



# MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608  
Canton, Mississippi 39046  
601-855-5500 • Facsimile 601-855-5759  
www.madison-co.com

September 28, 2018

Loren Muse  
2260 Almar Road  
Florence, MS 39073

Re: Tax Parcel No. 082B-09-015/02.00

Dear Sir/Madame,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are residential use, and those uses accessory to agricultural use. An inspection made on the property referenced above reveals an abandoned structure, junk and salvage debris that is a menace to public health and safety. This is in violation of Section 406 of the Madison County Zoning Ordinance.

**406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:** No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, —Any person--- who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.¶



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Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on October 15, 2018 at 5 P.M. in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Sincerely,

Scott Weeks, Administrator  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-855-5501

PTAX0I - B  
Tax Year 2018

County of Madison  
TAX RECEIPT INQUIRY  
9/28/2018

Copyright 1994  
F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 033624	082B-09 -015/02.00	404		104.3800
PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
				DELINQUENT TAX DUE - CHANCERY CLERK

<u>Name</u>	<u>Value</u>	<u>Tax</u>
MUSE LOREN	Total Valuation. . . . . 2925	305.31
<u>Description</u>	Exempt Credit. . . . .	
-----	All Exempt Credit.	
2260 ALMAR RD	Net Ad Valorem Tax. . . . .	305.31
FLORENCE		
MS 39073		
-----		

1.30 AC OUT OF THE SE1/4 NE1/4	Total Tax . . . . .	305.31
	Total Paid (see below). . . . .	329.68
	Interest Due. . . . .	.00
	Amount Due. . . . .	*PRINTED*

INSTALLMENTS				
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	8/27/18	21.37	SAL	305.31
2				
3				

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

Library MADISON COUNTY TAX 2019

MUSE LOREN

Parcel 082B-09 -015/02.00 PPIN 22392

2760 ALMAR RD

Alt Parcel 0820900150200

Exempt Code JD 0 Tax District 4 C

Subdivision ADDENDUM

Neighborhood

Map

FLORENCE

MS 39073

St Addr

Sect/Twn/Rng 09 08N 02E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	1.30	19500			1.30		19500	2925
2								
	1.30	19500			1.30		19500	2925

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg

Reg

100

DAV

Mtg

Group

Eligible C11 N (Y/N)

New Value Added

F-Fire O-Override

Deed Bk 3155 Pg

758 Ext

Drainage Code

Benefit

Price Total

Deed Date 12 17 2014 Type

13 SOUTH MADISO

2925.00

F

Current 2012 Yr

Added 11 12 2001

L 19500

CNV

B

Chged 1 5 2015

Lovee Benefits

X

=

Use1 1110 Use2 1110

ASIMPSON

-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink



# Madison County Web Map

- Parcels
- Roads
- Public

Madison County GIS

0 0.0275 0.055 0.11 m

1:4,514

Madison County (



