



# 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 23, 2019

I-55 Development LLC  
102 Colony Way  
Brandon, MS 39047

Re: Tax Parcel No. 082H-27-001/01.04

Dear Sir/Madame,

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 salvage materials, junk and debris which are 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.

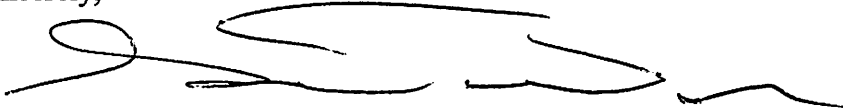
## The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

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.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on October 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. If the property is brought into compliance prior to the scheduled hearing, please notify the Madison County Planning and Zoning office for an inspection.

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,

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

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



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September 23, 2019

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1706 Hwy 51  
Madison, MS 39110

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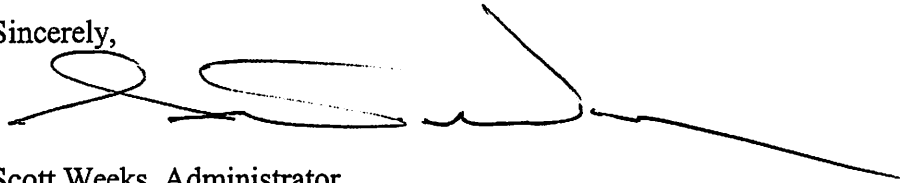
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Scott Weeks, Administrator  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-855-5501

PTAX0I - B  
Tax Year 2019.

County of Madison  
TAX RECEIPT INQUIRY

Copyright 1994  
F M Software

9/23/2019

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 022739	082H-27 -001/01.04	124		100.6800

Name		Value	Tax
I-55 DEVELOPMENT LLC		40421	4,069.59
Description			
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102 COLONY WAY			
BRANDON	MS 39047		
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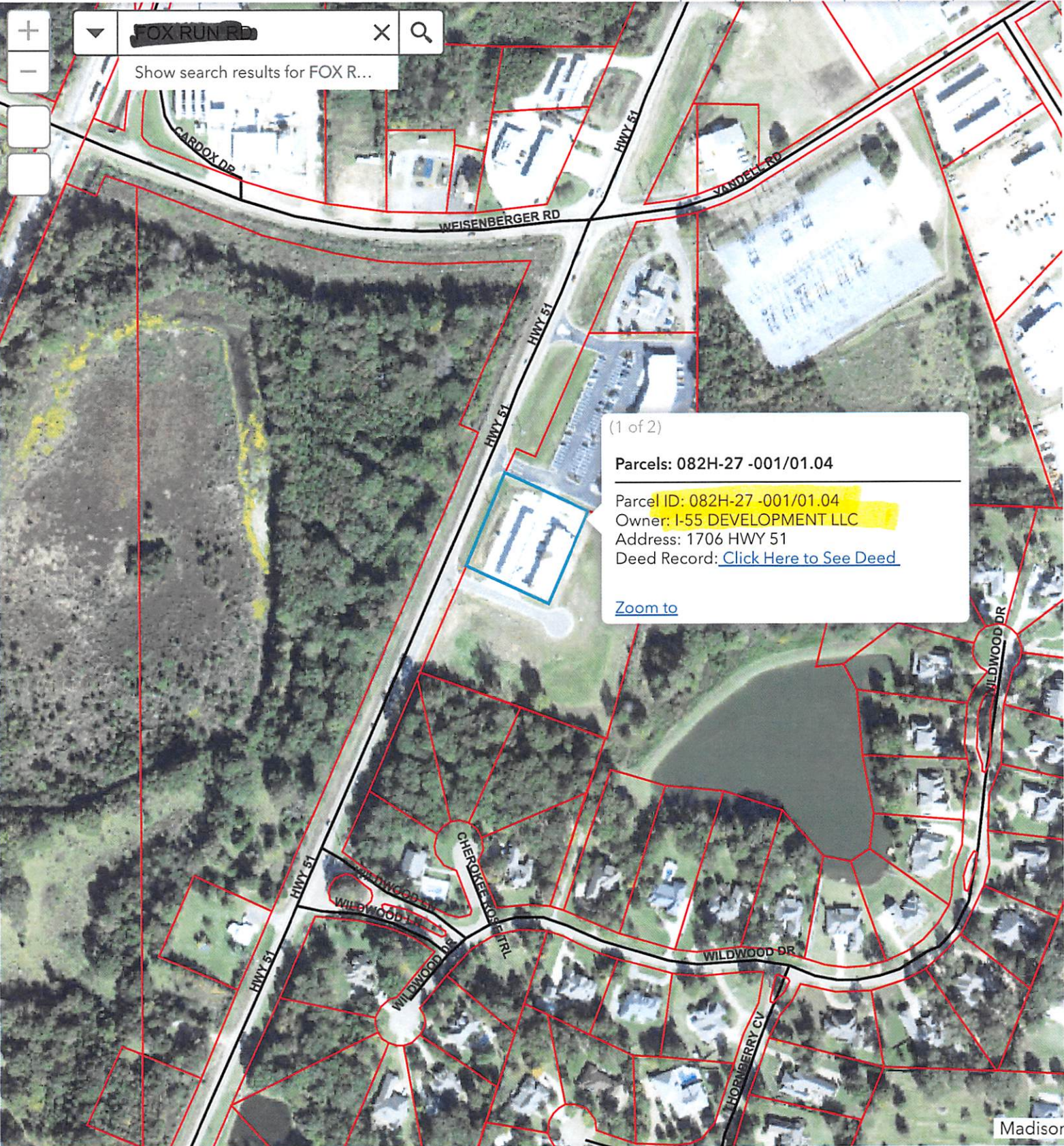
	Total Valuation. . . . .		
	Exempt Credit. . . . .		
	All Exempt Credit.		
	Net Ad Valorem Tax. . . . .		4,069.59

