



# 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

Multigraphic Industries LLC  
120 Griffin Drive  
Flora, MS 39071

Re: *Tax Parcel No. 0611-29D-114/02.00*

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 disabled vehicles and an overgrown lot. This property is in violation of section 406 of the Madison County Zoning Ordinance.

**SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.03 Parking and Storage of Derelict Vehicles:** Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current inspection sticker and current license plate affixed to the vehicle) driven upon the roads, streets or highways of the Madison County shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets or roads.

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-**

Page Two,  
November 20, 2020

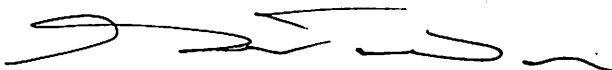
In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person---who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction 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 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](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

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 034197	061I-29D-114/02.00	426		99.1036
PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
				DELINQUENT TAX DUE - CHANCERY CLERK

<u>Name</u>	<u>Value</u>	<u>Tax</u>
MULTIGRAPHIC INDUSTRIES INC	1980	196.23
<u>Description</u>		
-----		
120 GRIFFIN DR		
FLORA		
MS 39071		
-----		

PT OF LOTS 1 & 2 & ALL OF LOTS 5,6	Total Valuation. . . . .	1980	196.23
& 7 KEARNEY PARK PT I BLK 8 BEING	Exempt Credit. . . . .		
1.32AC	All Exempt Credit.		
	Net Ad Valorem Tax. . . . .		196.23
	Total Tax . . . . .		196.23
	Total Paid (see below). . . . .		.00
	Interest Due. . . . .		5.89
	Amount Due. . . . .		202.12

	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

Library MADISON COUNTY TAX 2020

MULTIGRAPHIC INDUSTRIES INC

Parcel 061I-29D-114/02.00 PPIN 2439

100 GRIFFIN DR

Alt Parcel 0612941140200

Exempt Code JD 0 Tax District 4 M

Subdivision 03840 ADDENDUM

KEARNEY PARK PT 1 BL 8

Neighborhood

Map

FLORA MS 39071 St Addr

Sect/Twn/Rng 29 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	1.32	13200			1.32		13200	1980
	1.32	13200			1.32		13200	1980

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 438 Pg 358 Ext

Drainage Code Benefit Price Total Deed Date 3 24 1999 Type DB

36 PERS BC & KE 1980.00 F Current 2012 Yr Added 11 12 2001

L 13200 CNV

B Chged 10 29 2009

Free Benefits X = Use1 3400 Use2 3400 DSEA

F4-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

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

3850

**WARRANTY DEED 277335**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, T. J. Beall Land, Inc., a Georgia Corporation, Grantor, does hereby grant, bargain, sell, convey and warrant to Multigraphic Industries, Inc. a Mississippi Corporation, Grantee, the following described property situated in Madison County, Mississippi, to-wit:

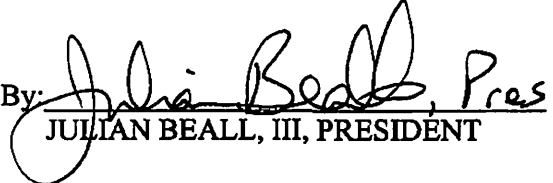
See Exhibit "A" and Exhibit "B" attached hereto

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to said Grantee or their assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to any and all recorded building restrictions, right of ways, easements or mineral reservations applicable to the above described property and all facts and conditions which would be revealed by an accurate survey or by a competent inspection of the premises.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 23rd day of March of 1998.

T. J. BEALL LAND, INC.

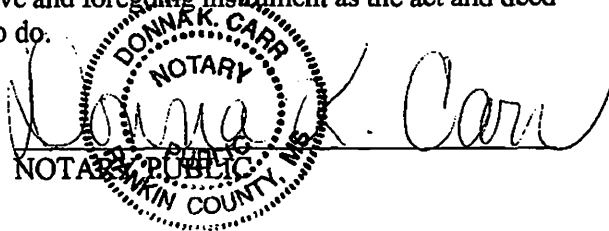
By:  Pres  
JULIAN BEALL, III, PRESIDENT

STATE OF MISSISSIPPI:

BOOK 0438 PAGE 359

COUNTY OF HINDS:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 23rd day of March, 1998, within my jurisdiction, the within named Julian Beall, III, who acknowledged to me that he is the President of T. J. Beall Land, Inc., A Georgia Corporation, and that he executed the above and foregoing instrument as the act and deed of said corporation, first being duly authorized so to do.



