



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

Ronnie McDonald
1269 North Livingston Road
Madison, MS 39110



Re: *Tax Parcel No. 071B-03-012/06.00*

Dear Sir/Madame,

The property referenced above is zoned R-1 Residential District. The permitted uses listed in the Madison County Zoning Ordinance are residential use, and those uses accessory to residential use. An inspection made on the property referenced above reveals numerous zoning violations. 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-**
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

Page Two,
November 19, 2020

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

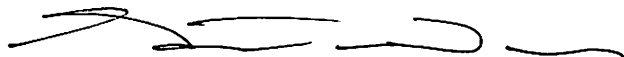
the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) 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
601-826-9021 cell

Library MADISON COUNTY TAX 2021

MCDONALD RONNIE

Parcel 071B-03 -012/06.00 PPIN 3217

1269 NORTH LIVINGSTON ROAD

Alt Parcel 0710300120600

Exempt Code JD 0 Tax District 3 M

Subdivision

Neighborhood

Map

MADISON

MS 39110

St Addr

Sect/Twn/Rng 03 07N 01E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2			2.00	20000	2.00		20000	3000
			2.00	20000	2.00		20000	3000

1

2

2.00

20000

2.00

20000

3000

2.00

20000

2.00

20000

3000

Homestead Type 4 1=O65 2=DAV 3=DIS 4=Reg Reg 96.00 100 DAV

Mtg

Group

Eligible C11 Y (Y/N)

New Value Added F-Fire O-Override Deed Bk 0381 Pg 778 Ext

Drainage Code Benefit Price Total Deed Date 8 26 1996 Type D

1 SOUTHWEST MA 3000.00 F Current 2021 Yr Added 11 12 2001

L 20000

CNV

B

Chged

Free Benefits X = Use1 9111 Use2 9111

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
8/27/2020

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 031526	071B-03 -012/06.00	328		98.3000

Name	Value	Tax
MCDONALD RONNIE	Total Valuation.	294.90
Description	Exempt Credit.	96.00
-----	All Exempt Credit.	
1269 NORTH LIVINGSTON ROAD	Net Ad Valorem Tax.	198.90
MADISON MS 39110	Forestry Tax (2.00Ac @ .09) :	.18

2.0 AC IN SW1/4 SE1/4	Total Tax	199.08
	Total Paid (see below).	210.03
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	7/31/20	10.95	227
2			
3			
			<u>Taxes</u>
			199.08

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

71B-03-012/06.00

0381 Page 778

INDEXING INSTRUCTIONS
2.0 acres SW 1/4 SE 1/4
Sec. 3 T7N, R 1E
Madison County, MS

WARRANTY DEED

200830

FOR AND IN CONSIDERATION of the SUM of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, LEWIS MCDONALD and wife VERA MCDONALD, 1269 North Livingston Road, Madison, MS 39110, (601) 856-6601, GRANTORS, do hereby convey and warrant unto RONNIE MCDONALD, 1269 North Livingston Road, Madison, MS 39110, (601) 856-6601, GRANTEE, the following described land lying and being situated in Madison County, Mississippi, to-wit:

A parcel of land containing 2.00 acres, more or less, and situated in the Southwest Quarter of the Southeast Quarter of Section 3, Township 7 North Range 1 East, Madison County, Mississippi, and being more particularly described as follows: Commencing at a found axel marking the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 7 North, Range 1 East, Madison County, Mississippi, and run thence South 0 degrees 08 minutes east, a distance of 1,315.87 to a point; Run thence West for a distance of 3,346.50 feet to the POINT OF BEGINNING of the following described parcel of land: Run thence North for a distance of 297.20 feet to a point on the South line of a public road; Run thence Northwesterly along the South line of said public road as follows: Run thence North 76 degrees 30 minutes West, a distance of 93.93 feet to a point; Run thence North 66 degrees 31 minutes West, a distance of 24.25 feet to a point; Leaving said public road South line and run thence West for a distance of 157.08 feet to a point; Run thence South for a distance of 328.78 feet to a point; Run thence East for a distance of 270.65 feet to the POINT OF BEGINNING.

As an aid to the above description is the map or plat thereof as prepared by Green Land Surveying, Inc. on March 6, 1996 which is attached hereto as EXHIBIT "A" and fully incorporated herein by reference.

WARRANTY OF THIS CONVEYANCE is made subject to the following Exceptions, to-wit:

(1). Madison County and State of Mississippi ad valorem taxes for the year 1996, which are liens but are not yet due and payable shall be prorated as follows: GRANTOR(S) _____, GRANTEE(S) _____.

