



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 19, 2020

Glenda Rushing
8 Village Drive
Madison, MS 39110



Re: *Tax Parcel No. 114F-24D-021/00.00*

Dear Ms. Rushing,

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 **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 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

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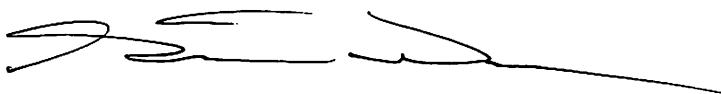
the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) 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

LRMINQ01 TAXINQ

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Library MADISON COUNTY TAX 2021

RUSHING GLENDA

Parcel 114F-24D-021/00.00 PPIN 37171

8 VILLAGE DRIVE

Alt Parcel 1142

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

MADISON

MS 39110

St Addr

HWY 17

Sect/Twn/Rng 24 11N 04E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	.91	13650			.91		13650	2048
2						9060	9060	1359
	.91	13650			.91	9060	22710	3407

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 3669 Pg 355 Ext

Drainage Code Benefit Price Total Deed Date 11 26 2018 Type

3 CAMDEN FIRE 3407.00 F Current 2021 Yr Added 11 12 2001

L 13650 CNV

B 9060 Chged 4 22 2019

Free Benefits X = Use1 5500 Use2 5500 SMEADOR

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
8/27/2020

Copyright 1994
F M Software

Receipt	Parcel Number	Tax Distr Num	Ex Code	Mills
R 041671	114F-24D-021/00.00	523		94.6800
PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK DELINQUENT TAX DUE - CHANCERY CLERK				*SEVERE*

Name	Total Valuation. .	Value	Tax
RUSHING GLENDA		3407	322.57
Description	Exempt Credit. . .		
-----	All Exempt Credit.		
8 VILLAGE DRIVE	Net Ad Valorem Tax.		322.57

MADISON MS 39110

0.91 AC BEING 142 FT OFF N/E	Total Tax	322.57
OF 3.2 AC IN E1/2 SW1/4 & W1/2	Total Paid (see below).00
SE1/4 & STORE NOTE:ALL ASSESSED	Interest Due.	19.36
IN SE1/4 (24D-MAP)	Amount Due.	341.93

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

BOOK 3669 PAGE 355 DOC 01 TY W
INST # 854372 MADISON COUNTY MS.
This instrument was filed for
record 11/26/18 at 12:30:53 PM
RONNY LOTT, C.C. BY: KAA D.C.

^

114F-24D-021

Tax Parcel #: 114F-24D-020/00.00)
This Document Prepared by:)
RAY PARKER JR 606-PIV 12^N)
1901 LORING RD CAMDEN MS 39045)
After Recording Return to:)
DOROTHY PARKER)
220 CAMDEN RD CAMDEN MS 39045)
(601) 502-7962)

Above this line reserved for official use only

Quitclaim Deed

This Deed, made this 11TH NOV, 2018 "";

769)428-9883

BETWEEN AUGUSTA RANDLE, not married, of 104 GEE RD CAMDEN MS 39045, (the "Grantor"), for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, and RAY PARKER JR, not married, of 1901 LORING RD CAMDEN MS 39045, (the "Grantee").

The Grantor does hereby remise and release, as well as quitclaim, unto the Grantee as the sole tenant, and the Grantee's heirs and assigns all of the following lands and property, together with all improvements located thereon in the County of MADISON, State of Mississippi:

PARCEL 114F-24D-020/00.00 A TRACT OF 0.83 ACRES. LOCATED THERE ON PROPERTY IS AN ABANDONDED HOUSE AND ALSO 114F-24D-021/00.00 A TRACT OF 0.91 ACRES. LOCATED ON PROPERTY AN ABANDONED BUILDING

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances belonging on the property.

Taxes for tax year 2018 will be paid by the Grantee.

The property conveyed in this deed is part of the homestead of the Grantor.

IN WITNESS WHEREOF the Grantor has executed this Quitclaim Deed on the day and year first above written.

Signed in the presence of:

Katna Haralson-Myers
Signature

Katna Haralson-Myers
Name

Name

Exp. 05-04-22



Augusta Randle
AUGUSTA RANDLE

Grantor Acknowledgement

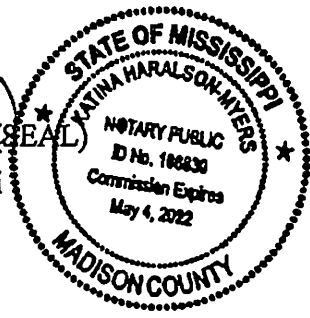
STATE OF MISSISSIPPI

COUNTY OF Madison

On this 14th day of Nov, 2018, the foregoing instrument was acknowledged before me, a notary public in and for the State of Mississippi, by AUGUSTA RANDLE, to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