MY COMMISSION EXPIRES:

Notary Public State of Mississippi At Large  
My Commission Expires: August 28, 1998  
~~BONDED THRU HEIDEN-MARCHETTI INC.~~

ADDRESS OF GRANTOR:

T. J. Beall Land, Inc.  
1502 Roper Avenue  
West Point, Georgia 31833  
(706) 645-1309

ADDRESS OF GRANTEE:

Multigraphic Industries, Inc.  
Post Office Box 1021  
Ridgeland, Mississippi 39158  
(706) 922-0868

Prepared by:

*P* Holcomb Dunbar, P. A.  
Attorneys at Law  
4915 I-55 North, Suite 107-A  
Jackson, Mississippi 39206  
(601) 981-1912

*INDEXING INSTRUCTIONS: A parcel of land situated in Kearney Park, Part 1, being all of Block 9, Lots 1, 2, 3, 4, 5, 6, and 7, Block 8, and a portion of Dickson Drive, Flora, Madison County, Mississippi*

A parcel of land situated in Kearney Park, Part 1, a subdivision according to a map or plat thereof of record in Cabinet A, Slot 82 in the Office of the Chancery Clerk of Madison County, Mississippi, and being all of Block 9, Lots 1, 2, 3, 4, 5, 6 and 7, Block 8, and a portion of Dickson Drive and being more particularly described as follows:

Commence at the Southeast corner of Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being the Point of Beginning;

Thence N89° 50'00"W along the south line of said Kearney Park, a distance of 918.2 feet to the Southwest corner of Block 9, being on the East right-of-way line of Berkley Drive;

Thence, N00° 25'00"E along the East right-of-way line of said Berkley Drive, same being the West line of said Block 9, for a distance of 324.00 feet to the Northwest corner of Block 9 same being the intersection of the East right-of-way line of Berkley Drive with the South right-of-way line of Griffin Drive;

Thence, S89° 50'00"E along the South right-of-way line of said Griffin Drive same being the North line of said Block 9 and of Lot 1, Block 8, for a distance of 915.9 feet to the Northeast corner of Lot 1, Block 8;

Thence, South along the East line of said Lots 1, 2 and 7, Block 8, a distance of 320.9 feet to the Point of Beginning containing 296,058 square feet, 6.80 acres, more or less.

SIGNED FOR IDENTIFICATION PURPOSES, this the 23rd day of March, 1999.

T. J. BEALL LAND, INC.

BY: Julian Beall, III, Pres.  
Julian Beall, III, President

EXHIBIT "B"  
LEGAL DESCRIPTION  
BOOK 0438 PAGE 361

PARCEL "B"  
INGRESS AND EGRESS EASEMENT

A parcel of land situated in Kearney Park, Part 1, a subdivision according to a map or plat thereof of record in Cabinet A, Slot 82 in the Office of the Chancery Clerk of Madison County, Mississippi, and being a portion of Griffin Drive and Dickson Drive and being more particularly described as follows:

Commence at the Southeast corner of Section 29, Township 9 North, Range 1 West, Madison County, Mississippi;

Thence, N89°50'00"W along the South line of said Kearney Park, a distance of 918.20 feet, to the Southwest corner of Block 9, being on the East right-of-way line Berkley Drive;

Thence, N00°25'00"E along said East right-of-way line of said Berkley Drive, same being the West line of said Block 9, for a distance of 324.00 feet to the Northwest corner of Block 9 same being the intersection of the East right-of-way line of Berkley Drive with the South right-of-way line of Griffin Drive;

Thence, S89°50'00"E along the South right-of-way line of said Griffin Drive same being the North line of said Block 9, for a distance of 358.30 feet to the Point of Beginning;

Thence, continuing S89°50'00"E along the South right-of-way line of said Griffin Drive same being the North line of Block 9, a distance of 360.00 feet, to the East edge of an asphalt drive;

Thence, N00°25'00"E a distance of 50.00 feet, to the North right-of-way line of said Griffin Drive;

Thence, N89°50'00"W along the North right-of-way line of said Griffin Drive, a distance of 360.00 feet;

Thence, S00°25'00"W for a distance of 50.00 feet, to the Point of Beginning containing 18000 square feet, 0.41 acres, more or less.

SIGNED FOR IDENTIFICATION PURPOSES, this the 23rd day of March, 1999.

T. J. BEALL LAND, INC.

BY: Julian Beall, III Pres  
Julian Beall, III, President



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 24 day of Mar, 1999, at 9 o'clock A M., and was duly recorded on the MAR 24 1999, Book No. 438, Page 358.

STEVE DUNCAN, CHANCERY CLERK

BY: Charles D.C.







Find address or place

Parcels: 0611-29D-114/02.00

Parcel ID: 0611-29D-114/02.00  
Owner: MULTIGRAPHIC INDUSTRIES INC  
Address: 0  
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

200ft  
-90.312 32.590 Degrees

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