



# 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

Danielle Manning Wilkinson  
913 North Old Canton Road  
Canton, MS 39046

Re: Tax Parcel No. 082G-36D-001/02.00

Dear Ms. Wilkinson,

An inspection made, revealed a violation occurring on the property referenced above. This parcel is zoned R-1 Residential District. Our inspection revealed numerous livestock are on the property, the zoning ordinance states one animal per acre.

The Madison County Zoning Ordinance states in Article X, Residential Estate District (R-1) Section 1001, Subsection D. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as —grazing livestock shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right-of-way line.

## 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

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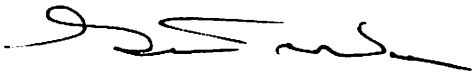
the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of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



Find address or place



(1 of 2)

**Parcels:** 082G-36D-001/02.00

**Parcel ID:** 082G-36D-001/02.00

**Owner:** WILKINSON DANIELLE MANNING

**Address:** OLD CANTON RD N 913

**Deed Record:** [Click Here to See Deed](#)

[Zoom to](#)

300ft  
-90.045 32.490 Degrees

BOOK 3642 PAGE 689 DOC 01 TY W  
INST # 846901 MADISON COUNTY MS.  
This instrument was filed for  
record 8/31/18 at 9:57:06 AM  
RONNY LOTT, C.C. BY: ILB D.C.

**GRANTOR:**

Danielle Manning Wilkinson, Administratrix  
913 Old Canton Road  
Canton, MS 39046  
Phone: 662-772-6136

**GRANTEE:**

Danielle Manning Wilkinson  
913 Old Canton Road  
Canton, MS 39046  
Phone: 662-772-6136

Indexing Instructions: Metes and bounds, Madison County, MS, S ½ of S½ of Sect 36, T8N,  
R2E.

Prepared by:  
Jerry H. Blount  
Post Office Box 1528  
Jackson, MS 39215  
Phone No. 601-624-4122  
Mississippi Bar No. 3597

Return to:  
Jerry H. Blount  
Post Office Box 1528  
Jackson, MS 39215  
Phone: 601-624-4122

200-12-00

**ADMINISTRATRIX'S DEED**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **DANIELLE MANNING WILKINSON**, Administratrix of the Estate of **PEGGY CREWS MANNING**, Deceased, being Civil Action No. 2018-877W in the Chancery Court of Madison County, Mississippi, after having been legally and lawfully authorized to do, hereby grant, bargain, sell and convey unto **DANIELLE MANNING WILKINSON**, a single person the following described property located in Madison County, Mississippi and more particularly described as follows, to-wit:

**A parcel of land situated in the South half of the South half of Section 36, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described**

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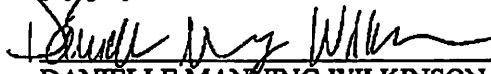
as follows:

Commencing at an in-place half inch rebar which is located South 89 degrees 56 minutes West 1227.4 feet from the Southeast corner of Section 36, Township 8 North, Range 2 East, Madison County, Mississippi and same being referred to in Deed Book 132, Page 755; Run thence and continue South 89 degrees 56 minutes West along North 23 degrees 02 minutes West for a distance of 70.46 feet to a half inch rebar located on the Northerly right-of-way line of the Old Jackson-Canton Road State Aid Project RS-0592 (3) B (Right of way width 70 feet in 1984); run thence Southwesterly along said Northerly right-of-way line and a sub-curve to the right for an arc distance of 135.18 feet to a half inch rebar and the Point of Beginning (chord bearing South 77 degrees 56 minutes West Distance 135.06 feet, sub-curve data is: Delta Angle 16.83896778 degrees, tangent 136.16 feet, degree of curvature 06.22827823 degrees and radius 919.93 feet).

Run thence North 01 degrees 20 minutes West for a distance of 628.27 feet to a half inch rebar; run thence South 86 degrees 13 minutes West for a distance of 175.60 feet to the West line of the Southwest Quarter of the Southeast Quarter of Section 36, run thence South and along the West line of the Southwest Quarter of the Southeast Quarter for a distance of 630.71 feet to the North right-of-way line of the Old Jackson-Canton Road; run thence North 89 degrees 31 minutes East and along said North right-of-way line for a distance of 5.00 feet; run thence Northeasterly along said right-of-way line and sub-curve to the left for an arc distance 118.40 feet to the Point of Beginning (chord bearing North 85 degrees 50 minutes East Distance of 118.23 feet; sub-curve data is: Delta angle 07.374168, tangent 59.28 feet, degree of curvature 06.228278 and radius 919.93 feet); containing 2.64 acres more or less.

It is my intent to convey that title which came to me as Administratrix of the Estate of the above named Decedent.

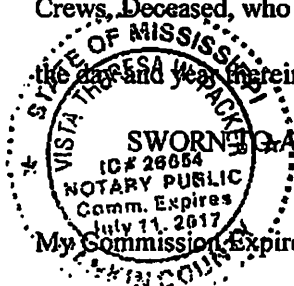
Witness my signature this the 14<sup>th</sup> day of August, 2018.

  
DANIELLE MANNING WILKINSON  
Administratrix of the Estate of Peggy  
Crews Manning, deceased

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me the undersigned Notary Public in and for the said State and County, Danielle Manning Wilkinson, Administratrix of the Estate of Peggy Manning

Crews, Deceased, who acknowledged that she signed and delivered the foregoing instrument on the above and year therein mentioned.



AND SUBSCRIBED before me this the 14<sup>th</sup> day of August, 2018.

  
Notary Public

My Commission Expires: \_\_\_\_\_