



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

Terrance D. Travis
1040 Sharon Road
Canton, MS 39046

Re: Tax Parcel No. 094D-18C-014/02.00

Dear Mr. Travis,

An inspection made, revealed a violation occurring on the property referenced above. This parcel is zoned A-1 Agricultural 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

Page Two,
May 23, 2022

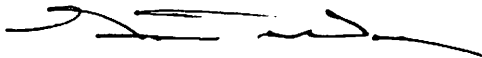
the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of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

Land Lease Contract

This agreement, a contract, sets forth the terms as a binding agreement between the lessee Terrance Travis and the leaser Harold Odum, executed on this day June 1, 2022.

The following terms are set forth:

1. The purpose of this contract permits the lessee, Terrance Travis exclusive use of the land owned by leaser Harold Odum for the purpose of grazing of livestock.
2. The attached description denotes the land to be utilized in this agreement. The land base consists of $\frac{3}{4}$ acre more or less of which will be used for livestock.
3. The grazing annual contract period shall commence on June 1, 2022, and will automatically renew as long as lessee, Terrance Travis remains owner of livestock.
4. Fence line, all repairs to fence line, and upkeep of area will be at the cost of the lessee, Terrance Travis prior to the beginning of the contract period and remain during the contract.
5. Any future improvements required to the grazing unit shall be at the expense of the lessee.
6. The landowner reserves the right to trespass on the unit so long as there is no disturbance to the livestock.

The above terms have been reviewed and are in mutual agreement between both the lessee and the leaser on this date, June 1, 2022.

Lessee: Terrance Travis

Date: June 1, 2022

Leaser: Harold Odum

Date: June 1, 2022



(1 of 2)

Parcels: 094D-18C-014/02.00

Parcel ID: 094D-18C-014/02.00
Owner: TRAVIS TERRANCE D
Address: SHARON RD 1040
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

300ft
-89.935 32.620 Degrees

INDEXING INSTRUCTION:

2.0 acres, more or less, in the
NW¼ of the SW¼ of Section 18,
Township 9 North, Range 4 East,
Madison County, Mississippi.

491390

WARRANTY DEED

FOR AND IN CONSIDERATION of the **SUM of TEN DOLLARS (\$10.00)**, cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, Luther Green, Jr.**, of 416 Sharon Road, Canton, Mississippi 39046, (601) 859-7688, **GRANTOR**, do hereby convey and warrant unto **Terrance D. Travis**, of 144 Dixons-Drive, Canton, Mississippi 39046, (601) 859-8168, **GRANTEE**, the following described land lying and being situated in Madison County, Mississippi, to-wit:

Parcel L: 2.00 more or less, being located in the NW¼ of the SW¼ of Section 18, Township 9 North, Range 4 East, Madison County, Mississippi, and being more particularly, described as follows:

Beginning at a ½" rebar located 3765.71' South and 922.58' West of the Southwest corner of Lot 8 of Green Oaks Subdivision, and run thence S12°14'21"W a distance of 193.23' to a ½" rebar; run thence S89°19'06"W a distance of 419.32' to a ½" rebar on the East right of way line of Sharon Road; run thence along said East right of way line N02°54'23"E a distance of 189.55' to a ½" rebar; run thence away from said East right of way line N89°19'06"E a distance of 450.85' to the Point of Beginning and Close. **Plat is attached hereto and incorporated herein by reference as Exhibit "A".**

WARRANTY of this conveyance is made subject to the following exceptions, to-wit:

1. Madison County and State of Mississippi ad valorem taxes for the year 2005, which are liens but are not yet due and payable shall be prorated as follows: Grantor: 12/12ths, Grantee 0/12ths.
2. Madison County Zoning and Subdivision Regulation Ordinance of 1976, as amended, adopted July 23, 1976 and recorded in Supervisors Minutes Book AL Page 77 in the records of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi.
3. Reservations, conveyances and/or leases of record in regards to the oil, gas and other minerals lying in on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities.

WITNESS MY SIGNATURE on this the 19th day of December, 2005.

Luther Green, Jr.
LUTHER GREEN, JR.

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Luther Green, Jr.**, who acknowledged to me that he signed and delivered the above and foregoing instrument on the date and for the purpose therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this 19th day of December, 2005.

Rochelle A. Smith
NOTARY PUBLIC



Commission expires:
2007

Instrument prepared by:

