



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

Plantation Millworks
P.O. Box 814
Flora, MS 39071

Re: *Tax Parcel No. 0611-29D-102/00.00*



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

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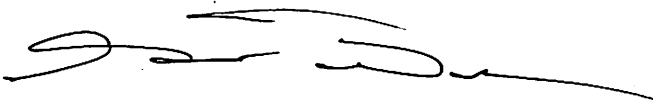
warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within seven days, the Board of Supervisors may extend the time for such correction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

PLANTATION MILLWORKS LLC

PO BOX 814

Parcel 061I-29D-102/00.00 PPIN 2426

Alt Parcel 0612941020000

Exempt Code JD 0 Tax District 4 M

Subdivision 03830 ADDENDUM

KEARNEY PARK PT 1 BL 7

Neighborhood Map

FLORA MS 39071 St Addr 123 CAMPBELL RD

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=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 505 Pg 898 Ext

Drainage Code Benefit Price Total Deed Date 3 4 2002 Type DB

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

L 8800 CNV

B Chged 2 19 2015

Free Benefits X = Use1 6370 Use2 6370 DSRJ

F4-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 037863	061I-29D-102/00.00	426		99.1036

<u>Name</u>	<u>Value</u>	<u>Tax</u>
PLANTATION MILLWORKS LLC	1320	130.82
<u>Description</u>	Total Valuation.	Exempt Credit.
-----	All Exempt Credit.	Net Ad Valorem Tax.
PO BOX 814		130.82
FLORA	MS 39071	

LOT 5 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	1/17/20		107
2			
3			
			<u>Taxes</u>
			130.82

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

3830

BOOK 0505 PAGE 898

WARRANTY DEED

362684

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 PLANTATION MILLWORKS, LLC, a Mississippi Limited Liability Company, hereinafter sometimes called "Grantee", the land and property situated in Kearney Park Subdivision, Madison County, Mississippi, and more particularly described as follows, to-wit:

a Tract of land being 2.159 acres, more or less, located in Section 29, T9N, R1W, Madison County, Mississippi and being further described as Lots 5 & 12, 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.

Grantor and Grantee agree to prorate ad valorem taxes for the year 2002.

EXECUTED AND DELIVERED this 1st day of MARCH, 2002.

APV, INC., AN ARKANSAS CORPORATION

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


STATE OF MISSISSIPPI
COUNTY OF MADISON

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT M. ANDERSON, 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 1st
March, 2002.
My Commission Expires:
Oct. 19, 2004

Hazel Cunningham
NOTARY PUBLIC



GRANTOR:

APV, INC.
P.O. BOX 174
ROVER, ~~LA~~ 72860 *Rm A*
(501) 272-4656

GRANTEE:

PLANTATION MILLWORKS, LLC
P.O. BOX 1033
FLORA, MS 39071
(601) 879-8785

DEED PREPARED BY:

HAZEL CUNNINGHAM
P.O. BOX 376
FLORA, MISSISSIPPI 39071
(601) 879-3532
MS BAR # 7959 *1.00*

INDEXING INSTRUCTIONS: LOTS 5&12, BLOCK 7, KEARNEY PARK
SUBDIVISION, MADISON COUNTY, MISSISSIPPI.

A tract of land containing 2.159 acres located in Section 29, Township 9 North, Range 1 West, Flora, Madison County, Mississippi, and being further described as Lots 5, and 12, Block 7, Kearney Park Subdivision, and parts of adjoining road and railroad right-of-ways; and being more particularly described as follows:

Commencing at an iron rod at the intersection of the centerline of a 51.5 feet wide railroad right-of-way and the east line of Hunt Avenue as now laid out and in use, said point being South 00 degrees 08' 49" West, 25.75 feet from the Southwest corner of Lot 4, Block 7, Kearney Park Subdivision; thence, following the aforesaid East line of Hunt Avenue, run North 00 degrees 08' 49" East for a distance of 155.45 feet to an iron rod at the intersection of the East right-of-way of Hunt Avenue and the North right-of-way of Campbell Drive; thence, following the aforesaid North Right-of-Way of Campbell drive; run S 89 degrees 51' 11" East for a distance of 987.40 feet to an iron rod at the intersection of the aforesaid North line of Campbell Drive and the centerline of Dixon Drive and the point of beginning; thence, following the centerline of Dixon Drive, run South 00 degrees 08' 49" West for a distance of 155.45 feet to an "X" chiseled in the concrete marking the intersection of the centerline of Dixon Drive and the centerline of a 51.5 foot wide railroad right-of-way; thence, following the centerline of the railroad right-of-way, run North 89 degrees 51' 11" West for a distance of 605.0 feet to a point more or less in the centerline of Berkley Drive; thence run North along said centerline of Berkley Drive for a distance of 155.45 feet to a point on the North right-of-way of Campbell Drive; thence following the aforesaid North right-of-way of Campbell Drive, run South 89 degrees 51' 11" East for a distance of 605.0 feet to the point of beginning.

STATE OF MISSISSIPPI, COUNTY OF MADISON

I certify that the within instrument was filed for record in my office this 4 day of March, 2002, at 11:00 o'clock A M., and was duly recorded on the MAR 04 2002, Book No. 505, Page 898.
MIKE CROOK, CHANCERY CLERK BY: C. Jacobs D.C.









Find address or place

Parcels: 0611-29D-102/00.00

Parcel ID: 0611-29D-102/00.00
Owner: PLANTATION MILLWORKS LLC
Address: 123 CAMPBELL RD
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

300ft
-90.314 32.591 Degrees

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