(2). Madison County Zoning and Subdivision Regulation Ordinance of 1976, as amended, adopted July 23, 1976 and recorded in Supervisors Minute Book AL at page 77 in the records of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi.

(3). Reservations, conveyances and/or leases of records in regards to the oil, gas and other minerals lying in, on and under the subject property.

(4). Rights-of-way and easements for roads, power lines and other utilities.

WITNESS OUR SIGNATURES on this the 30th day of May, 1996.

Lewis McDonald
LEWIS MCDONALD
Vera McDonald
VERA MCDONALD

Pub. 0381 Rec. 779

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named LEWIS MCDONALD AND VERA MCDONALD, who, acknowledged to me that they signed and delivered the above and foregoing instrument on the date and for the purpose therein stated.

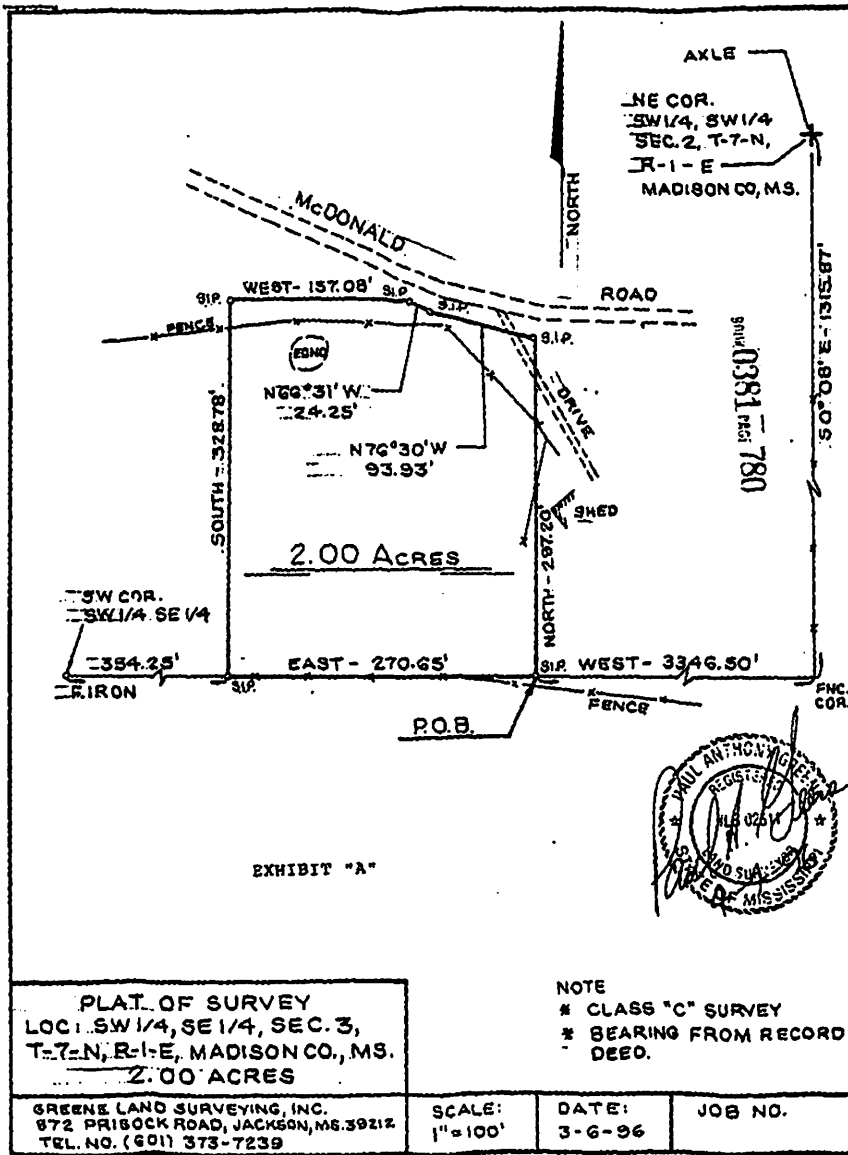
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the 30th day of May, 1996.

