-inches clay gravel base course,  $[3 \times 0.9 = 0.27]$

i.e., 2-inches of crushed stone,  $[2 \times 0.14 = 0.28]$

i.e., 4-inches of crushed stone,  $[4 \times 0.14 = 0.56]$

i.e., 5-inches of crushed stone,  $[5 \times 0.14 = 0.70]$

i.e., 2-inches of hot-mix asphalt,  $[2 \times 0.44 = 0.88]$

Roadway surfacing - 20 feet of 2" hot-mixed asphalt;  
Cul-de-sac - 80 feet diameter of 2" hot-mixed asphalt.

- G. Street jogs > 125 feet  
Street intersect > 75 degrees
- H. Tangent of 100 feet between reverse curves - minimum 400 feet radius.
- I. Property lines at street intersection rounded or comparable chord.
- J. No half streets.
- K. Dead end streets shall be provided with a cul-de-sac having a 120 feet diameter to right-of-way.
- L. No duplicate street/road names.
- M. Street/road grade  
Shall be less than 10%,

greater than 0.5% at intersections,  
less than 5% for 100 feet from centerline.

### MONUMENTS

1. 4-inch concrete monument or iron pins shall be required at all corners or change in alignment along boundary.
2. Rebar or ½" diameter iron pipe (minimum of 18" in length) is required at all corners or change in alignment in lot boundaries.

### EASEMENTS

1. At least 30 feet wide - corners eased for equipment accessibility.
2. Provide for services to each lot. (15' along interior lot lines, totaling 30' for interior lots; and 30' for exterior lines where neighboring property does not provide an easement).
3. Storm water drainage, min. 30' easements required through areas of concentrated runoff which require perpetual maintenance (i.e., outlet ditches).

### BLOCKS (WHEN APPLICABLE)

1. Length less than 1800 feet and more than 400 feet.

### ALLEYS (WHEN APPLICABLE)

1. At least 25 feet wide.
2. Avoid sharp corners.
3. Avoid dead end or provide cul-de-sac (120 feet diameter R/W).

### LOTS

1. Shall abut public road/streets to provide access for each individual lot.
2. Minimum lot size of 1 acre (43,560 sq. feet) is required, and all individual lots shall receive MSDH, or approved agency, approval for use of private on-site septic system.

#### FLOOD PLAIN (OR KNOWN AREAS SUBJECT TO LOCALIZED FLOODING)

1. Finish Floor Elevations shall be above 100 year flood in accordance with county flood plain ordinances. (Areas subject to known localized flooding conditions shall designate a minimum finish floor elevation on the final plat).
2. No fill that will increase flood hazard or impede flow.
3. All utilities constructed to eliminate or minimize damages under flood conditions.

#### RECORD PLAT

1. Owner dedication executed and acknowledged by Notary.
2. Surveyor's certification and acknowledged by Notary.
3. County Engineer's certification.
4. County's acceptance and approval.
5. Filing recordation executed and ready for filing.
6. Owner/developer to pay filing fee with Chancery Clerk's office.