



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 21, 2018

Peggy Crews Manning
913 North Old Canton Road
Canton, MS 39046

Re: Tax Parcel No. 082G-36D-001/02.00

Dear Ms. Crews,

An inspection made September 20, 2018, revealed a violation occurring on the property referenced above. This parcel is zoned R-1 Residential District, and the keeping or raising of poultry is not a permitted use, nor a conditional use. Our inspection revealed fowl are being kept on the property in question. Additionally, numerous livestock are on the property, the zoning ordinance states one animal per acre.

The Madison County Zoning Ordinance states in Article VI, Residential Estate District (R-1) Section 601, Subsection D. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as —grazing livestock shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right-of-way line.

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.¶

Accordingly, you are hereby being placed on notice that a hearing will be held on the subject



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property to bring it back into compliance with the zoning ordinances as referenced herein with the Madison County Board of Supervisors on October 1, 2018 at 9 A.M. in the Board Room of the Madison County Chancery and Administrative Building. If you have any questions, please advise.

Sincerely,

Scott Weeks, Administrator
Planning and Zoning
601-826-9021

PTAX0I - B
Tax Year 2018

County of Madison
TAX RECEIPT INQUIRY

Copyright 1994
F M Software

9/21/2018

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 029678	082G-36D-001/02.00	524		100.6800

Name		Value	Tax
MANNING PEGGY CREWS		Total Valuation.	998.44
Description		Exempt Credit.	300.00
-----		All Exempt Credit.	
913 N OLD CANTON RD		Net Ad Valorem Tax.	698.44
CANTON MS 39046		Forestry Tax (.68Ac @ .09).06

3.0A LOCATED IN SW CORNER OF SW1/4		Total Tax	698.50
SE1/4		Total Paid (see below).	698.50
		Interest Due.00
		Amount Due.	*PRINTED*

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	1/26/18		005	698.50
2				
3				

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

Library MADISON COUNTY TAX 2019

MANNING PEGGY CREWS -ESTATE-
913 N OLD CANTON RD

Parcel 082G-36D-001/02.00 PPIN 24080
Alt Parcel 0823640010200
Exempt Code JD 0 Tax District 5 M
Subdivision ADDENDUM

Neighborhood

Map

CANTON MS 39046 St Addr 913 OLD CANTON RD N

Sect/Twn/Rng 36 08N 02E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	2.00	30000			2.00	66470	96470	14471
2	.32	270	.68	200	1.00	2270	2740	412
	2.32	30270	.68	200	3.00	68740	99210	14883

