



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

Willie Benson
107 Amethyst Lane
Brandon, MS 39047

Re: *Tax Parcel No. 0611-29D-110/00.00*



Dear Mr. Benson,

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 dilapidated structure, 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

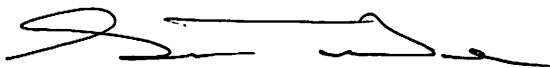
In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person---who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction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

Library MADISON COUNTY TAX 2020

BENSON WILLIE

Parcel 061I-29D-110/00.00 PPIN 2434

~~107~~ AMETHYST LN

Alt Parcel 0612941100000

Exempt Code JD 0 Tax District 4 M

Subdivision 03830 ADDENDUM

KEARNEY PARK PT 1 BL 7

Neighborhood

Map

BRANDON MS 39047 St Addr 142 GRIFFIN DR

Sect/Twn/Rng 29 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		18640					18640	2796
2						9870	9870	1481
		18640				9870	28510	4277

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

Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 2382 Pg 867 Ext

Drainage Code Benefit Price Total Deed Date 1 9 2009 Type DB

36 PERS BC & KE 4277.00 F Current 2012 Yr Added 11 12 2001

L 18640 CNV

B 9870 Chged 6 9 2014

~~Free~~ Benefits X = Use1 3900 Use2 3900 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

Copyright 1994
F M Software

4/28/2020

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 003191	061I-29D-110/00.00	426		99.1036

NAME	Value	Tax
BENSON WILLIE		
Description	Total Valuation. .	570.44
-----	Exempt Credit. . .	
107 AMETHYST LN	All Exempt Credit.	
BRANDON MS 39047	Net Ad Valorem Tax.	570.44

-----	Total Tax	570.44
KEARNEY PARK PT 1 LOT 17 BLK 7 &	Total Paid (see below).00
PT OF GRIFFIN DR & ABANDONED R/R	Interest Due.	17.11
-1.07 AC-	Amount Due.	587.55

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

STATE OF MISSISSIPPI

COUNTY OF MADISON

581734

CORRECTION WARRANTY DEED

WHEREAS, GLORIA ANN WHITE and her children JAMES ODIE WHITE, III AND LEE ANN WHITE executed a Warranty Deed to WILLIE BENSON dated July 14, 2006 and recorded on July 17, 2006 at Book 2074, Page 562, Madison County, Mississippi;

WHEREAS, said Warranty Deed inadvertently conveyed more property to WILLIE BENSON than he purchased from GLORIA ANN WHITE and her children; and

WHEREAS, GLORIA ANN WHITE and her children JAMES ODIE WHITE, III AND LEE ANN WHITE wish to correct said Warranty Deed, and WILLIE BENSON has agreed that said Warranty Deed should be corrected.

NOW THEREFORE, FOR AND IN CONSIDERATION OF Ten and No/100's (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, GLORIA ANN WHITE, JAMES ODIE WHITE, III and LEE ANN WHITE, Grantors, do hereby convey and warrant unto WILLIE BENSON, Grantee, that certain parcel of real property and all improvements thereon located in Madison County, Mississippi, and more particularly described as follows, to-wit:

3830

Begin at a found concrete monument at the northeast corner of Lot 11 of Block 8 of Kearney Park, Part 1, being on the south right-of-way line of Griffin Drive according to a plat or map thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi and filed in Plat Cabinet 'A' on Slot 82, reference to which is hereby made in aid of and as a part of this description, and run thence NORTH along the east line of said Kearney Park, Part 1 for a distance of 155.45' to a point in the center of an abandoned railroad; Run thence N 89°41'53" W along the center of said abandoned railroad for a distance of 297.85' to a point on the east right-of-way line of Dickson Drive, as now laid out and exist; Run thence Southerly along said Dickson Drive east right-of-way line as follows: Run thence S 00°33'23" W for a distance of 25.75' to a point marking the northwest corner of Lot 17 of Block 7 of Kearney Park,

Part 1; Run thence S 00°30'22" W for a distance of 79.70' to a point marking the southwest corner of said Lot 17 of Block 7; Run thence S 00°55'01" W for a distance of 50.00' to a point on the south right-of-way line of Griffin Drive marking the northwest corner of said Lot 11 of Block 8 of Kearney Park, Part 1; Run thence S 89°41'53" E along the south right-of-way line of Griffin Drive for a distance of 299.60' to the POINT OF BEGINNING.

The above described parcel of land is located in Lot 17 of Block 7 and a part of Griffin Drive, and an abandoned railroad of Kearney Park, Part 1, Madison County, Mississippi, and contains 1.07 acres, more or less.

A copy of a survey plat prepared by Paul Greene dated 10/24/08 is attached as Exhibit "A" for illustration purposes.

