



# 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](http://www.madison-co.com)

May 17, 2024

Charles Bennett  
246 Hawkins-Thompson Lane  
Canton, MS 39046

Re: *Tax Parcel No.* 082B-03 -020/00.00

Dear Mr. Bennett,

The property referenced above is zoned C-2 Highway Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are Commercial Use and a Rubbish Site requires a Conditional 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 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.

Page Two,  
May 17, 2024

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **June 3, 2024** 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,

A handwritten signature in black 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](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell



# 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](http://www.madison-co.com)

May 17, 2024

Charles Bennett  
245 Church Street  
Madison, MS 39110

Re: *Tax Parcel No.* 082B-03 -020/00.00

Dear Mr. Bennett,

The property referenced above is zoned C-2 Highway Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are Commercial Use and a Rubbish Site requires a Conditional 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 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.

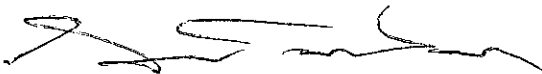
Page Two,  
May 17, 2024

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **June 3, 2024** 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.

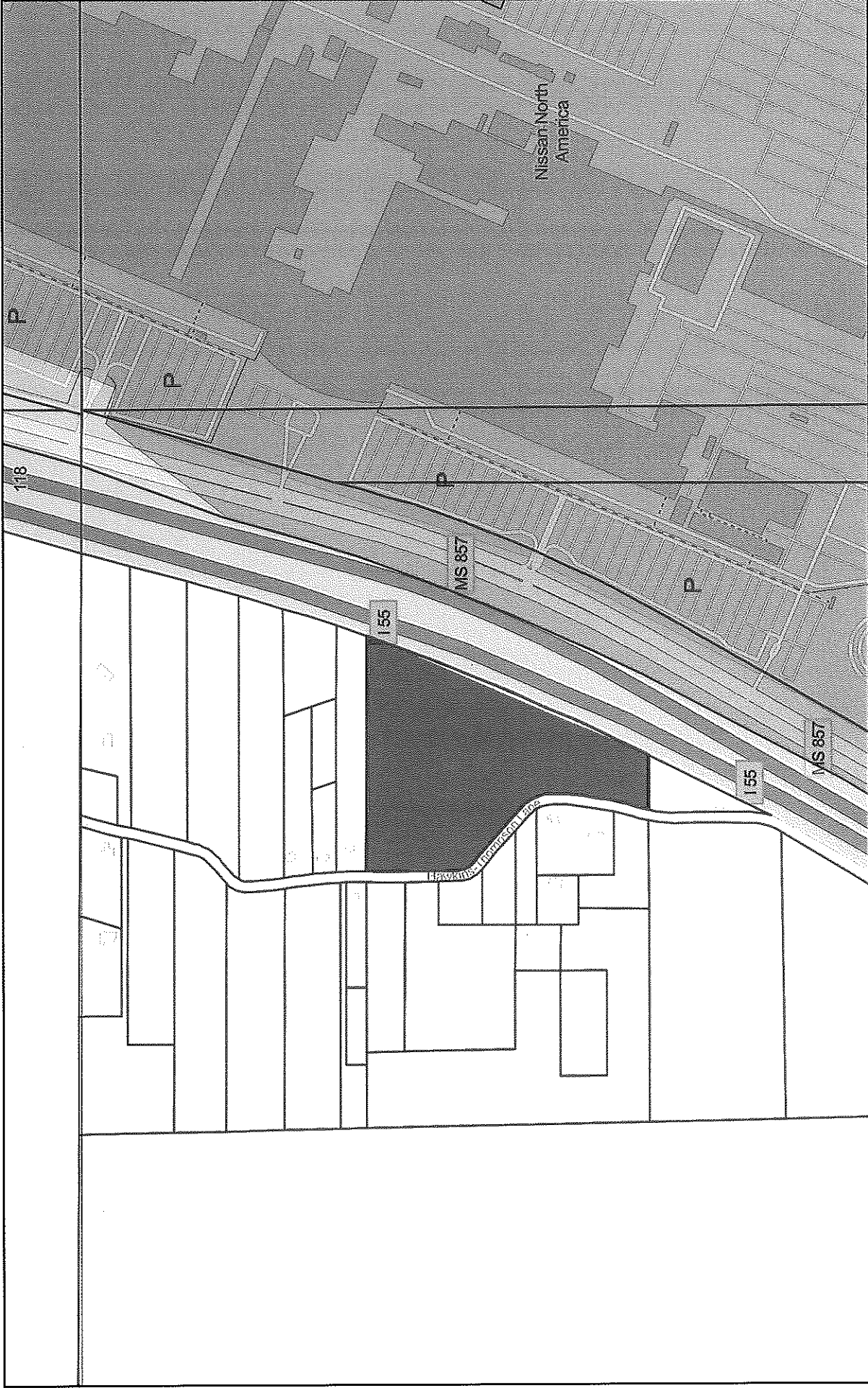
Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Weeks', written in a cursive style.

