



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

July 26, 2021

H L Sumler Jr.
120 Cane Creek Road
Flora, MS 39071

Re: *Tax Parcel No. 051A-11-003/01.08*

Dear Mr. Sumler,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are agricultural and residential use, and those uses accessory to agricultural and residential use. An inspection made on the property referenced above reveals this property is in violation of section 406 of the Madison County Zoning Ordinance.

The inspection revealed an abandoned structure beyond repair. Please remove the structure and bring this property back into compliance as it creates a health hazard.

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 Article 26, **SECTION 2614 - 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.

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Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **August 16 at 5 P.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,

A handwritten signature in blue ink, appearing to read "Scott Weeks", with a long horizontal flourish extending to the right.

Scott Weeks, Administrator
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell

PTAX0I - B
Tax Year 2021

County of Madison
TAX RECEIPT INQUIRY
2/25/2021

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F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 047180	051A-11 -003/01.08	429		93.1036

<u>Name</u>	<u>Value</u>	<u>Tax</u>
SUMLER H L JR	Total Valuation. 1245	115.91
<u>Description</u>	Exempt Credit.	
-----	All Exempt Credit.	
120 CRANE CREEK RD	Net Ad Valorem Tax.	115.91
FLORA MS 39071		

0.3 AC OUT OF S1/2 SW1/4 SW1/4 E/S	Total Tax	115.91
RD	Total Paid (see below).00
	Interest Due.58
	Amount Due.	116.49

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 2021

SUMLER H L JR

Parcel 051A-11 -003/01.08 PPIN 569

100 CRANE CREEK RD

Alt Parcel 0511

Exempt Code JD 0 Tax District 4 M

Subdivision ADDENDUM

Neighborhood

Map

FLORA MS 39071 St Addr 120 CANE CREEK RD

Sect/Twn/Rng 11 08N 01W Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1 280 280 42

2 3000 5020 8020 1203

3000 5300 8300 1245

Homestead Type 1=065 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 354 Pg 124 Ext

Drainage Code Benefit Price Total Deed Date 4 7 1995 Type D

2 PERSIMMON BU 1245.00 F Current 2021 Yr Added 11 12 2001

L 3000 CNV

B 5300 Chged 2 13 2014

Use Benefits X = Use1 1110 Use2 TBLOUNT

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

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

163679

QUITCLAIM DEED Page 1354 of 124

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 all of which is hereby acknowledged, I, the undersigned KATTIE B. SUMLER, Grantor, do hereby sell, convey and quitclaim forever unto H. L. SUMLER, Grantee, all my right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to-wit:

Being situated in the West 1/2 of the Southwest 1/4 of Section 11, Township 8 North, Range 1 West, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of that parcel which constitutes the homestead residence of Charles T. Harris, that Lot being Parcel Number 51-A-11-001, and from said point of beginning proceed North along the East right-of-way the public road known as Cane Creek Road, a distance of 154 feet, more or less, to a point; thence East along the North boundary line of Parcel Number 51-A-11-003/01.06 a distance of 87 feet to a point; thence South a distance of 154 feet, more or less, to the North boundary line of said Charles T. Harris home lot; thence West along the North boundary line of the said Charles T. Harris Home Lot a distance of 87 feet to the Point of Beginning.

It is the specific intent of Grantor herein to convey the property heretofore conveyed to her by virtue of a Quitclaim Deed filed of record in Book 286 at page 565 of the land records in the office of the Chancery Clerk of Madison County, Mississippi.

WITNESS MY SIGNATURE on this, the 20 day of May, 1994.


KATTIE B. SUMLER

STATE OF MISSISSIPPI


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COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this 20 day of May, 1994, within my jurisdiction, the within named KATTIE B. SUMLER who acknowledged that she executed the above and foregoing instrument.

[Handwritten Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

 ALFRED STRAGHN
BY COURTESY EXPRESS
May 6, 1995
NOTARY PUBLIC MISSISSIPPI

GRANTOR'S ADDRESS:
314 Washinton Avenue
Del Ray, FL 33444

Res. Ph. 272-7962

Bus. Ph. SAME

GRANTEE'S ADDRESS:
106 Vaughn Street
Flora, MS 39071
Res. Ph. 879-3734
Bus. Ph. none

INDEXING INSTRUCTIONS: W 1/2 OF SW 1/4 OF Sect 11,
T8N, R1W, MADISON Co.

Prepared By:
Ronald M. Kirk
Kirk, Nelson & Matthews
1 Woodgreen Place, Suite 101
Madison, Mississippi 39110
601-856-8869
M.B.#3820



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 7 day of April, 1995, at 9 o'clock a M., and was duly recorded on the APR 07 1995, Book No. 354, Page 124

STEVE DUNCAN, CHANCERY CLERK BY: Chandler D.C.





MAGNOLIA





