



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

November 20, 2020

Custom Crafted Materials
P.O. Box 2746
Madison, MS 39130



Re: *Tax Parcel No. 0611-29D-097/00.00*

Dear Sir/Madame,

The property referenced above is zoned I-2 Industrial District. The permitted uses listed in the Madison County Zoning Ordinance are industrial use and any use permitted in General Commercial (C-1), Highway Commercial (C-2), and Technical Industrial Park (TIP) districts, subject to the regulations of those districts. An inspection made on the property referenced above reveals an overgrown lot. 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 **SECTION 814 - 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.” The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a

Page Two,
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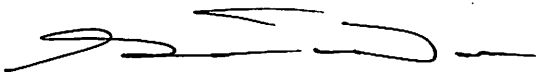
warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **December 7, 2020 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,



Scott Weeks, Director
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell

Library MADISON COUNTY TAX 2020

CUSTOM CRAFTED MATERIALS OF MS

BOX 2746

Parcel 061I-29D-097/00.00 PPIN 2421

Alt Parcel 0612940970000

Exempt Code JD 0 Tax District 4 M

Subdivision 03830 ADDENDUM

KEARNEY PARK PT 1 BL 7

Neighborhood

Map

MADISON MS 39130 St Addr 215 HOWARD DR

Sect/Twn/Rng 29 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		13200					13200	1980
2						49620	49620	7443
		13200				49620	62820	9423

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 3303 Pg 177 Ext

Drainage Code Benefit Price Total Deed Date 2 9 2016 Type

36 PERS BC & KE 9423.00 F Current 2012 Yr Added 11 12 2001

L 13200 CNV

B 49620 Chged 4 6 2020

Free Benefits X = Use1 Use2 6370 DSDJ

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

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

PTAX0I - B
Tax Year 2020

County of Madison
TAX RECEIPT INQUIRY

Copyright 1994
F M Software

4/28/2020

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 011230	061I-29D-097/00.00	426		99.1036

<u>Name</u>	<u>Value</u>	<u>Tax</u>
CUSTOM CRAFTED MATERIALS OF MS	10793	1,069.63
<u>Description</u>	Total Valuation.	
-----	Exempt Credit.	
P O BOX 2746	All Exempt Credit.	
MADISON	Net Ad Valorem Tax.	1,069.63
MS 39130		

LOT 7 KEARNEY PARK PT 1 BLK 7	Total Tax	1,069.63
	Total Paid (see below).	1,091.02
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS				
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	3/03/20	21.39	111	1,069.63
2				
3				

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

Prepared by:

R. Cratin Lockett, Jr., Esq.
10 Lakeland Circle.
Jackson, Mississippi 39216
(601) 414-4141
MS BAR #100142

Return to:

Lockett Land Title, Inc.
10 Lakeland Circle
Jackson, Mississippi 39216
(601) 414-4141
File #16-00134 RP

114-125

STATE OF MISSISSIPPI
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned

SOUTHLAND CONTAINER, INC., a Texas corporation, (GRANTOR)
P. O. Box 128
Flora, MS 39071
(601) 879-8816

does hereby grant, bargain, sell, convey and warrant unto

CUSTOM CRAFTED MATERIALS OF MS, LLC, a Mississippi limited liability company, (GRANTEE)
P. O. Box 2746
Madison, MS 39130
(601) 832-7732

the following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Pt of Lot 7, Block 7, Kearney Park, Part 1, Madison County, MS

A tract of land containing 1.059 acres, more or less, located in part of Lot 7, Block 7 of Kearney Park and adjoining road and railroad right-of-way in Section 29, T9N, R1W, Madison County, MS, and more particularly described as follows:

Commencing at the northwest corner of Lot 7, Block 7 of Kearney Park Subdivision and run N89°50'00"W for a distance of 30 feet to the centerline of Berkley Drive; thence run N0°00'56"E along said centerline for a distance of 44.6 feet to a punch in concrete and the Point of Beginning; thence run S89°50'00"E for a distance of 307.89 feet to a punch mark in concrete; thence run S0°00'56"W for a distance of 149.89 feet to a punch mark in concrete at a fence corner, thence run N89°50'00"W for a distance of 307.89 feet to a nail in concrete at the centerline of Berkley Drive; thence run N0°00'56"E along said centerline for a distance of 149.89 feet to the Point of Beginning. This being same property conveyed in Warranty Deed recorded in Book 2330 at Page 168.

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This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

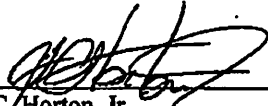
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof are subject to any and all Covenants and Restrictions of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or its assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

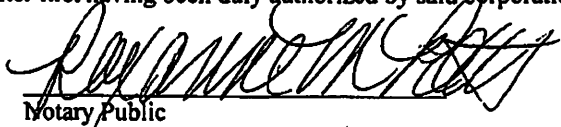
WITNESS THE SIGNATURE of the Grantor on this, the 8th day of February, A.D., 2016.

GRANTOR: Texas 
SOUTHLAND CONTAINER, INC., a Mississippi
Corporation

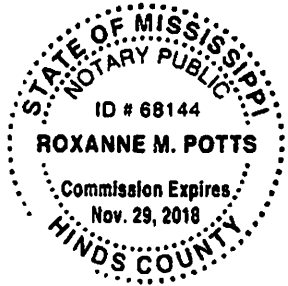
By: 
Frank C. Horton, Jr.
As Its: Vice President

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of February, 2016, within my jurisdiction, the within named Frank C. Horton, Jr., who acknowledged that he is Vice President of Southland Container, Inc., a ~~Mississippi~~ ^{Texas} corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing Warranty Deed, after first having been duly authorized by said corporation so to do.


Notary Public

My Commission Expires:



(Seal)





Find address or place

Parcels: 0611-29D-097/00.00

Parcel ID: 0611-29D-097/00.00

Owner: CUSTOM CRAFTED MATERIALS OF MS

Address: 0 HOWARD DR

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

[Zoom to](#)

Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904