Scott Weeks, Administrator  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

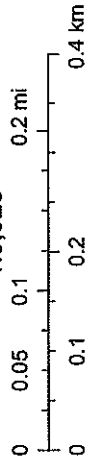
Edit Title Here



5/29/2024, 10:17:37 AM

- Parcels
- Zoning
  - A-1
  - I-2
- CITY

1:9,028



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

CMPDD  
Madison County GIS



MADISON COUNTY, MS  
 I certify this instrument filed/recorded  
 01/04/2023 9:08:49 AM  
 Inst. 974643 Page 1 of 4  
 Book: W - 4291 / 947.00  
 Witness my hand and seal  
 RONNY LOTT, C.C. BY: J.L.D.C.

Space Above Line for Official Use Only

**Prepared by and return to:**

Roger W. Williams  
 MS Bar No. 10298  
 Watkins & Eager PLLC  
 P.O. Box 650  
 Jackson, MS 39205  
 601.965.1900

**GRANTOR:**

M & H Properties, LLC  
 P.O. Box 2175  
 Jackson, MS 39225  
 Telephone: 601.918.0742

**GRANTEE:**

Charles Bennett  
 245 Church Street  
 Madison, MS 39110  
 Telephone: 601.405.1419

**Indexing Instructions:**

**NE ¼ of Section 3, T8N, R2E, Madison County, Mississippi**

**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 which is hereby acknowledged, the undersigned **M & H PROPERTIES, LLC**, a Mississippi limited liability company (the "Grantor"), does hereby sell, convey and warrant unto **CHARLES BENNETT** (the "Grantee"), the following land and property located and situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION (the "Subject Property").

IT IS AGREED AND UNDERSTOOD that the taxes for the current year 2022 have been paid by the Grantor. Grantee shall be responsible for the taxes for 2023 and future years.

This conveyance and the warranty herein contained are made subject to the following exceptions:

1. Ad valorem taxes for 2023 and future years;
2. Any and all prior oil, gas and other mineral severances, reservations and conveyances of record;
3. Release of damages clause contained in Warranty Deed to the State Highway Commission of Mississippi dated February 1, 1960 and recorded in Book 76 at Page 361;
4. Terms and conditions of that certain Grant of Easement to TLC Properties, Inc., dated November 6, 2008 and recorded in Book 2368 at Page 417;
5. Terms and conditions of that certain Right of Way Instrument to Entergy Mississippi, Inc., dated July 7, 2005 and recorded in Book 2073 at Page 979;
6. Rights of ingress and egress reserved in Warranty Deed dated August 7, 1969 and recorded in Book 116 at Page 219;
7. Terms and conditions of that certain Utility Easement to Canton Municipal Utilities dated August 20, 1999 and recorded in Book 281 at Page 309;
8. Release of damages clause contained in that certain Release and Ratification to the State Highway Commission dated January 10, 1961 and recorded in Book 281 at Page 309.

*(Execution Page Follows)*

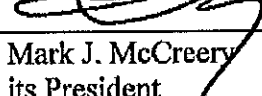
WITNESS THE EXECUTION OF THIS WARRANTY DEED, this the 20th day of  
December 2022.

**GRANTOR:**

M & H PROPERTIES, LLC  
a Mississippi limited liability company

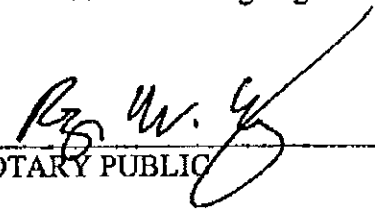
By: McCreery Family, LLC  
a Mississippi limited liability company  
its Manager

By: MJM Consulting Group, Inc.  
a Mississippi corporation  
its Manager

By:   
Mark J. McCreery  
its President

STATE OF Mississippi  
COUNTY OF Hinds

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 20th day of December 2022 within my jurisdiction, the within named **Mark J. McCreery**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the entity upon behalf which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
01/29/2025  
(SEAL)