	Total Tax . . . . .		4,069.59
	Total Paid (see below). . . . .		4,069.59
	Interest Due. . . . .		.00
	Amount Due. . . . .		*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	2/01/19		203
2			
3			

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





FOX RUN RD

Show search results for FOX R...

(1 of 2)

Parcels: 082H-27 -001/01.04

Parcel ID: 082H-27 -001/01.04

Owner: I-55 DEVELOPMENT LLC

Address: 1706 HWY 51

Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

Madison

300ft

-90.085 32.511 Degrees



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**PREPARED BY:**

Don A. McGraw, Jr. - MSBN 2621  
Montgomery McGraw, PLLC  
P. O. Box 1039  
Canton, MS 39046  
601-859-3616

**RETURN TO:**

Don A. McGraw, Jr. <sup>324</sup>  
Montgomery McGraw, PLLC <sub>1202</sub>  
P. O. Box 1039  
Canton, MS 39046  
601-859-3616

**INDEXING:** NW1/4 and SW1/4 of Section 27, Township 8 North, Range 2 East, Madison County, Mississippi.

**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned:

**GRANTOR:**

**TWIN CEDARS DEVELOPMENT, INC., a Mississippi Corporation**  
1654 Hwy. 51 North  
Madison, MS 39110  
Phone: 601-856-4715

does hereby sell, convey and forever warrant unto:

**GRANTEE:**

**I-55 Development, LLC, a Mississippi Limited Liability Company**  
102 Colony Way  
Brandon, MS 39047  
Phone: 601-750-6275

the following described land and property situated in Madison County, Mississippi, to wit:

A certain parcel of land lying and being situated in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:

Commence at the Northwest plat corner of Twin Cedars Phase II, marked by a found iron re-bar, being a subdivision of which the map or plat is of record and on file in the office of the Chancery Clerk of

Madison County, Mississippi, and run thence North 23 degrees 20 minutes 00 seconds East, along the Easterly right of way of U. S. Highway 51 for a distance of 2408.4 feet to an iron re-bar marking the Point of Beginning of the property described herein; thence continue North 23 degrees 20 minutes 00 seconds East along said Easterly right of way 243.40 feet to an iron re-bar marking the Southwest corner of that certain 4.57 acre tract as described in Deed Book 2271 Page 454; thence leaving said right of way, run South 66 degrees 40 minutes East along the South line of said 4.57 acre tract a distance of 221.42 feet; thence South 23 degrees 20 minutes West a distance of 243.40 feet; thence North 66 degrees 40 minutes West a distance of 221.42 feet to the Point of Beginning, containing 53,894 square feet.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2016, which shall be prorated to the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

WITNESS OUR SIGNATURE on this the 9<sup>th</sup> day of MAY, 2016.

TWIN CEDARS DEVELOPMENT, INC.

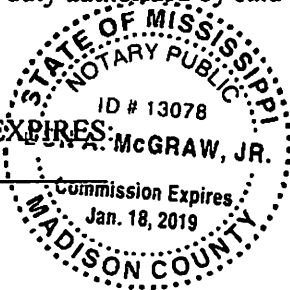
BY: *Robert A. Brown, Jr.*  
Robert A. Brown, Jr., President

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9<sup>th</sup> day of MAY, 2016, within my jurisdiction, the within named **Robert A. Brown, Jr.** who acknowledged that he is President of **Twin Cedars Development, Inc., a Mississippi Corporation**, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

*Mina McGraw*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-2019  
(SEAL)





Attachment to Warranty Deed executed by Twin Cedars Development, Inc., a Mississippi Corporation to I-55 Development, LLC, a Mississippi Limited Liability Company, dated May 9, 2016.

### **DEED RESTRICTIONS**

1. Grantor shall retain Architectural Review and Approval of all structures located on the property conveyed hereby including all lighting and signage.
2. Grantor agrees that upon submission of plans by Grantee, approval shall not be unreasonably withheld.
3. Grantee, its successors and assigns, shall not operate a business or lease a business on the subject property which competes in any way with the tenants located in the retail center located at 1716 Highway 51 North, Madison, Mississippi, known as the Twin Cedars Shopping Center, included but not limited to a donut/pastry shop, chicken wings, restaurant or take out, tanning salon, liquor store, nail salon, barbershop, alarm/security store, dentist, and/or wireless store.
4. Grantor and Grantee shall be responsible on a 50/50 cost share basis for the access area off of Highway 51 onto the South portion of the Twin Cedars Shopping Center property and Grantor shall allow Grantee a perpetual Easement for Ingress/Egress on, over and across the area shaded on attached Exhibit "A".
5. These Restrictions may be enforced by a proceeding in equity or at law and the successful party to any action to enforce these Restrictions shall be entitled to reasonable Attorney's Fees and costs.

EXHIBIT A