Katrina Haralson-Myers
Notary Public for the State of Mississippi



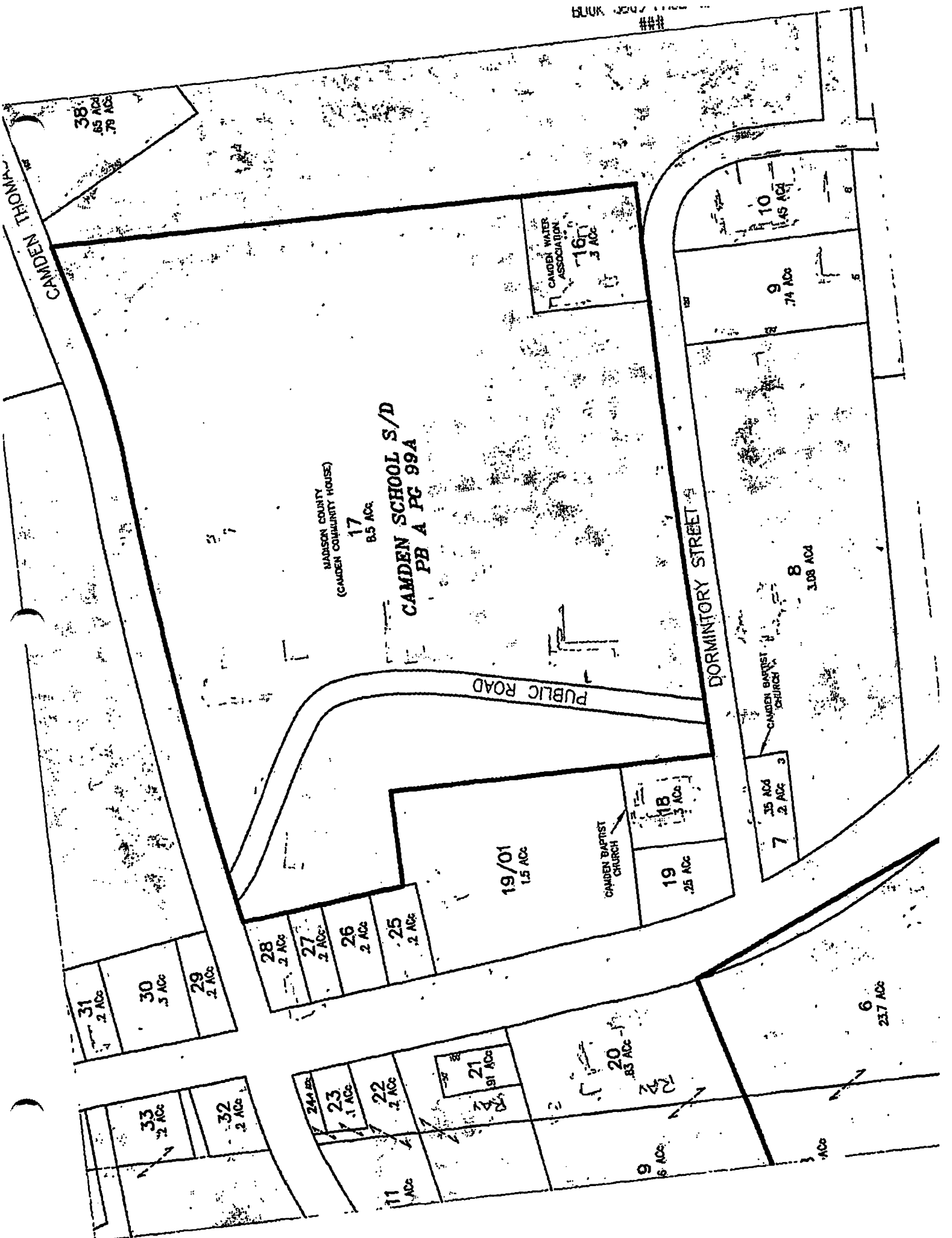
County of Madison

Printed Name: Katrina Haralson-Myers

My commission expires: May 04, 2022

Send tax statements to:

RAY PARKER JR
1901 LORING RD CAMDEN MS 39045



38
65 AC
.79 AC

CAMDEN THOMAS

16
3 AC
CAMDEN WATER ASSOCIATION

10
1.45 AC

9
.74 AC

MADISON COUNTY
(CAMDEN COMMUNITY HOUSE)

17
8.5 AC

CAMDEN SCHOOL S/D
PB A PG 99A

DORMITORY STREET

8
1.08 AC

PUBLIC ROAD

CAMDEN BAPTIST CHURCH

7
2 AC
3

19
.25 AC

18
1.3 AC

CAMDEN BAPTIST CHURCH

19/01
1.5 AC

28
2 AC

27
2 AC

26
2 AC

25
2 AC

31
2 AC

30
.5 AC

29
2 AC

6
23.7 AC

33
2 AC

32
2 AC

24
1 AC

23
1 AC

22
2 AC

21
1.91 AC

20
.83 AC

9
1.6 AC

3 AC