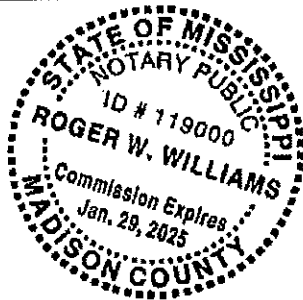




EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land containing 19.8451 acres (864,450.58 square feet) , more or less, lying and being situated in the Southern ½ of the Northeast ¼ of Section 3, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at a concrete monument marking the Intersection of the North line of the South ½ of the Northeast ¼ of Section 3 and the western right of way of Interstate 55, said monument also being the POINT OF BEGINNING for the parcel herein described; run thence along said right of way of Interstate 55 for a distance of 1,394.13 feet along the arc of a 11,325.75 foot radius curve to the right, said arc having a 1,393.25 foot chord which bears South 22 degrees 47 minutes 00 seconds West; thence leave said right of way and run South 89 degrees 03 minutes 00 seconds West for a distance of 286.90 feet to the centerline of Hawkins Thompson Lane; thence run along said centerline the following calls:

North 15 degrees 31 minutes 00 seconds East for a distance of 143.61 feet;  
thence  
North 10 degrees 38 minutes 00 seconds East for a distance of 204.00 feet;  
thence  
North 04 degrees 31 minutes 00 seconds East for a distance of 83.57 feet;  
thence  
North 08 degrees 12 minutes 00 seconds West for a distance of 85.31 feet;  
thence

North 32 degrees 21 minutes 00 seconds West for a distance of 60.35 feet;  
thence  
North 45 degrees 42 minutes 00 seconds West for a distance of 73.62 feet;  
thence  
North 48 degrees 16 minutes 00 seconds West for a distance of 159.04 feet;  
thence  
North 50 degrees 39 minutes 00 seconds West for a distance of 115.12 feet;  
thence  
North 38 degrees 36 minutes 00 seconds West for a distance of 59.00 feet;  
thence  
North 09 degrees 40 minutes 00 seconds West for a distance of 66.56 feet;  
thence  
North 01 degrees 59 minutes 00 seconds West for a distance of 225.91 feet;  
thence  
North 00 degrees 37 minutes 00 seconds East for a distance of 60.28 feet;  
thence  
North 02 degrees 39 minutes 00 seconds East for a distance of 119.40 feet;

thence leave said centerline and run along the North line of the South ½ of the Northeast ¼ South 89 degrees 42 minutes 00 seconds East for a distance of 1,098.45 feet to the Point of Beginning.

MADISON COUNTY, MS RONNY LOTT  
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/4/2023 9:08:49 AM AND RECORDED IN W BOOK:4291 PAGE:947

LRMINQ01 TAXINQ  
Library MADISON COUNTY TAX 2024  
BENNETT CHARLES  
245 CHURCH ST

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Parcel 082B-03 -020/00.00 PPIN 22226  
Alt Parcel 0820  
Exempt Code JD 0 Tax District 4 C  
Subdivision ADDENDUM

MADISON MS 39110 St Addr 246 Neighborhood HAWKINS-THOMPSON LN Map  
Sect/Twn/Rng 03 08N 02E Blk  
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed  
1  
2 16.48 3690 2.02 460 18.50 4150 623  
16.48 3690 2.02 460 18.50 4150 623  
Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV  
Mtg Group Eligible C11 N (Y/N)  
New Value Added F-Fire 0-Override Deed Bk 4291 Pg 947 Ext  
Drainage Code Benefit Price Total Deed Date 1 4 2023 Type  
37 CENTRAL MADI 623.00 F Current 2023 Yr Added 11 12 2001  
L 4150 CNV  
B Chged 2 23 2023  
Levee Benefits X = Use1 8160 Use2 8160 DSRJ  
F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT  
F3 Next Record, Page-Up Prev Record, F13 Paperlink

Book	Page	Extension	Date	Type
4291	947		1 4 2023	
481	568		2 28 2001	
160	427		9 28 1990	D

Copyright 2008, Delta Computer Systems, Inc. - All Rights Reserved 12/10-JRR

F3-NEXT PARCEL F4-NAME F5-LEGAL F6-ADDENDUM F8-FLAGS F9-OPTIONS F24-EXIT  
F3 Next Record, Page-Up Prev Record, F13 Paperlink

PTAX01 - B  
Tax Year 2024

County of Madison  
TAX RECEIPT INQUIRY  
5/29/2024

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 003255	082B-03 -020/00.00	405		98.4100

Name	Value	Tax
BENNETT CHARLES	Total Valuation. . . . . 623	61.31
Name, Address, Description	Exempt Credit. . . . .	
-----	All Exempt Credit.	
245 CHURCH ST	Net Ad Valorem Tax. . . . .	61.31
MADISON MS 39110	Forestry Tax (2.02Ac @ .09) :	.18
-----		
18.5A IN S1/2 N1/2	Total Tax . . . . .	61.49
	Total Paid (see below). . . . .	.00
	Interest Due. . . . .	1.23
	Amount Due. . . . .	62.72

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

