



# 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

December 20, 2018

Gus Luckett Jr.  
820 John Day Road  
Canton, MS 39046



Re: *Tax Parcel No. 093A-01-010/00.00*

Dear Mr. Luckett,

The property referenced above is zoned C-2 Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are commercial use, and those uses accessory to commercial use. An inspection made on the property referenced above reveals a dilapidated structure. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 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.

Page Two,  
December 20, 2018

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on January 7, 2019 at 9 A.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.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Weeks', with a long horizontal flourish extending to the right.

Scott Weeks, Director  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

PTAX0I - B  
Tax Year 2019

County of Madison  
TAX RECEIPT INQUIRY  
12/20/2018

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 028710	093A-01 -010/00.00	500		96.3800

Name	Value	Tax
LUCKETT GUS JR	Total Valuation. . . . .	185.92
Description	Exempt Credit. . . . .	
-----	All Exempt Credit.	
820 JOHN DAY RD	Net Ad Valorem Tax. . . . .	185.92
CANTON MS 39046		
-----		
0.5A FRONT 120 FT ON N/S HWY 43	Total Tax . . . . .	185.92
IN E1/2 NE1/4	Total Paid (see below). . . . .	.00
	Interest Due. . . . .	.00
	Amount Due. . . . .	185.92

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1				
2				
3				

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

LRMINQ01 TAXINQ  
Library MADISON COUNTY TAX 2019  
LUCKETT GUS JR  
820 JOHN DAY RD

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Parcel 093A-01 -010/00.00 PPIN 28176  
Alt Parcel 0930  
Exempt Code JD 0 Tax District 5 C  
Subdivision ADDENDUM

CANTON MS 39046 Neighborhood Map  
Sect/Twn/Rng 01 09N 03E Blk St Addr 3045 HWY 43N  
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed  
1 .50 10000 .50 10000 1500  
2 .50 10000 .50 2860 2860 429  
2860 12860 1929  
Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV  
Mtg Group Eligible C11 N (Y/N)  
New Value Added F-Fire 0-Override Deed Bk 164 Pg 275 Ext  
Drainage Code Benefit Price Total Deed Date 8 6 1987 Type D  
Current 2012 Yr Added 11 12 2001  
L 10000 CNV  
B 2860 Chged 11 2 2016  
Levee Benefits X = Use1 6410 Use2 6410 DSRJ  
F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT  
F3 next record, Page-Up prev record, F13 Paperlink

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144  
307  
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422

BOOK 164 PAGE 275  
WARRANTY DEED 4820

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we DAVID S. DIVINE and SUDIE S. DIVINE WHITWORTH, do hereby convey and warrant unto GUS LUCKETT, JR., the following described property lying and being situated in the County of Madison, State of Mississippi, to-wit:

A lot or parcel of land fronting 120 feet on the north side of Mississippi State Highway No. 43, containing 0.5 acres, more or less, lying and being situated in the E 1/2 NE 1/4 of Section 1, Township 9 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the intersection of the north margin of Mississippi State Highway No. 43 with the west margin of Sharon Road and run southwesterly along the north margin of said Highway No. 43 for 298.6 feet to the point of beginning of the property herein described; (said point of beginning also being 264.8 feet north-easterly along the north margin of said highway from its intersection with the east fence line of the McFarland lot as conveyed by deed recorded in DB. 40, P. 297 in the records of the Chancery Clerk of said county) thence run N 39° 35' W for 57.1 feet to a point; thence N 01° 25' E for 204.2 feet to a point on the south margin of a field road; thence S 88° 35' E for 90.6 feet to a point; thence S 01° 25' W for 125.5 feet to a point; thence S 39° 35' E for 57.1 feet to a point on the north margin of said Highway No. 43; thence S 50° 25' W along the north margin of said Highway No. 43 for 120 feet to the point of beginning.

The property herein conveyed may be used only for the operation of an automotive parts, repair and maintenance shop and related business. This restriction shall be a covenant running with the land and shall be binding upon grantee and all persons claiming under or through him.

Grantors hereby reserve unto themselves the "right of refusal" or prior right and privilege to repurchase the land from grantee in the event it is ever offered for sale. As a material part of the consideration herefor, grantee agrees by the acceptance of this deed, that in the event said land is ever offered for sale by grantee, it shall not be sold to a third party without first offering it to grantors on the same terms of any bona fide proposed sale to said third party and without also securing the written

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refusal of grantors to purchase upon said terms.

Further, in the event grantee should determine to rent, lease or abandon the property herein conveyed, grantors reserve an option to repurchase the said property at its then fair market value.

WITNESS our signatures, this the 15<sup>th</sup> day of May, 1979.

David S. Divine  
David S. Divine

Sudie S. Divine Whitworth  
Sudie S. Divine Whitworth

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named DAVID S. DIVINE and SUDIE S. DIVINE WHITWORTH who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 15<sup>th</sup> day of



David S. Divine  
Notary Public

My commission expires: FEB 15 1982

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of said County, certify that the within Instrument was filed for record in my office this 22 day of August, 19 79, at 11:00 o'clock AM and was duly recorded on the 22 day of AUG 22 1979, 19 79, Book No. 164 on Page 275 in my office.  
Witness my hand and seal of office, this the 22 day of AUG 22 1979, 19 79.  
BILLY V. COOPER, Clerk  
By B. V. Cooper, D.C.

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144  
307  
163  
422

BOOK 164 PAGE 275  
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Book 164 Page 275 1/2

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BILLY V. COOPER, Clerk  
By B. V. Cooper, D. C.





## Madison County Web Map

Gus Lockett Jr.  
093A-01-010/00.00

- Parcels
- Roads
- Public