Ferr Smith and Associates

Attorneys At Law

George C. Nichols

MB# 3844

Post Office Box 691

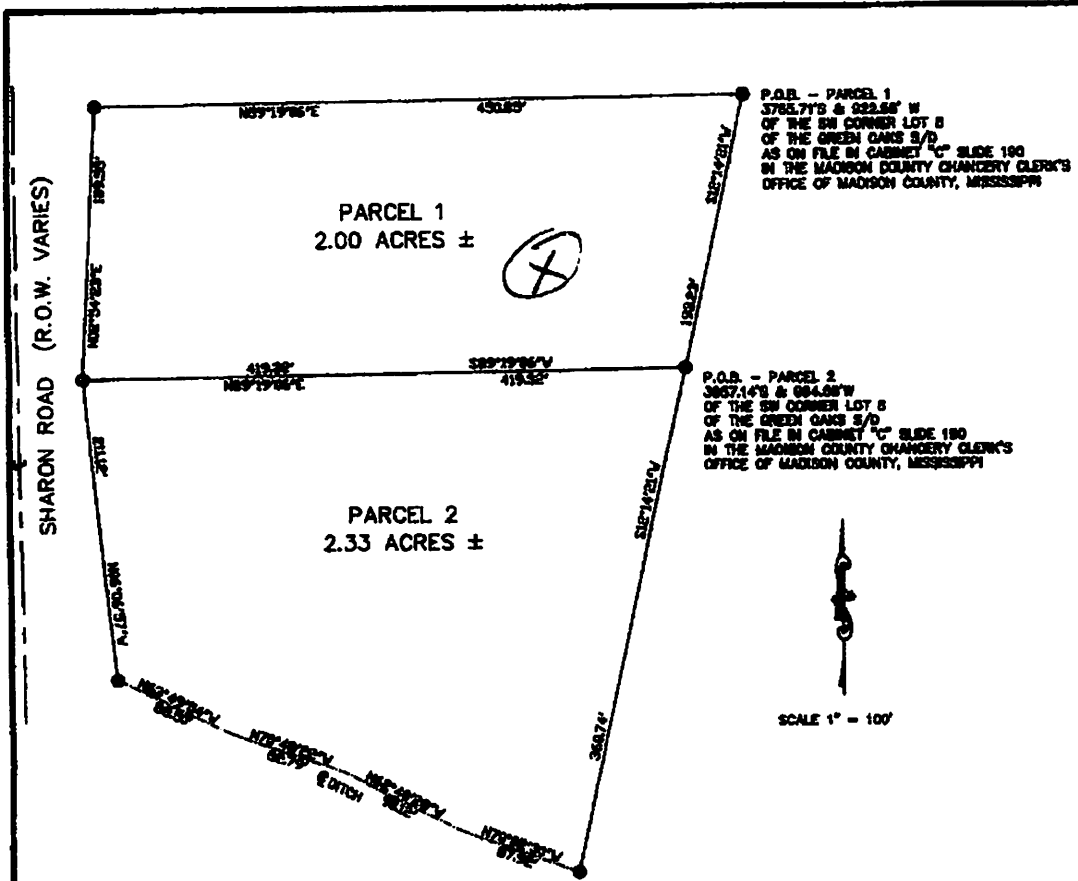
Canton, Mississippi 39046

Telephone: (601) 859-6500

Facsimile: (601) 859-0650

1-0-00

*12th
#001*



P.O.B. - PARCEL 1
 3783.77'S & 822.85' W
 OF THE SW CORNER LOT 8
 OF THE GREEN OAKS S/D
 AS ON FILE IN CABINET "C" SLIDE 190
 IN THE MADISON COUNTY CHANCERY CLERK'S
 OFFICE OF MADISON COUNTY, MISSISSIPPI

P.O.B. - PARCEL 2
 3867.14'S & 884.85' W
 OF THE SW CORNER LOT 8
 OF THE GREEN OAKS S/D
 AS ON FILE IN CABINET "C" SLIDE 190
 IN THE MADISON COUNTY CHANCERY CLERK'S
 OFFICE OF MADISON COUNTY, MISSISSIPPI

SCALE 1" = 100'

DESCRIPTIONS

PARCEL 1
 2.00 ACRES, MORE OR LESS, BEING LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T8N, R4E, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" REBAR LOOKED 308.71' SOUTH AND 822.85' WEST OF THE SOUTHWEST CORNER OF LOT 8 OF GREEN OAKS SUBDIVISION, AND RUN THENCE S87°42'11"W A DISTANCE OF 182.23' TO A 1/2" REBAR; RUN THENCE S87°00'0"W A DISTANCE OF 419.32' TO A 1/2" REBAR ON THE EAST RIGHT OF WAY LINE OF SHARON ROAD; RUN THENCE ALONG SAID EAST RIGHT OF WAY LINE N02°34'23"E A DISTANCE OF 184.85' TO A 1/2" REBAR; RUN THENCE AWAY FROM SAID EAST RIGHT OF WAY LINE N88°19'08"E A DISTANCE OF 450.85' TO THE POINT OF BEGINNING AND CLOSE.

PARCEL 2
 2.33 ACRES, MORE OR LESS, BEING LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 15, T8N, R4E, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" REBAR LOCATED 3867.14' SOUTH AND 884.85' WEST OF THE SOUTHWEST CORNER OF LOT 8 OF GREEN OAKS SUBDIVISION, AND RUN THENCE S87°14'21"W A DISTANCE OF 380.74' TO A 1/2" REBAR IN THE CENTERLINE OF A DITCH; RUN THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSE: N70°02'39"W 87.82', N82°40'39"W 92.12', N70°48'22"W 82.75', N85°40'34"W 88.90' TO A 1/2" REBAR ON THE EAST RIGHT OF WAY LINE OF SHARON ROAD; RUN THENCE ALONG SAID EAST RIGHT OF WAY LINE N07°05'57"W A DISTANCE OF 211.18' TO A 1/2" REBAR; RUN THENCE AWAY FROM SAID EAST RIGHT OF WAY LINE N88°19'08"E A DISTANCE OF 419.32' TO THE POINT OF BEGINNING AND CLOSE.

NOTES

1. SURVEY PREPARED FOR MR. LUTHER GREEN.
 2. CLASS "C" SURVEY
 3. BEARINGS BASED ON SOLAR OBSERVATIONS MADE IN THE FIELD.
 4. DATE 01/28/04
- FOUND 1/2" REBAR
 ○ SET 1/2" REBAR

MADISON COUNTY MS This instrument was filed for record Jan 3, 2006 at 11:50 A.M.

Book 2004 Page 329
 ARTHUR JOHNSTON, C. C.

BY: [Signature] D.C.



BDK & ASSOCIATES
 land surveyors
 construction engineers

4000 SHILOH ROAD
 MEMPHIS, MISSISSIPPI 38115
 (901) 899-9999

