



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. 083E-15B-035/00.00
Property located at 135 Westside Drive
Canton, MS 39046

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),



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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.!

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
601-855-5501 .



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Sincerely,

Scott Weeks, Administrator
Planning and Zoning
scott.weeks@madison-co.com
601-855-5501

PTAX0I - B
Tax Year 2018.

County of Madison
TAX RECEIPT INQUIRY
9/25/2018

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 033625	083E-15B-035/00.00	500		96.3800

PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK
DELINQUENT TAX DUE - CHANCERY CLERK
SEVERE

<u>Name</u>	<u>Value</u>	<u>Tax</u>
MUSE LOREN	Total Valuation. 5205	501.66
<u>Description</u>	Exempt Credit.	
-----	All Exempt Credit.	
2260 ALMAR RD	Net Ad Valorem Tax.	501.66
FLORENCE		
MS 39073		

0.70 LOT FRONTING 177 FT ON W/S PRI	Total Tax	501.66
VATE ROAD	Total Paid (see below).	539.78
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	8/27/18	35.12	SAL
2			
3			
			<u>Taxes</u>
			501.66

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

Library MADISON COUNTY TAX 2019

MUSE LOREN
2260 ALMAR RD

Parcel 083E-15B-035/00.00 PPIN 24326
Alt Parcel 0831
Exempt Code JD 0 Tax District 5 C
Subdivision 08630 ADDENDUM

TWIN LK HEIGHTS
Neighborhood Map

FLORENCE MS 39073 St Addr 135 WESTSIDE DR
Sect/Twn/Rng 15 08N 03E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		10000				25200	35200	5280
2		10000				25200	35200	5280

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV
Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 3158 Pg 777 Ext
Drainage Code Benefit Price Total Deed Date 12 29 2014 Type
Current 2012 Yr Added 11 12 2001

L 10000 CNV
B 25200 Chged 1 5 2015

Lovee Benefits X = Use1 1110 Use2 ASIMPSON

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

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

