



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

Sallie B. Banks EST
118 Fannie Mae Road
Camden, MS 39045

Re: *Tax Parcel No. 105D-17-025/00.00*

Dear Ms. Banks,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are agricultural use, and those uses accessory to residential use. An inspection made on the property referenced above reveals a 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,
May 23, 2022

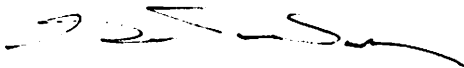
the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of 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
601-826-9021 cell

PTAX0I - B
Tax Year 2022

County of Madison
TAX RECEIPT INQUIRY
4/07/2022

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 002222	105D-17 -025/00.00	522		102.6800
PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
				DELINQUENT TAX DUE - CHANCERY CLERK

<u>Name</u>	<u>Value</u>	<u>Tax</u>
BANKS SALLIE B -EST-	7090	728.00
<u>Description</u>		

118 FANNIE MAE ROAD		728.00
CAMDEN MS 39045		.01

1.08A ON E/S HW 17 LOT 3 3BL		
	Total Valuation.	728.01
	Exempt Credit.00
	All Exempt Credit.	
	Net Ad Valorem Tax.	10.92
	Forestry Tax (.08Ac @ .09).	738.93

	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 2022

BANKS SALLIE B -EST-

Parcel 105D-17 -025/00.00 PPIN 35764

118 FANNIE MAE ROAD

Alt Parcel 1051

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

CAMDEN MS 39045 St Addr 118 FANNIE MAE RD

Sect/Twn/Rng 17 10N 05E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	1.00	15000			1.00		15000	2250
2			.08	10	.08	20670	20680	3103
	1.00	15000	.08	10	1.08	20670	35680	5353

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

Mtg Group Eligible C11 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 314 Pg 364 Ext

Drainage Code Benefit Price Total Deed Date 3 24 1993 Type D

5 FARMHAVEN FI 5353.00 F Current 2021 Yr Added 11 12 2001

L 15010 CNV

B 20670 Chged 8 22 2007

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

BOOK 314 PAGE 364

10709c

QUITCLAIM DEED

WHEREAS, Martha Branson, deceased, was the fee simple owner of the property hereinafter described and,

WHEREAS, Martha Branson, died intestate on January 12, 1989, leaving as her sole heirs and statutory beneficiaries the undersigned SALLIE B. BANKS and IGNATIUS BRANSON, and,

Whereas said heirs are now desirous to divide the two parcels owned by the late Martha Branson, one parcel to each of them, now,

THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned do hereby convey unto SALLIE B. BANKS, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

Approximately 1.08 acres of land on South side of Fannie Lockett's home property surveyed according to deed recorded in Deed Book 35, Page 252 in the office of the Chancery Clerk in the City of Canton, Madison County, Mississippi, described as follows:
Begin at an iron pin on Southeast corner of said Fannie Lockett's home property, same point being the Southwest corner of Henry Rayford's property and on North Boundary of R. L. Culipher property being a part of Lot #3 and in Section 17, Township 10 North, Range 5 East and run West 479 feet along South Boundary of said Fannie Lockett's property to an iron pin and Southeast corner and point of beginning of the lot being described; thence run North 225 feet to an iron pin, thence run West 210 feet; thence run South 225 feet to South Boundary of said Fannie Lockett's property, same point being 396 feet East of the West Boundary of State Highway #17; thence run East 210 feet to point of beginning. It is understood that the South 16 feet of the above described lot is to be subject to access road easement for the access of the property further East, and also it is understood that the grantor is to furnish a 16 foot access road on West 396 feet to State Highway #17.

It is the express intent of the Grantors herein to convey that same and identical property acquired by Martha Branson from Fannie Lockett on February 25, 1980 as duly recorded in Book 167 at Page 647 in the records of the Chancery Clerk of Madison County, Mississippi.

WITNESS OUR SIGNATURES on this the 15th day of March, 1993.

Sallie B. Banks
SALLIE B. BANKS
Ignatius Branson
IGNATIUS BRANSON

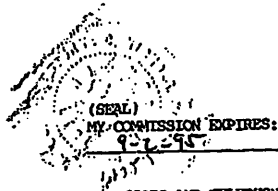
BOOK 314 PAGE 265

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named SALLIE B. BANKS and IGNATIUS BRANSON, who, acknowledged to me that they signed and delivered the above and foregoing instrument on the date and for the purpose therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 15th day of March, 1993.

Gene Nichols
NOTARY PUBLIC



ADDRESSES AND TELEPHONE NUMBERS OF PARTIES:

GRANTORS: Sallie B. Banks
118 Fannie Mae Road
Camden, MS 39045
(601) no telephone

GRANTEE: Sallie B. Banks
118 Branson Lane
Camden, MS 39045
(601) no telephone

Ignatius Branson
123 Branson Lane
Camden, MS 39045
(601) 939-6754



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 24 day of Mar, 1993, at 10:05 o'clock 2 M., and was duly recorded on the MAR 24 1993, Book No. 314, Page 264.

BILLY V. COOPER, CHANCERY CLERK BY: B. Nichols D.C.



