Bessie M. Jones
NOTARY PUBLIC

(SEAL)
MY COMMISSION EXPIRES:
11-7-97

INSTRUMENT PREPARED BY:

GEORGE C. NICHOLS
FERR SMITH & ASSOCIATES
ATTORNEYS AT LAW
232 N. PEACE STREET
POST OFFICE DRAWER 568
CANTON, MISSISSIPPI 39046
TELEPHONE: (601) 859-6500
FACSIMILE: (601) 859-0650



STATE OF MISSISSIPPI, COUNTY OF MADISON:
I certify that the within instrument was filed for record in my office this 26 day
of Aug, 1996, at 1210 o'clock P.M., and was duly recorded
on the 5 AUG 26 1996, Book No. 381, Page 778.
STEVE DUNCAN, CHANCERY CLERK BY: D. Cole D.C.





















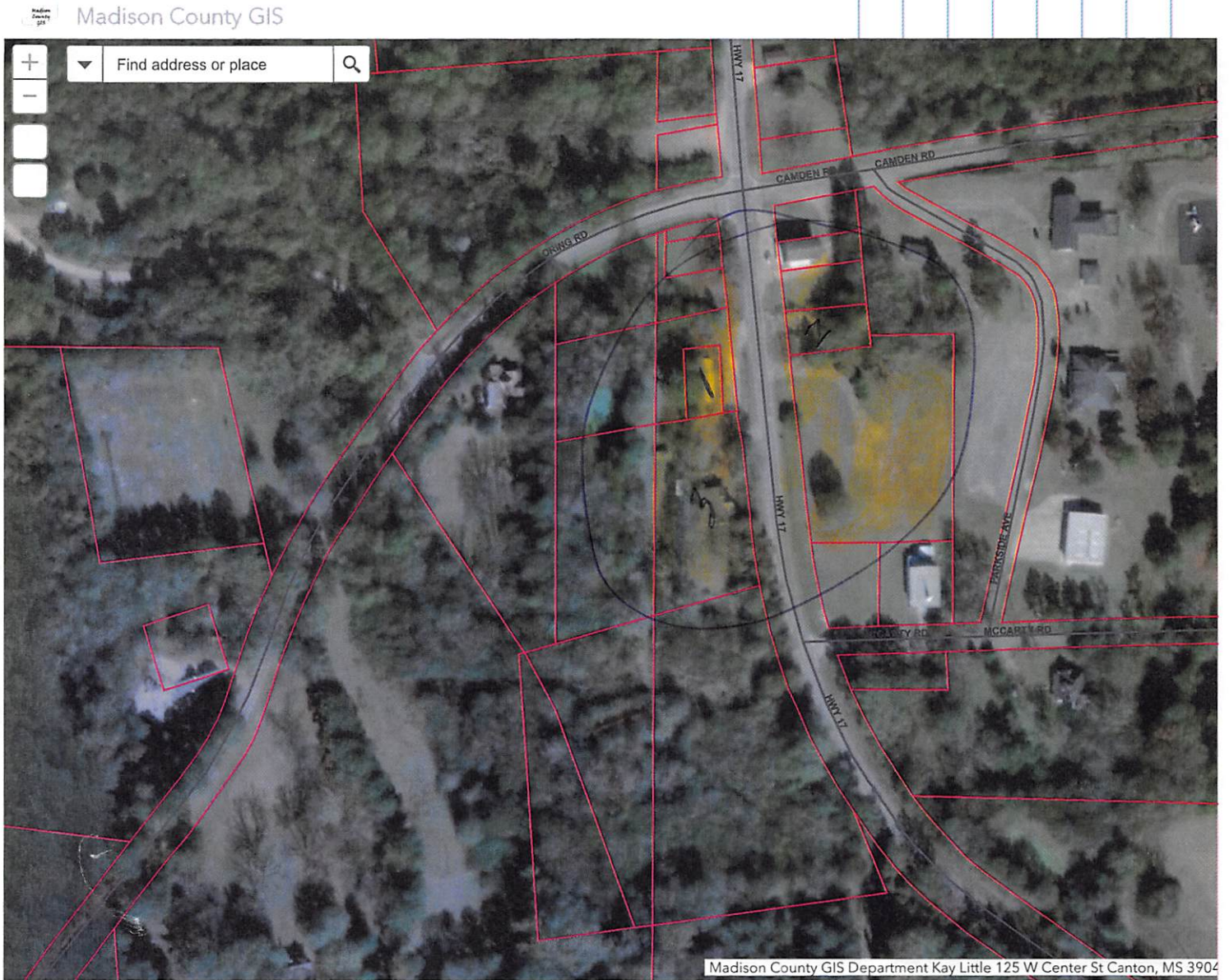


VOLVO

940 GLE

MISSISSIPPI
817 MCS
MADISON
4179





- 1. Demo
- 2. Overgrown Lot
- 3. Grass + weed/white house

200ft
-89.838 32.781 Degrees