



# 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

May 23, 2022

16 Real Estate LLC  
468 Fairfield Drive  
Madison, MS 39110

Re: *Tax Parcel No. 094A-01-017/00.00*

Dear Sir/Madame,

The property referenced above is zoned C-2 Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are Commercial Use. An inspection made on the property referenced above reveals junk and debris, salvage materials and abandoned vehicles. 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 warning to correct the violation within ten (10) 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

Page Two,  
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the infraction within ten 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 **June 6, 2022**, 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](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell



Library MADISON COUNTY TAX 2022

16 REAL ESTATE LLC

Parcel 094A-01 -017/00.00 PPIN 32218

468 FAIRFIELD DR

Alt Parcel 0940100170000

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

MADISON MS 39110 St Addr 3682 HWY 16 E

Sect/Twn/Rng 01 09N 04E Blk

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

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	2.60	26000			2.60		26000	3900
	2.60	26000			2.60		26000	3900

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 3923 Pg 149 Ext

Drainage Code Benefit Price Total Deed Date 10 1 2020 Type

5 FARMHAVEN FI 3900.00 F Current 2021 Yr Added 11 12 2001

L 26000 CNV

B Chged 12 22 2020

Llevee Benefits X = Use1 Use2 1400 SMEADOR

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

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

**THIS DOCUMENT WAS PREPARED BY:**

FRANK M. YOUNGBLOOD, JR.  
Attorney at Law  
111 Office Park Drive  
Brandon, Mississippi 39042  
Phone: 601.825.5200  
MS Bar # 6667

**RETURN TO:**

Title & Escrow Services, Inc.  
111 Office Park Drive  
Brandon, Mississippi 39042  
Phone: 601.825.5200

26<sup>00</sup> #600

**Indexing Instructions:** NE 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 all in  
Section 1, T9N-R4E; Madison County, Mississippi

**GRANTORS ADDRESS:**

Name: Charles A. Rice  
Address: Charon C. Rice  
3663 Hwy 16 E Brandon, MS 39046  
Phone No.: 601-937-2005

**GRANTEES ADDRESS:**

Name: Shivam Dhunna  
Address: 468 FAIRFIELD DR  
MADISON MS 39110  
Phone No.: 601-218-3388

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,  
and other good, legal and valuable consideration, the receipt and sufficiency of all of which is hereby  
acknowledged, the undersigned, **Charles A. Rice a/k/a Charlie Rice**, does hereby sell, convey and  
warrant unto **Shivam Dhunna**, the following described land lying and being situated in **Madison**  
County, State of Mississippi, and being more particularly described as follows, to-wit:

**See Attached Exhibit "A" for Legal Description**

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

THIS CONVEYANCE is made subject to all applicable building restrictions, zoning restrictions, protective covenants, easements, rights-of-way and mineral reservations of record.

It is understood and agreed that taxes for the current year have been prorated as of the date of this Warranty Deed on an estimated basis. When said taxes are actually determined, if the proration is incorrect, then Grantor agrees to pay to the Grantee or his assigns, any deficiency on an actual proration, and likewise the Grantee agrees to pay to the Grantor or his assigns, any amount over paid by them.

WITNESS THE SIGNATURE OF THE GRANTOR on this the 9th day of September, 2020.

Charles A. Rice  
Charles A. Rice a/k/a Charlie Rice

STATE OF MISSISSIPPI  
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Charles A. Rice a/k/a Charlie Rice, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 9th day of September, 2020.

My Commission Expires:



Amy C. Brown  
NOTARY PUBLIC

PLEASE RECORD & RETURN TO:  
TITLE & ESCROW SERVICES, INC.  
111 OFFICE PARK DRIVE  
BRANDON, MISSISSIPPI 39042

**EXHIBIT "A"**

**All of the North ½ of the Northeast Quarter (NE 1/4), North of New Mississippi Highway 16 and North and East of Old Mississippi Highway 16, in Section 1, Township 9 North, Range 4 East, Madison County, Mississippi, containing 4 acres, more or less.**

**Being the same property conveyed to Grantor in Deed Book 178 at Page 344.**

**AND ALSO:**

**Commencing at a point in NE 1/4 of NE 1/4 of Section 1, Township 9 North, Range 4 East, where new State Highway No. 16 intersects Old Highway No. 16, and running thence in a Southwesterly direction along new Highway No. 16 to the West line of what was known as the Arthur P. Smith land, thence North along said line to Old Highway no. 16, thence Southeasterly along Old Highway No. 16 to point of beginning, containing one (1) acre, more or less, and being a triangular stip out of Northwest corner of the land formerly owned by Arthur P. Smith, and lying between Old Highway No. 16 and new Highway No. 16, and West of the intersection of said Highways, being the same property conveyed to James A. Stewart by Samuel Newt Holliday and wife, by deed dated January 30, 1954, recorded in Book 57 at Page 459 of the land records of Madison County, Mississippi, in the office of the Chancery Clerk.**

**Being the same property conveyed to Grantor in Deed Book 191 at Page 653.**



300ft  
-89.833 32.663 Degrees