This conveyance is subject to the following, to-wit:

1. Subject to city and/or county ad valorem taxes for the year 2008, and subsequent years. Grantor shall pay all 2008 taxes due on the above referenced real property.
2. Subject to all city and/or county applicable zoning ordinances and subdivision covenants and regulations.
3. Subject to any prior reservations of oil, gas and/or other minerals.
4. Subject to all easements or right-of-ways of record.
5. Subject to Deeds of Trust of record, if any.

The purpose of this Correction Deed is to correct the legal description contained in that certain Warranty Deed executed by Gloria Ann White, James Odie White, III, and Lee Ann White to Willie Benson dated July 14, 2006, and recorded July 17, 2006, in Deed Book 2074, at Page 562, of the Land Deed Records on file in the office of the Chancery Clerk of Madison County, Mississippi.

By executing this Deed, Grantee acknowledges the error in the above referenced Warranty Deed; and agrees to this Correction Warranty Deed.

Grantor and Grantee also acknowledge by executing this Deed that no title search was conducted by the attorney preparing this Correction Warranty Deed.

EXECUTED, this the 2nd day of ~~December, 2008.~~ ^{January, 2009.}

GRANTORS:

Gloria Ann White
GLORIA ANN WHITE

James Odie White III
JAMES ODIE WHITE, III

Lee Ann White
LEE ANN WHITE

GRANTEE:

Willie Benson
WILLIE BENSON

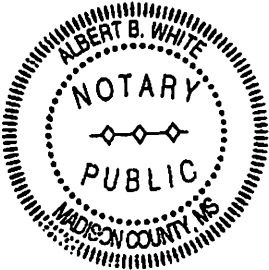
STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named GLORIA ANN WHITE, who acknowledged that she signed and delivered the foregoing instrument on the day and year and for the purposes therein mentioned, as her voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2nd day of ~~December, 2008.~~ ^{January, 2009.}

Albert B. White
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/13/09



STATE OF MISSISSIPPI
COUNTY OF MADISON

BOOK 2382 PAGE - 870

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named JAMES ODIE WHITE, III, who acknowledged that he signed and delivered the foregoing instrument on the day and year and for the purposes therein mentioned, as his voluntary act and deed.

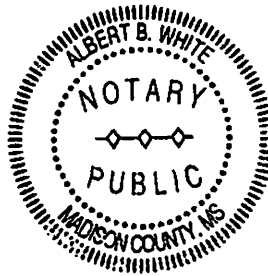
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2nd day of January, 2009.

AWH

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/13/09



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named LEE ANN WHITE, who acknowledged that she signed and delivered the foregoing instrument on the day and year and for the purposes therein mentioned, as her voluntary act and deed.

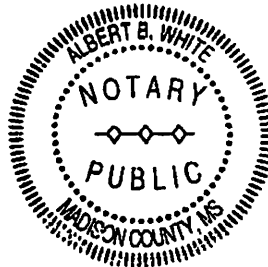
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2nd day of January, 2009.

AWH

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/13/09



PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named, WILLIE BENSON, who acknowledged that he signed and delivered the foregoing instrument on the day and year and for the purposes therein mentioned, as his voluntary act and deed.

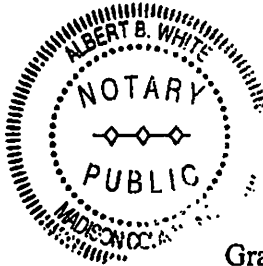
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2nd day of January, 2009.

Albert B. White

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/13/09



Grantors' Address:

Post Office Box 626
Flora, MS 39071
Phone: (601) 879-8080

Grantee's Address:

Post Office Box 514
Flora, MS 39071
Phone: (601) 946-8571

INDEXING INSTRUCTIONS:

Lot 17 of Block 7, and pt of Griffin Drive and Abandoned Railroad, Madison County, MS; and

In SE 1/4 of Section 29, Township 9 North, Range 1 West, Madison County, Mississippi.