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 471 Pg 19 Ext

Drainage Code Benefit Price Total Deed Date 8 31 2000 Type DB

13 SOUTH MADISO 14883.00 F Current 2012 Yr Added 11 12 2001

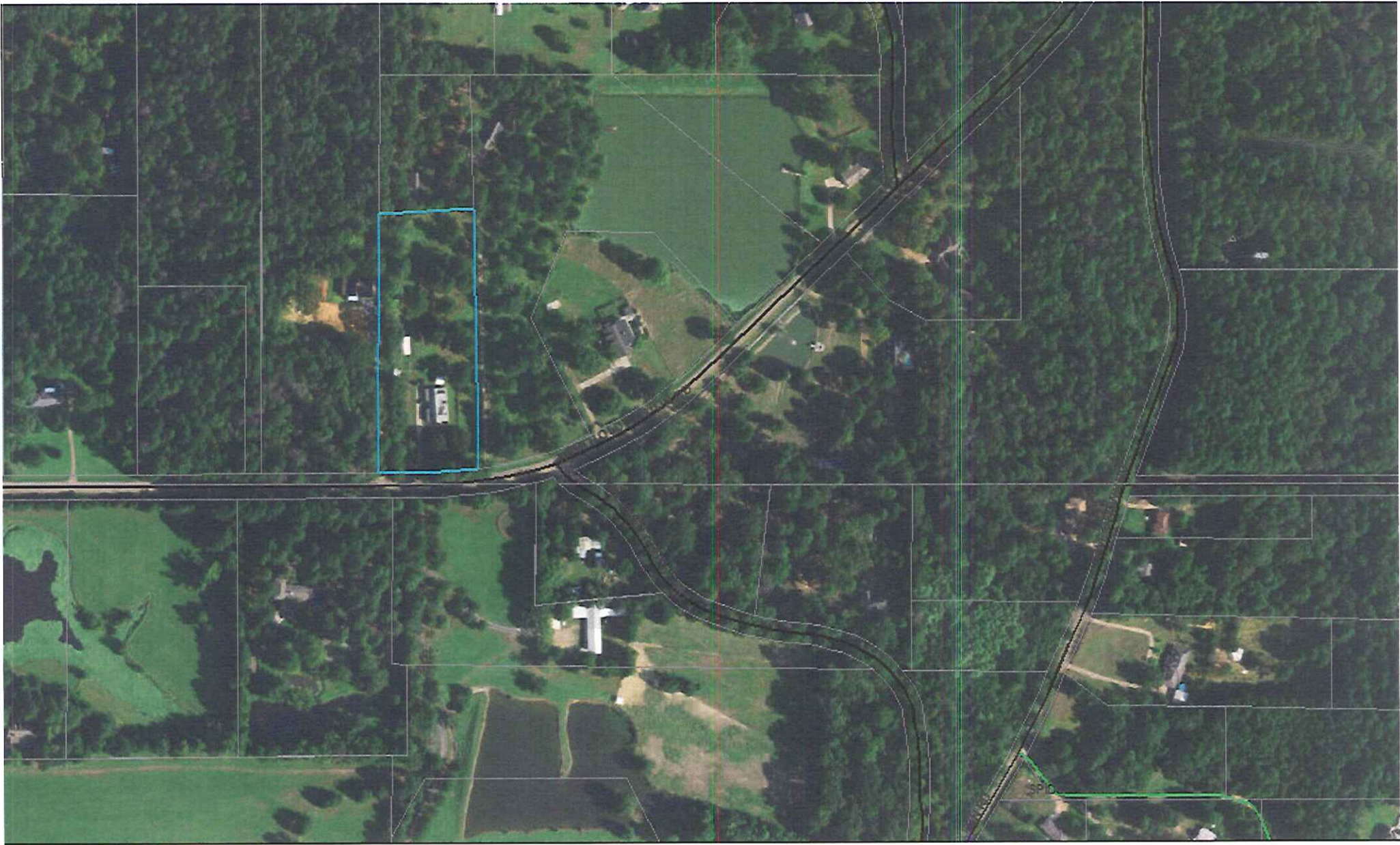
L 30470 CNV

B 68740 Chged 9 8 2017

Lovee Benefits X = Use1 1110 Use2 DSEA

)-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 — PRIVATE
- Roads
- Public

*Madison
County
GIS*

1:4,514

0 0.0275 0.055 0.11 mi

Madison County C

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Mr. Weeks was and is hereby authorized.

SO ORDERED this the 1st day of October, 2018.

***In re: Consideration of Zoning Violation
Peggy Crews Manning Estate***

Mr. Griffin did offer and Mr. Baxter did second a motion to allow Peggy Crews Manning Estate ninety (90) days to comply and remove excess livestock and fowl due to zoning violation for maximum capacity in an R-1 Residential District located at 913 North Old Canton Road and acknowledge that certain correspondence from Mr. Wesley Kiser requesting same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Mr. Kiser was and is hereby authorized.

SO ORDERED this the 1st day of October, 2018.

***In re: Approval of Preliminary Plat of
Sowell Road Commercial***

At the request of Zoning Administrator Scott Weeks, Mr. Bishop did offer and Mr. Steen did second a motion to approve the preliminary plat of Sowell Road Commercial consisting of five lots. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said preliminary plat was and is hereby approved.

SO ORDERED this the 1st day of October, 2018.

***In re: Approval of Preliminary Plat of
Highlands of Yandell Farms***

At the request of Zoning Administrator Scott Weeks, Mr. Griffin did offer and Mr. Steen did second a motion to approve the preliminary plat of Highlands of Yandell Farms being part of a Planned Unit Development consisting of 279 lots. The vote on the matter being as follows:

President's Initials: _____

Date Signed: _____

To whom it may concern:

I have been informed of the regulations on livestock and will comply. However I will need approximately 90 Days to come into compliance.

Sincerely,
Wesley Gunn