



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

Edward M Dunn
317 Northford Court
Brandon, MS 39047

Re: *Tax Parcel No. 0611-29D-100/00.00*



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 salvage/construction debris and 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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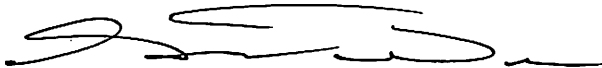
warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within seven days, the Board of Supervisors may extend the time for such correction 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

DUNN M EDWARD

Parcel 061I-29D-100/00.00 PPIN 2424

317NORTHFORD CT

Alt Parcel 0612941000000

Exempt Code JD 0 Tax District 4 M

Subdivision 03830 ADDENDUM

KEARNEY PARK PT 1 BL 7

Neighborhood

Map

BRANDON MS 39047 St Addr

Sect/Twn/Rng 29 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		8800					8800	1320
2		8800					8800	1320

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 O-Override Deed Bk 468 Pg 303 Ext

Drainage Code Benefit Price Total Deed Date 7 25 2000 Type DB

36 PERS BC & KE 1320.00 F Current 2012 Yr Added 11 12 2001

L 8800 CNV

B Chged 2 1 2018

Lovee Benefits X = Use1 6370 Use2 6370 DSJB

J-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
4/28/2020

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 013350	061I-29D-100/00.00	426		99.1036

<u>Name</u>	<u>Value</u>	<u>Tax</u>
DUNN M EDWARD	1320	130.82
<u>Description</u>	Total Valuation.	Exempt Credit.
-----	All Exempt Credit.	Net Ad Valorem Tax.
317NORTHFORD CT		130.82
BRANDON MS 39047		

LOT 6 KEARNEY PARK PT 1 BLK 7	Total Tax	130.82
	Total Paid (see below).	130.82
	Interest Due.00
	Amount Due.	*PRINTED*

	INSTALLMENTS		
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	1/08/20		215
2			
3			
			<u>Taxes</u>
			130.82

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

3830

WARRANTY DEED

314365

STATE OF MISSISSIPPI
COUNTY OF MADISON

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged and confessed, We, the undersigned, APV, INC., an Arkansas Corporation, hereinafter sometimes called "Grantor", do hereby convey and warrant unto M. EDWARD DUNN, hereinafter sometimes called "Grantee", the land and property situated in Kearney Park Subdivision, Madison County, Mississippi, and more particularly described as follows, to-wit:

Lot 6, Block 7, Kearney Park Subdivision and being more particularly described in Exhibit "A" attached hereto and hereby herein incorporated by reference.

The conveyance of the property described above and its warranty are made subject to zoning regulation of the County of Madison, and all building restrictions, restrictive covenants, easements, right-of-way, and mineral reservations of record, if any, pertaining to the said property.

EXECUTED AND DELIVERED this 16th day of December, 1999.

APV, INC., AN ARKANSAS CORPORATION

BY: John E. Vining Sr.
JOHN E. VINING, SR., PRESIDENT


BY: Robert M. Anderson
ROBERT M. ANDERSON, SECRETARY

STATE OF MISSISSIPPI
COUNTY OF MADISON

BEFORE ME, the undersigned authority, on this day personally appeared JOHN E. VINING, SR, PRESIDENT OF APV, INC., personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed and delivered the same for the purposes and consideration therein expressed and as the act and deed of said APV, INC. with the authority so to do.

Given under my hand and seal of office this 16th December, 1999.

My Commission Expires:
Oct. 19, 2000

Harold [Signature]
NOTARY PUBLIC


BEFORE ME, the undersigned authority, on this day personally appeared ROBERT M. ANDERSON, SECRETARY OF APV, INC., personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed and delivered the same for the purposes and consideration therein expressed and as the act and deed of said APV, INC. with the authority so to do.

Given under my hand and seal of office this 16th day of December, 1999.

My Commission Expires:
Oct. 19, 2000

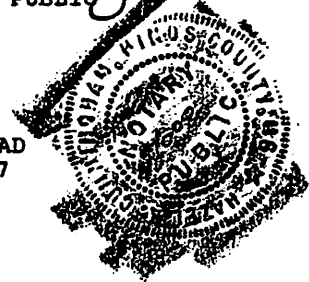
Hazel Cunningham
NOTARY PUBLIC

GRANTOR:

APV, INC.
P.O. BOX 158
SONDHEIMER, LA 71276
(318) 552-7754

GRANTEE:

M. EDWARD DUNN
103 SANDPIPER ROAD
BRANDON, MS 39047
(601) 992-1749



DEED PREPARED BY:

HAZEL CUNNINGHAM
P.O. BOX 376
FLORA, MISSISSIPPI 39071
(601)879-3532
MS BAR # 7959

NOTE: DEED PREPARED DID NOT CONDUCT A CLOSING NOR PERFORM A TITLE SEARCH.

INDEXING INSTRUCTIONS: LOT 6, BLOCK 7, KEARNEY PARK SUBDIVISION, MADISON COUNTY, MISSISSIPPI.

