



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

Samuel Banks
193 McDonald Road
Madison, MS 39110



Re: *Tax Parcel No. 071B-03-006/02.00*

Dear Mr. Banks,

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 inoperable vehicles. 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

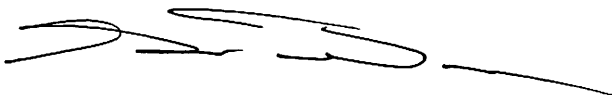
the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative)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

BANKS SAMUEL

Parcel 071B-03 -006/02.00 PPIN 3194

193 MCDONALD RD

Alt Parcel 0710300060200

Exempt Code JD 0 Tax District 3 M

Subdivision ADDENDUM

Neighborhood

Map

MADISON MS 39110 St Addr 193 MCDONALD RD

Sect/Twn/Rng 03 07N 01E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	2.00	30000			2.00	51880	81880	8188

2	2.00	30000			2.00	51880	81880	8188
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Homestead Type 4 1=O65 2=DAV 3=DIS 4=Reg Reg 300.00 100 DAV

Mtg Group Eligible C11 Y (Y/N)

New Value Added F-Fire O-Override Deed Bk 364 Pg 716 Ext

Drainage Code Benefit Price Total Deed Date 10 20 1995 Type DB

1 SOUTHWEST MA 8188.00 F Current 2021 Yr Added 11 12 2001

L 30000 CNV

B 51880 Chged 4 23 2013

Free Benefits X = Use1 1110 Use2 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

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 002147	071B-03 -006/02.00	328		98.3000

Name		Value	Tax
BANKS SAMUEL		Total Valuation.	8188
Description		Exempt Credit.	7500
-----		All Exempt Credit.	
193 MCDONALD RD		Net Ad Valorem Tax.	504.88
MADISON	MS 39110		

-----		Total Tax	504.88
2.0 AC IN SW1/4 SE1/4 SW1/4		Total Paid (see below).	509.93
		Interest Due.00
		Amount Due.	*PRINTED*

	INSTALLMENTS		
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	2/24/20	5.05	215
2			
3			
			<u>Taxes</u>
			504.88

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

71B-03-006/02.00

193
McDonald Rd

0364 PAGE 716

LAUREEN BANKS
BANKS 1/63/03

STATE OF MISSISSIPPI
COUNTY OF MADISON

179174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, the undersigned, LAUREEN BANKS, AKA LAUREEN BANK, do hereby bargain, sell, convey and warrant unto SAMUEL BANKS, the following described real property situated in Madison County, Mississippi, to-wit:

A parcel of land situated in the Southeast Quarter of the Southwest Quarter of Section 3, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described as follows:

Commence at the intersection of the Western right-of-way line of Livingston Road with the Southern boundary of aforesaid Section 3 and run Westerly along said Southern boundary for a distance of 1,983.87 feet; thence North 89 degrees 57 minutes West along a fence line for a distance of 155.35 feet to the southeast corner of and the point of beginning for the property herein described; thence South 88 degrees 40 minutes West along said fence line for a distance of 147.04 feet, leaving said fence line run thence North 634.31 feet to the Southern right-of-way line of McDonald Road; thence South 56 degrees 19 minutes East along said Southern right-of-way line for a distance of 112.53 feet to the beginning of a curve; thence Easterly counterclockwise along the arc of said curve on the Southern right-of-way line for a distance of 56.42 feet, said curve having a central angle of 14 degrees 15 minutes 14 seconds and a radius of 226.80 feet; leaving said Southern right-of-way line, run thence South 550.58 feet to the point of beginning. Said parcel contains 2.00 acres, more or less.

The above described property constitutes no part of the homestead of the Grantor herein.

The warranty of this conveyance is made expressly subject to all restrictive covenants, rights-of-way, easements, and oil, gas and other mineral reservations and exceptions of record affecting the above described property.

WITNESS MY SIGNATURE on this the 25th day of September, 1999.

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601

Laureen Banks
LAUREEN BANKS, A/R/A LAUREEN BANK

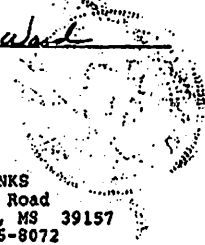
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0364-717

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25th day of September, 1995, within my jurisdiction, the within named LAUREEN BANKS, a/k/a LAUREEN BANK, who acknowledged that she executed the above and foregoing Warranty Deed.