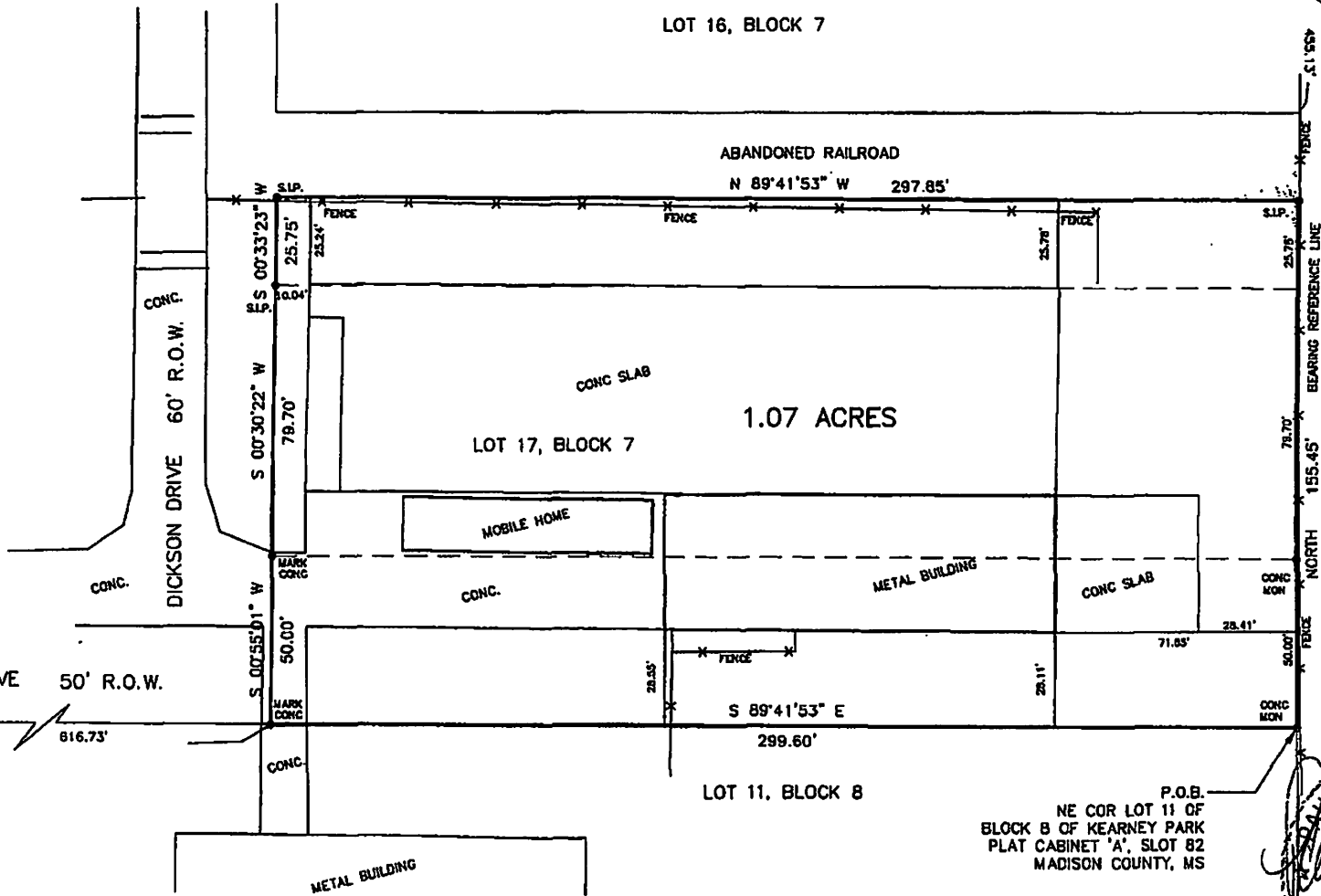
PREPARED WITHOUT EXAMINATION OF TITLE BY:

Albert B. White
Attorney at Law
204 Key Drive, Ste A
Madison, MS 39110
(601) 856-5731

*401
12.00*



GRIFFIN DRIVE 50' R.O.W.
816.73'



NOTE:
• CLASS 'B' SURVEY.
• BEARINGS ARE REFERENCED FROM FOUND MONUMENTS AND RECORD PLAT OF KEARNEY PARK, PART 1 ALONG THE EAST PROPERTY LINE.
• EASEMENTS OF RECORD, IF ANY, NOT SHOWN, NOT FURNISHED TO ME.

PLAT OF SURVEY 1.07 ACRES
LOT 17, BLOCK 7, AND PART OF
GRIFFIN DRIVE AND ABANDONED RAILROAD
KEARNEY PARK, PART 1
MADISON COUNTY, MISS

GREENE LAND SURVEYING, INC.
872 PRISOCK ROAD
JACKSON, MS 39272
TEL. NO. 601 373-5755

SCALE: 1" = 50'
DATE: 10-24-2008

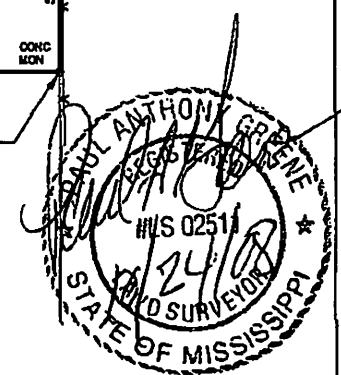


Exhibit "A"

MADISON COUNTY MS. This instrument was filed for record JAN. 9, 2009 at 8:50 AM.

Book 2382 Page 867
ARTHUR JOHNSTON/C. C.

BY: *Arthur Johnston* D.C.





Find address or place

Parcels: 0611-29D-110/00.00

Parcel ID: 0611-29D-110/00.00
Owner: BENSON WILLIE
Address: 142 GRIFFIN DR
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

200ft

-90.312 32.591 Degrees

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