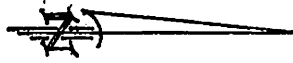
EXHIBIT "A"

A tract of land being all of Lot 6, Block 7, Kearney Park Subdivision, Madison County, Mississippi and being more particularly described as follows:

Commencing at an iron pin at the intersection of the East Line of Hunt Avenue and the North Line of Campbell Drive; thence South 89 degrees 51 minutes 11 seconds East 371.8 feet to an iron pin; thence South 0 degrees 8 minutes 49 seconds West 155.45 feet to the Point of Beginning of the tract herein described: thence continue South 0 degrees 8 minutes 49 seconds West 149.92 feet to a set drillhole and bolt in concrete pavement at the centerline of Berkley Drive; thence South 89 degrees 51 minutes 11 seconds East 308.2 feet to a set drillhole and bolt in concrete pavement and being the centerline of Howard Drive; thence North 0 degrees 8 minutes 49 seconds East to an iron pin; thence North 89 degrees 51 minutes 11 seconds West to the Point of Beginning of the tract herein described.

ALL READINGS SHOWN ABOVE
TAKEN FROM THE SUBDIVISION
PLAT.

TRUE



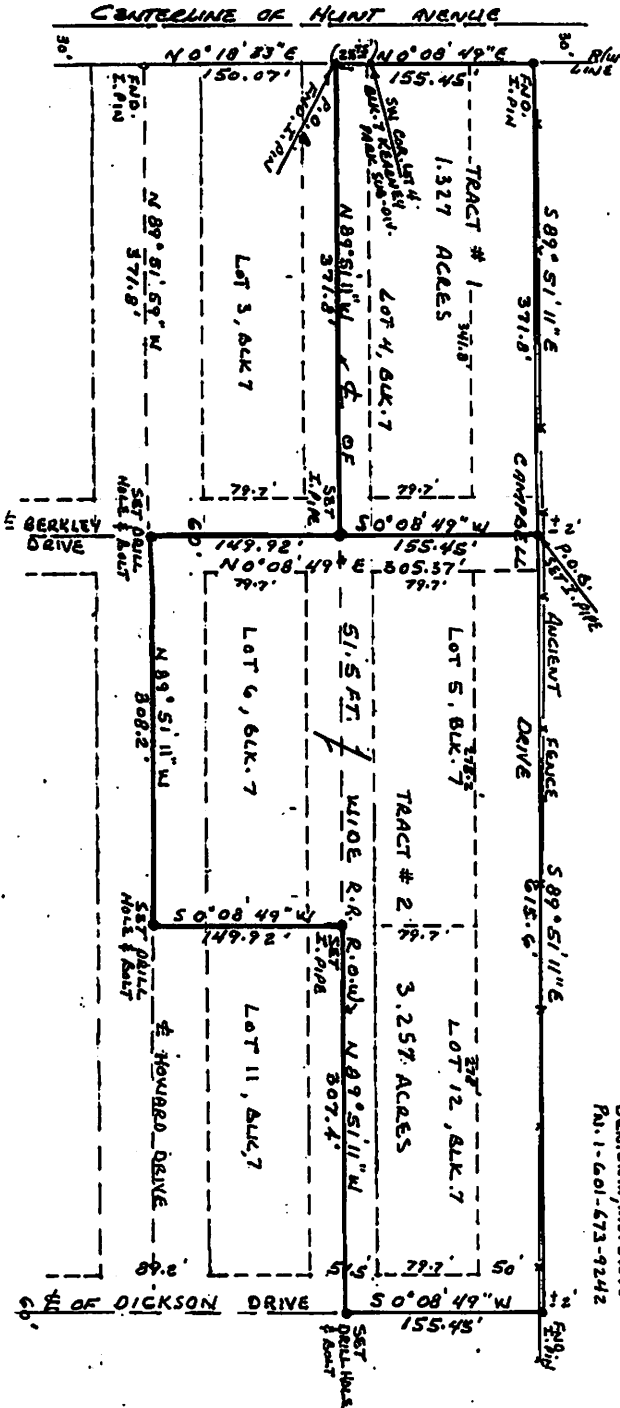
BOOK 0468 PAGE 306

REFERENCE MATERIAL:
1. DEED BOOK 177, PAGE 412
2. PLAT OF KEARNEY PARK
SUBDIVISION, PART #1
(PLAT FILE A, SHEET B2)

PLAT OF SURVEYS OF

2 PARCELS OF LAND ENCOMPASSING LOTS 4, 5,
6, & 12, BLOCK 7, OF KEARNEY PARK SUBDIVISION, PART
1, AND PLOTS OF ADJOINING ROAD & RAILROAD RIGHTS.
OF WAY NEAR FLORA, MADISON COUNTY, MISSISSIPPI

NOV. 16, 1995 SCALE: 1" = 100' CLASS "A" SURVEY



William
109 CREEK LANE
BENTONIA, MS. 39040
PH. 1-601-673-9242

STATE OF MISSISSIPPI, COUNTY OF MADISON

I certify that the within instrument was filed for record in my office this 25 day
of July, 2000, at 110 o'clock P M., and was duly recorded
on the JUL 25 2000, Book No. 468, Page 303.

STEVE DUNCAN, CHANCERY CLERK

BY: S Cole D.C.