John A. White
NOTARY PUBLIC



My Commission Expires:
April 19, 1999

GRANTOR:
LAUREEN BANKS
389 Brame Road
Ridgeland, MS 39157
(601) 856-8072

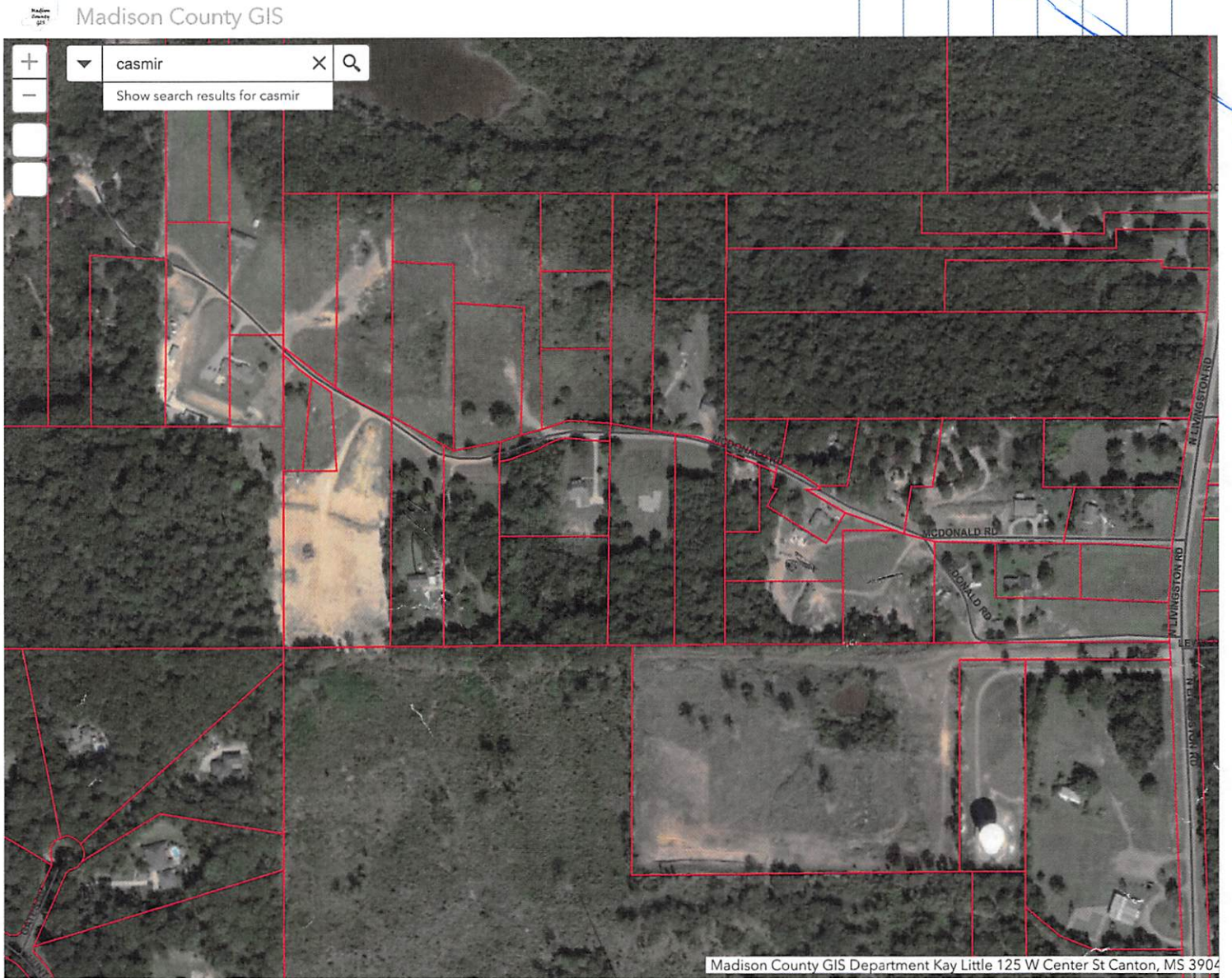
GRANTEE:
SAMUEL BANKS
389 Brame Road
Ridgeland, MS 39157
(601) 856-8072

INDEXING INSTRUCTIONS:
SE1/4 of SW1/4 of Section 3, Township 7 North, Range 1 East,
Madison County, Mississippi.

THIS INSTRUMENT PREPARED BY:
W. STEWART ROBISON
ROBISON & HARBOUR
Attorneys and Counselors at Law
Post Office Drawer 1128
McComb, Mississippi 39648
Telephone Number: (601) 249-3112
State Bar Number: 5630



STATE OF MISSISSIPPI, COUNTY OF MADISON:
I certify that the within instrument was filed for record in my office this 20 day of Oct, 1995, at 9 o'clock a. M., and was duly recorded on the OCT 20 1995, Book No. 364, Page 716.
STEVE DUNCAN, CHANCERY CLERK BY: CD D.C.



Medonald Rel.

193

300ft
-90.180 32.475 Degrees









MDW 702

NEON
S320